



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

AGENDA

CITY COUNCIL CLOSED SESSION AND
REGULAR MEETING

OF THE CITY OF COACHELLA

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

December 11, 2019

5:00 PM Closed Session

6:00 PM Regular Meeting

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

ROLL CALL

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)
Citizens for Responsible Cannabis Development v. City of Coachella, et al,
Superior Ct. of California, County of Riverside, Case No. RIC 1900596
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)
Better Neighborhoods, Inc. v. City of Coachella, et al,
Superior Ct. of California, County of Riverside, Case No. RIC 1901583
3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)
In The The Matter of the Abate of Nuisance At: 53084 Calle Camacho, Coachella, CA
APN No. 768-422-005
Superior Court of California, County of Riverside, Case No PSC 1908632

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

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

APPROVAL OF THE MINUTES:

5. Regular Meeting Minutes of November 13, 2019, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
6. Special Meeting Minutes of a Coachella City Council Study Session held on November 13, 2019.
7. Special Meeting Minutes of November 20, 2019, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

COUNCIL ORGANIZATION:

8. Nomination for the Position of Mayor Pro Tem

PROCLAMATIONS/PRESENTATIONS:

WRITTEN COMMUNICATIONS:

CONSENT CALENDAR:

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

9. Voucher Listings — Manual Checks/Utility Billing Refunds/FY2019-20 Expenditures as of December 11, 2019, \$3,112,907.31
10. Ordinance No. 1144 approving Change of Zone No. 18-02 to add the RC (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at the northwest corner of Grapefruit Boulevard and 7th Street. Nicholas Meza, Applicant (*Second Reading*).
11. Adopt Resolution No. 2019-72 Authorizing the City of Coachella to Opt-In and Participate in the County of Riverside 2020 Census City Funding Opportunity and Receive its Allocation in the Amount of \$20,444.54 as Part of the California Complete Count 2020 Census Outreach and Awareness Campaign Efforts

- [12.](#) Resolution No. 2019-73 of the City Council of the City of Coachella, California, Honoring and Recommitting to the Safeguards that have been put in place over the past 25 years as a result of the 1994 California Desert Protection Act.
- [13.](#) Resolution No. 2019-74 authorizing the City Manager to execute with the State of California a Freeway Agreement for the I-10/Ave 50 IC Project (EA08-45210), City Project ST-67.
- [14.](#) Resolution No. 2019-75, Acknowledging Receipt of Riverside County Fire Department's Annual Inspection Compliance Report
- [15.](#) City Council Report Regarding the Measures the City Has Taken to Alleviate Conditions which led to the Adoption of Interim Urgency Ordinance No. 1149, Placing a Temporary Moratorium on City Approvals of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Facilities within the City, to Allow Consideration of Appropriate Amendments to the General Plan or Zoning Code to Address the Impact of these Institutions on the Public Welfare in Accordance with Government Code Section 65858.
- [16.](#) Authorize a Small Business Assistance Grant in the Amount of \$2,500 to Ricardo Salazar to Help Defray Small Business Startup Costs
- [17.](#) Authorize the City Manager to enter into an Agreement in an amount not to exceed \$36,288.00 with Mariel Somers to provide Simultaneous Interpreting and Translation Services
- [18.](#) Consider approval of a contract with Granicus for website redesign and hosting services.
- [19.](#) Receive and File the Eastern Coachella Valley's Action Plan for Climate Resilience.
- [20.](#) Investment Report – September 2019

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

- [21.](#) Mayor's Appointments to Various Council Subcommittees, Coachella Valley Association of Government (CVAG) Committees, Other Agencies, etc.
- [22.](#) Adopt Resolution No. 2019-71 Authorizing the City Manager to Execute a Fiscal Year 2019-20 Local Equity Grant Program Agreement with the Department of Consumer Affairs and the Bureau of Cannabis Control in the Amount of \$500,000.00
- [23.](#) Urgency Ordinance, Ordinance No. 1150 of the City of Coachella City Council amending Title 17 (Zoning) of the Coachella Municipal Code relating to Accessory Dwelling Units, and Junior Accessory Dwelling Units, and determining the Ordinance to be Exempt from Environmental Review pursuant to CEQA Guidelines (4/5ths Vote Required).
- [24.](#) Ordinance No. 1152, Adoption of an Urgency Ordinance Entitled, "An Urgency Ordinance Adding Chapter 5.90 to Title 5 of the Coachella Municipal Code, to Temporarily Prohibit No-Fault Evictions through December 31, 2019, for Residential Real Property Built Prior To January 1, 2005."

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

25. Coachella Travel Centre

- a) Ordinance No. 1148 of the City Council approving Change of Zone 18-11 from A-R (Agricultural Reserve) to C-G (General Commercial) on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway.
- b) Resolution No. 2019-66 of the City Council approving Conditional Use Permit No. 310 and 311 to allow a drive-thru restaurant, and auto washing/truck washing facilities on the Coachella Travel Centre site.
- c) Resolution No. 2019-67 of the City Council approving Variance No. 18-09 to allow a 4-story hotel in excess of 50 feet in height for the Coachella Travel Centre site.
- d) Resolution No. 2019-68 of the City Council approving Architectural Review No. 18-09 to allow a new 29,245 sq. ft. highway commercial center with hotel, service station, two restaurants, auto washing, and truck washing facility.
- e) Resolution No. 2019-65 of the City Council adopting a Mitigated Negative Declaration and Mitigation Monitoring Program (EA 18-05) for the Coachella Travel Centre project located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway

26. Ordinance No. 1151, an Interim Urgency Ordinance of the City Of Coachella, California, to Extend by Ten (10) Months and Fifteen (15) Days Ordinance No. 1149, which Established a 45-Day Moratorium on City Approvals of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Facilities Within the City, to Allow Consideration of Appropriate Amendments to the General Plan or Zoning Code to Address the Impact of These Institutions on the Public Welfare in Accordance with Government Code Section 65858 (4/5ths Vote Required).

27. Coachella Green Haus – Retail Cannabis Business

- a) Resolution No. 2019-63 approving Conditional Use Permit 303 (CUP 303) proposes a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls. CUP 303 is also proposing an interim use facility to allow a temporary retail cannabis facility that will operate while the project is under construction.
- b) Ordinance No. 1145 approving Change of Zone 18-05 that proposes to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone for the proposed retail cannabis business (*First Reading*).

28. Kismet Coachella Project

- a) Resolution No. 2019-64 approving Conditional Use Permit 305 that proposes to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 - 1669 6th Street.
- b) Ordinance No. 1146 approving Change of Zone 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street (*First Reading*).

29. Ordinance No. 1147 amending Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24 and 15.32 of Title 15 (Buildings and Construction) to adopt the 2019 Edition of California Building Code and Appendix J of the California Building Code (Grading), the 2019 Edition of the California Electrical Code, the 2019 Edition of the California Mechanical Code, the 2019 Edition of the California Plumbing Code, the 2019 Edition of the California Fire Code, and adding Chapter 15.53, with certain amendments thereto and conforming amendments. (*First Reading*)

30. Annual AB 1600 Report

Adopt Resolution No. 2019-69 receiving and filing 2019 AB 1600 Report pursuant To Government Code Sections 66000-66008 relating to the Development Impact Fees Annual Report for the fiscal year ended June 30, 2019.

31. Adopt Resolution No. 2019-70 and Conduct a Public Hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) In Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority (the “CMFA”), a Joint Exercise of Powers Authority and Public Entity of the State of California, in an Amount Not to Exceed \$40,000,000, (the “Bonds”), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a 105-unit Multi-Family Rental Housing Project Located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California (the "Project").

SUCCESSOR AGENCY:

32. Resolution No. SA-2019-03 approving the disposition of Vacant Real Property owned by the Former Coachella Redevelopment Agency, for a sales price of \$80,000, to the City of Coachella, consisting of two (2) parcels totaling 15,246 square feet located at 1609 Fourth Street (APN 778-042-009 and 778-042-010).

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



MINUTES

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

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

November 13, 2019
5:00 PM Closed Session
6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:17 p.m. in the Council Chamber at City Hall by Mayor Steven Hernandez.

ROLL CALL

Present: Councilmember Bautista, Councilmember Beaman Jacinto and Mayor Hernandez.

Absent: Councilmember Gonzalez and Mayor Pro Tem Martinez.

It was noted for the record that Mayor Pro Tem Martinez was absent due to a flight delay and Councilmember Gonzalez was absent due to a death in the family.

APPROVAL OF AGENDA:

There were no modifications to the agenda.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

City Attorney Carlos Campos asked Council to convene into Closed Session at 5:18 p.m. to discuss the following item:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
Two (2) potential cases

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

The City Council reconvened into open session at 6:02 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by City Manager Bill Pattison.

CLOSED SESSION ANNOUNCEMENTS:

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

APPROVAL OF THE MINUTES:

2. Regular Meeting Minutes of October 23, 2019, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Financing Authority, Coachella Education and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

Motion: To approve the minutes as presented.

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Bautista

Approved: 3-0, by a unanimous voice vote

PROCLAMATIONS/PRESENTATIONS:

3. *Although on the agenda, the presentation did not take place due to an absence from the requestor.*

WRITTEN COMMUNICATIONS:

None.

CONSENT CALENDAR:

4. Voucher Listings — Manual Checks/Utility Billing Refunds/FY2019-20 Expenditures as of November 13, 2019, \$2,825,698.45.
5. Ordinance No. 1143 approving the City-Initiated Change of Zone (CZ 18-10) from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service – Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land on the west side of Tyler Street between Avenue 50, and ¼ mile north of Avenue 52. (*Second Reading*)

6. Approval of a Professional Services Agreement with My Sidewalk for the creation of a high quality Opportunity Zones Dashboard and Platform Access in the amount not to exceed \$17,200.00.
7. Approval of a Professional Service Agreement with AnGenious Engineering Services, Inc. to provide Engineering and Right of Way Acquisition Support Services for Avenue 50 Bridge over the Whitewater Storm Channel, St-69 & the SR-86/Avenue 50 New Interchange, ST-81 in an Amount not to exceed \$148,000.00
8. Approval of a Professional Service Agreement with TKE Engineering, Inc. to provide Engineering Department Staff Augmentation in an amount not to exceed \$60,000.00

Motion: To approve per staff recommendation, Consent Calendar Items 4 through 8.

Made by: Councilmember Bautista
Seconded by: Councilmember Beaman Jacinto
Approved: 3-0, by a unanimous roll call vote:

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

9. Resolution No. 2019-61 Reauthorizing Funding for a Full-Time Finance Director Position and a Full-Time City Engineer Position

Motion: To approve per staff recommendation.

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

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

10. Resolution No. 2019-62 Authorizing the Formation of a Municipally Owned Utility and Delegate Authority to the City Manager to Execute a Letter of Intent with Lamb Energy, Inc.

Motion: To approve per staff recommendation.

Made by: Councilmember Beaman Jacinto
Seconded by: Councilmember Bautista
Approved: 3-0, by a unanimous roll call vote:

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

11. Selection of 2019 Hometown Heroes Honorees:

- Raices
- Juanita Godwin
- Juan De Lara, Educator and Mentor
- Cesar Sanchez, Entertainment

Action: Direction provided, no action taken.

12. Naming City-owned building located at 53-990 Enterprise Way, Coachella as “Civic Center” and approval of selection “B” for signage.

Action: Direction provided, no action taken.

13. Approval of lease agreement between the City of Coachella and Greater Coachella Valley Chamber of Commerce for property at 1515 Sixth Street, Coachella; and approve termination of current lease for property at 1258 Sixth Street.

Motion: To approve per staff recommendation.

Made by: Councilmember Bautista
Seconded by: Councilmember Beaman Jacinto
Approved: 3-0, by a unanimous roll call vote:

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

14. Approval of lease agreement between the City of Coachella and Consejo De Federaciones Mexicanas En Norteamerica (COFEM) for property at 1515 Sixth Street, Coachella; and approve termination of current lease for property at 53-462 Enterprise Way.

Motion: To approve per staff recommendation.

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

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

15. Coachella Smoke Retail Cannabis Microbusiness

- a) Ordinance No. 1144 approving Change of Zone (CZ 18-02) to add the RC (Retail Cannabis) overlay zone to the existing CG (General Commercial) zone at the northwest corner of Grapefruit Boulevard and 7th Street (*First Reading*)
- b) Resolution No. 2019-60 approving Conditional Use Permit No 298 to convert an existing commercial tenant space into a retail cannabis microbusiness with 400 square feet of retail cannabis showroom, 265 square feet for cannabis distribution and manufacturing uses, and 455 square feet for an indoor cannabis lounge with on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California.

Mayor Hernandez opened the Public Hearing for Item 15 at 6:28 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 15 at 6:29 p.m.

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

Made by: Councilmember Bautista
 Seconded by: Councilmember Beaman Jacinto
 Approved: 3-0, by a unanimous roll call vote:

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

PUBLIC COMMENTS (NON-AGENDA ITEMS):

- a. Rick Pineda
- b. Mark Tadros

REPORTS AND REQUESTS:

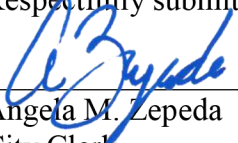
Council Comments/Report of Miscellaneous Committees.

City Manager’s Comments.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 6:58 p.m.

Respectfully submitted,



Angela M. Lepeda
City Clerk



MINUTES
OF A SPECIAL MEETING
COACHELLA CITY COUNCIL
STUDY SESSION

November 13, 2019
4:00 p.m.

CALL TO ORDER:

The Study Session of the City Council of the City of Coachella began at 4:04 p.m. in the Council Chamber at City Hall. **Mayor Hernandez** presiding.

ATTENDANCE:

Present: Councilmember Bautista, Councilmember Beaman Jacinto and Mayor Hernandez.

Absent: Councilmember Gonzalez and Mayor Pro Tem Martinez.

STUDY SESSION ITEMS:

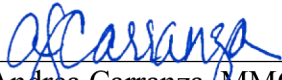
- Salton Sea Restoration Plan, with presentations from the Salton Sea Coalition, Alianza Coachella Valley, and Kounkuey Design Initiative.

Public Comments: Bob Terry
Chuck Parker
Sylvia Montenegro
Sahara Huazano
Christian Rodriguez
Nokola Lakic

ADJOURNMENT:

There being no further business, the meeting concluded at 5:17 p.m.

Respectfully submitted,



Andrea Carranza, MMC
Deputy City Clerk

[Note: Study Sessions are special meetings of the City Council that are conducted informally. No action is contemplated other than familiarization of the Council on specific topics and potential referral to a future agenda.]



MINUTES

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

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

November 20, 2019
6:00 p.m.

CALL TO ORDER:

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:02 p.m. in the Council Chamber at City Hall by Mayor Steven Hernandez.

ROLL CALL

Present: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, Mayor Pro Tem Martinez and Mayor Hernandez.

Absent: None.

APPROVAL OF AGENDA:

There were no modifications to the agenda.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

Council convened into Closed Session at 6:03 p.m. to discuss the following item:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov. Code section 54956.9(d)(1)
Workers' Compensation Claim No. 16-124878.

RECONVENE REGULAR MEETING:

The City Council reconvened into open session at 6:07 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayor Hernandez.

CLOSED SESSION ANNOUNCEMENTS:

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

- 2. Interim Urgency Ordinance, Ordinance No. 1149, adopting a temporary moratorium on City approvals of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within the City, to allow consideration of appropriate amendments to the General Plan or Zoning Code to address these issues in accordance with Government Code section 65858.

Public Comments: Vanessa Moreno
 Mario Luzcano
 Rubyd Olvera
 Eric Lumus
 Lynne O’Neill

Motion: To approve and amend the definition to include:
 Foster Family Detention facilities


Made by: Mayor Pro Tem Martinez
 Seconded by: Councilmember Beaman Jacinto
 Approved: 5-0, by a unanimous roll call vote:

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

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 6:26 p.m.

Respectfully submitted,



 Andrea Carranza, MMC
 Deputy City Clerk

Bank : wfb WELLS FARGO BANK


Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106724	11/27/2019	53507	ARAMBULA, ANGEL	Ref000208258	11/14/2019 UB Refund Cst #00051053	69.23	69.23
106725	11/27/2019	53500	B.J.F., LLC	Ref000208251	11/14/2019 UB Refund Cst #00049721	72.66	72.66
106726	11/27/2019	53495	CAMPOS, NELLY	Ref000208246	11/14/2019 UB Refund Cst #00046108	3.42	3.42
106727	11/27/2019	53506	DR HORTON	Ref000208257	11/14/2019 UB Refund Cst #00051027	47.05	47.05
106728	11/27/2019	53505	EAST SPANISH COACHELLA	Ref000208256	11/14/2019 UB Refund Cst #00050926	715.84	715.84
106729	11/27/2019	53497	FLORES, ARIEL	Ref000208248	11/14/2019 UB Refund Cst #00048341	5.04	5.04
106730	11/27/2019	53494	GOMEZ SOLIZ, MARISELA	Ref000208245	11/14/2019 UB Refund Cst #00045139	12.80	12.80
106731	11/27/2019	53498	GOMEZ, JOCELYN	Ref000208249	11/14/2019 UB Refund Cst #00048523	88.88	88.88
106732	11/27/2019	53492	ISIDORO, PAULINO P	Ref000208243	11/14/2019 UB Refund Cst #00001450	82.45	82.45
106733	11/27/2019	53493	NAVARRO, MARIA	Ref000208244	11/14/2019 UB Refund Cst #00041009	70.08	70.08
106734	11/27/2019	53502	OCHOA, MIREYA	Ref000208253	11/14/2019 UB Refund Cst #00050799	87.15	87.15
106735	11/27/2019	53501	OLTMAN'S CONSTRUCTION C	Ref000208252	11/14/2019 UB Refund Cst #00049722	755.90	755.90
106736	11/27/2019	53496	ROCHIN, CESAR	Ref000208247	11/14/2019 UB Refund Cst #00046440	36.94	36.94
106737	11/27/2019	53503	ROMERO, ALMA	Ref000208254	11/14/2019 UB Refund Cst #00050829	45.77	45.77
106738	11/27/2019	53504	SOLORZANO, CARLOS	Ref000208255	11/14/2019 UB Refund Cst #00050902	30.60	30.60
106739	11/27/2019	53499	SULLIVAN, CASEY	Ref000208250	11/14/2019 UB Refund Cst #00049634	76.11	76.11

Sub total for WELLS FARGO BANK: 2,199.92

16 checks in this report.

Grand Total All Checks: 2,199.92

Date: November 27, 2019



City Manager: William B. Pattison Jr.



Controller: Javier Estrada

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106740	11/27/2019	46835	AIR AND HOSE SOURCE, INC. 367359	11/6/2019	DJ COUPLED ALUM ENDS & F	287.10	
			367393	11/6/2019	DJ COUPLED ALUM ENDS	348.00	
			367094	11/4/2019	8GS-6MP-8MP-24"	22.70	657.80
106741	11/27/2019	53088	ALL SMOG CENTER 5837	10/28/2019	SMOG CK, '06 FORD RANGEF	35.00	35.00
106742	11/27/2019	01436	AMERICAN FORENSIC NURSE72658	9/30/2019	SEPT2019 BLOOD DRAWS	55.00	55.00
106743	11/27/2019	01661	ANAYA'S TOWING SERVICE 1029	11/4/2019	11/4 TOWING: 7TH & ORCHAF	65.00	65.00
106744	11/27/2019	53291	ANGENIOUS ENGINEERING 19-03-006	11/12/2019	PE10/25 DILLON RD BRIDGE	70,456.24	70,456.24
106745	11/27/2019	42837	ARAMARK UNIFORM SERVICE	OCT2019 GRFT	11/12/2019	PE10/31 UNIFORMS	67.95
				OCT2019	10/31/2019	PE10/31 UNIFORMS, MATS &	2,943.24
				OCT2019 CC	10/31/2019	PE10/31 MATS & MOPS	379.69
				OCT2019 SAN	10/31/2019	PE10/31 UNIFORMS, MATS &	968.67
106746	11/27/2019	42837	ARAMARK UNIFORM SERVICE21902762	10/21/2019	POLY PERF SS POLOS W/ EM	143.41	
			21822159	9/11/2019	ECO F SS BTTN DWN CLR SF	318.36	
			21855892	9/27/2019	WMN SS PERF POLO, ETC	297.70	759.47
106747	11/27/2019	52968	ARIVITAS PARTNERS, LLC 18-005-12	10/31/2019	OCT2019 PLANNING SVCS	5,896.39	5,896.39
106748	11/27/2019	53052	AVIR, INC. 191016	10/16/2019	INSTLL'D VIDEO SYSTEM @ F	1,195.64	1,195.64
106749	11/27/2019	45929	BECK OIL, INC. 29605CL	10/31/2019	PE10/31 GRAFFITI DEPT FUE	383.08	
			29534CL	10/31/2019	PE10/31 VEHICLE MAINT DEF	319.77	
			29567CL	10/31/2019	PE10/31 ADMIN DEPT FUEL	107.92	
			29566CL	10/31/2019	PE10/31 BLDG MAINT DEPT F	388.90	
			29556CL	10/31/2019	PE10/31 SANITARY DEPT FUE	640.07	
			29535CL	10/31/2019	PE10/31 SENIOR CNTR FUEL	346.25	
			29509CL	10/31/2019	PE10/31 PARKS DEPT FUEL	1,510.87	
			29504CL	10/31/2019	PE10/31 WATER DEPT FUEL	431.24	
			29498CL	10/31/2019	PE10/31 LLMD DEPT FUEL	231.01	
			29495CL	10/31/2019	PE10/31 ENG DEPT FUEL	222.04	
			29502CL	10/31/2019	PE10/31 STREETS DEPT FUE	520.81	
			29545CL	10/31/2019	PE10/31 CODE ENF DEPT FU	492.18	5,594.14
106750	11/27/2019	02187	BENLO R.V. II 12588	10/31/2019	15GAL LP GAS	63.45	63.45
106751	11/27/2019	49486	BRC CONSTRUCTION 2019300	11/4/2019	WINDOW INSERT AT CORP Y	364.00	364.00
106752	11/27/2019	43862	BRENNTAG PACIFIC, INC BPI302787	10/8/2019	9/26 DRUM RETURN	-560.00	
			BPI996397	10/31/2019	SODIUM HYPOCHLORITE	2,146.01	1,586.01
106753	11/27/2019	53391	BSK ASSOCIATES R900544	11/8/2019	SEP-OCT2019 WASTEWATER	2,712.00	
			R900543	11/8/2019	SEP-OCT2019 WATER SAMPL	1,120.00	3,832.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
106754	11/27/2019	46356	C.V. CONSERVATION COMMIS	Nov2019	11/7/2019	NOV2019 LDMF MULTI-SPECI	42,166.08	42,166.08
106755	11/27/2019	43634	CACEO	300010520	11/1/2019	2020 MBRSHR RNWL: A. ALAI	95.00	
				300010667	11/1/2019	2020 MBRSHR RNWL: H. MOL	95.00	
				300010831	11/1/2019	2020 MBRSHR RNWL: R. ROS	95.00	285.00
106756	11/27/2019	46445	CALIFORNIA BUILDING STAN	July-Sep 2019	11/5/2019	JULY-SEP2019, SB1473 QTRL	153.15	153.15
106757	11/27/2019	43856	CARQUEST AUTO PARTS	7339-747194	10/24/2019	BATTERY	-95.70	
				7339-747169	10/24/2019	BATTERIES	1,115.71	
				7339-747051	10/23/2019	BATTERIES	743.81	1,763.82
106758	11/27/2019	51931	CATHEDRAL CITY POLICE DE	PD19-20-EP922	8/12/2019	FY19/20 CONTRIBUTION FOR	2,200.00	2,200.00
106759	11/27/2019	53423	CBE OFFICE SOLUTIONS	IN2202458	10/16/2019	SVC CHRGE- COPIER MOVE T	200.00	200.00
106760	11/27/2019	02048	CDW GOVERNMENT, INC.	VHG2518	10/9/2019	FLUKE ANALOG PROBE W/ F	141.46	141.46
106761	11/27/2019	07950	CITY OF COACHELLA	Sept 2019	9/30/2019	SEPT2019 WATER- ST, PARK	28,731.25	
				Sept 2019-LLD's	9/30/2019	SEPT2019 WATER- LLD'S	13,056.14	41,787.39
106762	11/27/2019	01072	CLASSIC AUTO TRANSPORT	55335	10/16/2019	10/16 TOWING: HRSN/MITCH	170.00	
				56898	10/18/2019	10/18 TOWING: 7TH/GRPFRT	170.00	340.00
106763	11/27/2019	53220	COACHELLA ACE HARDWARE	414/1	10/23/2019	HASP SWVL	7.60	
				416/1	10/24/2019	DRILL BIT, BATTERIES, ETC	68.47	
				449/1	11/5/2019	DRAW BAR J LOCK, ETC	32.60	
				408/1	10/22/2019	PRIMER SPRAY WHITE, ETC	32.36	141.03
106764	11/27/2019	09550	COACHELLA VALLEY COLLEC	060597	7/31/2019	JULY2019 UB COLLECTION S	122.11	122.11
106765	11/27/2019	44959	COMPUTER CONSULTANTS,	I30012	11/16/2019	OCT-NOV2019 SVC CALLS	1,336.50	1,336.50
106766	11/27/2019	01924	CONSOLIDATED ELECTRICAL	3298-410981	10/29/2019	LED LAMP	325.92	
				3298-410648	10/21/2019	T8 LAMP	420.86	746.78
106767	11/27/2019	00214	CORONET CONCRETE PROD	1110959	10/23/2019	6.0 SACK EQ 60/40 FA	362.79	
				1110102	10/8/2019	6.0 SACK EQ 60/40 FA	801.15	1,163.94
106768	11/27/2019	00749	COUNTY OF RIVERSIDE	SH0000036229	10/23/2019	9/12-10/9 LAW ENFORCEMEN	717,923.37	717,923.37
106769	11/27/2019	11800	COUNTY OF RIVERSIDE	AN0000001824	11/14/2019	OCT2019 ANML SHLTR+FIELD	19,862.10	19,862.10
106770	11/27/2019	44308	COUNTY OF RIVERSIDE	Deposit	11/12/2019	IP PERMIT DEPOSIT- ATP CY	5,000.00	5,000.00
106771	11/27/2019	50638	CRIDER PUBLIC RELATIONS,	Sep-Oct2019	11/4/2019	SEP-OCT2019 MEDIA CONSU	1,448.75	1,448.75
106772	11/27/2019	09650	CVAG	Oct2019	11/7/2019	OCT2019 TUMF FEES	73,920.00	73,920.00
106773	11/27/2019	52506	CVWD EMPLOYEE SOCIAL	10/17 Deposit	11/14/2019	DEPOSIT REIMB- BAGDOUM/	300.00	300.00
106774	11/27/2019	51867	DEMBOYZ, INC.	83402	11/7/2019	TRBLSHT GATE @ CORP YAF	210.00	210.00
106775	11/27/2019	00712	DEPARTMENT OF CONSERVA	July-Sep2019	11/5/2019	JULY-SEP2019 SMI QTRLY RE	415.75	415.75
106776	11/27/2019	12870	DEPARTMENT OF JUSTICE	415732	11/5/2019	OCT2019 FINGERPRINTS	98.00	98.00
106777	11/27/2019	00118	DEPARTMENT OF TRANSPOR	SL200158	10/15/2019	JULY-SEPT2019 TRAFFIC SIG	2,060.37	2,060.37

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
106778	11/27/2019	01089	DESERT ELECTRIC SUPPLY	S2686319.001	10/17/2019	MOG HPS LAMP	84.91	
				S2688973.001	10/24/2019	LAMP	45.71	
				S2688973.002	10/24/2019	LAMP	22.86	153.48
106779	11/27/2019	47952	DESERT LIVE SCAN	6401	11/4/2019	OCT2019 EMPLOYEE FINGEF	50.00	50.00
106780	11/27/2019	52970	DESERT POOL SPECIALISTS,	122915	11/1/2019	NOV2019 FOUNTAIN SVCS	325.00	325.00
106781	11/27/2019	48359	DESERT STEEL SUPPLY	17361	10/22/2019	PIPE	482.28	
				17223	10/1/2019	ANGLE & FLAT BAR	190.31	672.59
106782	11/27/2019	13700	DEWEY PEST CONTROL INC.	13056772	11/1/2019	AC1281218, NOV2019, 51251	900.00	
				13056771	11/1/2019	AC1281215, NOV2019, SIERR	301.00	
				13047046	11/1/2019	AC103361, NOV2019, SENIOR	80.00	1,281.00
106783	11/27/2019	49630	DORIS PEREZ INTERPRETING	104770	10/21/2019	10/23 TRANSLATION SVCS: A	75.00	
				104779	10/23/2019	10/23 INTERPRETING SVCS: I	350.00	
				104783	10/23/2019	10/23 INTERPRETING SVCS: I	350.00	775.00
106784	11/27/2019	50645	DURAN'S LOCK & KEY	5363	11/5/2019	REKEYED ALIANZA CENTER	166.50	
				5355	10/31/2019	10/31 SVC CALL: 1540 7TH ST	65.00	231.50
106785	11/27/2019	14860	E. K. WOOD LUMBER COMPAN	483317	10/9/2019	CAPS, NUTS, WASHER, ETC	28.33	
				483100	10/1/2019	35" EPDM RUBB STRAP, ETC	27.27	
				483796	10/29/2019	ANCHORS, EPOXY PUTTY, E'	20.76	
				483870	10/31/2019	PORT WORK LIGHT	20.46	96.82
106786	11/27/2019	14700	E. S. BABCOCK & SONS, INC.	BJ92842-0076W	10/30/2019	7/22-29 LAB SAMPLES FOR S	645.00	645.00
106787	11/27/2019	50593	EAN SERVICES, LLC	22893957	10/31/2019	10/23-26 #7GWQCJ: G. JIMEN	118.78	
				22893957	10/31/2019	10/23-25 RNTL #7GW693: J. M	79.19	197.97
106788	11/27/2019	49635	EISENHOWER MEDICAL CEN	Sep 2019	10/15/2019	AC #700000133, SEP2019 SVC	1,200.00	1,200.00
106789	11/27/2019	51401	ENCHANTED MEMORIES PAR	3792	11/18/2019	12/4+6 MR & MRS CLAUS ANE	1,090.00	1,090.00
106790	11/27/2019	44713	FARMER BROTHERS CO.	69583030	10/30/2019	COFFEE, CREAMER & SUGAR	192.59	192.59
106791	11/27/2019	50162	FASTENAL COMPANY	CAPAM69626	11/8/2019	FENDERS, ETC	101.07	101.07
106792	11/27/2019	15750	FEDEX	6-833-21316	11/8/2019	10/31, 11/4 FEDEX'S	19.86	19.86
106793	11/27/2019	51141	FENCEWORKS, INC.	118938	9/26/2019	RELOCATED/INSTLL'D TEMP	3,686.26	3,686.26
106794	11/27/2019	51658	FIRE KING COMMERCIAL SERT	152781	10/22/2019	INSTLL'D PARTNER TECH TH	580.08	580.08
106795	11/27/2019	02272	FRANKLIN TRUCK PARTS, INC	IN303457	10/24/2019	HORN KIT	161.18	161.18
106796	11/27/2019	43672	FULTON DISTRIBUTING COM	488420	10/24/2019	FLOOR CLEANER, STRIPPER	411.20	
				487860	10/17/2019	DISINFECTANT SPRAY, GLOV	124.51	535.71
106797	11/27/2019	52615	G/M BUSINESS INTERIORS	0255777-IN	10/24/2019	FURNITURE/INSTALLATION @	24,472.56	24,472.56
106798	11/27/2019	01850	GAME TIME	PJI-0121988	8/30/2019	FORMED TAB ST STL, ETC	326.17	326.17
106799	11/27/2019	49100	GOLDMAN, RONALD A.	Oct2019	10/31/2019	OCT2019 SVCS: VISTA DEL AI	8,628.00	8,628.00

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106800	11/27/2019	00207	GRAINGER INC	9346065197	11/5/2019	FIXTURE	438.69	438.69
106801	11/27/2019	53123	GRANICUS	119920	11/15/2019	2020 SBSCRPTN FOR TRADI	6,000.00	6,000.00
106802	11/27/2019	25500	GRANITE CONSTRUCTION C(2		10/31/2019	PE10/31 VAN BUREN ST IMPF	108,184.91	
			3		10/30/2019	PE10/31 GREEN BIKE LANE	192.36	
			4		10/30/2019	RETENTION: GREEN BIKE LA	24,504.20	132,881.47
106803	11/27/2019	53508	H & G HOME IMPROVEMENTS	3039	10/28/2019	INSTALLED WINDOW FRAME	985.57	985.57
106804	11/27/2019	51892	HERC RENTALS, INC.	31077552-001	10/21/2019	10/11-17 TRUCK STKBD RNTL	1,091.88	
				31096586-001	10/21/2019	10/18-19 CART UTV RNTLS	456.46	
				31098072-001	10/21/2019	10/18-19 LIGHT TOWER RNTL	551.38	
				31098072-002	10/23/2019	10/18-19 LIGHT TOWER RNTL	710.07	
				31127935-001	11/4/2019	11/1-2 LIGHT TOWER RNTL	300.86	3,110.65
106805	11/27/2019	00996	HOME DEPOT	3010710	11/6/2019	METAL TRAY, UTILITY BRUSH	170.88	
				2010863	11/7/2019	SAFETY BARRIER FENCE, 31	988.78	
				1015475	10/29/2019	PT GC BROWN HF, CORNER	181.30	
				0033091	10/30/2019	ELBOW, BUSHING, COUPLIN	26.97	
				3010751	11/6/2019	TORX BIT, 24" ELEC HOG HEI	88.42	1,456.35
106806	11/27/2019	20150	HYDRO AG SYSTEMS	248301	10/17/2019	WELD-ON 2725 PT SOLVENT,	61.61	61.61

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106807	11/27/2019	20450	IMPERIAL IRRIGATION DISTRI	50487676-OT19	11/3/2019	AC50487676, 10/2-29, LIFT ST	14.57
				50516108-OT19	11/3/2019	AC50516108, 10/1-30	13.36
				50522793-OT19	10/29/2019	AC50522793, 9/26-10/23, SCAI	14.09
				50527782-OT19	11/3/2019	AC50527782, 10/1-30	12.34
				50642002-OT19	11/3/2019	AC50642002, 10/2-30	98.08
				50642141-OT19	11/3/2019	AC50642141, 10/2-29	36.47
				50705542-OT19	11/3/2019	AC50705542, 10/2-29, PERMIT	976.71
				50705544-OT19	11/3/2019	AC50705544, 10/2-29, PERMIT	97.77
				50733502-OT19	11/3/2019	AC50733502, 10/1-30	27.91
				50734422-OT19	11/3/2019	AC50734422, 10/1-30	44.81
				50387122-OT19	11/4/2019	AC50387122, 10/2-29, SWR PL	24,355.57
				50035734-OT19	11/3/2019	AC50035734, 10/2-29, CVHS P	68.51
				50035755-OT19	10/29/2019	AC50035755, 9/25-10/23, PUM	31.04
				50035836-OT19	11/3/2019	AC50035836, 10/2-29, WELL #	35.75
				50217597-OT19	11/3/2019	AC50217597, 10/2-30	38.68
				50404153-OT19	11/3/2019	AC50404153, 10/1-30	92.16
				50404154-OT19	11/3/2019	AC50404154, 10/1-30	13.16
				50404155-OT19	11/3/2019	AC50404155, 10/1-30	64.53
				50408460-OT19	10/29/2019	AC50408460, 9/25-10/23, WEL	5,386.48
				50416425-OT19	11/3/2019	AC50416425, 10/1-30	184.26
				50434217-OT19	10/29/2019	AC50434217, 9/25-10/23	47.15
				50459795-OT19	10/29/2019	AC50459795, 9/25-10/23	37.11
				50035560-OT19	11/3/2019	AC50035560, 9/27-10/25, ST L	18,535.87
				50459796-OT19	10/29/2019	AC50459796, 9/25-10/23	71.45
				MdSP-MdOT	10/14/2019	MID SEPTEMBER-MID OCTOE	50,019.08
				50459819-OT19	10/29/2019	AC50459819, 9/25-10/23	28.61
106808	11/27/2019	42409	IMPERIAL PIPE SERVICES, LL	PL26084-1	10/30/2019	SLS 20' GALV POLE W/ 14' AR	2,044.38
							100,345.52
							2,044.38

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106809	11/27/2019	45108	IMPERIAL SPRINKLER SUPPL'3931378-00	10/11/2019	MISC 30" SPRINKLER VALVE I	7.65	
			3939563-00	10/17/2019	PLUG PVC & COUPLING PVC	9.07	
			3891293-01	10/9/2019	DIRECTIONAL LIGHT, ETC	177.77	
			3918999-00	10/9/2019	HUNTER ULTRA 6" POP-UPS	580.98	
			3929527-00	10/10/2019	BUSHING PVC, TBE NIPPLE, I	214.38	
			3929881-00	10/11/2019	HUNTER MP ROTATOR	251.35	
			3930538-00	10/11/2019	3/4" 90 ELL SCH40 PVC	14.54	
			3934000-00	10/15/2019	47" SHOVEL	42.38	
			3944040-00	10/23/2019	BUG EMITTER, POLY FLEX RI	94.34	
			3945943-00	10/23/2019	HUNTER SOLENOID & SOLEI	210.72	
			3931396-00	10/11/2019	MANURE FORK	89.26	
			3929237-00	10/10/2019	3" BLUE TRENCH SHOVEL, E'	31.08	1,723.52
106810	11/27/2019	51600	IRC, INC.	2019100055	11/1/2019 10/1-11/1 PRE-EMPLOYMENT	379.95	379.95
106811	11/27/2019	01948	KIMBALL MIDWEST	7483410	10/17/2019 NYLON SCRATCH BRUSH, GF	395.47	
				7501773	10/24/2019 COPPER LUG	35.89	431.36
106812	11/27/2019	47328	KONICA MINOLTA	061-0075073-00	10/30/2019 ACC 061-0075073-000, EQUIP	329.52	329.52
106813	11/27/2019	45051	LAMAR OF PALM SPRINGS	110740378	10/7/2019 10/7-11/3 POSTER ADVERTISI	1,000.00	1,000.00
106814	11/27/2019	24250	LEAGUE OF CALIFORNIA CITI	2401	10/30/2019 10/16 DIVISION MTG: S. HERN	50.00	50.00
106815	11/27/2019	24600	LOPES HARDWARE	008903	10/9/2019 PADLOCK, BLADES, DRAIN O	367.68	367.68
106816	11/27/2019	53460	LOUNGE APPEAL, INC.	19047	10/8/2019 12/4-7 BAL DUE: HOLIDAY TH	772.86	772.86
106817	11/27/2019	49857	MANPOWER US INC.	34407787	10/20/2019 WE 10/20: SOTO	108.55	
				34430555	10/27/2019 WE 10/27: GALINDO	569.63	
				34458321	11/3/2019 WE 10/27: NEVAREZ	998.68	
				34407789	10/20/2019 WE 10/20: RAMIREZ	694.40	
				34430558	10/27/2019 WE 10/27: RAMIREZ	694.40	
				34458320	11/3/2019 WE 10/20: NEVAREZ	586.18	3,651.84
106818	11/27/2019	53191	MARIACHI LOS PALMEROS	IN00003	11/8/2019 12/4 TREE LIGHTING PERFO	500.00	500.00
106819	11/27/2019	51445	MEDIWASTE DISPOSAL	0000085306	11/1/2019 NOV2019 BIOHAZARD WST S	67.99	67.99
106820	11/27/2019	25900	MEREDITH & SIMPSON CONS	191016	10/14/2019 ELECTRICAL RPRS TO EFFL	1,987.95	
				191034	10/21/2019 TRBLSHT POWER EQPMNT @	97.00	2,084.95
106821	11/27/2019	45197	MSA CONSULTING, INC.	2406.002-09	9/30/2019 PE9/28 SHADY LN SEPTIC TC	1,170.00	
				2406.001-09	9/30/2019 PE9/28 SHADY LN WTR SYST	1,360.00	
				2405.001-12	9/30/2019 PE9/28 CASTRO'S WTR SYST	2,770.00	5,300.00

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106822	11/27/2019	42112	NRO ENGINEERING	11-19-009	10/31/2019 PE10/31 PLNCK, RED MOON I	1,874.25	
				11-19-011	10/31/2019 PE10/31 PLNCK, PRADO:#138	577.50	
				11-19-012	10/31/2019 PE10/31 PLNCK, 32264 VISTA	262.50	
				11-19-014	10/31/2019 PE10/31 PLNCK, 54101 ENTEI	787.50	
				11-19-010	10/31/2019 PE10/31 PLNCK, 48451 HRSN	2,142.00	
				11-19-013	10/31/2019 PE10/31 PLNCK, STREET PLA	2,677.50	
				11-19-015	10/31/2019 PE10/31 PLNCK, BORREGO M	1,837.50	10,158.75
106823	11/27/2019	47192	O'REILLY AUTO PARTS	2855-156189	10/22/2019 P/S FILTER	-17.42	
				2855-157666	10/28/2019 OIL & AIR FILTERS	44.37	
				2855-157691	10/28/2019 COMPRESSOR	-365.89	
				2855-157964	10/29/2019 PRESS SWITCH	35.30	
				2855-159522	11/4/2019 F/P ASSEMBLY & FUEL FILTEI	206.63	
				2855-152654	10/8/2019 COMPRESSOR	365.89	
				2855-152882	10/9/2019 COMPRESSOR	365.89	
				2855-153028	10/9/2019 COMPRESSOR	-365.89	
				2855-153103	10/10/2019 COMPRESSOR	429.31	
				2855-156180	10/22/2019 P/S FILTER & 1QT-P/S FLUID	69.49	
				2855-156199	10/22/2019 OIL FILTER	7.36	
				2855-156210	10/22/2019 STOPLIGHT SW	14.20	
				2855-156427	10/23/2019 BLOWER MOTOR & RESISTO	65.30	
				2855-157651	10/28/2019 EVAPORATOR, EXPAN VALVE	497.29	1,351.83
106824	11/27/2019	53509	PADILLA, LIONEL	Fees	11/14/2019 REIMB- FIELD USE FEES	52.00	52.00
106825	11/27/2019	53471	PALOMA AIR CONDITIONING	58425	7/25/2019 INSTALLED 4TON UNIT HEAT	9,300.00	9,300.00
106826	11/27/2019	00298	PARKHOUSE TIRE, INC.	2030183350	10/24/2019 P225/60R16 97V FST F/H PV4	432.65	432.65
106827	11/27/2019	49989	PAUL ASSOCIATES	84315	11/7/2019 #10 SECURITY WINDOW ENV	996.76	996.76
106828	11/27/2019	02028	PETE'S ROAD SERVICE, INC.	366620-00	10/22/2019 MOUNT/BALANCE NEW TIRE	167.36	
				366632-00	10/22/2019 FLAT REPAIR	25.61	
				367906-00	10/28/2019 FLAT REPAIR	25.61	
				369995-00	11/5/2019 FLAT REPAIR	25.61	244.19
106829	11/27/2019	42433	POOL & ELECTRICAL PRODU	02585525	11/4/2019 GRANULAR CHLORINE, ETC	691.59	691.59
106830	11/27/2019	52389	POWER SECURITY GROUP IN	3720	7/31/2019 JULY2019 PATROL SVCS	5,153.44	
				3884	10/30/2019 OCT2019 PATROL SVCS	5,307.20	
				3885	10/30/2019 OCT2019 SECURITY GRD SV	4,729.40	15,190.04
106831	11/27/2019	53198	PROACTIVE ENGINEERING	16180	11/6/2019 PE10/31 STORMWATER MAS	2,990.00	2,990.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106832	11/27/2019	42759	PROPER SOLUTIONS, INC.	10686	11/1/2019 WE 11/1: L. SERVIN	720.00	
				10687	11/1/2019 WE 11/1: M. LOPEZ	748.13	
				10715	11/8/2019 WE 11/8: L. SERVIN	720.00	
				10716	11/8/2019 WE 11/8: M. LOPEZ	821.25	3,009.38
106833	11/27/2019	48977	PROTECTION 1/ADT	131053029	10/8/2019 INSTLL'D CAMERA SYSTEM @	4,485.50	
				131053028	10/8/2019 ACTIVATION/CONNECTION F	1,430.39	5,915.89
106834	11/27/2019	43576	PURE PLANET WATER, INC.	10501	10/23/2019 NOV2019 RNTL, WTR PURIFI	32.63	
				10502	10/23/2019 NOV2019 RNTL, WTR PURIFI	32.63	
				10503	10/23/2019 NOV2019 RNTL, WTR PURIFI	32.63	
				10504	10/23/2019 NOV2019 RNTL, WTR PURIFI	32.63	
				10505	10/23/2019 NOV2019 RNTL, WTR PURIFI	32.63	
				10490	10/16/2019 NOV2019 RNTL, WTR PURIFI	32.63	195.78
106835	11/27/2019	52306	QUINN COMPANY	12310301	10/23/2019 10/19-21 SCISSOR LIFT RNTL	473.30	
				12248101	10/17/2019 10/16 SKID STEER & CONCRE	1,020.77	
				11777801	9/25/2019 9/9-23 WATER TRUCK RNTL	2,745.40	4,239.47
106836	11/27/2019	52470	R & R TOWING	53131	9/23/2019 9/23 TOWING: INDIO SPRING	255.00	255.00
106837	11/27/2019	51869	REIGN INDUSTRIES INC.	RI 1902 CSD-2	9/15/2019 TRBLSHT BLOWER 3 PLC CN	2,473.31	
				RI 1903 CSD	9/15/2019 TRBLSHT BLOWER 3 PLC CN	2,403.75	4,877.06
106838	11/27/2019	48608	REYES COCA-COLA BOTTLIN	11022204820	11/14/2019 6PK SOFT DRINKS	302.40	302.40
106839	11/27/2019	44161	ROBERT HALF MNGT RESOU	54723733	11/18/2019 WE 11/15: A. FELIX	616.20	
				54572317	10/28/2019 WE 10/25: E. SALGADO	359.45	
				54675219	11/11/2019 WE 11/8: A. FELIX	787.50	1,763.15
106840	11/27/2019	52991	S & D CAR WASH MANAGEM	EAR102141	12/31/2018 DEC2019 CAR WASH SERVIC	83.79	83.79
106841	11/27/2019	51849	SANTA ROSA DEL VALLE	27590	11/8/2019 OCT2019 SVCS: CUAHUEY+C	200.00	
				27570	11/8/2019 OCT2019 SVCS: CUAHUEY+C	60.00	260.00
106842	11/27/2019	50827	SDC SOUND COMPANY	1035	11/18/2019 12/4 PA SYSTEM: TREE LIGH	350.00	
				1036	11/18/2019 12/6 PA SYSTEM, STAND, ETC	700.00	1,050.00
106843	11/27/2019	46733	SIMPLOT PARTNERS	208105963	10/11/2019 TRIPLE PRO SIMPLO	3,879.00	3,879.00
106844	11/27/2019	35000	SMART & FINAL	040661	10/31/2019 SOFT DRINKS	31.07	
				059446	11/7/2019 POLY GLOVE, SOFT SPREAD	104.28	
				053173	10/17/2019 CUPS, PLATES, NAPKINS, ET	152.08	287.43

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106845	11/27/2019	35450	SOCALGAS	1500 6th-OT19	10/24/2019 AC 020 678 1257 4, 9/23-10/22	78.11	
				87075Av54-OT1	10/24/2019 AC 123 573 5834 5, 9/23-10/22	31.26	
				BaqPool-OT19	10/24/2019 AC 069 323 6500 7, 9/23-10/22	15.29	
				1515 6th-OT19	10/24/2019 AC 031 523 3700 6, 9/23-10/22	17.59	
				1540 7th-OT19	10/24/2019 AC 008 423 3900 4, 9/23-10/22	54.41	
				1377 6th-OT19	10/24/2019 AC 012 623 3701 5, 9/23-10/22	52.29	
				84626Baq-OT19	10/24/2019 AC 153 323 6215 9, 9/23-10/22	14.41	263.36
106846	11/27/2019	47319	SPARKLETTS	9467308 102419	10/24/2019 OCT2019 WATER @ SANITAR	100.09	100.09
106847	11/27/2019	52595	STAPLES BUSINESS CREDIT	7300749850-0-1	9/19/2019 ECNMY STD LIP CHRMAT	73.91	
				7300833358-0-1	9/25/2019 HARDWD STD LIP CHRMAT	136.96	
				7301062571-1-4	10/28/2019 TWO-DRAWER LATERAL FILE	589.19	
				7301413862-0-1	10/22/2019 STPLS HD VIEW BINDER, DYI	99.21	
				7301447980-0-1	10/23/2019 QRTET EURO DRY ERASE AL	197.45	
				7301448151-0-1	10/23/2019 BOARD CORK W/ AL FRM	283.79	
				7301575180-0-1	10/30/2019 SBG CORK BOARD ALUM FR,	358.21	
				7301594340-0-3	11/4/2019 L-STATION W/ 2 PEDS	1,364.14	
				7301594947-0-1	10/30/2019 PENTEL ENERGEL RTX, PENI	145.63	
				7301606314-0-1	10/30/2019 NX1-1870 SERIES BOOKCASE	272.73	
				7301592845-0-1	10/30/2019 SORTER	103.30	3,624.52
106848	11/27/2019	00102	SUNLINE TRANSIT AGENCY	INV03839	11/8/2019 OCT2019 CNG FUEL	1,100.14	1,100.14
106849	11/27/2019	53044	SUPER BIRTHDAY, INC.	22769	10/8/2019 12/6 F-TRAIN RNTL	925.00	925.00
106850	11/27/2019	52125	TAG/AMS, INC.	2759082	11/13/2019 SEPT2019 DOT DRUG/ALCOH	32.00	32.00
106851	11/27/2019	53510	TAQUIZA EL REY	000017	10/28/2019 12/4 TREE LIGHTING CATERI	810.00	810.00
106852	11/27/2019	02079	THE DESERT SUN #1082	Dec2019-Nov20;	11/14/2019 AC #DS0364435, DELIVERY S	539.34	
				Oct/Nov Svc	11/14/2019 AC #DS0400716, OCT-NOV20	83.09	622.43
106853	11/27/2019	37600	THE DESERT SUN PUBLISHIN	0002752855	8/31/2019 JUL2019 PUBLISHED ADS	838.20	838.20
106854	11/27/2019	51918	THE GREATER COACHELLA	VGCVCC 11072	11/4/2019 BANNERS FOR TACOS, TEQU	187.89	187.89
106855	11/27/2019	00745	THE PIN CENTER	1019142	10/31/2019 COACHELLA LAPEL PINS	421.00	
				1019139	10/30/2019 COACHELLA LAPEL PINS (ES	566.00	987.00
106856	11/27/2019	38250	TOPS N BARRICADES	1078167	10/22/2019 PED BARRICADE GALV	3,833.44	
				1078199	10/23/2019 10/17-21 PED BARRICADE RN	300.00	
				1078228	10/24/2019 10/22-24 DELINEATORS, ETC	15.00	
				1078346	10/29/2019 SURVEYOR CLASS 2 VEST, E	116.85	4,265.29
106857	11/27/2019	44978	TRI-STATE MATERIALS, INC.	88839	10/15/2019 ANTIQUE BROWN RUBBLE	737.83	
				88840	10/15/2019 BRIMSTONE DG	863.44	1,601.27

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106858	11/27/2019	42187	UNION BANK OF CALIFORNIA 1179502	10/24/2019	OT19-SP20 COA SANITARY D	1,000.00	1,000.00
106859	11/27/2019	48436	UNIVAR USA INC. LA763526	10/24/2019	SODIUM HYPOCHLORITE	5,426.88	5,426.88
106860	11/27/2019	50229	URBAN HABITAT ENVIRONME 5199	10/31/2019	DIST 16: RPR'D IRRGTN	96.15	
			5200	10/31/2019	DIST 28: RPR'D IRRGTN	214.40	
			5201	10/31/2019	DIST 23: RPR'D IRRGTN	190.35	
			5202	10/31/2019	DIST 14: RPR'D IRRGTN	104.38	
			5191	10/31/2019	DIST 16: RPR'D IRRGTN	199.57	
			5192	10/31/2019	DIST 29: RPR'D IRRGTN	43.17	
			5193	10/31/2019	DIST 24: RPR'D IRRGTN	32.00	
			5194	10/31/2019	DIST 25: RPR'D IRRGTN	65.93	
			5195	10/31/2019	DIST 20: RPR'D IRRGTN	85.10	
			5197	10/31/2019	DIST 16: RPR'D IRRGTN	197.09	
			5198	10/31/2019	DIST 16: RPR'D IRRGTN	201.80	
			5189	10/31/2019	DIST 24: RPR'D IRRGTN	32.68	
			5190	10/31/2019	DIST 17: RPR'D IRRGTN	98.58	
			5210	10/31/2019	OCT2019 LANDSCAPE MAINT	47,504.41	49,065.61
106861	11/27/2019	39640	VALLEY LOCK & SAFE 154749	11/5/2019	CYBER KEYS	1,188.09	1,188.09
106862	11/27/2019	53173	VERIZON CONNECT NWF, INC OSV000001937	11/1/2019	OCT2019 GPS MONITORING	1,403.70	1,403.70
106863	11/27/2019	44966	VERIZON WIRELESS 9839150424	10/1/2019	AC371867190-00001, 9/2-10/1	5,485.91	
			9840663406	10/22/2019	AC571164685-00001, 9/23-10/2	45.62	
			9841191603	11/1/2019	AC371867190-00001, 10/2-11/1	6,459.67	
			9841191604	11/1/2019	AC371867190-00002, 10/2-11/1	273.53	12,264.73
106864	11/27/2019	50629	VINTAGE ASSOCIATES, INC 213609	9/19/2019	RPLC'D PLANTS @ RLF PARK	8,065.00	
			213608	9/19/2019	RPLC'D PLANTS @ RLF PARK	6,840.00	
			213786	10/15/2019	OCT2019 LNDSCPE MAINT @	10,845.40	
			213787	10/15/2019	OCT2019 LNDSCPE MAINT @	8,383.00	
			214142	10/30/2019	OVERSEEDING @ BGDMA PA	14,960.00	
			213884	10/7/2019	RMV'D TURF & INSTLL'D DG (5,645.00	
			213796	10/15/2019	OCT2019 LNDSCPE MAINT @	3,700.80	
			213788	10/15/2019	OCT2019 LNDSCPE MAINT @	4,950.00	
			214091	10/25/2019	RPLC'D TREES @ RLF PARK	2,450.00	
			213495	9/15/2019	SEP2019 LNDSCPE MAINT @	4,950.00	
			214143	10/30/2019	OVERSEEDING @ PARKS & C	9,071.20	79,860.40

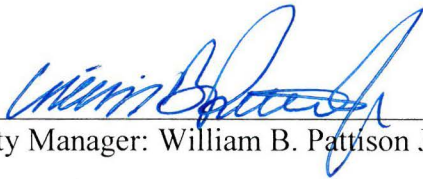
Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106865	11/27/2019	44775	VISTA PAINT CORPORATION	2019-058340-00	9/5/2019	GRAFFITI BLOCK FLAT P BAS	194.01
				2019-135344-00	10/23/2019	COVERALL EXT FLAT WHITE	253.69
				2019-066857-00	9/11/2019	COVERALL EXT FLAT WHITE	84.56
				2019-074981-00	9/16/2019	COVERALL EXT FLAT WHITE	84.56
				2019-135208-00	10/23/2019	COVERALL EXT FLAT WHITE	169.12
				2019-148032-00	10/31/2019	MESH GUN FILTER	37.50
				2019-170307-00	11/13/2019	GRAFFITI BLOCK FLAT P BAS	129.34
106866	11/27/2019	45104	WELLS FARGO BANK	1754642	10/23/2019	AC83925300, REV REF BNDS	5,000.00
				1754643	10/23/2019	AC83972700, GAS TAX 19 REI	1,500.00
106867	11/27/2019	49778	WEST COAST ARBORIST, INC	153469	10/15/2019	PE10/15 TREE MAINT @ LLMI	486.00
				151661	8/31/2019	PE8/31 TREE MAINT @ PARK	4,907.00
				153468	10/1/2019	PE10/1 TREE MAINT @ LLMD	756.00
106868	11/27/2019	53051	WESTERN DESIGN LLC	2129	11/14/2019	SMD LED C9 FACETED BULB,	100.21
106869	11/27/2019	51697	WESTERN WATER WORKS SI	57261-00	10/25/2019	CPLG INSTA-TITE PEP	1,083.15
				57245-00	10/23/2019	ANGLE BALL MTR VLV, ETC	2,298.55
				57117-00	10/29/2019	MECH PLUG END OF PIPE	166.39
106870	11/27/2019	00384	WILLDAN FINANCIAL SERVICE	002-21815	11/1/2019	OCT2019 BLDG & SAFETY SV	19,900.00
				002-21816	11/1/2019	OCT2019 INSPECTION SVCS	360.00
106871	11/27/2019	00384	WILLDAN FINANCIAL SERVICE	010-42845	10/25/2019	FY19/20 LANDSCAPE & LIGH	2,500.00
106872	11/27/2019	48971	XPRESS GRAPHICS & PRINTI	119-34347	10/29/2019	POSTCARDS: RUN W/ LOS M	37.48
106873	11/27/2019	42100	ZUMAR INDUSTRIES INC	86073	10/30/2019	30" HD ANCHOR & PERF TUB	1,847.38
				86074	10/30/2019	EZE-OUT SIGN POST & PERF	2,031.87
				85829	10/10/2019	36" WHITE POST, ETC	2,252.43
				85830	10/10/2019	36" YELLOW POST, ETC	2,381.87
				85835	10/10/2019	SPEED LIMIT SIGNS, ETC	780.64
				85870	10/11/2019	D/F SNS CITY OF COACHELL	1,248.32
				86045	10/28/2019	SIDEWALK CLOSED, ETC	1,615.55
Sub total for WELLS FARGO BANK:							1,603,409.42

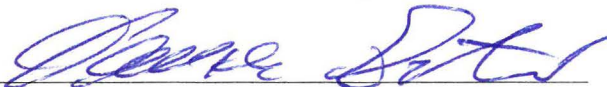
134 checks in this report.

Grand Total All Checks: 1,603,409.42

Date: November 27, 2019



City Manager: William B. Patison Jr.



Controller: Javier Estrada

Bank : wfb WELLS FARGO BANK

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
106874	11/21/2019	43213	FANTASY SPRINGS RESORT (Party 2019	11/21/2019	2019 EMPLOYEE HOLIDAY PA	8,462.50	8,462.50
Sub total for WELLS FARGO BANK:							8,462.50

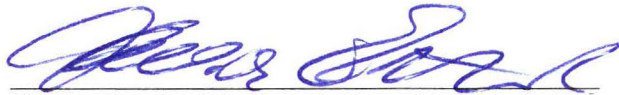
1 checks in this report.

Grand Total All Checks: 8,462.50

Date: November 21, 2019



City Manager: William B. Pattison Jr.



Controller: Javier Estrada

apChkLst

12/03/2019 5:00:47PM

Check List

City of Coachella

Page: 1

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
106875	12/11/2019	53513	CASTRO, ANTONIA	Ref000208620	11/27/2019	UB Refund Cst #00046684	59.04	59.04
106876	12/11/2019	53524	D.R. HORTON	Ref000208631	11/27/2019	UB Refund Cst #00051222	46.88	46.88
106877	12/11/2019	53525	D.R. HORTON	Ref000208632	11/27/2019	UB Refund Cst #00051225	64.15	64.15
106878	12/11/2019	53526	D.R. HORTON	Ref000208633	11/27/2019	UB Refund Cst #00051226	67.96	67.96
106879	12/11/2019	53511	DE LARA TOWING	Ref000208618	11/27/2019	UB Refund Cst #00041301	92.37	92.37
106880	12/11/2019	53523	DETARANGO, VERONICA	Ref000208630	11/27/2019	UB Refund Cst #00051165	61.17	61.17
106881	12/11/2019	53521	DR HORTON	Ref000208628	11/27/2019	UB Refund Cst #00051025	76.59	76.59
106882	12/11/2019	53517	JACOBSSON ENGINEERING COR	Ref000208624	11/27/2019	UB Refund Cst #00049903	336.84	336.84
106883	12/11/2019	53516	JIMENEZ, STEVE	Ref000208623	11/27/2019	UB Refund Cst #00048269	27.17	27.17
106884	12/11/2019	53522	LAM, LEONARD	Ref000208629	11/27/2019	UB Refund Cst #00051038	90.50	90.50
106885	12/11/2019	53520	MARCHU, PAUL	Ref000208627	11/27/2019	UB Refund Cst #00050495	15.00	15.00
106886	12/11/2019	53518	MARVAN, FERANDO	Ref000208625	11/27/2019	UB Refund Cst #00050129	63.21	63.21
106887	12/11/2019	53515	MENDEZ, MARIA LUISA	Ref000208622	11/27/2019	UB Refund Cst #00047531	47.51	47.51
106888	12/11/2019	53512	RODRIGUEZ, CECILIA	Ref000208619	11/27/2019	UB Refund Cst #00041497	100.00	100.00
106889	12/11/2019	53514	SALCEDO, SILVIA	Ref000208621	11/27/2019	UB Refund Cst #00047013	109.34	109.34
106890	12/11/2019	53519	TAPIA, CARMEN	Ref000208626	11/27/2019	UB Refund Cst #00050413	71.66	71.66

Sub total for WELLS FARGO BANK:

1,329.39

16 checks in this report.

Grand Total All Checks: 1,329.39

Date: December 11, 2019



City Manager: William B. Pattison Jr.



Controller: Javier Estrada

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106891	12/11/2019	44502	ALDCO AIR CONDITIONING & 14820	11/8/2019	WWTP REPLCED CONDENSE	645.00	645.00
106892	12/11/2019	48508	ALPHACARD	INV6338962	11/22/2019 RIBBON, PVC CARDS, COLOF	384.27	384.27
106893	12/11/2019	42837	ARAMARK UNIFORM SERVICE	NOV2019	PE11/30 UNIFORMS, MATS &	2,627.39	
			NOV2019 SAN	11/28/2019	PE11/30 UNIFORMS, MATS &	860.12	
			NOV2019 CC	11/28/2019	PE11/30 MAT & MOPS	310.60	3,798.11
106894	12/11/2019	42251	ARCOS, MARIA	11/26/2019	VOUCHERS 70,10/2-11/25	298.98	298.98
106895	12/11/2019	52968	ARIVITAS PARTNERS, LLC	18-005-13	NOV2019 PLANNING SVCS	5,670.00	5,670.00
106896	12/11/2019	45929	BECK OIL, INC.	29873CL	11/15/2019 PE11/15 ENG DEPT FUEL	215.37	
				29876CL	11/15/2019 PE11/15 LLMD DEPT FUEL	172.63	
				29880CL	11/15/2019 PE11/15 STREETS DEPT FUE	1,027.64	
				29945CL	11/15/2019 PE11/15 ADMIN DEPT FUEL	63.42	
				29983CL	11/15/2019 PE11/15 GRAFFITI DEPT FUE	167.54	
				29882CL	11/15/2019 PE11/15 WATER DEPT FUEL	546.57	
				29887CL	11/15/2019 PE11/15 PARKS DEPT FUEL	1,179.18	
				29910CL	11/15/2019 PE11/15 VEHICLE MAINT DEP	37.91	
				29923CL	11/15/2019 PE11/15 CODE ENF DEPT FUI	344.45	
				29911CL	11/15/2019 PE11/15 SENIOR CNTR FUEL	205.10	
				29936CL	11/15/2019 PE11/15 SANITARY DEPT FUE	278.87	
				29944CL	11/15/2019 PE11/15 BLDG MAINT DEPT F	236.95	4,475.63
106897	12/11/2019	02187	BENLO R.V. II	12611	11/14/2019 4.6 GAL LP	19.45	19.45

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106898	12/11/2019	43462	BEST BEST & KRIEGER, LLP	863981	11/18/2019 PE10/31, #80237.00861, ADV C	5,063.40	
				863982	11/18/2019 PE10/31, #80237.00863, ADV E	1,229.35	
				861294	10/15/2019 PE9/30, #80237, GENERAL RE	31,408.82	
				861295	10/15/2019 PE9/30, #80237.00228, 51704 I	440.30	
				861296	10/15/2019 PE9/30, #80237.00230, C. HEF	31.40	
				861297	10/15/2019 PE9/30, #80237.00235, 84502 I	108.10	
				861298	10/15/2019 PE9/30, #80237.00236, USA L/	829.60	
				861299	10/15/2019 PE9/30, #80237.00444, CITY C	950.00	
				863969	11/18/2019 PE10/31, #80237, GENERAL R	31,557.77	
				863970	11/18/2019 PE10/31, #80237.00236, USA L	1,997.30	
				863971	11/18/2019 PE10/31, #80237.00444, CITY	1,103.70	
				863972	11/18/2019 PE10/31, #80237.00445, DESE	7,061.05	
				863973	11/18/2019 PE10/31, #80237.00819, CODE	881.60	
				863974	11/18/2019 PE10/31, #80237.00820, ENVIR	3,467.60	
				863975	11/18/2019 PE10/31, #80237.00827, LA EM	43.65	
				863976	11/18/2019 PE10/31, #80237.00836, VISTA	3,195.00	
				863977	11/18/2019 PE10/31, #80237.00840, CANN	1,068.60	
				863978	11/18/2019 PE10/31, #80237.00844, CHRC	6,736.55	
				863979	11/18/2019 PE10/31, #80237.00851, GLEN	283.00	
				863980	11/18/2019 PE10/31, #80237.00859, LAMB	10,750.50	
				863983	11/18/2019 PE10/31, #80237.00867, ADU C	170.45	
				863984	11/18/2019 PE10/31, #80237.03001, AV50	2,465.34	
				863985	11/18/2019 PE10/31, #80237.03002, AV50	289.88	
				863986	11/18/2019 PE10/31, #80237.03004, AV50	2,987.25	114,120.21
106899	12/11/2019	44212	BMC SOFTWARE, INC	1330304	10/31/2019 2/28/20-2021 TRACK-IT SUPPL	244.37	244.37
106900	12/11/2019	49486	BRC CONSTRUCTION	2019299	11/4/2019 BUILDING OF DESK AREAS #.	3,800.00	
				2019309	11/21/2019 REPLACED FRENCH DOORS	2,970.00	
				2019310	11/21/2019 COUNTERTOPS COMPLETED	4,500.00	11,270.00
106901	12/11/2019	43862	BRENNTAG PACIFIC, INC	BPI997936	11/6/2019 WELL 17 SODIUM HYPOCHLOR	2,188.93	
				BPI9973937	11/6/2019 WELL 19 SODIUM HYPOCHLOR	2,188.93	
				BPI50	11/13/2019 SODIUM HYPOCHLORITE	2,703.09	
				BPI304043	11/5/2019 CREDIT DRUM RETURN 10/3	-640.00	6,440.95

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106902	12/11/2019	52723	BRIGHT EVENT RENTALS, LL(526679	9/21/2019	TABLES & CHAIRS EL GRITO	581.60	
			533618	10/19/2019	TACOS TEQUILA EVENT GEN	1,594.99	
			534688	10/19/2019	TACOS TEQUILA EVENT LINE	168.62	
			537665	11/2/2019	VETERANS DAY TABLES, CH/	2,149.00	4,494.21
106903	12/11/2019	42459	BRUDVIK, INC. 52541	11/14/2019	11/9-10/2019 GENERATOR RN	1,993.00	1,993.00
106904	12/11/2019	50839	BURRTEC ENVIRONMENTAL AC511377	10/31/2019	AC 45-TP VET PRK 12 POL-SL	1,961.68	1,961.68
106905	12/11/2019	44494	BURRTEC WASTE & RECYCLIBD 10/31/19	10/31/2019	OCT2019 SWEEPER BOXES,	6,731.80	
			BD 11/1/19	11/1/2019	AC 44-BS 405340, 85075 AVE	89.98	6,821.78
106906	12/11/2019	53431	BUSTOS DELGADO, GUILLER Refund	9/26/2019	REFUND OF 7/22 VICR FEES	200.00	200.00
106907	12/11/2019	43634	CACEO 200010893	11/21/2019	REG 2/6, INV REP WRIT: A. AI	86.00	
			200010894	11/21/2019	REG 2/6, INV REP WRIT: P. HI	86.00	
			300011935	11/1/2019	2020 MBRSHP RNWL: P.HERI	95.00	267.00
106908	12/11/2019	53423	CBE OFFICE SOLUTIONS IN2201417	10/20/2019	ACC CC3502, COLOR COPIEF	865.70	865.70
106909	12/11/2019	53038	CDS OFFICE INTERIORS LLC 858	11/14/2019	WALL ERABLE CALENDAR &	223.01	223.01
106910	12/11/2019	02048	CDW GOVERNMENT, INC. vkl5339	10/17/2019	KINGSTON 8 GB & TRIPP PO\	134.46	
			VKT5082	10/18/2019	OUTLET SAVERS	30.73	
			VMQ1645	10/25/2019	BLACK BOX CAT6 PATCH	8.07	
			VLX9097	10/23/2019	BLACK BOX CAT6 PATCHES	40.35	
			VKL5949	10/17/2019	TRIPP ADPTRS, & LCD STANI	492.98	706.59
106911	12/11/2019	53426	CELL BUSINESS EQUIPMENT 65518260	11/15/2019	SHARP MX5071+MX6071+MX	610.58	610.58
106912	12/11/2019	53530	CHABOLLA, JESUS Fees	10/31/2019	REIMB: FY20/21 GRD D4/T3 V	245.00	245.00
106913	12/11/2019	53220	COACHELLAACE HARDWARE471/1	11/14/2019	TAPE RULE TPR GRP, GORIL	18.03	
			487/1	11/21/2019	OUTLETS FOR PALMTREES (258.64	276.67
106914	12/11/2019	45032	COLLINS ELECTRIC 111419-3	11/15/2019	120V 20 AMP GATE FRONT EI	2,300.00	2,300.00
106915	12/11/2019	44959	COMPUTER CONSULTANTS, I29998	11/15/2019	SANITARY YRLY RAPID RECV	680.00	680.00
106916	12/11/2019	51441	CONTRERAS, ABEL 13	11/14/2019	DJ X-MAS PARADE EVENT 20	467.00	467.00
106917	12/11/2019	09950	CVWD Oct 2019	11/1/2019	CN 332543, OCT 2019 WELL F	39,177.60	39,177.60
106918	12/11/2019	02115	CWEA-TCP GJ-11/21/19	11/21/2019	1/31 CERT RNWL LAB ANALY:	89.00	
			LG-11/05/19	11/5/2019	MBRSHP RNWL: L. GALVAN #	192.00	
			BB-11/05/19	11/5/2019	1/31 CERT RNWL CSM1: B. BI	89.00	370.00
106919	12/11/2019	50103	D&H WATER SYSTEMS I 2019-1294	11/1/2019	V NOTCH, STUD STEM PLUG	995.42	995.42
106920	12/11/2019	42500	DEKRA-LITE SO059399	11/25/2019	VINYL SINGLE BANNERS	646.67	
			SO059400	11/25/2019	VINYL BANNERS	706.37	1,353.04
106921	12/11/2019	12870	DEPARTMENT OF JUSTICE 418142	11/6/2019	OCT 2019 BLOOD ALCOHOL /	210.00	
			418189	11/6/2019	DEC2017 BLOOD ALCOHOL A	175.00	385.00

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106922	12/11/2019	42761	DEPT OF ENVIRONMENTAL H IN0366597	11/6/2019	FAC #FA0035402, EHP 12/31,	53.00	53.00
106923	12/11/2019	01089	DESERT ELECTRIC SUPPLY S2688973.003	11/3/2019	3-LED A21 E26 BASE DAYLIGH	205.62	
			S2688973.004	11/6/2019	S2688973.001 & 002 FREIGHT	10.93	
			S2693307.001	11/7/2019	RECEPTACLES, NOSE WIRE	318.41	
			S2693594.001	11/7/2019	LAMP	6.72	
			S2693307.002	11/12/2019	TESTER & PULSERATED LAM	116.32	658.00
106924	12/11/2019	53007	DESERT PROMOTIONAL & 60284	10/18/2019	SHIRTS+EMBROIDERY FOR C	156.60	
			60290	10/18/2019	SHIRTS+EMBROIDERY ENGI	478.68	635.28
106925	12/11/2019	48672	DESERT RECREATION DISTR 2773	10/31/2019	2019 SUMMER CAMP/ MOVIE	17,800.00	17,800.00
106926	12/11/2019	42862	DESERT VIEW TREE SERVICE2345	8/29/2019	EUCALYPTUS TREE TRIMMIN	9,230.00	9,230.00
106927	12/11/2019	42442	DIRECTV 36860343999	11/3/2019	NOV2019 BUSINESS XTRA PR	188.22	188.22
106928	12/11/2019	49630	DORIS PEREZ INTERPRETING104700	10/9/2019	10/9 INTERPRETING SVCS: C	350.00	
			104705	10/9/2019	10/9 INTERPRETING SVCS: C	350.00	
			104696	10/7/2019	10/9 INTERPRETING SVCS: A	75.00	775.00
106929	12/11/2019	50645	DURAN'S LOCK & KEY 5366	11/7/2019	ADJUST/LUBRICATE EMP EN'	65.00	65.00
106930	12/11/2019	46577	EATON CORPORATION 936488200	5/13/2019	BATTERIES	252.64	252.64
106931	12/11/2019	48970	ENTRAVISION COMMUNICATI469323-1	6/30/2019	4TH OF JULY 2019- 6/1-30/19	510.00	
			469324-1	6/30/2019	6/1-30/19 JULY 4TH -LA TRICC	322.50	
			464191-1	5/31/2019	4TH OF JULY 2019- 5/1-29/19	342.50	1,175.00
106932	12/11/2019	44713	FARMER BROTHERS CO. 69645459	11/19/2019	COFFEE, CREAMER & SUGAR	632.85	
			69645460	11/19/2019	COFFEE	206.06	838.91
106933	12/11/2019	48148	FORD HALL COMPANY, INC 19319	11/8/2019	BRUSHES, SPRING ASSEMBL	1,089.04	1,089.04
106934	12/11/2019	53527	FOUNTAIN OF LIFE, CHRISTIA11/16 Deposit	11/26/2019	DEPOSIT REIMB- VETERAN'S	200.00	200.00
106935	12/11/2019	02272	FRANKLIN TRUCK PARTS, INCIN303906	11/5/2019	FRONT PADS FOR CODE ENF	136.79	136.79
106936	12/11/2019	51604	FRONTIER 3983051-NV19	11/1/2019	760/398-3051, 11/1/19	57.15	
			3982369-OT19	10/25/2019	760/398-2369, 10/25/19	71.40	128.55
106937	12/11/2019	43672	FULTON DISTRIBUTING COMI488279	10/23/2019	PURFIED AQUAFINA WATER	459.30	
			489374	11/4/2019	GLOVES, URINAL SCREENS,	247.52	
			489779	11/7/2019	FACIAL TISSUE	27.85	
			490329	11/13/2019	TOILET TISSUE, & URINAL SC	274.93	1,009.60
106938	12/11/2019	52615	G/M BUSINESS INTERIORS 0256194-IN	11/11/2019	PROVIDE FURNITURE & INST	7,295.41	7,295.41
106939	12/11/2019	01850	GAME TIME PJI-0127216	11/8/2019	HALF ROUND BOTTOM GRAN	1,391.28	1,391.28
106940	12/11/2019	51494	GARDA CL WEST, INC. 10524809	11/1/2019	NOV 2019 ARMORED TRANSI	602.15	
			20402335	10/31/2019	10/15 & 10/29 EXCESS LIABIL	26.88	
			10524819	11/1/2019	NOV 2019 CASHLINK MAINT	793.47	1,422.50

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
106941	12/11/2019	49100	GOLDMAN, RONALD A.	Nov2019	11/30/2019 NOV2019 SVCS: VISTA DEL A	2,450.00	2,450.00
106942	12/11/2019	51892	HERC RENTALS, INC.	31141642-001	11/22/2019 11/11-16/19 BOOM STRAIGHT	1,072.20	
				31121328-002	11/6/2019 11/1-2 LIGHT TOWER RNTL	395.10	
				31127323-001	11/7/2019 11/1-2 LIGHT TOWERS RNTL	649.20	
				31127935-002	11/6/2019 11/1-2 LIGHT TOWER RNTL	94.24	
				31121328-003	11/7/2019 11/1-2 LIGHT TOWER RNTL	351.24	
				31127935-003	11/7/2019 11/1-2 LIGHT TOWER RNTL	234.16	
				31127935-004	11/8/2019 11/1-2 LIGHT TOWERS RNTL	1,036.64	
				31127323-002	11/8/2019 11/1-2 LIGHT TOWERS RNTL	1,130.88	
				31121328-004	11/8/2019 11/1-2 LIGHT TOWERS RNTL	942.40	
				31132502-001	11/11/2019 TELEHANDLER 16-20 FT LIFT	488.21	6,394.27
106943	12/11/2019	00996	HOME DEPOT	5172013	9/25/2019 STEEL STKS, STD/BTR PRIM,	120.45	
				4011750	11/15/2019 TOWER HEATER, & SCHLAG	86.95	
				6025978	11/13/2019 PLUGS	126.02	
				8012428	11/21/2019 VINYL TAPE, WIRE CNNCTR,	188.86	522.28
106944	12/11/2019	20450	IMPERIAL IRRIGATION DISTRIMdOT-MdNV		11/13/2019 MID OCTOBER-MID NOVEMB	45,118.79	45,118.79
106945	12/11/2019	45108	IMPERIAL SPRINKLER SUPPL	3957886-00	11/1/2019 FERTILIZER NITRA KING 50#	204.48	
				3961266-00	11/5/2019 BRASS Q.C. KEYS & GARDEN	139.48	
				3965609-00	11/7/2019 POP UPS & TNE NIPPLE	29.73	373.69
106946	12/11/2019	52906	JOHNSON CONTROLS SECUF	33437877	11/9/2019 12/1-2/29 ALARM, 1515 6TH S	1,192.48	1,192.48
106947	12/11/2019	47328	KONICA MINOLTA	34201016	11/17/2019 BIZHUB C454+951+C364+C36	783.00	
				34211061	10/26/2019 BIZHUB C454E, CITY HALL, O	212.07	
				34244039	11/2/2019 ACC 061-0042081-000, OCT20	67.43	
				34244038	10/31/2019 BIZHUB 501, WATER DEPT, O	163.44	
				34244037	10/31/2019 BIZHUB C360, CORP YARD, C	109.84	1,335.78
106948	12/11/2019	44047	KONICA MINOLTA BUSINESS	9006147293	10/13/2019 BIZHUB C454E, CITY HALL, 9/	402.44	
				9006164276	10/19/2019 BIZHUB C360, CITY HALL, 9/2	93.36	
				9006179353	10/24/2019 BIZHUB 282, FIRE DEPT, 9/23	6.96	
				9006202338	10/31/2019 BIZHUB C360, CORP YARD, C	330.80	
				9006187397	10/27/2019 BIZHUB C364+C454+PRO 951	597.24	
				9006237479	11/13/2019 BIZHUB C454E, CITY HALL, 10	100.83	1,531.63
106949	12/11/2019	44767	KUNA FM	492112-1	10/27/2019 9/30-10/16 TACOS TEQUILA C	500.00	
				486889-1	10/27/2019 9/30-10/19 TACOS TEQUILA C	850.00	1,350.00
106950	12/11/2019	45051	LAMAR OF PALM SPRINGS	110835463	11/4/2019 11/4-12/1 POSTER ADVERTISI	1,200.00	1,200.00
106951	12/11/2019	48595	LANDES, LUCRECIA	NOV 2019	11/27/2019 NOV2019 ESL CLASS	270.00	270.00

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106952	12/11/2019	50190	LINKO DATA SYSTEMS, INC. 6086	8/31/2019	LINKOFOG SFTWRE+ YRLY S	5,145.00	5,145.00
106953	12/11/2019	24600	LOPES HARDWARE 008962	11/12/2019	HCK SAW BLADES, ARMOR A	270.27	
			009051	11/9/2019	LOCKS, OUTLET, SUPPLIES,	349.82	
			009005	10/29/2019	PADLOCK, BROOM, SUPPLIE:	388.93	1,009.02
106954	12/11/2019	02162	LOWE'S COMPANIES, INC. 08046	11/13/2019	LCK SCKTS, TOTE, PLIERS, E	361.52	361.52
106955	12/11/2019	49857	MANPOWER US INC. 34458307	11/3/2019	WE 11/3: SALGADO P REG/OT	189.97	
			34458322	11/3/2019	WE 11/3 BRAVO+NEVAREZ RI	1,188.65	
			34472835	11/10/2019	WE 11/10 NEVAREZ REG/OT	586.18	
			34472840	11/10/2019	WE 11/10 SALGADO P REG	173.68	2,138.48
106956	12/11/2019	25900	MEREDITH & SIMPSON CONS 190836	8/14/2019	R-INSTLL ELECTRICAL TO GF	404.08	
			191112	11/5/2019	DISCONN PMP 4 MECHANICA	318.25	
			191142	11/12/2019	SERVICE CALL FOR COMPRE	92.00	814.33
106957	12/11/2019	51579	METLIFE- GROUP BENEFITS Dec2019	11/15/2019	DEC2019 DENTAL/VISION/LIF	12,921.02	12,921.02
106958	12/11/2019	50472	MONTOYA, JOSE C PerDiem 10/23-2	11/27/2019	DEPT OF PESTICIDE PERDIE	99.00	99.00
106959	12/11/2019	43425	MOWERS PLUS, INC 199198	11/14/2019	CARBURETOR, SPRK PLG, G	177.94	
			199199	11/14/2019	WEED EATER SPARK PLUG	8.06	186.00
106960	12/11/2019	45197	MSA CONSULTING, INC. 2405.001-14	10/31/2019	CASTRO MHP NO W-37	4,347.00	
			2405.001-13	10/31/2019	CASTRO MHP WATER NO W-	7,640.00	
			2406.001-10	10/31/2019	SHADY LN WATER SYSTEM F	15,500.00	27,487.00
106961	12/11/2019	51626	MUNOZ, MARIA 11/2 Deposit	11/25/2019	DEPOSIT REIMB- COMMUNIT	654.00	654.00
106962	12/11/2019	53042	NCA ENTERTAINMENT 12/6 Event	11/13/2019	CARNIVAL RIDES ENTERTAIN	9,000.00	9,000.00
106963	12/11/2019	52344	NEOFUNDS BY NEOPOST CD 11/11/19	11/11/2019	POSTAGE BY PHONE #7900 C	1,101.51	1,101.51
106964	12/11/2019	01882	NORTHERN TOOL & EQUIPME43705019	11/20/2019	RENEWED 1 YR ADVANT	39.99	39.99
106965	12/11/2019	53529	NUNEZ, CESAR Refund 7/24/19	12/3/2019	VARIANCE NO 19-02 REFUNC	1,714.00	1,714.00
106966	12/11/2019	52757	OLLIN STRATEGIES 85	11/21/2019	NOV2019 CONSULTING SVCE	5,000.00	5,000.00
106967	12/11/2019	53489	ONYX PAVING COMPANY, INC19/401	11/27/2019	NOV 2019 SPEED HUMPS FO	84,122.50	84,122.50

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
106968	12/11/2019	47192	O'REILLY AUTO PARTS	2855-159940	11/6/2019	AIR FILTER AND SHOP TOWE	37.06	
				2855-160225	11/7/2019	STR WHL COVER LLMD DEPT	16.30	
				2855-160185	11/7/2019	AIR FILTER FOR STREETS DE	66.71	
				2855-161543	11/12/2019	WIN REG ASSY ENGINEERIN	74.31	
				2855-161559	11/12/2019	BATTERY PROTECT PARK DE	172.88	
				2855-161761	11/13/2019	HEATER VALVE PARKS DEPT	28.04	
				2855-163065	11/18/2019	WATER PUMP STREET DEPT	32.92	
				2855-163136	11/18/2019	MIN GASKT STREET DEPT #4	12.71	
				2855-163618	11/20/2019	STR WHL CVR BLDG MAINT #	16.30	
				2855-163639	11/20/2019	CTRL ARM ASY, OESPECTRU	292.82	
				2855-165095	11/25/2019	PWR INVERTERS XMAS PAR	326.22	
				2855-165047	11/25/2019	FLASHER ENGINEERING DEF	17.35	1,093.62
106969	12/11/2019	49989	PAUL ASSOCIATES	84313	11/7/2019	BUS CARDS: S. HERNANDEZ	98.15	98.15
106970	12/11/2019	02028	PETE'S ROAD SERVICE, INC.	370791-00	11/7/2019	TIRE LABOR & WHEEL SANIT	46.50	
				373891-00	11/20/2019	TIRES, VALVE STEM & LABOF	340.75	387.25
106971	12/11/2019	53531	PIP PRINTING RIVERSIDE	378594	10/23/2019	1000 CT 12 OZ MOOD STADIL	911.06	911.06
106972	12/11/2019	01395	PJ'S DESERT TROPHIES & GIL	22591	11/27/2019	10X8 HOME TOWN HERO PLA	199.25	
				22560	11/19/2019	CAST BRONZE HERO PLAQU	724.28	
				22575	11/22/2019	CHRISTMAS TROPHIES	1,994.48	
				22583	11/26/2019	XMAS TROPHIES, PENS & RII	1,424.35	4,342.36
106973	12/11/2019	52596	PLANIT PRINTWORKS	879540	10/3/2019	SCAN PLANS FILE BLK/WHT I	8,064.38	8,064.38
106974	12/11/2019	52389	POWER SECURITY GROUP IN	3838	10/6/2019	SECURITY GUARD SERVICES	9,576.00	9,576.00
106975	12/11/2019	42759	PROPER SOLUTIONS, INC.	9795	7/26/2019	WE 7/26: GONZALEZ+SERVIN	1,440.00	
				10766	11/22/2019	WE 11/22: L. AVINA	390.00	
				10585	10/11/2019	WE 10/11: L. SERVIN	720.00	
				9977	9/13/2019	WE 9/13: GONZALEZ+REYES	1,800.00	
				10000	9/20/2019	WE 9/20: GONZALEZ+REYES	1,620.00	5,970.00

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106976	12/11/2019	48977	PROTECTION 1/ADT	131418675	11/3/2019	OCT19-JAN20 ALARM/EXT SV	331.94
				131418676	11/3/2019	DEC2019 ALARM/EXT SVC PF	626.74
				131418677	11/3/2019	DEC2019 ALARM/EXT SVC PF	1,023.39
				131418678	11/3/2019	DC19-FB20 EQUIP LSE/EXT S	472.13
				131418679	11/3/2019	DC19-FB20 FIRE, 87101 AVE	136.02
				131418673	11/3/2019	DC19-FB20 ALARM/EXT SVC	177.33
				131418674	11/3/2019	DC19-FB20 ALARM/EXT SVC	209.98
				131418680	11/3/2019	DC19-FB20 ALARM, 87101 AV	85.02
				131418692	11/3/2019	SP-DC2019 ALARM/EXT SVC	191.34
				1314186393	11/3/2019	DC19-FB20 ALARM/EXT SVC	180.09
				131418694	11/3/2019	DC19-FB20 ALARM/PRIME CE	145.02
				131418695	11/3/2019	DC19-FB20 ALARM, BGDMA	133.53
				131418696	11/3/2019	DC19-FB20 FIRE/EXT SVC PR	1,497.75
				131418684	11/3/2019	DC19-FB20 FIRE, COMMUNIT	216.99
				1314186385	11/3/2019	DEC2019 CELL/ESUITE/ALAR	62.00
				131418686	11/3/2019	DC19-FB20 CELL BACKUP/FIF	218.58
				131418687	11/3/2019	DC19-FB20 CELL BACKUP/FIF	218.58
				131418688	11/3/2019	DC19-FB20 ALARM/EXT SVC	83.01
				131418689	11/3/2019	DC19-FB20 ALARM/EXT SVC	188.19
				131418690	11/3/2019	DC19-FB20 ALARM/EXT SVC	197.34
				131418691	11/3/2019	DC19-FB20 ALARM/EXT SVC	180.09
				131418681	11/3/2019	DC19-FB20 EQUIP LSE/EXT S	254.06
				131418682	11/3/2019	DC19-FB20 ALARM, 87075 AV	133.53
				131418683	11/3/2019	DC19-FB20 FIRE/ALARM, 870	187.05
							7,149.70
106977	12/11/2019	43576	PURE PLANET WATER, INC.	10557	11/16/2019	DEC2019 RNTL, WTR PURIFIK	32.63
							32.63
106978	12/11/2019	52306	QUINN COMPANY	122757	11/15/2019	RENTAL 10/19-11/16 REACHLI	4,879.85
							4,879.85
106979	12/11/2019	52802	RED WING BUSINESS ADVAN	2019110700343	11/7/2019	10/30 EMPLOYEE WORK BOC	217.78
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106980	12/11/2019	31705	RIVERSIDE COUNTY FIRE DE	233446	11/15/2019	FY19/20- 1ST QTR FIRE PRO	754,142.46
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106981	12/11/2019	52995	RM BROADCASTING, LLC	IN-1191012970	10/31/2019	10/1-19 TACO FEST JAMMIN	1,400.00
							1,400.00
106982	12/11/2019	44161	ROBERT HALF MNGT RESOU	54773622	11/25/2019	WE 11/22: A. FELIX	758.34
				54844934	12/3/2019	WE 11/29: A. FELIX	616.20
							1,374.54
106983	12/11/2019	01830	SAM'S FENCE INC.	17921	11/1/2019	REPAIR IRON PANEL & 2X2 P	800.00
							800.00
106984	12/11/2019	44262	SCST, INC.	677511	10/31/2019	PROVIDE GEOTECHNICAL SE	9,242.00
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106985	12/11/2019	52924	SIEMENS MOBILITY, INC.	5610197445	11/18/2019	TRAFFIC SIGNAL MAINTENAN	1,812.80
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Bank : wfb WELLS FARGO BANK (Continued)

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106988	12/11/2019	35000	SMART & FINAL	053515	11/18/2019	LYSOL, GLADE, TABLE COVE	275.37	275.37
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106990	12/11/2019	52595	STAPLES BUSINESS CREDIT	7302096091-0-1	11/13/2019	BOARD FBR OVAL, ENERGEL	198.41	
				7302126593-0-3	11/19/2019	TWO DRAWER LATERAL FILE	279.91	478.32
106991	12/11/2019	53421	SULZER	SI09599	10/28/2019	SIEMENS TEXP 2HP 1800 RPI	1,037.48	1,037.48
106992	12/11/2019	53044	SUPER BIRTHDAY, INC.	22908	12/2/2019	F-TRAIN RENTAL XMAS TREE	500.00	500.00
106993	12/11/2019	36300	SWRCB FEES	WD-0164595	11/6/2019	#7A330104032, FY19/20 WDR	18,767.00	
				ED-0167491	11/6/2019	#7A330104012, FY19/20 NPDE	13,487.00	
				WD-0162959	11/6/2019	#7A330104021, FY19/20 WDR	18,767.00	
				WD-0163979	11/6/2019	#7SSO10520, FY19/20 WDR F	2,625.00	53,646.00
106994	12/11/2019	37600	THE DESERT SUN PUBLISHIN	0002013954	9/30/2018	SEPT2018 PUBLISHED ADS	1,828.20	
				0002914451	10/31/2019	OCT2019 PUBLISHED ADS	1,161.60	2,989.80
106995	12/11/2019	38250	TOPS N BARRICADES	1078468	10/31/2019	MESH LIME 2X & 3X	501.77	
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				1078710	11/11/2019	3X LIME FLEECE JACKET	41.87	
				115353	11/21/2019	JKT BOMBER & PARKA- B MIC	111.45	
				1078584	11/7/2019	BARRICADES/TEMP NO PAR	1,398.25	
				1078560	11/7/2019	CHANGEABLE MESSAGE SIG	2,580.00	
				1078558	11/7/2019	CHANGEABLE SIGN RENTAL	2,580.00	
				1078559	11/7/2019	10/25-11/3/19 CHANGEABLE S	1,290.00	
				1078714	11/11/2019	11/4-11/19 CHANGEABLE MES	840.00	
				1078743	11/12/2019	10/30-11/12/19 CHANGEABLE	2,580.00	
				1078772	11/13/2019	GUARD RAIL POSTS, & CARR	282.72	
				1078793	11/14/2019	GUARD RAIL POSTS	256.89	
				1078787	11/14/2019	11/11-13/19 CHANGEABLE ME	540.00	13,086.69
106996	12/11/2019	50590	TOUCHTONE COMMUNICATIO	669409	11/1/2019	AC 1100006871, NOV2019	3.39	3.39
106997	12/11/2019	38800	UNDERGROUND SERVICE AL	18dsbfe5561	11/1/2019	CA STATE FEE FOR REGULAT	64.78	
				1020190109	11/1/2019	OCT19-78 NEW TICKETS+DA	138.70	203.48
106998	12/11/2019	02097	UNION PACIFIC RAILROAD CC	303611797	11/1/2019	YR-LY LSE, FLDR 0248086, 49	6,229.05	6,229.05
106999	12/11/2019	48436	UNIVAR USA INC.	LA768783	11/19/2019	SODIUM HYPOCHLORITE	6,379.95	6,379.95
107000	12/11/2019	50229	URBAN HABITAT ENVIRONME	5248	11/18/2019	NOV2019 LANDSCAPE MAINT	47,504.41	
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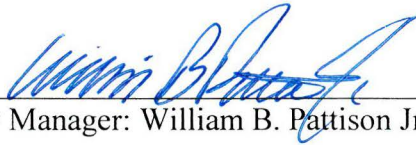
Bank : wfb WELLS FARGO BANK (Continued)

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				214330	10/31/2019	LANDSCAPE MAINTENANCE	4,152.00	
				214481	11/14/2019	LANDSCAPE MAINTENANCE	1,846.00	25,966.00
107002	12/11/2019	42495	WATER ENVIRONMENT FEDE	9000651983	9/11/2019	MBRSHP RNWL #17657889: B	140.00	140.00
107003	12/11/2019	44203	WEST COAST SAND & GRAVE	198679	10/16/2019	RUSSET BROWN RUBBLE VE	326.26	326.26
107004	12/11/2019	53051	WESTERN DESIGN LLC	2133	11/20/2019	LED COLOR BULBS	672.79	672.79
107005	12/11/2019	51697	WESTERN WATER WORKS SI	57176-00	11/14/2019	ADAPTERS, HYD CAP, & RINC	4,108.79	
				57292-00	10/31/2019	SR CENTER- BALL MTR VLV F	202.82	4,311.61
107006	12/11/2019	00384	WILLDAN FINANCIAL SERVICI	010-42796	10/25/2019	FY19/20 SEWER DISTRICT AI	2,500.00	2,500.00
Sub total for WELLS FARGO BANK:								1,497,356.08

116 checks in this report.

Grand Total All Checks: 1,497,356.08

Date: December 11, 2019



City Manager: William B. Pattison Jr.



Controller: Javier Estrada


Bank : wfb WELLS FARGO BANK

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>	
107007	12/11/2019	53474	BRISENO, J REFUGIO	Ref000207944	10/29/2019	October 2019	150.00	150.00
Sub total for WELLS FARGO BANK:							150.00	

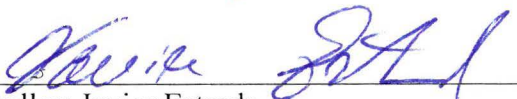
1 checks in this report.

Grand Total All Checks: 150.00

Date: December 11, 2019



City Manager: William B. Pattison Jr.



Controller: Javier Estrada



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1144 approving Change of Zone No. 18-02 to add the RC (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at the northwest corner of Grapefruit Boulevard and 7th Street. Nicholas Meza, Applicant. (*2nd Reading*).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1144 approving Change of Zone No. 18-02 to add the RC (Retail Cannabis) Overlay Zone the existing C-G (General Commercial) zone located at the northwest corner of Grapefruit Boulevard and 7th Street.

BACKGROUND:

On November 13, 2019 the City Council introduced for first reading, by title only, Ordinance No. 1144 as part of the Coachella Smoke Company retail cannabis business proposed for the existing building located at 85-995 Grapefruit Boulevard, Suite #1. The Planning Commission reviewed the project and recommended to City Council approval of the zone change request on October 16, 2019.

DISCUSSION/ANALYSIS:

The City Council approved the Coachella Smoke retail cannabis dispensary and indoor cannabis consumption lounge project on November 13, 2019. The applicant intends to license the existing one-story commercial building tenant space for retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1144 approving Change of Zone No. 18-02.
- 2) Deny Ordinance No. 1144 with findings.
- 3) Continue this matter and provide staff with direction.

FISCAL IMPACT:

There are no fiscal impacts associated with this action in that it merely creates the proper zoning to allow the operation of a retail cannabis dispensary on the subject site, subject to the conditions of approval previously imposed on the business through Conditional use Permit No. 298.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 above.

Attachment: Ordinance No. 1144 - 2nd Reading

ORDINANCE NO. 1144

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE NO. 18-02 TO ADD THE RC (RETAIL CANNABIS) OVERLAY ZONE TO THE EXISTING C-G (GENERAL COMMERCIAL) ZONE ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF GRAPEFRUIT BOULEVARD AND 7TH STREET. NICHOLAS MEZA, APPLICANT.

WHEREAS, Nicholas Meza (on behalf of Coachella Smoke Company) filed an application for Change of Zone No. 18-02 on property located at the northwest corner of Grapefruit Boulevard and 7th Street, and attendant applications Conditional Use Permit No. 298, Assessor’s Parcel No 778-100-013 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-02 and CUP 298 on October 16, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

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

WHEREAS, the City Council conducted a duly noticed public hearing on Change of Zone No. 18-02 on November 13, 2019 at Coachella City Hall, 1515 6th Street, Coachella, California and took public testimony regarding the project; and,

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

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

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

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

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

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

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

SECTION 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-02 map marked “Exhibit A” from C-G (General Commercial) to CG-RC (General Commercial - Retail Cannabis Overlay) zone on property located at the northwest corner of Grapefruit Blvd and 7th Street, with the findings listed below:

Findings for Change of Zone 18-02:

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

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

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

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

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

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

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

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

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Ordinance No. 1144 was duly and regularly introduced at a meeting of the City Council on the 12th day of December, 2018, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 11th day of December 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”

Existing Zoning: C-G (General Commercial)

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





STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Grants Manager

SUBJECT: Adopt Resolution No. 2019-72 Authorizing the City of Coachella to Opt-In and Participate in the County of Riverside 2020 Census City Funding Opportunity and Receive its Allocation in the Amount of \$20,444.54 as Part of the California Complete Count 2020 Census Outreach and Awareness Campaign Efforts

STAFF RECOMMENDATION:

Staff recommends that the City Council consider adopting Resolution No. 2019-72 authorizing the City of Coachella to opt-in and participate in the County of Riverside 2020 Census City Funding Opportunity and receive its allocation in the amount of \$20,444.54 as part of the California Complete Count 2020 Census Outreach and Awareness Campaign efforts.

BACKGROUND:

The U.S. Census Bureau counts each resident of the country, where they live on April 1, every decade. The Constitution mandates the enumeration to determine how to apportion the House of Representatives among the states and to distribute billions of dollars in federal funds to local communities. More than 70 federal programs that benefit California, including education, health, and transportation, use Census numbers as part of their funding formulas.

The California Complete Count – Census 2020 is a statewide outreach and awareness campaign designed to ensure the federal government collects an accurate and complete count of all California residents in the upcoming U.S. Census 2020. California's Census efforts are designed to supplement the U.S. Census Bureau's outreach campaign and, through collaboration, avoid duplication of work. State funds have been strategically allocated to the County of Riverside in the amount of \$1,210,891 to distribute to cities within the County who wish to opt-in to the funding opportunity and thus maximize resources on the ground, which will allow for rapid response and collaboration. This approach allows the State to focus resources in hard-to-count communities, build a base of trusted messengers, break down language access barriers for non-English speakers, and facilitate culturally appropriate engagement within communities to ensure all Californians are counted.

DISCUSSION/ANALYSIS:

The county will provide funding to cities for 2020 Census outreach activities. The allocation for funding was based on the percentage of the Hard-to-Count population in each city as identified by the state. A participating city must:

1. Inform the county of their intent to opt-in;
2. Adopt a resolution or proclamation by their city council supporting the 2020 Census;
3. Develop an outreach plan focused on identified geographic areas and demographic populations least likely to respond;
4. Collaborate with the county and its partners to avoid duplication of marketing efforts;
5. Identify outreach gaps and respond accordingly;
6. Use a state-approved Asset Mapping Tool (SwORD) to identify the HTC population; and
7. Update outreach activities in the state-approved Asset Mapping Tool on a bi-weekly basis.

ALTERNATIVES:

1. Adopt Resolution No. 2019-72 Authorizing the City of Coachella to Opt-In and Participate in the County of Riverside 2020 Census City Funding Opportunity and Receive its Allocation in the Amount of \$20,444.54 as Part of the California Complete Count 2020 Census Outreach and Awareness Campaign Efforts
2. Not Adopt Resolution No. 2019-72 Authorizing the City of Coachella to Opt-In and Participate in the County of Riverside 2020 Census City Funding Opportunity and Receive its Allocation in the Amount of \$20,444.54 as Part of the California Complete Count 2020 Census Outreach and Awareness Campaign Efforts

FISCAL IMPACT:

None.

ATTACHMENT(S):

Resolution No. 2019-72

RESOLUTION NO. 2019-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA AUTHORIZING THE CITY OF COACHELLA TO OPT-IN AND PARTICIPATE IN THE COUNTY OF RIVERSIDE 2020 CENSUS CITY FUNDING OPPORTUNITY AND RECEIVE ITS ALLOCATION IN THE AMOUNT OF \$20,444.54 AS PART OF THE CALIFORNIA COMPLETE COUNT 2020 CENSUS OUTREACH AND AWARENESS CAMPAIGN EFFORTS

WHEREAS, the U.S. Census Bureau is required by Article I, Section 2 of the U.S. Constitution to conduct an accurate count of the population every ten years; and

WHEREAS, the next enumeration will be April 1, 2020 and the 2020 Census will be the first to rely heavily on online responses; and

WHEREAS, the primary and perpetual challenge facing the U.S. Census Bureau is the undercount of certain population groups; and

WHEREAS, that challenge is amplified in California, given the size of the state and the diversity of communities; and

WHEREAS, California has a large percentage of individuals that are considered traditionally hard to count; and

WHEREAS, these diverse communities and demographic populations are at risk of being missed in the 2020 Census; and

WHEREAS, California receives nearly \$77 billion in federal funding that relies, in part, on census data; and

WHEREAS, a complete and accurate count of California’s population is essential; and

WHEREAS, the data collected by the decennial Census determines the number of seats each state has in the U.S. House of Representatives and is used to distribute billions of dollars in federal funds to state and local governments; and

WHEREAS, the data is also used in the redistricting of state legislatures, county boards of supervisors and city councils; and

WHEREAS, the decennial census is a massive undertaking that requires cross-sector collaboration and partnership in order to achieve a complete and accurate count; and

WHEREAS, California’s leaders have dedicated a historic amount of funding and resources to ensure every Californian is counted once, only once and in the right place; and

WHEREAS, this includes coordination between tribal, city, county, state governments, community-based organizations, education, and many more; and

WHEREAS, the U.S. Census Bureau is facing several challenges with Census 2020, including constrained fiscal environment, rapidly changing use of technology, declining response rates, increasingly diverse and mobile population, thus support from partners and stakeholders is critical; and

WHEREAS, the City of Coachella is committed to ensuring a complete and accurate count by partnering with other local governments, the State, businesses, schools, and community organizations; and

WHEREAS, the City of Coachella has established a Municipal Complete Count Committee to perform and implement outreach and communication strategies to not only raise community awareness but to ensure that the City’s the hardest-to-count individuals are counted.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coachella that the City of Coachella recognizes the importance of the 2020 U.S. Census and encourages residents to self-respond, promote and complete the Census questionnaire to ensure a complete, fair, and accurate count.

PASSED, APPROVED and ADOPTED this 11th day of December, 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-72 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December, 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: William P. Pattison, Jr., City Manager

SUBJECT: Resolution No. 2019-73 of the City Council of the City of Coachella, California, Honoring and Recommitting to the Safeguards that have been put in place over the past 25 years as a result of the 1994 California Desert Protection Act.

STAFF RECOMMENDATION:

Adopt Resolution No. 2019-73 of the City Council of the City of Coachella, California, Honoring and Recommitting to the Safeguards that have been put in place over the past 25 years as a result of the 1994 California Desert Protection Act.

EXECUTIVE SUMMARY:

This resolution will honor the important role that the 1994 California Desert Protection Act has played in catalyzing efforts to protect desert wildlife, natural areas and military installations through subsequent legislative and administrative efforts over the past 25 years. The resolution also expresses the City's support in continuing these important efforts to maintain protected lands of the California desert as a recreational resource, as part of the larger ecosystem, and as wildlands.

BACKGROUND:

October 31, 2019, marks 25 years since the signing of the 1994 California Desert Protection Act (CDPA), which, in addition to enlarging and re-designating Joshua Tree and Death Valley as national parks, established the Mojave National Preserve. The CDPA also created 69 wilderness areas managed by the Bureau of Land Management in the California desert, including the Mecca Hills Wilderness. The CDPA catalyzed 24 years of desert protection measures that have brought enormous benefits to the desert region, including five national monuments and millions of acres lands specifically to be used for recreation and conservation. Those include: the San Jacinto, Santa Rosa, Sand to Snow, Mojave Trails and Castle Mountain National Monuments, the National Conservation Lands identified through the Desert Renewable Energy Conservation Plan, and places like the Whitewater River and Alabama Hills.

A variety of stakeholders including national parks, the Wildlands Conservancy, Greater Palm Springs Convention and Visitors Bureau, and the Sierra Club (among others) joined together to

show their support for these protected lands and develop a resolution that highlights the important benefits that these lands provide for desert communities. Cities across the Coachella Valley are being asked to adopt this resolution given the tremendous economic, recreational, and quality of life benefits that these lands provide directly to our communities.

FISCAL IMPACT:

None.

RESOLUTION NO. 2019-73**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, HONORING AND RECOMMITTING TO THE SAFEGUARDS THAT HAVE BEEN PUT IN PLACE OVER THE PAST 25 YEARS AS A RESULT OF THE 1994 CALIFORNIA DESERT PROTECTION ACT.**

WHEREAS, October 31, 2019 marks twenty-five years since the signing of the 1994 California Desert Protection Act (CDPA), which recognized the world class uniqueness of the California deserts and provided destination points by creating the Mojave National Preserve, Joshua Tree National Park and Death Valley National Park, as well as 69 new desert wilderness areas in the California desert region; and

WHEREAS, the California Desert Protection Act catalyzed efforts to protect desert wildlife, natural areas and military installations through subsequent legislative and administrative efforts including the creation of the San Jacinto and Santa Rosa National Monuments, the 2009 Public Lands Omnibus Act, the designations of Castle Mountain, Mojave Trails and Sand to Snow National Monuments, the landmark collaborative Desert Renewable Energy Conservation Plan (a 2016 amendment to the 1980 California Desert Conservation Area Plan that designated 4.2 million acres of the desert's most sensitive natural and cultural landscapes for conservation, included conservation management actions to protect desert resources, and streamlined renewable energy development in targeted areas) and the John D. Dingell, Jr. Conservation, Management, and Recreation Act of 2019 (collectively, with the CDPA, "Twenty Five Years of Desert Protection"); and

WHEREAS, over the last twenty-five years, the protected lands and wildlife values of the California desert have created an economic windfall. The economic benefit of desert travel, including visitor spending, industry earnings and government revenue, is increasing every year - to \$7.62 billion in 2018. Travel industry-generated employment in the California desert region has increased by more than 35% since 2010 alone, with more than 73,000 employees in 2018. Indeed, a 2017 National Park Service report shows that over 2.5 million visitors to Joshua Tree National Park *alone* in 2016 spent close to \$125 million in communities near the park. That spending supported 1,701 sustainable jobs in the local area and had a cumulative benefit to the local economy of \$165 million; and

WHEREAS, the protected lands of the California desert are the historic home and contain the sacred sites, cultural artifacts and cultural landscapes of the Chemehuevi, Mojave, Serrano, Cahuilla, Paiute and other tribes that have lived in the desert region for millennia; and

WHEREAS, the protected lands of the California desert provide a place for members of the desert community and visitors alike to view wildlife, hike, bike and engage in off-road motorized recreation; and

WHEREAS, the protected lands of the California desert provides a place for residents who enjoy the rural character of deserts, mountains and wildlands to experience solitude, undisturbed vistas and glorious sunsets and to gaze up into the night sky without light or noise pollution; and

WHEREAS, the protected lands of the California desert supports training activities at five military installations representing four of the five military services (Navy, Marine Corps, Army, Air Force), each of which are vital to our nation’s military security and to our region's economy. Protected public lands buffer installations against development and unsustainable use of groundwater which could threaten the military’s ability to safely and effectively train for wartime and peacetime contingencies; and

WHEREAS, the protected lands and conservation measures of the California desert safeguard precious groundwater, aquifer watersheds, desert plants and wildlife, and air quality critical to our region and economy; and

WHEREAS, the protected lands and conservation measures of the California desert support local planning by providing certainty to establish goals, policies, and implementation actions related to renewable energy production, habitat mitigation, environmental protection, recreational opportunities, community character, natural resource utilization, scenic resource protection, and economic development; and

WHEREAS, the protected lands and conservation measures of the California desert are the product of community input and stakeholder engagement; and

WHEREAS, it remains in the City of Coachella’s interest to maintain the protected lands of the California desert as a recreational resource, as part of the larger ecosystem, and as wildlands; and

NOW THEREFORE BE IT RESOLVED, the City of Coachella honors and recommits itself to the safeguards within the past Twenty-Five Years of Desert Protection and the scenic vistas, cultural landscapes, wildlife habitat, dark night skies, water resources, military security and economic benefits provided by the protection of lands in the California Desert such as Joshua Tree and Death Valley National Parks, California Desert National Conservation Lands like Rainbow Basin, Juniper Flats, and Amargosa Basin, and planning frameworks like the 2016 Desert Renewable Energy Conservation Plan (an amendment to the 1980 California Desert Conservation Area Plan) that balance conservation, recreation, and development.

PASSED APPROVED and ADOPTED at a regular meeting of the City Council of the City of Coachella this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-73 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 13th day of November 2019, by the following vote of Council:

AYES:

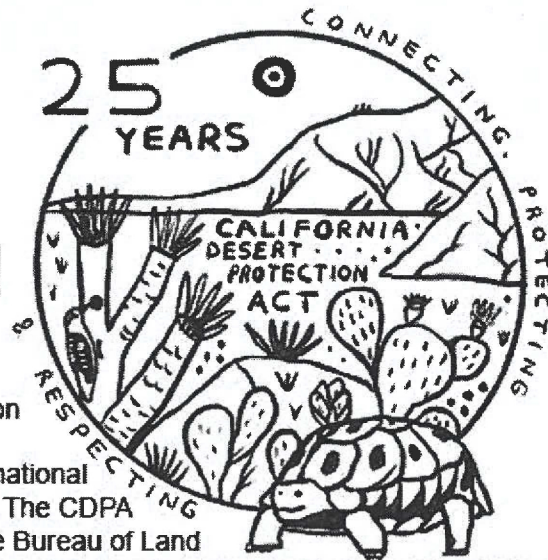
NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

Twenty-five Years of California Desert Protection!



October 31, 2019 marks twenty-five years since the signing of the 1994 California Desert Protection Act (CDPA), which, in addition to enlarging and re-designating Joshua Tree and Death Valley as national parks, established the Mojave National Preserve. The CDPA also created 69 wilderness areas managed by the Bureau of Land Management in the California desert, including the Mecca Hills Wilderness. The CDPA catalyzed 25 years of desert protection measures which have brought enormous benefits to the desert region, including five national monuments and millions of acres of lands specifically to be used for recreation and conservation. Those include: the San Jacinto, Santa Rosa, Sand to Snow, Mojave Trails and Castle Mountain National Monuments, the National Conservation Lands identified through the Desert Renewable Energy Conservation Plan, and places like the Whitewater River and Alabama Hills which gained new recognition through the Dingell Protection Act of 2019.

Desert land trusts, National Park units, conservation groups, community members, and chamber and tourism organizations that want to showcase the values of the region have come together to design a series of events throughout the fall to highlight lands protected through the last twenty-five years. There are celebration events planned in San Bernardino, Inyo, Riverside, Kern, Los Angeles, and Imperial Counties in September, October and November. Events include museum exhibits, guided hikes, star parties, trainings, bike rides, fireside chats, ranger tours, and art exhibits.

Groups involved in this effort include: the National Park Service; Joshua Tree National Park Association; The Wildlands Conservancy; Friends of the Desert Mountains; the Greater Palm Springs Convention & Visitors Bureau; Mojave Desert Land Trust; Joshua Tree Association for the Arts; Sierra Club; Friends of Big Morongo Canyon Preserve; Morongo Basin Conservation Association; VisitCADesert; Visit 29 Palms; National Parks Conservation Association; Amargosa Conservancy; Friends of the Inyo; Ridgecrest Chamber and Tourism Bureau; Imperial Valley Desert Museum; Red Rock Canyon Interpretive Association and more!!!

Twenty-Five Years of Desert Protection

Desert Communities Lead the Way

- As part of the effort to enhance visibility and support for protected desert lands, communities throughout Southern California are considering resolutions recognizing the 25th Anniversary. The hope is the communities of Coachella Valley, as environmental leaders in the region, will help catalyze this effort towards a goal of *twenty-five resolutions*.
- Communities showing support can build ownership and recognition of local protected places with their residents, increasing local visitation and awareness. We hope this is part of a larger statewide effort to draw attention, and visitation to the desert region, including harder to reach areas, creating and supporting new 'gateway communities.'

Desert Protection brings economic benefits to the region through visitation

- Over the last quarter century the protected lands of the California desert have created an economic windfall. The economic benefit of desert travel, including visitor spending, industry earnings and government revenue, is increasing every year to 7.62 billion in 2018. Travel industry-generated employment in the California desert region has increased by more than 35% since 2010 alone, with more than 73,000 employees in 2018.¹ This trend has been an economic boom for the Coachella Valley, where in 2017, visitors contributed revenue of \$7 billion, bringing in 13.6 million visitors.²
- A large part of the benefits to the Coachella Valley have come from its proximity to landscapes such as Joshua Tree National Park and, more recently, the Sand to Snow, Santa Rosa and San Jacinto National Monuments. In 2018, 2.9 million park visitors spent an estimated \$146 million in the local gateway regions while visiting Joshua Tree National Park. These expenditures supported a total of 1,830 jobs, \$71.9 million in labor income, \$122 million in value added, and \$196 million in economic output in local gateway economies surrounding Joshua Tree National Park.

Desert Protection is key to recreation and quality of life for residents

- The protected lands of the California deserts provide a place for members of the desert community and visitors to hike, bike, and engage in off-road motorized recreation. The protected lands of the California desert also provide a place for residents who enjoy the rural character of deserts, mountains, and wildlands to

¹ The desert region includes Imperial County and parts of Inyo, Kern, Riverside and San Bernardino Counties.
<https://industry.visitcalifornia.com/Research/Economic-Impact>

² 2017 Report on the Economic Impact of Tourism

experience solitude, undisturbed vistas, and glorious sunsets and to gaze up into the night sky free of light or noise pollution.

Desert Protection aids the military

- Military installations located in the Mojave Desert have a significant economic impact on the surrounding communities.³ For example, Twentynine Palms Combat Center is the main economic driver in the Morongo Basin and one of the largest employers in the county. In 2015, the installation contributed an estimated \$1 billion annually to the local economy, supported 16,000 jobs (nearly 52 percent of all employment in the Basin), and direct and indirect spending comprised 48 percent of the area's economic activity.
- Desert military installations rely on desert public lands to protect against development projects that would impact military airspace or recreational activities that might stray onto installations, as well as preventing the overuse of water resources necessary for military operations. Protected public lands provide important habitat for threatened and endangered species, thus keeping military installations from becoming 'refuges of last resort' for threatened and endangered species. To reserve the viability of the military missions that occur in these areas, it is critical that desert landscape retain its natural function and that wildlife be able to migrate freely and protected on and off these lands.⁴

Desert Protection is key to water security

- Groundwater provides more than 40% of California's drinking water.⁵ Life in the California desert is sustained by underground aquifers and springs located in protected areas. Desert protection efforts like CDPA, the Dingell Act and DRECP protect these groundwater resources for desert residents, wildlife and the military.

Why now?

- The twenty-five year anniversary provides an opportunity for local communities to take pride in their local gems. Additionally, as we saw in the early 2019 National Park shut-downs, federal public lands across the nation are in danger of being under-funded or even closed to the public.

³ https://militarycouncil.ca.gov/s_economicdata/

⁴ <https://sonoraninstitute.org/files/ProtectingCalDesertMilitary.pdf>

⁵ <https://pubs.usgs.gov/fs/2019/3033/fs20193033.pdf>

- Equally concerning, the Desert Renewable Energy Conservation Plan (DRECP), a comprehensive amendment to the California Desert Conservation Area that the BLM approved in 2016, is 'under review' by the current Department of Interior. The DRECP is the result of over eight years of collaborative effort among federal and state agencies, local governments, renewable energy companies, environmental groups, businesses, and citizens. It balances large-scale renewable energy development in the desert with conservation and recreation on more than 10.5 million acres of public lands in Imperial, Inyo, Kern, Los Angeles, Riverside and San Bernardino Counties, designating 4.2 million acres of the desert's most sensitive natural and cultural landscapes for conservation and designating 3.6 million acres for recreation.

Desert Protection is critical for climate

- In addition to their solar, wind and geothermal resource potential, California's public lands act as carbon storage banks, and represent our best opportunity to remove CO₂ already in the atmosphere. When these lands are disturbed or lost to development they then become a major source of emissions. The Mojave Desert has specifically been found to be a significant carbon sink—and just as protecting land helps reduce carbon—disturbing it could exacerbate greenhouse gas emissions. Studies show that damage to desert soils can release significant amounts of carbon dioxide into the atmosphere.
- Conservation Management Actions in the DRECP include caps on the level of disturbance in conservation areas. This is important for both natural resource protection and climate change, because the network of protected lands provides habitat connectivity for flora and fauna to adapt to stressors, and also keeps the desert's carbon-laden soils intact.



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

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

SUBJECT: Resolution No. 2019-74 authorizing the City Manager to execute with the State of California a Freeway Agreement for the I-10/Ave 50 IC Project (EA08-45210), City Project ST-67.

STAFF RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to execute on behalf of the City of Coachella a Freeway Agreement for the I-10/Ave 50 IC Project (EA08-45210), City Project ST-67.

BACKGROUND:

The City of Coachella has been working in coordination with the State of California, Department of Transportation to construct a new interchange at Avenue 50, and hereinafter known as Avenue 50 and Interstate I-10 located in the County of Riverside in the City of Coachella, in order to provide a new regional access point to I-10, Avenue 50 is proposed as a six-lane arterial highway that extends from the current terminus west of the Coachella Canal and ends north of the proposed interchange.

DISCUSSION/ANALYSIS:

This project has not received any Federal-Aid funding at this time. However, the City is currently seeking Federal Funds. Therefore, the City is proceeding in accordance with Federal Aid project funding procedures, to comply with these procedures is necessary the execution of the Freeway Agreement included as Exhibit A. The State is also requiring a certified authorizing resolution that clearly identifies the project and the official authorized to execute the agreement.

FISCAL IMPACT:

The execution of this agreement does not make any impact to the general fund.

Attachments: Resolution No. 2019-74
Agreement and Exhibit

RESOLUTION NO. 2019-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING THE EXECUTION OF FREEWAY AGREEMENT WITH THE STATE OF CALIFORNIA AND AUTHORIZE THE CITY MANAGER TO SIGN SAID AGREEMENT FOR THE I-10/AVE 50 IC PROJECT (EA08-45210), CITY PROJECT ST-67.

WHEREAS, the City intends to pursue state and federal funding for the completion of the project; and

WHEREAS, the State requires that certain agreements be executed between the State and the City; and

WHEREAS, the City wishes to streamline the process of executing agreements and facilitating construction of the project for the benefit of its citizens; and

WHEREAS, the City Manager is entrusted with the trust and support of the City Council;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Coachella do hereby resolve to authorize the City Manager to execute on behalf of the City any and all agreements associated with this project.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-74 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

FREEWAY AGREEMENT

THIS AGREEMENT, made and entered into on this _____ day of _____, 20___, by and between the STATE OF CALIFORNIA acting by and through the Department of Transportation (herein referred to as "STATE"), and the CITY OF COACHELLA (herein referred to as "CITY"),

WITNESSETH:

WHEREAS, the highway described above has been declared to be a freeway by Resolutions of the California Highway Commission on July 15, 1952, July 22, 1953, June 23, 1959 and April 27, 1960; and

WHEREAS, STATE and County of Riverside have entered into a Freeway Agreement dated July 25, 1960, relating to that portion of State Highway Route 10 between Coachella Canal and Cactus City; and

WHEREAS, STATE and County of Riverside have entered into a Freeway Agreement dated January 31, 1984, relating to that portion of State Highway Route 10 between Thousand Palms and Coachella Canal; and

WHEREAS, a revised plan map for such freeway has been prepared showing the proposed plan of the STATE as it affects streets of the CITY; and

WHEREAS, it is the mutual desire of the parties hereto to enter into a new Freeway Agreement in accordance with the revised plan of said freeway;

NOW, THEREFORE, IT IS AGREED:

1. This Agreement supersedes that portion of said Freeway Agreement, dated January 31, 1984 from 0.5 mile west of Dillon Road to Coachella Canal.
2. This Agreement supersedes that portion of said Freeway Agreement dated July 25, 1960 from Coachella Canal to 2.8 miles east of Avenue 50.
3. CITY agrees and consents to the closing of CITY streets, relocation of CITY streets, construction of frontage roads and other local streets, and other construction affecting CITY streets, all as shown on the plan map attached hereto, marked Exhibit A, and made a part hereof by reference.

4. The obligations of STATE and CITY with respect to the funding and construction of the freeway project will always be dealt with in separate Cooperative Agreement(s) between the parties, and any amendments thereto, or Encroachment Permits issued to CITY. The parties responsible for the construction of the freeway shall make any changes affecting CITY streets only in accordance with the plan map attached hereto, marked Exhibit A.

5. The obligations of STATE and CITY with respect to the acquisition of the rights of way required for the construction, reconstruction, or alteration of the freeway and CITY streets, frontage roads, and other local streets will always be dealt with in separate Cooperative Agreement(s) between the parties, and any amendments thereto or Encroachment Permits issued to CITY.

6. It is understood between the parties that the rights of way may be acquired in sections or units, and that both as to the acquisition of right of way and the construction of the freeway project, the obligations of STATE and CITY hereunder shall be carried out at such time and for such unit or units of the project as funds are budgeted and made lawfully available for such expenditures.

7. CITY will accept control and maintenance over each of the relocated or reconstructed CITY streets, any frontage roads, and other local streets constructed as part of the project, on receipt of written confirmation that the work thereon has been completed, except for any portion which is adopted by STATE as a part of the freeway proper. If acquired by STATE, CITY will accept title to the portions of such streets lying outside the freeway limits upon relinquishment by STATE.

8. This Agreement may be modified at any time by the mutual consent of the parties hereto, as needed to best accomplish, through STATE and CITY cooperation, the completion of the whole freeway project for the benefit of the people of the STATE and of the CITY.

08-RIV-10-PM R58.4/R65.3
In the City of Coachella
On Route 10
From 0.5 mile west of Dillon Road
To 2.8 miles east of Avenue 50

Item 13.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective duly authorized officers.

STATE OF CALIFORNIA
Department of Transportation

ADETOKUNBO TOKS OMISHAKIN
Director of Transportation

THE CITY OF COACHELLA

By:

By:

MICHAEL D. BEAUCHAMP
District Director

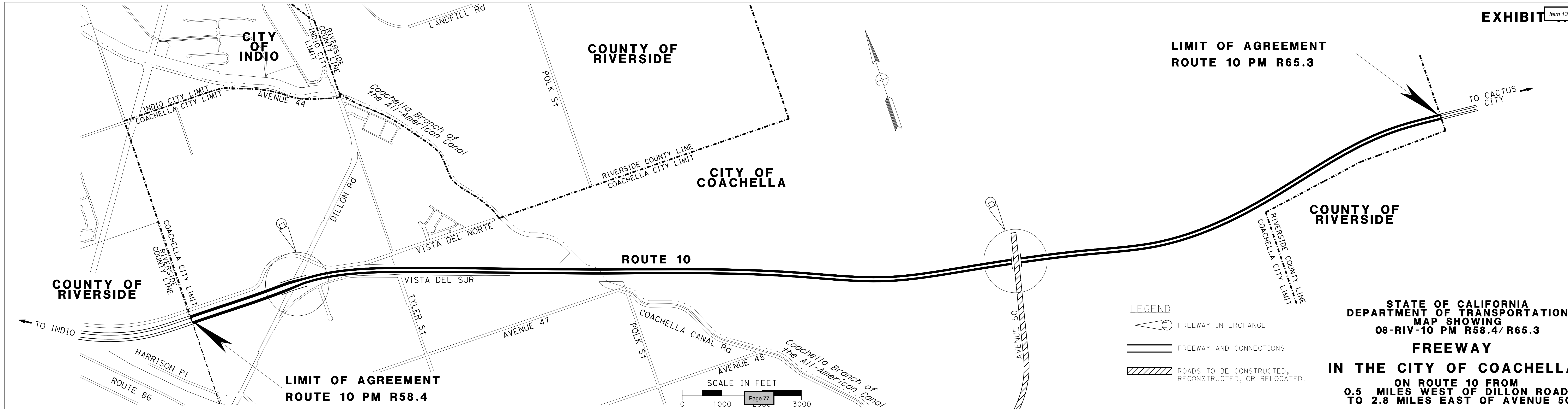
BILL PATTISON
City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

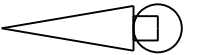

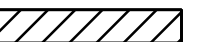
Attorney (State)

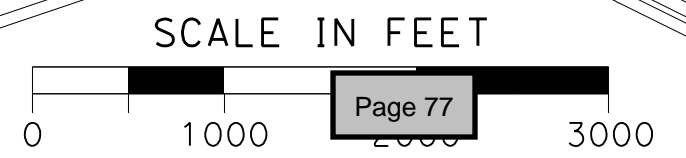
Attorney (City)



**LIMIT OF AGREEMENT
ROUTE 10 PM R65.3**

**LIMIT OF AGREEMENT
ROUTE 10 PM R58.4**

- LEGEND**
-  FREEWAY INTERCHANGE
 -  FREEWAY AND CONNECTIONS
 -  ROADS TO BE CONSTRUCTED, RECONSTRUCTED, OR RELOCATED.



**STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
MAP SHOWING
08-RIV-10 PM R58.4/ R65.3**

**FREEWAY
IN THE CITY OF COACHELLA
ON ROUTE 10 FROM
0.5 MILES WEST OF DILLON ROAD
TO 2.8 MILES EAST OF AVENUE 50**



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Bonifacio De La Cruz, Battalion Chief

SUBJECT: Resolution No. 2019-75, Acknowledging Receipt of Riverside County Fire Department's Annual Inspection Compliance Report

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2019-75, approving the annual inspection compliance report to fulfill the new requirements of the California Health and Safety Code Sections 13146.2 and 13146.3.

EXECUTIVE SUMMARY:

On September 27, 2018, the Governor Brown approved California Senate Bill 1205 (SB1205), which added Section 13146.4 to California Health and Safety Code affecting every fire department or fire district in the State. In addition to the current State regulation of conducting annual building inspections for fire safety purposes, the new bill requires that each fire department or district's administering authority, i.e. City Council to formally acknowledge receipt of the compliance report in a resolution or a similar formal document. To comply with this new mandate, it is recommended that the City Council adopt Resolution No. 2079-75 acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding inspection of certain occupancies as required pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code.

BACKGROUND:

Existing state law requires California fire departments to enforce the fire code as adopted. Additionally, fire departments are required to perform annual inspections of every building used as a public or private school, hotels, motels, lodging houses and apartment houses for compliance with the adopted codes.

DISCUSSION/ANALYSIS:

The purpose of SB 1205 is to require fire departments to review and report on occupancies inspected within its jurisdiction as required to be inspected annually by the State.

ALTERNATIVES:

1. Being that this a mandated process, there are no other recommendations or alternatives.

FISCAL IMPACT:

There is no direct fiscal impact associated with the staff recommendation.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the City Council adopt Resolution No. 2019-75, approving the annual inspection compliance report to fulfill the requirement of Senate Bill 1205 and the newly added Section 13146.4 of the California Health and Safety Code.

Attachments: Resolution No. 2019-75
Senate Bill 1205

Senate Bill No. 1205

CHAPTER 854

An act to add Section 13146.4 to the Health and Safety Code, relating to fire protection.

[Approved by Governor September 27, 2018. Filed with Secretary of State September 27, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1205, Hill. Fire protection services: inspections: compliance reporting.

Existing law requires the chief of any city or county fire department or district providing fire protection services and his or her authorized representatives to inspect every building used as a public or private school within his or her jurisdiction, for the purpose of enforcing specified building standards, not less than once each year, as provided. Existing law requires every city or county fire department or district providing fire protection services that is required to enforce specified building standards to annually inspect certain structures, including hotels, motels, lodging houses, and apartment houses, for compliance with building standards, as provided.

This bill would require every city or county fire department, city and county fire department, or district required to perform the above-described inspections to report annually to its administering authority, as defined, on the department's or district's compliance with the above-described inspection requirements, as provided. The bill would require the administering authority to acknowledge receipt of the report in a resolution or a similar formal document. To the extent this bill would expand the responsibility of a local agency, the bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Section 13146.4 is added to the Health and Safety Code, to read:

13146.4. (a) Every city or county fire department, city and county fire department, or district required to perform an annual inspection pursuant

to Sections 13146.2 and 13146.3 shall report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3.

(b) The report made pursuant to subdivision (a) shall occur when the administering authority discusses its annual budget, or at another time determined by the administering authority.

(c) The administering authority shall acknowledge receipt of the report made pursuant to subdivision (a) in a resolution or a similar formal document.

(d) For purposes of this section, “administering authority” means a city council, county board of supervisors, or district board, as the case may be.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

O

RESOLUTION NO. 2019-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE RIVERSIDE COUNTY FIRE DEPARTMENT REGARDING COMPLIANCE WITH THE ANNUAL INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS 13146.2 and 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, California Health & Safety Code Section 13146.4 was added in 2018, and became effective on January 1, 2019; and

WHEREAS, California Health & Safety Code Section 13146.4 requires all fire departments, including the Riverside County Fire Department, that provide fire protection services to report annually to its administering authority on its compliance with Health & Safety Code sections 13146.2 and 13146.3; and

WHEREAS, California Health & Safety Code Section 13146.2 and 13146.3 requires all fire departments, including the Riverside County Fire Department, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards, as provided; and

WHEREAS, the Council of the City of Coachella intends this Resolution to fulfill the requirements of the California Health & Safety Code 13146.4 regarding acknowledgment of the Riverside County Fire Department’s compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Coachella, California: expressly acknowledges the measure of compliance of the Riverside County Fire Department with Health and Safety Code sections 13146.2 and 13146.3 in the City of Coachella for the time period of July 1, 2018 to June 30, 2019, as follows:

Section 1. Educational Group E occupancies, for the purposes of this Resolution, are generally those public and private schools, used by more than six persons at any one time for educational purposes through the 12th grade. The Riverside County Fire Department completed 100% of the annual inspections of the identified Group E occupancies, buildings, structures and/or facilities in the City of Coachella.

Section 2. Residential Group R occupancies, for the purposes of this Resolution, are generally those occupancies containing sleeping units, and include hotels, motels, apartments (three units or more), etc. as well as other residential occupancies (including a number of residential care facilities). These residential care facilities have a number of different sub-classifications, and they may contain residents or clients that have a range of needs, including those related to custodial care, mobility impairments, cognitive disabilities, etc. The residents

may also be non-ambulatory or bedridden. The Riverside County Fire Department completed 100% of the annual inspections of the identified Group R occupancies, buildings, structures and/or facilities in the City of Coachella.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-75 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Carlos Campos, City Attorney
Best Best & Krieger LLP

SUBJECT: City Council Report Regarding the Measures the City Has Taken to Alleviate Conditions which led to the Adoption of Interim Urgency Ordinance No. 1149, Placing a Temporary Moratorium on City Approvals of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Facilities within the City, to Allow Consideration of Appropriate Amendments to the General Plan or Zoning Code to Address the Impact of these Institutions on the Public Welfare in Accordance with Government Code Section 65858.

SUMMARY:

On November 20, 2019, the City Council adopted an interim urgency ordinance that temporarily prohibits the City's approval of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within city limits. The interim urgency ordinance is effective for 45 days and is set to expire on January 4, 2020.

Pursuant to State law, the City Council is required, not later than 10 days prior the expiration of the interim urgency ordinance to issue a written report to the public describing the measures taken to alleviate the conditions which led to the adoption of the ordinance. A report to that effect is attached hereto.

Although Staff has started to take the measures to address the potential siting of prisons jails, correctional facilities, and detention facilities, they have not yet finished their work in this regard. As such, Staff will present to the Council at this meeting a request to extend the interim urgency ordinance for an additional period of ten (10) months and fifteen (15) days.

STAFF RECOMMENDATION:

Staff recommends that the City Council of the City of Coachella (City) issue the attached City Council Report to the public describing the measures the City has taken to alleviate the conditions which led to the adoption of Interim Urgency Ordinance, Ordinance No. 1149, which placed a 45-day moratorium on City approvals of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities on a city-wide basis.

STAFF ANALYSIS:

On November 20, 2019, the City Council adopted an interim urgency ordinance that temporarily prohibited the City's approval of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within city limits. The interim urgency ordinance is effective for 45 days and is set to expire on January 4, 2020.

The moratorium was established to allow the City the opportunity to consider amendments to the General Plan or Zoning Code to better regulate the location of prisons and detention facilities within the City, and address how these land uses impact the health, safety, and welfare of Coachella residents. Pursuant to Government Code Section 65858(d), the City Council is required, not later than 10 days prior the expiration of the moratorium ordinance (January 4, 2020), to issue a written report to the public describing the measures taken to alleviate the conditions which led to the adoption of the interim ordinance.

Since the adoption of the interim ordinance, the City Attorney has been working with the Planning Department to address the current and immediate threat to the public health, safety, and welfare created by the lack of appropriate regulations for the siting of prisons and detention facilities. Measures taken to date include: (1) reviewing and researching draft ordinance language to better regulate the siting of prisons and detention facilities, including any facility used to provide foster services to separated minors, (2) soliciting public feedback, and (3) researching conflicting Federal and State laws and policies applicable to the proposed ordinance.

Although Staff has started to take the measures outlined above to address these issues, they have not yet finished their work in this regard. As such, Staff will also be presenting to the Council at this meeting a request to extend the moratorium for an additional period of ten (10) months and fifteen (15) days.

ENVIRONMENTAL:

This action is not subject to the California Environmental Quality Act under California Code of Regulations, Title 14, Section 15060, subdivision (c)(2), because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment nor under subdivision (c)(3) because the activity has no potential for resulting in physical change to the environment, directly or indirectly and so is not a project.

FISCAL IMPACT:

No anticipated fiscal impacts.

Attachments: Council Report Regarding City Measures Taken to Alleviate Moratorium Conditions

ATTACHMENT 1

December 11, 2019

FROM: Mayor and Members of the Coachella City Council
TO: General Public
RE: Report on Measures Taken to Alleviate the Conditions Which Led to the Adoption of Ordinance No. 1149, an Interim Urgency Ordinance that Temporarily Suspends the City's Approval of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Centers Within City Limits

On November 20, 2019, the Coachella City Council adopted Ordinance No. 1149, an interim urgency ordinance that temporarily suspends the City's approval of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within city limits. The moratorium was established to allow the City the opportunity to consider amendments to the General Plan or Zoning Code to better regulate the location of prisons or detention facilities within the City, and address how these land uses impact the health, safety, and welfare of Coachella residents.

Ordinance No. 1149 was adopted pursuant to California Government Code Section 65858 and provides that the ordinance shall expire 45 days from the date of its adoption (January 4, 2020), unless the ordinance is extended by the Coachella City Council after additional notice and a public hearing.

At a noticed public hearing to be held on December 11, 2019, the Coachella City Council will be asked to consider extending the interim urgency ordinance for an additional period of ten (10) months and fifteen (15) days, as authorized by Government Code Section 65858. The interim moratorium, if extended, would automatically expire November 19, 2020.

Government Code Section 65858(d) requires that at least 10 days prior to the expiration of the interim urgency ordinance, the City Council must issue a written report describing the measures taken to alleviate the conditions which led to the adoption of the ordinance. This is that required written report.

Since the adoption of the interim ordinance, the City Attorney has been working with the Planning Department to address the current and immediate threat to the public health, safety, and welfare created by the lack of appropriate regulations for the siting of prisons and detention facilities. Measures taken to date include: (1) reviewing and researching draft ordinance language to better regulate the siting of prisons and detention facilities, including any facility used to provide foster services to separated minors, (2) soliciting public feedback, and (3) researching conflicting Federal and State laws and policies applicable to the proposed ordinance.

Although Staff has started to take the measures outlined above, more research and study is necessary. Staff will therefore also be presenting to City Council at the December 11 meeting a

request to extend the moratorium for an additional period of ten (10) months and fifteen (15) days.

Respectfully submitted,

Mayor and Members of the Coachella City Council



**STAFF REPORT
12/11/2019**

TO: Honorable Mayor and City Council Members
FROM: Celina Jimenez, Grants Manager &
Gabriel Martin, Economic Development Manager
SUBJECT: Authorize a Small Business Assistance Grant in the Amount of \$2,500 to Ricardo Salazar to Help Defray Small Business Startup Costs

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize a Small Business Assistance Grant in the amount of \$2,500 to Ricardo Salazar, a graduate of the SBDC Eats program and who has complied with all of the requirements of the Small Business Assistance Grant program.

BACKGROUND:

The purpose of the City of Coachella Small Business Assistance Program is to expand economic opportunities for small businesses by supporting micro businesses located in the jurisdictional limits of the City of Coachella. A micro business for the purpose of this program has five (5) or fewer full-time equivalent (FTE) non-seasonal employees (including the firm’s owner(s)). It is expected that the Small Business Assistance Program will consider making cash grants up to \$2,500 which will be further leveraged by the recipients’ matched savings with the purpose of creating, growing, and retaining small businesses in the city of Coachella. Grant funds will help cover business startup costs such as permits, registration, equipment, and other startup fees. Grant recipients are selected and recommended for award by the Economic Development Committee and formally awarded by the City Council.

DISCUSSION/ANALYSIS:

The City of Coachella established a partnership with the Riverside County Economic Development Agency and with America’s Small Business Development Center California (SBDC) to help prospective small business owners who are interested in making direct sales of certain low-risk food products known as *Cottage Foods*, to create a business plan appropriate for achieving funding, growth objectives or startup goals. Direct sales of food products that are prepared and packaged in private home kitchens may take place at bake sales, certified farmers’ markets, and even temporary events. Graduates of the program will be selling and showcasing their food products at City of Coachella events and at other events held throughout the Coachella Valley.

The SBDC has been working with clients regardless of their stage in business and has been offering guidance through a series of 6-week long workshops that provide an overview of the business plan process to help them determine their business goals, research and communicate their ideas, review financial data and create engaging marketing plans. Additionally, the SBDC has been offering business formation advice, permits and license guidance, research, marketing and other essential business planning tools. Mr. Salazar completed the SBDC Eats course that took place in the month of June, 2019. Mr. Salazar is preparing to establish a dessert shop in the city of Coachella.



ALTERNATIVES:

- 1. Authorize a Small Business Assistance Grant in the Amount of \$2,500 to Ricardo Salazar
- 2. Do Not Authorize a Small Business Assistance Grant

FISCAL IMPACT:

The Small Business Assistance Grant funds will be funded by the General Fund.



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: William B. Pattison, Jr., City Manager

SUBJECT: Authorize the City Manager to enter into an Agreement in an amount not to exceed \$36,288.00 with Mariel Somers to provide Simultaneous Interpreting and Translation Services

STAFF RECOMMENDATION:

Authorize the City Manager to enter into an Agreement in an amount not to exceed \$36,288.00 with Mariel Somers to provide Simultaneous Interpreting and Translation Services, for a 2-year term.

BACKGROUND:

Doris Perez Interpreting has been providing interpreting services for the City of Coachella City Council Meetings since October 2012, as well as the Parks and Recreation Commission Meetings since March 2014, at a quoted flat rate of \$350.00 per meeting. Recently, the interpreter was asked to switch from continuous to simultaneous interpreting, and translate the City Council agendas from English to Spanish at a quoted rate of \$75.00 - \$150 per agenda.

We have been asked by a member of the City Council to add Planning Commission simultaneous interpreting to the public, just like with the City Council Meetings. Additionally, we have been asked to include the Planning Commission and Parks and Recreation Commission agenda translations from English to Spanish.

With the additional scope of services and the costs being beyond the City Manager's spending authority, we are now required to seek new bids.

Interested bidders submitting a quote to perform simultaneous interpretation from English to Spanish at our meetings, here is the breakdown:

- Two (2) Council Meetings each month
 - 2nd and 4th Wednesday of each month
 - Meetings start at 6:00 p.m. and can last, on average, about 2 ½ - 3 hours for each meeting
 - Meetings held at City Hall, Council Chamber

- Two (2) Planning Commission Meetings each month
 - 1st and 3rd Wednesday of each month
 - Meetings start at 6:00 p.m. and can last, on average, about 2 ½ - 3 hours for each meeting
 - Meetings held at the Civic Center (formerly known as the Permit Center), Hearing Room
- One (1) Parks and Recreation Commission Meeting each month
 - 3rd Tuesday of each month
 - Meetings held at the Corporate Yard, Upstairs Conference Room
- Translate each agenda from English to Spanish
 - Agendas are finalized on Thursday.
- Please list the certification

- City provides the headsets.

DISCUSSION/ANALYSIS:

Two of the bids based their quote on hourly rates for the meeting attendance, and per word for agendas. Over the past year, the City Council meeting agendas averaged 1020 words and the meetings lasted an average of 2.5 – 3 hours.

Doris Perez submitted her bid for just Parks and Recreation Commission Meetings.

The City received three bids and Mariel Somers’ quote was the lowest of the three:

Name	Quote <i>(Average 2.5 – 3 hrs)</i>	Agenda <i>(Average 1020 words)</i>	Certification	Location
Mariel Somers	\$60.00 per hour	\$0.12 per word	None	Palm Desert
Maria Cristina Mendez	\$50.00 per hour, plus \$50 travel	\$0.15 per word	Certificate of Completion received 2013	San Bernardino/ <i>(Originally from Coachella)</i>
Doris Perez	\$350.00, flat fee <i>(Parks and Recreation Commission only)</i>	\$75.00 - \$150 per agenda	California Court Certified Interpreter and Translator since 1979	Riverside

FISCAL IMPACT:

The recommendation action will not have a negative impact on the budget as the amount is allocated in the adopted Fiscal Year 2019/2020 budget.

Attachment: Proposed Agreement

Andrea Carranza

From: Mariel Somers
Sent: Friday, November 15, 2019 12:44 PM
To: Andrea Carranza
Subject: RE: Interpreting for City Meetings
Attachments: Mariel Somers - City of Coachella Bid.pdf

Good afternoon Andrea,

My bid is attached for the items you listed below. I am a Coachella Valley resident and have been interpreting for the Eastern Coachella Valley during the last 10 years for some of the following organizations (including, but not limited to):

- City of Coachella
- Alianza, formerly known as Building Healthy Communities
- California Institute for Rural Studies
- CA State Assembly
- Office of Assemblymember Eduardo Garcia
- Office of Supervisor John Benoit
- Desert Recreation District

Please feel free to contact me should you have any questions or concerns. I look forward to working with you!

All the best,
Mariel Somers
760-238--8357

Sent from [Mail](#) for Windows 10



December 11, 2019

Mariel Somers
40-866 Flying Sea Rd
Palm Desert, CA 92211

Re: Letter of Agreement for Simultaneous Interpretation and Translation for City Council, Planning Commission and Parks and Recreation Commission Meetings and Agendas

Dear Ms. Somers:

This letter shall be our Agreement regarding the Interpretation and Translation described below (“Services”) to be provided by Mariel Somers (“Contractor”) as an independent contractor to the City of Coachella for the City Council, Planning Commission, and Parks and Recreation Commission Meetings (“Project”).

The Services to be provided include the following at the contracted rate of \$60.00 per hour:

1. Attend up to two (2) Council Meetings each month and provide Simultaneous Interpretation
2. Attend up to two (2) Planning Commission Meetings each month and provide Simultaneous Interpretation
3. Attend up to one (1) Parks and Recreation Commission Meeting each month and provide Simultaneous Interpretation

Additional Services to be provided include the following at the contracted rate of \$0.12 per word:

4. Translate up to five Council and Commission agendas from English to Spanish within two days

The Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference.

Contractor shall perform all Services under this Letter of Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California, and consistent with all applicable laws. Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications, and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this

Agreement. Compensation for the above services shall be based on the actual amount of time spent in adequately performing the Services, and shall be billed at the hourly rate(s) of \$60.00 for meetings and 0.12 per word for translation of agendas. However, unless expressly agreed in writing in advance by the City, the cost to the City for the Services shall not exceed \$36,288.00.

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on “public works” and “maintenance” projects. If the Services are being performed as part of an applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws.

Contractor shall provide proof of commercial general liability and automobile insurance to the City in amounts and with policies, endorsements and conditions required by the City for the Services. If Contractor is an employer or otherwise hires one or more employees during the term of this Project, Contractor shall also provide proof of workers’ compensation coverage for such employees which meets all requirements of state law.

Invoices shall be submitted to the City monthly as performance of the Services progresses. City shall review and pay the approved charges on such invoices in a timely manner. Services on the Project shall begin immediately and be completed by December 31, 2020, unless extended by the City in writing. The City may terminate this Letter of Agreement at any time with or without cause. If the City finds it necessary to terminate this Letter of Agreement without cause before Project completion, Contractor shall be entitled to be paid in full for those Services adequately completed prior to the notification of termination. Contractor may terminate this Letter of Agreement for cause only.

Contractor shall defend, indemnify and hold the City, its officials, officers, employees, agents, and volunteers free and harmless from any and all claims, demands, causes of action, expenses, liabilities, losses, damages, and injuries to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, consultants, and contractors arising out of or in connection with the performance of the Services or this Agreement, including, without limitation, the payment of all consequential damages, attorneys fees and other related costs and expenses.

If you agree with the terms of this Letter of Agreement, please indicate by signing and dating where indicated below. An original, executed copy of this Letter of Agreement is enclosed for your records.

CITY OF COACHELLA

CONTRACTOR

Approved by:

*Reviewed and Accepted by
Contractor:*

William B. Pattison, Jr.
City Manager

Signature

Attest:

Mariel Somers
Title

Angela Zepeda
City Clerk

Date

Approved as to Form

Carlos Campos
City Attorney

ESTIMATE

MARIEL SOMERS

Interpreting/Translating Services

40866 Flying Sea Rd
Palm Desert, CA 92211

ESTIMATE #027
NOVEMBER 15, 2019

TO:
City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

FOR:
Interpreting Services

DESCRIPTION	HOURS	RATE	AMOUNT
Simultaneous Interpretation for: City Council, Planning Commission, and Parks and Recreation Commission Meetings – 2hr Minimum			\$60/hr
Translation of Agendas – 2 day turnaround time			\$0.12/word
TOTAL			

Make all checks payable to MARIEL SOMERS

THANK YOU FOR YOUR BUSINESS!



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Jacob I. Alvarez, Assistant to the City Manager

SUBJECT: Consider approval of a contract with Granicus for website redesign and hosting services.

STAFF RECOMMENDATION:

That the City Council approve \$27,830 for a website redesign and hosting services along with the annual subscription fees for a 5 year term.

BACKGROUND:

The City of Coachella website is in need for an extensive redesign to: streamline its appearance; provide efficient paths to information; provide more content through an intuitive design; and, to shore up any internet security concerns that may exist. The current website has maxed out its webpages usage and simple additions of RSS feeds become burdensome and not cost effective.

The City of Coachella's website was initially designed and established by CivicPlus in 2007. The City Council decided to redesign the City website again at their November 14, 2012 due to advances in technology that created smartphones and tablet devices that allowed for webpages to format to the device's screen shape and size.

At the time, the City's website innovative and fresh but given that it hasn't been updated over the past 5 years, it has become increasingly stale over time. In contrast, several of our neighbor Coachella Valley Cities' websites have undergone several redesigns within the same timeframe.

DISCUSSION/ANALYSIS:

Over the summer staff initiated 'Request for Proposal' with the permission from City Council where the City received over 10 responses that ranged from \$35,000 to \$179,000. Staff was contacted by Granicus stating that the City was owed a basic redesign credit which was included as a part of the City's existing contract.

Staff met with Granicus to discuss the our website concept which incorporates a intuitive design features and citizen/business focus web content which will be converted over into Granicus' new Content Management System (CMS).

This update will also include a new Economic Development Portal which will be utilized to attract new industries and businesses into the City by providing information that they are

specifically looking for or highlighting current industries where new ancillary businesses can be created to support an industry.

GovDelivery Communications Cloud is a similar service like Constant Contact. The Communications Cloud is a marketing-automation platform that enables government organizations to quickly and easily connect with more constituents. This service can help engage with citizens with content by sending messages to a specific segment of our audience by creating a single message and sharing it through email, text and social media instantly.

The proposed contract fee for the Website Design and Implementation is \$ 23,830.00. The contract contains an invoice structure of 40/20/20/20. The first year's subscription amount is \$6,920.00. The proposed contract fee for the GovDelivery Communication Cloud and Implementation is \$ 4,000.00 with the first year's subscription amount of \$7,500.00. The **one-time fees total \$27,830.00** for a redesign website along with GovDelivery. This is a substantial savings with more tools based on the RFP's received with and provides an easier way to transfer content over to the new CMS.

Upon approval of this recommendation by Council, the general timeline for implementation is as follows:

Proposed Project Phases

- Kickoff- Off
- Discovery and Planning
- Wireframes
- Design and Review
- Development and Programming
- Content Assembly
- Finalize Content and Development
- Q/A Testing

FISCAL IMPACT:

There will be a fiscal impact on the General Fund Reserves in the amount of \$27,830.00 for one-time fees and \$14,420.00 for first year's annual fee with a cumulative annual 5% technology fee beginning in the second year.

EXHIBIT:

1. Granicus Agreement

Granicus Proposal for Coachella, CA

Granicus Contact

Name: Adam Isern
Phone: +1 9139679978
Email: adam.isern@granicus.com

Proposal Details

Quote Number: Q-79256
Prepared On: 12/4/2019
Valid Through: 12/18/2019
Tier: Up to 5000 Subscribers

Pricing

Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Currency: USD
Period of Performance: The term of the Agreement will commence on 12/15/2019 and continue for 60 months.

Domains Included for the Communications Cloud

The subscription includes the following domain(s) and subdomain(s): <https://www.coachella.org/>

One-Time Fees

Solution	Billing Frequency	Quantity/Unit	One-Time Fee
govAccess – Website Design and Implementation – Innovator	Milestones - 40/20/20/20	1 Each	\$26,730.00
Basic Redesign Credit	Up Front	1 Each	-\$8,000.00
Mega Menu Designer	Milestones - 40/20/20/20	1 Each	\$0.00
Web-based Training - Additional Day	Upon Delivery	1 Each	\$0.00
govAccess - Web Design and Implementation - Branded w/ Domain	Milestones - 40/20/20/20	1 Each	\$5,100.00
Dept Branding: Interior Page Customization Tier 3	Milestones - 40/20/20/20	1 Each	\$0.00
SUBTOTAL:			\$27,830.00

One-Time Fees			
Solution	Billing Frequency	Quantity/Unit	One-Time Fee
Accessibility (Web-only) Training and Consultation-Standard	Upon Delivery	1 Each	\$0.00
Communications Cloud - Setup and Configuration	Up Front	1 Each	\$2,400.00
Communications Cloud - Online Training	Up Front	1 Each	\$500.00
Advanced Package - Setup and Configuration	Up Front	1 Each	\$600.00
Advanced Package - Online Training	Up Front	1 Each	\$500.00
SUBTOTAL:			\$27,830.00

Annual Fees for New Subscriptions			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
govAccess - Maintenance, Hosting, & Licensing Fee - Core	Annual	1 Each	\$6,920.00
govAccess - Maint/Hosting/License Fee - Branded w/Domain	Annual	1 Each	\$0.00 <i>first year free</i>
Communications Cloud	Annual	1 Each	\$6,000.00
Communications Cloud Advanced Package	Annual	1 Each	\$1,500.00
SUBTOTAL:			\$14,420.00

Remaining Period(s)	Year 2	Year 3	Year 4	Year 5
govAccess - Maintenance, Hosting, & Licensing Fee - Core	\$7,266.00	\$7,629.30	\$8,010.77	\$8,411.30
govAccess - Maint/Hosting/License Fee - Branded w/Domain	\$892.50	\$937.13	\$983.98	\$1,033.18
Communications Cloud	\$6,300.00	\$6,615.00	\$6,945.75	\$7,293.04
SUBTOTAL:	\$16,033.50	\$16,835.18	\$17,676.93	\$18,560.78

Remaining Period(s)				
Solution(s)	Year 2	Year 3	Year 4	Year 5
Communications Cloud Advanced Package	\$1,575.00	\$1,653.75	\$1,736.44	\$1,823.26
SUBTOTAL:	\$16,033.50	\$16,835.18	\$17,676.93	\$18,560.78

Product Descriptions	
Name	Description
govAccess - Website Design and Implementation - Innovator	<p>govAccess Website Design and Implementation - Innovator provides a citizen focused website and includes:</p> <ul style="list-style-type: none"> • UX consultation, which may include one (1) or more of the following: <ol style="list-style-type: none"> 1. One (1) site analytics report 2. One (1) heatmap analysis 3. One (1) internal stakeholder survey • Semi-custom homepage wireframe • Fully responsive design • Custom mobile homepage or standard mobile responsive homepage • Video background or standard rotating image carousel (switchable at any time) • One (1) specialty alternate homepage - Choose from Granicus' library that includes emergencies, election night, special events • One (1) customer experience feature - Choose from Granicus' library that includes service finder or data visualization banner • Programming/CMS implementation • Migrate up to 200 webpages • Five (5) forms converted into the new CMS • One (1) day of web-based training
govAccess - Maintenance, Hosting, & Licensing Fee - Core	<p>The govAccess Maintenance, Hosting, and Licensing plan is designed to equip the client with the technology, expertise and training to keep the client's website relevant and effective over time.</p> <p>Services include the following:</p> <ul style="list-style-type: none"> • Ongoing software updates • Unlimited technical support (6:00 AM - 6:00 PM PT, Monday - Friday) • Access to training webinars and on-demand video library • Access to best practice webinars and resources • Annual health check with research-based recommendations for website optimization • DDoS mitigation • Disaster recovery with 90-minute failover (RTO) and 15-minute data replication (RPO)
Basic Redesign Credit	Client understands and agrees that completion of website design services provided herein fulfills Granicus' obligation to deliver a basic graphic redesign of the website.

Product Descriptions	
Name	Description
Mega Menu Designer	<p>The Mega Menu Designer allows clients to customize and design flexible menus on the client's website. Customization includes:</p> <ul style="list-style-type: none"> • Defining the levels of navigation and number of columns in the menu • Adding extra columns and placing widgets in these columns (Widgets that can be added to Mega Menus include: News, Events, RFPs, FAQs, Facilities, Jobs, and the Staff, Business, and Service Directories) • Stacking multiple widgets in the same column
Web-based Training - Additional Day	Includes an additional day of web-based CMS User Training
govAccess - Web Design and Implementation - Branded w/Domain	<p>Branded Subsites allow a department to customize their pages with a unique color scheme and branding while still utilizing the framework of the main website. This package includes:</p> <ul style="list-style-type: none"> • Wireframe based on the main website • Unique design theme, including color palette for landing page and interior pages • Customizable background image or slideshow • Customizable navigation, including graphics • Customizable header and footer • Individual URL and search capabilities
govAccess - Maint/ Hosting/License Fee - Branded w/Domain	<p>Maintenance, Hosting and Licensing includes the following for Independent Subsite(s) covered by the subscription:</p> <ul style="list-style-type: none"> • Monthly Software Updates • Unlimited Technical Support (6 am – 6 pm PT, Monday – Friday) • Training Webinars and On-Demand Video Library • Best Practice Webinars and Resources • DDoS Mitigation • Disaster Recovery with 90-minute failover (RTO) and 15-minute data replication (RPO)
Dept Branding: Interior Page Customization Tier 3	govAccess will produce up to five (5) custom widget displays on a single page based on existing default widget functionality. Each widget will contain its own unique set of configurable settings. Each custom widget will be built for re-use across all other interior pages.

Product Descriptions	
Name	Description
Accessibility (Web-only) Training and Consultation-Standard	<p>Granicus will provide a frontend website design, excluding third-party tools, compliant with WCAG 2.0 upon completion and only to the extent validated by Granicus' accessible content formatting and testing process. This service includes standard training and services to help the client get started creating and maintaining an accessible website.</p> <ul style="list-style-type: none"> Design website in compliance with WCAG 2.0 standards Test website to WCAG 2.0 standards using automated tool Develop the client's accessibility statement Training in accessibility-focused CMS functions Reformat up to 25 of the client's pages to comply with WCAG 2.0 standards Onsite Web Accessibility Training in accessibility-focused CMS functions, including what the standards are, why they are important and how to create compliant content
Communications Cloud	<p>The Cloud is a Software-as-a-Service (SaaS) solution that enables government organizations to connect with more people. By leveraging the Cloud, the client will be able to utilize a number of different outreach mediums, including email, SMS/text messages, RSS feeds, and social media integration to connect with its target audiences. The Cloud includes:</p> <ul style="list-style-type: none"> Unlimited email sends with industry-leading delivery and management of all bounces Support to upload and migrate existing email lists Access to participate in the GovDelivery Network Ability to send mass notifications to multiple devices 24/7 system monitoring, email and phone support during business hours, auto-response to inbound messages from end users, and emergency support Text-to-subscribe functionality Up to 2 Web-hosted training sessions annually Up to 50 administrators Up to 1 GovDelivery account(s) Access to a complete archive of all data created by the client for 18 months (rolling) Up to 3 hours of message template and integration development Up to 100 subscription topics Up to 100,000 SMS/text messages per year from a shared short code within the United States* <p>*International numbers are not supported. SMS/text messages not used in the period of performance will not carry over to the following year.</p>

Product Descriptions	
Name	Description
Communications Cloud - Setup and Configuration	<p>The Cloud is a Software-as-a-Service (SaaS) solution that enables government organizations to connect with more people. By leveraging the Cloud, the client will be able to utilize a number of different outreach mediums, including email, SMS/text messages, RSS feeds, and social media integration to connect with its target audiences. The Cloud setup and configuration includes:</p> <ul style="list-style-type: none"> • The implementation consultant will be assigned to Recipient during the setup process for up to 90 days • Unlimited access to Web-based recorded trainings and online help for administrations on the following topics: standard Messaging, the GovDelivery Network, Automation, Mobile and Analytics • Up to 2 Web-hosted training sessions that must be used within 180 days of Kickoff • Up to 5 hours of message template and integration development that must be used within 90 days of Kickoff
Communications Cloud - Online Training	<p>Provides a balance of Product knowledge and industry best practices to a specific audience. Sessions are delivered by product experts via videoconferencing technology.</p>
Communications Cloud Advanced Package	<p>The Advanced Cloud Module gives government communicators better insight into the needs of citizens and improves their ability to enhance online transactions, promote behavior change through public awareness, and improve citizen engagement. The Advanced Cloud Module adds streamlined marketing capabilities that incorporate greater degrees of audience segmentation, personalization, message testing, and mobile engagement. The Advanced Cloud Module includes:</p> <ul style="list-style-type: none"> • Dynamic segmentation around bulletins, engagement, and question (e.g. zip code) • Canned campaigns for re-engagement and new subscriber onboarding • Testing: Simple (A/B, 10/10/80) <p><i>A subscription for the Advanced Cloud Module is dependent on an active license for the GovDelivery Communications Cloud.</i></p>
Advanced Package - Setup and Configuration	<p>Implementation includes:</p> <ul style="list-style-type: none"> • Access to an implementation consultant for up to 90 days • Access to online training documentation around advanced account functions and capabilities • Up to 2 Web-hosted training sessions within 180 days of kickoff • Up to 5 hours of message template and integration development within 90 days of kickoff <p><i>The implementation process takes four to six weeks, on average, depending on the availability of stakeholders and/or current GovDelivery Communications Cloud experience.</i></p>
Advanced Package - Online Training	<p>Provides a balance of Product knowledge and industry best practices to a specific audience. Sessions are delivered by product experts via videoconferencing technology.</p>

Terms and Conditions

- Upon the effective date, this Agreement shall supersede and replace any previous agreement between the parties. All prior agreements between the parties are hereby void and of no force and effect.
- Customer will be entitled to a basic redesign credit for one (1) govAccess main website after year four (4) of this uninterrupted Agreement. The basic redesign credit is equivalent to either: 1) a template selected from the then current Granicus best practices library, or; 2) a dollar credit not to exceed \$8,000.00 applied towards a custom redesign of one (1) existing main website. Redesign will become available at the conclusion and payment of year four (4) of the initial term of the Agreement.
- Link to Terms: https://granicus.com/pdfs/Master_Subscription_Agreement.pdf
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Coachella, CA to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- If submitting a Purchase Order, please include the following language: All pricing, terms and conditions of quote Q-79256 dated 12/4/2019 are incorporated into this Purchase Order by reference.
- Granicus Communications Suite Subscriber Information.
 - Data provided by the client and contact information gathered through the client's own web properties or activities will remain the property of the client ("Direct Subscriber"), including any and all personally identifiable information (PII). Granicus will not release the data without the express written permission of the client, unless required by law.
 - Granicus shall: (i) not disclose the client's data except to any third parties as necessary to operate the Granicus Products and Services (provided that the client hereby grants to Granicus a perpetual, non-cancelable, worldwide, non-exclusive license to utilize any data, on an anonymous or aggregate basis only, that arises from the use of the Granicus Products by the client, whether disclosed on, subsequent to, or prior to the Effective Date, to improve the functionality of the Granicus Products and any other legitimate business purpose, including the right to sublicense such data to third parties, subject to all legal restrictions regarding the use and disclosure of such information).
- Data obtained through the Granicus Advanced Network.
 - Granicus offers a SaaS product, known as the Communications Cloud, that offers Direct Subscribers recommendations to subscribe to other Granicus client's digital communication (the "Advanced Network"). When a Direct Subscriber signs up through one of the recommendations of the Advanced Network, that subscriber is a "Network Subscriber" to the agency it subscribed to through the Advanced Network.
 - Network Subscribers are available for use while the client is under an active subscription with Granicus. Network Subscribers will not transfer to the client upon termination of any Granicus Order, SOW, or Exhibit. The client shall not use or transfer any of the Network Subscribers after termination of its Order,

SOW, or Exhibit placed under this agreement. All information related to Network Subscribers must be destroyed by the client within 15 calendar days of the Order, SOW, or Exhibit placed under this agreement terminating.

- Opt-In. During the last 10 calendar days of the client's subscription, the client may send an opt-in email to Network Subscribers that shall include an explanation of the client's relationship with Granicus terminating and that the Network Subscribers may visit the client's website to subscribe to further updates from the client in the future. Any Network Subscriber that does not opt-in will not be transferred with the subscriber list provided to the client upon termination.
- Billing Frequency Notes (Milestones - 40/20/20/20):
 - An initial payment equal to 40% of the total;
 - A payment equal to 20% of the total upon Granicus' delivery of the draft homepage design concepts to the client;
 - A payment equal to 20% of the total upon implementation of the main website into the VCMS on a Granicus-hosted development server; and
 - A payment equal to 20% of the total upon completion; provided, however that the client has completed training. If the client has not completed training, then Granicus shall invoice the client at the earlier of: completion of training or 21 days after completion.
- Granicus certifies that it will not sell, retain, use, or disclose any personal information provided by Customer for any purpose other than the specific purpose of performing the services outlined within this Agreement.

Agreement and Acceptance

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Billing Information

Name:

Phone:

Email:

Address:

Coachella, CA

Signature:

Name:

Title:

Date:



GovDelivery Communications Cloud

Digital communications platform for government

Communications Cloud is a marketing-automation platform that enables government organizations to quickly and easily connect with more constituents. As the only FedRAMP-certified marketing-automation platform, Communications Cloud is the most-secure marketing solution available for public sector organizations.

Craft messages in custom-built branded templates to provide a consistent and familiar experience for audiences across all platforms. Engage citizens with content by sending messages to a specific segment of your audience and save valuable time by crafting a single message and sharing through email, text and social media instantly.

Grow an audience through text-to-subscribe, social media promotion, other government agencies through the GovDelivery Network and by leveraging website traffic with attention-commanding subscription strategies. The simple sign-up process allows constituents to opt into receiving communication on the topics that matter to them, simultaneously allowing your organization to divide constituent subscribers by interests.

Communications Cloud delivers messaging at a higher rate, keeping emails out of spam folders and handling unsubscribes, bounces and inactive emails, allowing communicators to focus on content.

Available reports on open and click-through rates provide insight into message success and allow for continuous improvements to a marketing strategy to make each touch better than the last.

GOVDELIVERY NETWORK

Further build out subscriber lists through cross-promotion opportunities with nearby and related organizations by leveraging the GovDelivery Network, which includes over 1,800 organizations with more than 150 million citizens. With more than 50,000 new people signing up for messages from government through Granicus' solutions every day, organizations using Communications Cloud have increased subscribers by up to 500 percent.



Email, text message and social media communications



Secured with FedRAMP certification



Audience growth opportunities/strategies



Customizable, branded templates



Manage emails - inbox placement, deliverability



Open, click-through, and bounce rate reporting



Advanced Package for Communications Cloud

Improve communications strategy with advanced marketing techniques

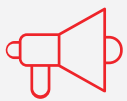
Take Communications Cloud capabilities to the next level, without creating more work. Cut through the noise and reach citizens with the right information at the right time in the way they want it with proven approaches such as greater audience segmentation, personalization, message testing and automation.

Advanced Package's prebuilt onboarding and re-engagement campaigns allow communicators to build a strong relationship with citizens from first interaction or nudge unresponsive recipients into reactivation. Take campaigns one step further by building custom campaigns that automate your team's marketing plan with custom messages and delivery schedules.

Further break down audiences into complex segments and deliver customized messaging

that appeals completely to personal needs of constituents rather than partially to huge populations. Segments can be built using existing Communications Cloud data or from other collected demographic information via the Granicus Connect tool. Ultimately, organizations have the power to target and refine their audience beyond topic subscriptions, allowing communicators to maximize their reach and engagement efforts.

Perform simple tests to learn what really resonates with citizens. Send two message versions with varying language or design adjustments to random audience samples, and then take immediate advantage of these insights by sending the best version to the remaining population.



Drive engagement with proven marketing techniques



Use A/B testing to improve tactics and messaging



Built-in campaigns welcome and re-engage subscribers



Dynamic segmentation boosts communication efforts

Granicus govAccess

A GOVERNMENT WEBSITE TO BETTER SERVE YOUR CITIZENS

Most people come to a government website with one goal – to complete a task – yet most government websites fail to deliver. With Granicus govAccess, user-friendly design, powerful content, accessibility, and secure transactions have never been easier.

DATA-DRIVEN, CUSTOM DESIGN

All govAccess projects start with research into how your website visitors want to engage with you and what services and information is most important to them. This research informs the design, content structure and development of your website – the result: extreme usability whether on desktop or mobile.

SIMPLE, YET DYNAMIC GOVERNMENT CMS

govAccess is a content management system (CMS) that was purpose built for government, allowing your staff to easily create content that informs, engages and serves their communities. Our CMS makes it easy to manage mobile experiences, bring more services online, share content through popular social media channels, create custom interior pages, and more- all while ensuring consistency and control.

ENTERPRISE-CLASS HOSTING + SUPPORT

From our state-of-the-art hosting infrastructure with greater than 99.9% uptime, to a team of certified government experts and tech gurus, the govAccess team relentlessly focuses on client satisfaction. Continuous optimization, regular health checks that include research-based recommendations, and 24x7 support deliver guaranteed success.



Heatmaps help us understand where eyes and clicks are going on your site.



Basing our redesign on science, rather than emotion, helped to keep everyone on the same page as we worked through the process of transforming our web presence from a mere website to a customer service portal.

Kevin Tunell
Communications Director,
Yuma County, AZ



WEBSITE DESIGN + IMPLEMENTATION – INNOVATOR

- ✓ UX consultation including
 - Heatmap analysis, web analytics, internal stakeholder survey
 - Website analytics report
- ✓ Customized homepage wireframe
- ✓ Fully responsive design
- ✓ Custom Mobile Homepage or Standard Mobile Responsive Homepage
- ✓ Video Background or Standard Rotating Image carousel (switchable at any time)
- ✓ One (1) specialty alternate homepage – choose from our library including emergencies, election night, special events
- ✓ One (1) customer experience feature – choose from our library including service finder, geo finder, data visualization banner
- ✓ Website Programming + CMS Implementation
- ✓ Migrate up to 200 webpages
- ✓ Five (5) forms converted into the new CMS
- ✓ One (1) day of remote Web-based Training (typically used for “Writing for the Web” Training, Accessibility Training, and CMS Training).



KEY CMS FEATURES

- ✓ Ongoing software updates (quarterly)
- ✓ Role-based dashboard for easy content updates, approvals + ability to lock down user permissions
- ✓ Mobile management to analyze mobile traffic and customize display on mobile device
- ✓ Interior page builder with drag-and-drop page building, 100+ widgets, save and reuse layouts + more
- ✓ Social media management with ability to schedule + preview posts to multiple social media accounts
- ✓ Form and survey builder with ready-to-use templates for the most common use cases, conditional logic, payment processing, and legally binding digital signatures
- ✓ Flexible search with the ability to define search synonyms, promote page + more
- ✓ Universal API + a vast number of commonly used apps integrated out-of-the-box



SUPPORT + MAINTENANCE

- ✓ 24/7 support
- ✓ Online help, including an extensive library of on-demand training videos
- ✓ Hosting infrastructure with 99.9% uptime
- ✓ Disaster recovery w/ 90 min failover (RTO), data replication every 15 mins (RPO), failover testing every 2 wks.
- ✓ Enterprise grade DDoS mitigation
- ✓ Industry leading data security (advanced encryption and penetration)



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Jacob I. Alvarez, Assistant to the City Manager

SUBJECT: Receive and File the Eastern Coachella Valley's Action Plan for Climate Resilience.

STAFF RECOMMENDATION:

That the City Council receive and file the Eastern Coachella Valley Action Plan for Climate Resilience.

BACKGROUND:

In February 2018, the Strategic Growth Council awarded CVAG and Coachella with a \$170,000 TCC planning grant to identify and prioritize affordable housing, transportation, green infrastructure and park projects that would be competitive for grants, as well as to point out policy and program gaps.

The Eastern Coachella Valley Action Plan for Climate Resilience (Action Plan) is a roadmap to identify and prioritize projects that increase climate resilience, reduce greenhouse gases (GHGs) and provide equitable access to housing. The Action Plan outlines community supported projects that are competitive for cap and trade funding to further the three goals of the Action Plan. This Action Plan aligns past planning efforts with grant requirements to identify community goals, current climate vulnerabilities and current relevant projects. The Plan also assesses some of the gaps in existing plans and policies and includes guidance as to how to ensure inclusion of and responsiveness to disadvantaged communities. This Action Plan also takes an in-depth look at five grants (as mentioned below) and provides kick-off guides to support local agencies in identifying grant-eligible projects and beginning the application processes. Lastly, the Plan also identifies current and emerging funding and financing opportunities that also further climate resilience and TCC goals, and may complement target funding programs.

A draft of the Eastern Coachella Valley's Action Plan for Climate Resilience was released in June of this year, and CVAG, the City of Coachella and the grant partners spent the summer conducting additional community outreach on the proposals. The plan is nearly 600 pages, including maps and appendixes that analyze potential projects based on specific funding opportunities. The Action Plan will serve as a resource for future grant applications, whether it's the TCC Implementation Grants, the Affordable Housing and Sustainable Communities or parks and urban greening funding.

Staff is recommending that the City Council receive and file the report so the City can utilize this Action Plan when applying for State grants.

FISCAL IMPACT:

There is no fiscal impact on the General Fund.



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members
FROM: William Pattison, City Manager
SUBJECT: Investment Report – September 2019

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and file the investment report for September of 2019

EXECUTIVE SUMMARY:

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

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

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

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

Attached is the Treasurer’s Report of Investments which includes an overview on investments

which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the periods ending September 31, 2019 . In addition, this report includes detailed information and current activity on individual investments.

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

There was no unusual investment activity to report.

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

FISCAL IMPACT:

None, this report is receive and file only.

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

As of September 30, 2019

Fiscal Year 2019-2020

Item 20.

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 8/31/2019	NET: DEPOSITS AND/OR (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 9/30/2019	
CASH ON HAND								
Wells Fargo-General Checking	N/A	5,525,547.87	(40,707.39)	-	-	-	5,484,840.48	①
Wells Fargo-Road Maintenance SB1	N/A	826,665.65	(127,225.69)	-	-	-	699,439.96	②
Rabobank-Payroll Account	0.0%	8,439.72	24.75	2.32	-	-	8,466.79	③
Rabobank-AG Summit Account	0.0%	13,562.96	-	-	-	-	13,562.96	④
Rabobank-Special Gas Tax Account	0.0%	238,814.91	(58,488.37)	-	-	-	180,326.54	⑤
Petty Cash	N/A	3,075.00	-	-	-	-	3,075.00	
Total Cash on Hand		6,616,106.11	(226,396.70)	2.32	-	-	6,389,711.73	
CASH WITH FISCAL AGENT								
Union Bank of California	varies	2,323,071.76	(1,695,492.72)	985.37	-	-	628,564.41	⑥
Wells Fargo Bank, N.A.	4.6%	462,263.40	-	15.43	-	-	462,278.83	⑥
County of Riverside	N/A	161,898.81	-	780.57	-	-	162,679.38	⑦
Total Cash with Fiscal Agent		2,947,233.97	(1,695,492.72)	1,781.37	-	-	1,253,522.62	
INVESTMENTS								
State of California - LAIF	0.2%	4,671,234.04	-	-	-	-	4,671,234.04	⑧
Investment Management Acct	3.3%	19,677,174.25	(113,910.52)	-	-	-	19,563,263.73	⑨
Saving Account - Wells Fargo Bank		5,080.09	-	-	-	-	5,080.09	⑩
Total Investments		24,353,488.38	(113,910.52)	-	-	-	24,239,577.86	
Grand Total		33,916,828.46	(2,035,799.94)	1,783.69	-	-	31,882,812.21	⑫

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

Reviewed by: **Javier Estrada - Controller**

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Date: **9/30/2019**

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

As of September 30, 2019

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INVESTMENTS								
<u>STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)</u>								
REDEVELOPMENT AGENCY(#004)	0.3%	2,433.89	-	-	-	-	2,433.89	⑧
		-						
CITY GENERAL ACCOUNT(#171)	0.3%	2,819,847.71	-	-	-	-	2,819,847.71	⑧
		-						
COACHELLA SANITARY DISTRICT	0.3%	1,848,830.78	-	-	-	-	1,848,830.78	⑧
		-						
REDEVELOPMENT BONDS	0.3%	121.66	-	-	-	-	121.66	⑧
TOTAL LAIF ACCOUNTS		4,671,234.04	-	-	-	-	4,671,234.04	
<u>INVESTMENT MANAGEMENT ACC</u>								
MORGAN STANLEY	3.5%	-	-	-	-	-	-	
		-						
PFM Funds	3.5%	19,677,174.25	(113,910.52)	-	-	-	19,563,263.73	⑨
TOTAL INVESTMENT MANAGEMENT ACCT		19,677,174.25	(113,910.52)	-	-	-	19,563,263.73	
<u>SAVINGS & MONEY MARKET ACCOUNTS</u>								
POLICE EVIDENCE ACCT - B of A #04	0.1%	5,080.09	-	-	-	-	5,080.09	⑩
TOTAL SAVINGS ACCOUNT		5,080.09	-	-	-	-	5,080.09	
TOTAL INVESTMENTS		24,353,488.38	(113,910.52)	-	-	-	24,239,577.86	

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

As of September 30, 2019

Fiscal Year 2019-2020

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UNION BANK OF CALIFORNIA (Cost Basis reported)

COACHELLA WATER AUTHORITY

CITY OF COACHELLA WATER: WATER REFUNDING BONDS 2012 SERIES

A/C #: 6712016201 Bond Fund	0.0%	255.68		0.31			255.99
A/C #: 6712016202 Interest Account	0.0%	-					-
A/C #: 6712016203 Principal Account	0.0%	-					-
A/C #: 6712016204 Reserve Fund	0.0%	1.00					1.00
A/C #: 6712016206 Escrow Fund 2003	0.0%	-	-	-	-	-	-

COACHELLA FINANCING AUTHORITY

COACHELLA SANITARY DISTRICT: WASTEWATER REV 2005-A COPS

A/C #: 6711755701 Bond Fund	0.0%	-	-	-	-	-	-
A/C #: 6711755702 Interest Account	0.0%	-	-	-	-	-	-
A/C #: 6711755703 Principal Account	0.0%	-	-	-	-	-	-
A/C #: 6711755704 Reserve Account	2.5%	-	-	-	-	-	-

RDA PA #4 2004 B SERIES: TAX ALLOCATION BONDS

A/C #: 6711745801 Revenue Fund	0.0%	-	-	-	-	-	-
A/C #: 6711745802 Interest Account	0.0%	-	-	-	-	-	-
A/C #: 6711745803 Principal Account	0.0%	-	-	-	-	-	-
A/C #: 6711745804 Reserve Fund	2.5%	-	-	-	-	-	-

Successor Agency to the Coachella Redevelopments Agency 2014 Series

A/C #: 6712104701	0.0%	1.00		217.58	-	-	218.58
A/C #: 6712104702	0.0%	165,906.25			-	-	165,906.25
A/C #: 6712104703	0.0%	235,000.00			-	-	235,000.00
A/C #: 6712104704	0.0%	1.00	-	-	-	-	1.00
A/C #: 6712104705	0.0%	-	-	-	-	-	-
A/C #: 6712104706	0.0%	-	-	-	-	-	-
A/C #: 6712104707 Escrow Funds	0.0%	-	-	-	-	-	-
A/C #: 6712104708 Escrow Funds	0.0%	-	-	-	-	-	-

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COACHELLA SANITARY DISTRICT							
WASTEWATER SERIES 2015A							
A/C #: 6712148600	0.0%	-	-	-	-	-	-
A/C #: 6712148601	0.0%	109.02	(108.02)	-	-	-	1.00
A/C #: 6712148602	0.0%	-	70,962.51	-	-	-	70,962.51
A/C #: 6712148603	0.0%	-	-	-	-	-	-
A/C #: 6712148604	0.0%	1.00	-	-	-	-	1.00
A/C #: 6712148605	0.0%	-	-	-	-	-	-
A/C #: 6712148606	0.0%	-	-	-	-	-	-
A/C #: 6712148607	0.0%	-	-	-	-	-	-
A/C #: 6712148608	0.0%	-	-	-	-	-	-
COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.0%	24,991.17	-	42.69	-	-	25,033.86
COACHELLA REDEVELOPMENT AGENCY							
MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013							
A/C #: 6712071401 Interest Account	0.0%	1.00	-	246.76	-	-	247.76
A/C #: 6712071402 Interest Acc	0.0%	65,043.75	(65,043.75)	-	-	-	-
A/C #: 6712071403 Principal Acc	0.0%	390,000.00	(390,000.00)	-	-	-	-
A/C #: 6712071404 Reserve Account	0.0%	1.00	-	-	-	-	1.00
SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B							
A/C #: 6712160601	0.0%	1.00	343.42	-	-	-	344.42
A/C #: 6712160602	0.0%	171,646.88	(171,646.88)	-	-	-	-
A/C #: 6712160604	0.0%	1,140,000.00	(1,140,000.00)	-	-	-	-
A/C #: 6712160604	0.0%	1.00	-	-	-	-	1.00
A/C #: 6712160605	0.0%	-	-	-	-	-	-
A/C #: 6712160606	0.0%	-	-	-	-	-	-
A/C #: 6712160607	0.0%	-	-	-	-	-	-
A/C #: 6712160608	0.0%	-	-	-	-	-	-
A/C #: 6712160609	0.0%	-	-	-	-	-	-

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of September 30, 2019
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A/C #: 6712179800 Special Fund	0.0%	-	-	-	-	-	-	
A/C #: 6712179801 Interest Account	0.0%	418.21		0.62	-	-	418.83	
A/C #: 6712179802 Interest Account	0.0%	-		-	-	-	-	
A/C #: 6712179803 Principal Account	0.0%	-		-	-	-	-	
A/C #: 6712179804 Reserve Account	3.4%	1.00	-	-	-	-	1.00	
A/C #: 6712179805 Project Fund	0.0%	129,691.80		477.41	-	-	130,169.21	
A/C #: 6712179806 Project Fund	0.0%	-	-	-	-	-	-	
A/C #: 6712179807 Project Fund	0.0%	-	-	-	-	-	-	
TOTAL UNION BANK OF CALIFORNIA		2,323,071.76	(1,695,492.72)	985.37	-	-	628,564.41	⑤
WELLS FARGO BANK, N.A.								
GAS TAX BONDS SERIES 2008-A								
A/C #: 22863900 Revenue Fund	0.0%	5.16	-	0.01	-	-	5.17	
A/C #: 22863902 Interest Account	0.0%	442.40	-	0.62	-	-	443.02	
A/C #: 22863903 Interest Account	0.0%	929.34	-	1.30	-	-	930.64	
A/C #: 22863904 Reserve Fund	4.6%	451,237.50		-	-	-	451,237.50	
A/C #: 22863906 Administration Fund	0.0%	9,649.00		13.50	-	-	9,662.50	
A/C #: 22863909 Acquisition Fund	0.0%	-	-	-	-	-	-	
TOTAL WELLS FARGO BANK		462,263.40	-	15.43	-	-	462,278.83	⑤
COUNTY OF RIVERSIDE								
COUNTY OF RIVERSIDE - FIRE		161,891.48	-	780.53	-	-	162,672.01	⑦
COUNTY OF RIVERSIDE - SANITARY		7.33	-	0.04	-	-	7.37	⑦
TOTAL COUNTY OF RIVERSIDE		161,898.81	-	780.57	-	-	162,679.38	⑦
GRAND TOTAL FISCAL AGENT CASH		2,947,233.97	(1,695,492.72)	1,781.37	-	-	1,253,522.62	⑪



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Andrea J. Carranza, Deputy City Clerk

SUBJECT: Mayor's Appointments to Various Council Subcommittees, Coachella Valley Association of Government (CVAG) Committees, Other Agencies, etc.

STAFF RECOMMENDATION:

Appoint the members of Council to the various intergovernmental organizations, associations and City subcommittees.

BACKGROUND:

The City Council Members represent the City on various intergovernmental agencies and associations that consider policy and legislation, which directly impacts the City. In addition, Council Members serve on City subcommittees (ad hoc and standing) and as liaisons to several entities. In compliance with the requirements of the Maddy Act, Government Code 54972, the attached local appointments list shows all boards, commissions, and committees which are appointed by the legislative body of the local agency and the dates of their terms of office.

Also, attached is a completed Fair Political Practices Commission (FPPC) form 806, which has been posted to the City's website. This form is required pursuant to FPPC Regulation 18705.5. Each agency must post on its website Form 806, which lists all the paid appointed positions to which an official will vote to appoint themselves. This form must be posted prior to a vote (or consent item) to appoint a governing board member if the appointee will participate in the decision and the appointment results in additional income of \$250 or more in a 12-month period.

The Mayor will be identifying Council appointments to these Committees.

FISCAL IMPACT:

There is no fiscal impact to the General Fund.

Attachments: Appointments List
FPPC Form 806

CITY OF COACHELLA

ELECTED/APPOINTED OFFICIALS, BOARDS, COMMITTEES AND COMMISSIONS LOCAL APPOINTMENTS LIST

CALENDAR YEAR 2020 (AMENDED OCTOBER 2019)

ELECTED OFFICIALS

City Council Meetings are held on the second and fourth Wednesday of each month in the Council Chamber of City Hall, beginning at 6:00 p.m.

ELECTED OFFICIALS		TERM EXPIRES
Mayor	Steven Hernandez	November 2020
Mayor Pro Tem	Emmanuel Martinez	November 2020
Councilmember	Philip "Felipe" Bautista	November 2020
Councilmember	Megan Beaman Jacinto	November 2022
Councilmember	Josie Gonzalez	November 2022
City Clerk	Angela M. Zepeda	November 2020
City Treasurer	Arturo Aviles	November 2020

APPOINTED OFFICIALS

City Manager	William B. Pattison, Jr.
City Attorney	Carlos Campos

In compliance with the requirements of the Maddy Act, Government Code 54972, the following local appointments list shows all boards, commissions, and committees which are appointed by the legislative body of the local agency and the dates of their terms of office.

COACHELLA PLANNING COMMISSION

Meetings are held on the first and third Wednesday of each month at 6:00 p.m.

The City Planning Commission shall consist of five regular members and one alternate member, each of whom shall be appointed by the Mayor with the approval of the Council. Members of the Planning Commissioners may be residents of the city or business persons in the community who do not reside in the city. All members of the City Council shall be nonvoting, ex-official members of the Commission.

APPOINTEE	ORIGINAL APPOINTMENT	TERM EXPIRES
Ruben Gonzalez	June 26, 2019	December 31, 2020
Sahara Huazano	June 26, 2019	December 31, 2022
Miguel Navarrete	June 26, 2019	December 31, 2022
Javier Soliz	June 26, 2019	December 31, 2020
Stephanie Virgen	June 26, 2019	December 31, 2020
Miguel Leal, Alternate	June 26, 2019	December 31 2022

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COACHELLA
REDEVELOPMENT AGENCY:** – *(Meetings held as needed.)*

**HEALTH AND SAFETY CODE
SECTION 34179-34181**

The Oversight Board was created pursuant to California State law that dissolved the Coachella Redevelopment Agency, along with all 400 redevelopment agencies in California, on February 1, 2012. That law, known as AB X1 26, required the City of Coachella, as the successor agency to the Coachella Redevelopment Agency, to create a new Oversight Board to oversee certain fiscal management of former Agency funds and assets.

Oversight Boards direct the staff of the Successor Agency, have fiduciary responsibilities to holders of enforceable obligations, approves actions of the Successor Agency and establishes the Recognized Payment Obligation Payment Schedule. It takes a majority of the Oversight Board to constitute a quorum and to vote to take action.

The California Redevelopment Dissolution Laws mandated the dissolution of the 25 existing Oversight Boards within the County of Riverside and the creation of a single Consolidated Oversight Board overseeing all 25 successor agencies within the County commencing on **July 1, 2018**.

QUALIFICATIONS	APPOINTEE	ORIGINAL APPOINTMENT	TERM EXPIRES
Authority to represent the Successor Agency before the Countywide Oversight Board, the Riverside County Auditor-Controller, the State Controller, the California Department of Finance, or any other public body with regards to the Successor Agency business with the Countywide Oversight Board.	Bill Pattison City Manager	July 25, 2018	Open

COACHELLA PARKS AND RECREATION COMMISSION – *(Meets on the third Thursday of each month at 4:30 p.m. in the upstairs conference room at the Coachella Corporate Yard located at 53-462 Enterprise Way, Coachella.)*

The community members of this commission must live within the city and shall serve a term of four (4) years. A vacancy occurring before expiration of a term shall be filled by appointment for the remainder of the term by the city council. The term of each community member commissioner shall expire on December 31st of the year that occurs no more than four (4) years after the date of the appointment.

Membership on this commission shall be as follows:

The total membership of the commission shall be made up of five (5) adults in the following manner:

- Three (3) adult resident community members appointed by the City Council to serve without compensation;
- One Council Member of the City of Coachella shall serve as a commissioner;
- The Desert Recreation District General Manager or a designated representative shall serve as a commissioner.

APPOINTEE	REPRESENTING	ORIGINAL APPOINTMENT	TERM EXPIRES
Arturo Aviles	Community Member	June 14, 2017	December 31, 2020
J. Carlos Ayala	Community Member	June 26, 2019	December 31, 2020
Javier Figueroa	Community Member	June 26, 2010	December 31, 2021
Rosario Sabala	Community Member	June 26, 2019	December 31, 2021
Karina Rodriguez	Desert Recreation District	June 21, 2016	December 31, 2020
Liliana Serrato	Alternate Member	June 26, 2019	December 31, 2022

NON-VOTING MEMBER

Vacant City Council

UTILITIES USERS TAX – CITIZENS OVERSIGHT COMMITTEE – *(Meets once per year)*

The voters passed the Utility Users Tax in June 2010. The Utility Users Tax Citizens Oversight Committee meets annually to review revenues and expenditures from the utility users taxes collected and make recommendations to the City Council for its use.

The committee shall have five citizen-members appointed by the City Council. Committee members shall serve a term of four staggered years. Appointees shall be residents of the City. The police chief, fire chief, and one member of City Council shall attend committee meetings, but shall not be voting members. The City Manager or his/her designee shall serve as executive staff to the committee.

APPOINTEE (VOTING MEMBER)	ORIGINAL APPOINTMENT	TERM EXPIRES
Jean Martinez	April 26, 2017	January 31, 2021
Vacant		January 31, 2021
Vacant		January 31, 2023
Vacant		January 31, 2023
Vacant		January 31, 2023

NON-VOTING MEMBERS:

- Steven Hernandez, Mayor
- Police Chief
- Fire Chief
- Finance Director, Staff

COUNCIL SUB-COMMITTEES

Building/Code Enforcement/Public Safety Sub-Committee – *(Meetings called as needed)*

- Josie Gonzalez, Councilmember
- Megan Beaman Jacinto, Councilmember
- City Manager
- Development Services Director
- City Engineer
- Police Chief

Battalion Chief
Finance Director
Permit Technician (*Support Staff*)

Economic Development/Planning Sub-Committee – (*Meetings held on the 1st Tuesday of each month at 4:00 p.m.*)

Steven Hernandez, Mayor
Emmanuel Martinez, Mayor Pro Tem – Chair
Mike Etheridge, Member
City Manager
Development Services Director
Economic Development Manager
Finance Director
Deputy City Clerk (*Support Staff*)

Senior Citizens Advisory Sub-Committee – (*Meetings called as needed, if held, on the 3rd Wednesday of the month at 1:00 p.m.*)

Josie Gonzalez, Councilmember
Philip Bautista, Councilmember
Finance Director
Senior Center Coordinator (*Support Staff*)

Engineering/Public Works/Water-Sewer Sub-Committee – (*Meetings called as needed.*)

Steven Hernandez, Mayor
Philip Bautista, Councilmember
City Manager
Development Services Director
Economic Development Manager
Finance Director
Utilities Department Assistant (*Support Staff*)

Sister City Sub-Committee – (*Meetings called as needed.*)

Steven Hernandez, Mayor
Josie Gonzalez, Councilmember
City Manager
Economic Development Manager

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS – *Dark during the months of March, July, August, October and December**

Executive Committee – (*Meetings held on last Monday* at 4:30 p.m.*)

Steven Hernandez, Mayor, Member
Emmanuel Martinez, Mayor Pro Tem
City Manager, Staff

CVAG COMMITTEES – (Continued)

Transportation Committee – (Meetings held on 1st Monday* at 10:00 a.m.)

Steven Hernandez, Mayor, Member
Emmanuel Martinez, Mayor Pro Tem, Alternate
City Engineer, Staff

Homelessness Committee – (Meetings held on 3rd Wednesday* at 10:00 a.m.)

Josie Gonzalez, Councilmember, Member
Emmanuel Martinez, Mayor Pro Tem, Alternate
Economic Development Manager, Staff
Development Services Director, Staff, Alternate

Energy/Environmental Resources – (Meetings held on 2nd Thursday of each month at 12:00 noon)

Megan Beaman Jacinto, Councilmember, Member
Josie Gonzalez, Councilmember, Alternate
Assistant to the City Manager, Staff

Public Safety – (Meetings held on 2nd Monday* at 9:00 a.m.)

Megan Beaman Jacinto, Councilmember, Member
City Manager, Staff
Police Chief
Battalion Chief

Technical Planning Sub-Committee – (Meetings held on 3rd Tuesday* at 11:00 a.m.)

Development Services Director, Staff
Senior Planner, Staff, Alternate

Transportation Technical Advisory Sub-Committee – (Meetings held on 4th Monday* at 10:00 a.m.)

City Engineer, Staff
Public Works Director, Staff, Alternate

Solid Waste and Recycling Technical Working Group – (Meetings are held quarterly on 2nd Monday at 3:00 p.m.)

Public Works Director, Staff
Environmental/Regulatory Program Manager, Staff, Alternate

CVAG COMMITTEES – (Continued)

JPA/ Coachella Valley Conservation Commission (CVCC) – (Meetings held on 2nd Thursday of each month at 11:00 a.m.) Dark each March, August, October and December.

Steven Hernandez, Mayor, Member
Josie Gonzalez, Councilmember, Alternate

SUNLINE TRANSIT AGENCY – (Meetings are held on 4th Wednesday of each month at noon in the Board Room, 32505 Harry Oliver Trail, Thousand Palms)

Megan Beaman Jacinto, Councilmember, Member
Steven Hernandez, Mayor, Alternate

COACHELLA VALLEY MOSQUITO & VECTOR CONTROL DISTRICT BOARD – (Meetings are held every 2nd Tuesday of each month at 6:00 p.m. at the District's Ben Laflin Administration Building, 43-420 Trader Place, Indio. Trustees are appointed for a fixed term of either two (2) or four (4) years,

Philip Bautista, Councilmember (Term Expires January 2021)
Public Works Director, Staff

PALM SPRINGS INTERNATIONAL AIRPORT COMMISSION – (Meetings held on 2nd Wednesday of each month at 8:00 a.m. The City representative(s) may be council members, community members or staff.)

City Manager, Member (Term Expires June 30, 2021)

RIVERSIDE COUNTY TRANSPORTATION COMMISSION – (Executive Meetings are held at 9:00 a.m. on the 2nd Wednesday of each month; and the **Budget and Implementation** meetings are held at 9:30 a.m. on the 4th Monday of each month at the County of Riverside Administrative Center, 4080 Lemon Street, Riverside. Video teleconferencing is available from La Quinta City Hall.

Steven Hernandez, Mayor, Member
Megan Beaman Jacinto, Councilmember, Alternate
City Engineer, Staff, TAC Member
Public Works Director, Staff, TAC Alternate

PUBLIC ENTITIES RISK MANAGEMENT AUTHORITY (PERMA) – (Meetings at Doral Desert Princess Resort 67-967 Vista Chino, Cathedral City. Held quarterly, 1st Thursday of last month of each quarter.)

Human Resources Manager, Staff, Member
Finance Director, Staff, Alternate

ABANDONED VEHICLE AUTHORITY – (Meetings held quarterly. Date and location for next meeting are announced at each meeting. Locations hosted by different cities.)

Finance Director, Member
Code Compliance Manager, Alternate

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS – *Community, Economic and Human Development Committee (CEHD) – (Meetings are held from 10 a.m. – 12:00 noon, followed by the Regional Council (RC) from 12:15 – 2:00 p.m.) on the first Thursday of each month in Los Angeles at 818 W. 7th Street, 12th Floor; contact number is 213-236-1800)*

Megan Beaman Jacinto, Councilmember, Member

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS – *General Assembly – (Meetings are held At least once every year (usually in April or May).*

Megan Beaman Jacinto, Voting Delegate

EAST VALLEY COALITION *(Meetings held quarterly as needed at Fantasy Springs Casino north meeting room, 84-245 Indio Springs Drive, Indio)*

Josie Gonzalez, Councilmember, Board Member
Steven Hernandez, Mayor, Alternate Board Member (Executive Board)
Economic Development Manager, Staff
City Manager, Staff

COACHELLA/INDIO WASTE TRANSFER STATION JOINT POWERS AUTHORITY – *(Meetings held at as needed, at Coachella City Hall located at 1515 Sixth Street, Coachella.)*

Steven Hernandez, Mayor, Board Member
Megan Beaman Jacinto, Councilmember, Board Member
Josie Gonzalez, Board Member, Alternate
Public Works Director, Staff

WASTE MANAGEMENT CONTRACT AMENDMENT - AD HOC COMMITTEE – *(Held as needed.)*

Megan Beaman Jacinto, Councilmember
Steven Hernandez, Mayor

NPDES TASK FORCE – *(Meetings held first Wednesday of each month at 10 a.m.)*

Environmental/Regulatory Program Manager, Member
Sanitary Superintendent, Member

CHAMBER OF COMMERCE LIAISON – *(Meetings held as needed)*

Josie Gonzalez, Councilmember
Emmanuel Martinez, Mayor Pro Tem
Assistant to the City Manager, Staff
Executive Assistant, Staff

JOINT WATER POLICY ADVISORY COMMITTEE MEETING – (As needed at CVWD'S Coachella office, 85-995 Avenue 52, Coachella, Rummonds Training Room.)

Steven Hernandez, Mayor, Member
Megan Beaman Jacinto, Councilmember, Member
Josie Gonzalez, Councilmember, Alternate Member
Utilities Manager, Staff

COACHELLA VALLEY ANIMAL CAMPUS COMMISSION – (Meetings held on 2nd Thursday, every three months (quarterly) at 9:30 a.m. at the Coachella Valley Animal Campus, 72-050 Pet Land Place, Thousand Palms, CA 92276)

Emmanuel Martinez, Mayor Pro Tem, Member
City Manager, Staff

ENERGY CONSUMERS ADVISORY COMMITTEE – (Meetings held at 6:00 p.m. on the 1st Monday of each month (unless that date falls on a holiday, then it will be held the following Monday). Committee members are appointed for four-year staggered terms and must reside in the IID boundary area for the Coachella Valley. Meetings shall be held, alternately, in the Imperial Irrigation District's William R. Condit Auditorium at 1285 Broadway, El Centro; and in Imperial Irrigation District Board Room, 81- 600 Avenue 58, La Quinta.

Philip Bautista, Councilmember, Member (Term Expires December 2020)
Jacob Alvarez, Councilmember, **Interim** Member (Term Expires December 2020)
Public Works Director, Staff

COACHELLA VALLEY MOUNTAINS CONSERVANCY – (Meetings held at 3:00 p.m. on the 2nd Monday of January, March, May, July, September and November at Conference Room 115, 73-710 Fred Waring Drive, Palm Desert. Terms are for 2-years. Appointees must be either the Mayor or a Councilmember.)

Megan Beaman Jacinto, Councilmember, Member (Term Expires December 2020 – 2 year term)
Emmanuel Martinez, Mayor Pro Tem, Alternate
Development Services Director, Staff, non-member

DILLON ROAD JOINT POWERS AUTHORITY – Board Members are represented by the City Coachella, Twenty-Nine Palms Band of Mission Indians, and Cabazon Band of Mission Indians. Each director and alternate shall serve for a term of two (2) years. At least one regular meeting shall be held each fiscal quarter on the 2nd Thursday of each month at 3:00 p.m. at rotating locations of the member agencies.

Steven Hernandez, as Member (Term Expires December 2020 – 2 year term)
Josie Gonzalez, as Member (Term Expires December 2020 – 2 year term)
Emmanuel Martinez, as Alternate Member (Term Expires December 2020 – 2 year term)

I, Andrea J. Carranza, Deputy City Clerk of the City of Coachella, do hereby declare, pursuant to California Government Code Sections 54970, 54973, and 54974, that the foregoing list was listed on the City's website and posted at City Hall, 1515 Sixth Street, Coachella, California, on or before December 31, 2019.

Andrea J. Carranza, MMC
Deputy City Clerk

**Agency Report of:
Public Official Appointments**

Reset Page

Print Form

A Public Do **Item 21.**

California **806**
Form

For Official Use Only

1. Agency Name
City of Coachella

Division, Department, or Region (If Applicable)
City Council

Designated Agency Contact (Name, Title)
Andrea J. Carranza, Deputy City Clerk

Area Code/Phone Number
760-398-3502

E-mail
acarranza@coachella.org

Page 1 of 3

Date Posted:

12/05/2019

(Month, Day, Year)

2. Appointments

Agency Boards and Commissions	Name of Appointed Person	Appt Date and Length of Term	Per Meeting/Annual Salary/Stipend
Coachella Valley Association of Governments (CVAG) Executive Committee	<p>▶ Name <u>Steven A. Hernandez</u> <small>(Last, First)</small></p> <p>Alternate, if any <u>Emmanuel Martinez</u> <small>(Last, First)</small></p>	<p>▶ <u>12 / 14 / 16</u> <small>Appt Date</small></p> <p>▶ <u>1 Year</u> <small>Length of Term</small></p>	<p>▶ Per Meeting: \$ <u>100</u></p> <p>▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u></p>
Coachella Valley Association of Governments (CVAG) Transportation Committee	<p>▶ Name <u>Steven Hernandez</u> <small>(Last, First)</small></p> <p>Alternate, if any <u>Emmanuel Martinez</u> <small>(Last, First)</small></p>	<p>▶ <u>12 / 12 / 18</u> <small>Appt Date</small></p> <p>▶ <u>1 Year</u> <small>Length of Term</small></p>	<p>▶ Per Meeting: \$ <u>75</u></p> <p>▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u></p>
Coachella Valley Association of Governments (CVAG) Homelessness Committee	<p>▶ Name <u>Josie Gonzalez</u> <small>(Last, First)</small></p> <p>Alternate, if any <u>Emmanuel Martinez</u> <small>(Last, First)</small></p>	<p>▶ <u>12 / 12 / 18</u> <small>Appt Date</small></p> <p>▶ <u>1 Year</u> <small>Length of Term</small></p>	<p>▶ Per Meeting: \$ <u>75</u></p> <p>▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u></p>
Coachella Valley Association of Governments (CVAG) Energy Environmental Resource Committee	<p>▶ Name <u>Megan Beaman Jacinto</u> <small>(Last, First)</small></p> <p>Alternate, if any <u>Josie Gonzalez</u> <small>(Last, First)</small></p>	<p>▶ <u>12 / 12 / 18</u> <small>Appt Date</small></p> <p>▶ <u>1 Year</u> <small>Length of Term</small></p>	<p>▶ Per Meeting: \$ <u>75</u></p> <p>▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u></p>

3. Verification

I have read and understand FPPC Regulation 18705.5. I have verified that the appointment and information identified above is true to the best of my information and belief.


Signature of Agency Head or Designee

Andrea J. Carranza

Print Name

Deputy City Clerk

Title

12/05/2019

(Month, Day, Year)

Comment: _____

**Agency Report of:
Public Official Appointments
Continuation Sheet**

1. Agency Name City of Coachella	Date Posted: <u>12/05/2019</u> <small>(Month, Day, Year)</small>
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2. Appointments

Agency Boards and Commissions	Name of Appointed Person	Appt Date and Length of Term	Per Meeting/Annual Salary/Stipend
Coachella Valley Association of Governments (CVAG) Public Safety Committee	▶ Name <u>Megan Beaman Jacinto</u> <small>(Last, First)</small> Alternate, if any <u>N/A</u> <small>(Last, First)</small>	▶ <u>12 / 12 / 18</u> <small>Appt Date</small> ▶ <u>1 Year</u> <small>Length of Term</small>	▶ Per Meeting: \$ <u>75</u> ▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u>
Coachella Valley Conservation Commission (CVCC)	▶ Name <u>Steven Hernandez</u> <small>(Last, First)</small> Alternate, if any <u>Josie Gonzalez</u> <small>(Last, First)</small>	▶ <u>02 / 14 / 18</u> <small>Appt Date</small> ▶ <u>1 Year</u> <small>Length of Term</small>	▶ Per Meeting: \$ <u>75</u> ▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u>
Sunline Transit Agency 1) Board 2) Finance Committee 3) Taxi Committee 4) Chairman Executive Committee (\$50x1)	▶ Name <u>Megan Beaman Jacinto</u> <small>(Last, First)</small> Alternate, if any <u>Steven A. Hernandez</u> <small>(Last, First)</small>	▶ <u>12 / 12 / 18</u> <small>Appt Date</small> ▶ <u>1 Year</u> <small>Length of Term</small>	▶ Per Meeting: \$ <u>25</u> ▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u>
Coachella Valley Mosquito & Vector Control District Board	▶ Name <u>Philip Bautista</u> <small>(Last, First)</small> Alternate, if any <u>N/A</u> <small>(Last, First)</small>	▶ <u>12 / 12 / 18</u> <small>Appt Date</small> ▶ <u>1 Year</u> <small>Length of Term</small>	▶ Per Meeting: \$ <u>100</u> ▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u>
Riverside County Transportation Commission (RCTC)	▶ Name <u>Steven A. Hernandez</u> <small>(Last, First)</small> Alternate, if any <u>Megan Beaman Jacinto</u> <small>(Last, First)</small>	▶ <u>12 / 14 / 16</u> <small>Appt Date</small> ▶ <u>1 Year</u> <small>Length of Term</small>	▶ Per Meeting: \$ <u>120</u> ▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u>
Coachella/Indio Transfer Station Joint Powers Authority	▶ Name <u>Steven A. Hernandez</u> <small>(Last, First)</small> Alternate, if any <u>Megan Beaman Jacinto</u> <small>(Last, First)</small>	▶ <u>12 / 14 / 16</u> <small>Appt Date</small> ▶ <u>1 Year</u> <small>Length of Term</small>	▶ Per Meeting: \$ <u>50</u> ▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u>Other</u>

**Agency Report of:
Public Official Appointments
Continuation Sheet**

1. Agency Name City of Coachella	Date Posted: <u>12/05/2019</u> (Month, Day, Year)
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2. Appointments

Agency Boards and Commissions	Name of Appointed Person	Appt Date and Length of Term	Per Meeting/Annual Salary/Stipend
Coachella Valley Mountains Conservancy	▶ Name <u>Megan Beaman Jacinto</u> <i>(Last, First)</i> Alternate, if any <u>Emmanuel Martinez</u> <i>(Last, First)</i>	▶ <u>12 / 12 / 18</u> <i>Appt Date</i> ▶ <u>2 Years</u> <i>Length of Term</i>	▶ Per Meeting: \$ <u>75</u> ▶ Estimated Annual: <input checked="" type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u> </u> <i>Other</i>
Southern California Association of Governments	▶ Name <u>Megan Beaman Jacinto</u> <i>(Last, First)</i> Alternate, if any _____ <i>(Last, First)</i>	▶ <u>12 / 12 / 18</u> <i>Appt Date</i> ▶ <u>1 Year</u> <i>Length of Term</i>	▶ Per Meeting: \$ <u>120</u> ▶ Estimated Annual: <input type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input checked="" type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> <u> </u> <i>Other</i>
	▶ Name _____ <i>(Last, First)</i> Alternate, if any _____ <i>(Last, First)</i>	▶ <u> / / </u> <i>Appt Date</i> ▶ _____ <i>Length of Term</i>	▶ Per Meeting: \$ _____ ▶ Estimated Annual: <input type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input checked="" type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> _____ <i>Other</i>
	▶ Name _____ <i>(Last, First)</i> Alternate, if any _____ <i>(Last, First)</i>	▶ <u> / / </u> <i>Appt Date</i> ▶ _____ <i>Length of Term</i>	▶ Per Meeting: \$ _____ ▶ Estimated Annual: <input type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> _____ <i>Other</i>
	▶ Name _____ <i>(Last, First)</i> Alternate, if any _____ <i>(Last, First)</i>	▶ <u> / / </u> <i>Appt Date</i> ▶ _____ <i>Length of Term</i>	▶ Per Meeting: \$ _____ ▶ Estimated Annual: <input type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> _____ <i>Other</i>
	▶ Name _____ <i>(Last, First)</i> Alternate, if any _____ <i>(Last, First)</i>	▶ <u> / / </u> <i>Appt Date</i> ▶ _____ <i>Length of Term</i>	▶ Per Meeting: \$ _____ ▶ Estimated Annual: <input type="checkbox"/> \$0-\$1,000 <input type="checkbox"/> \$2,001-\$3,000 <input type="checkbox"/> \$1,001-\$2,000 <input type="checkbox"/> _____ <i>Other</i>



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, J.D., Development Services Director
Celina Jimenez, Grants Manager

SUBJECT: Adopt Resolution No. 2019-71 Authorizing the City Manager to Execute a Fiscal Year 2019-20 Local Equity Grant Program Agreement with the Department of Consumer Affairs and the Bureau of Cannabis Control in the Amount of \$500,000.00

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2019-71 authorizing the City Manager to execute a fiscal year 2019-20 Local Equity Grant Program Agreement with the State of California - Department of Consumer Affairs and the California Bureau of Cannabis Control in the Amount of \$500,000 in furtherance of the City's commercial cannabis activity local equity program, and related activities.

BACKGROUND:

The Bureau of Cannabis Control (Bureau) appropriated ten million dollars for its Local Equity Grant Program, which funding was authorized by the California Cannabis Equity Act of 2018 established by Senate Bill 1294 (Bradford 2018) and the Budget Act of 2019, Item 1111-490 – Re-appropriation (Equity Grant Funding). The Equity Grant Funding allows for direct assistance to local jurisdictions' commercial cannabis equity programs that provide assistance to local equity applicants or local equity licensees.

The pre-legalization War on Drugs, had significant impacts on Coachella residents and in others across the nation, wherein decades of discriminatory drug policies have been shouldered by those persons of color who have been criminalized. As the City considers its regulatory structure for commercial cannabis activity, the City has a responsibility to ensure that the policies it creates undo the racist policies of its past. Through this grant, the City hopes to craft programs that foster equitable access to industry – programs that seek to reflect and uplift the community.

DISCUSSION/ANALYSIS:

The City of Coachella was amongst the ten jurisdictions selected to receive equity grant funding. The City's Cannabis Social Equity Program aims to provide financial and technical assistance to

small business applicants who desire to operate a business in the City of Coachella and who are from communities with high levels of poverty or a history of drug arrests. Assistance from the City’s Cannabis Social Equity Program may take the form of business loans, workforce development, assistance with securing business locations prior to or during the application process, and assistance with regulatory compliance. Additionally, the City Council and Economic Development Subcommittee have given staff direction regarding use of the grant funds to procure the services of a full-time staff position to monitor compliance with local cannabis ordinances and taxation schemes, and the possibility of creating a City Cannabis Commission to help further the City’s local equity goals.

A successful program will ensure a more inclusive and diverse industry through ownership and workforce, an expansion of educational opportunities, an end to policies that continue to burden communities that have been disproportionately impacted by the War on Drugs, and investment in communities like Coachella that endured the consequences of drug policies.

ALTERNATIVES:

- 1. Adopt Resolution No. 2019-71 Authorizing the City Manager to Execute a Fiscal Year 2019-20 Local Equity Grant Program Agreement with the Department of Consumer Affairs and the Bureau of Cannabis Control in the Amount of \$500,000
- 2. Not Adopt Resolution No. 2019-71 Authorizing the City Manager to Execute a Fiscal Year 2019-20 Local Equity Grant Program Agreement with the Department of Consumer Affairs and the Bureau of Cannabis Control in the Amount of \$500,000

FISCAL IMPACT:

Grant funds awarded pursuant to the Equity Grant funding will be issued directly to the City of Coachella in one disbursement, upon execution of the grant agreement, and passing of a resolution.

ATTACHMENT(S):

- A. Resolution No. 2019-71
- B. California Local Equity Grant Program Grant Agreement

RESOLUTION NO. 2019-71

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA STATE OF CALIFORNIA, AUTHORIZING AN AGREEMENT FOR EQUITY ACT GRANT FUNDING WITH THE STATE OF CALIFORNIA DEPARTMENT OF CONSUMER AFFAIRS AND BUREAU OF CANNABIS CONTROL.

WHEREAS, the members of the California Legislature have recognized the need for equity grant funding; and,

WHEREAS, funding has been provided to the Bureau of Cannabis Control to provide grant funds to local governments pursuant to the Budget Act of 2019, Item 1111-490 – Reappropriation; and,

WHEREAS, the City of Coachella has adopted or operates a local equity program for commercial cannabis activity; and,

WHEREAS, the City of Coachella has determined that it will use grant funds from the Bureau of Cannabis Control to assist local equity applicants and licensees through its local equity program for commercial cannabis activity as described in its application for grant funds; and,

WHEREAS, on December 11, 2019 the City Council of the City of Coachella held a duly noticed public hearing regarding the proposed local equity grant program, wherein the public was given an opportunity to testify.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Coachella hereby authorizes the City Manager of the City of Coachella to execute on behalf of the City of Coachella the attached standard agreement, including any extensions or minor amendments thereof and any subsequent contracts with the State in relation thereto.

IT IS AGREED that any liability arising out of the performance of this contract, including civil court actions for damages, shall be the responsibility of the grant recipient and that the authorizing agency, including the State of California, Department of Consumer Affairs, and Bureau of Cannabis Control disclaim responsibility for any such liability.

PASSED, APPROVED and ADOPTED this 11th day of December, 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-71 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December, 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

GRANT AGREEMENT

This California Local Equity Grant Program Agreement (“Agreement”) is by and between the City of Coachella (or “Grantee”), the Department of Consumer Affairs (DCA), and the Bureau of Cannabis Control (“Bureau”), hereinafter jointly referred to as the “Parties” or individually as the “Party.” Unless otherwise specified in this Agreement, all definitions, rules, guidelines, and requirements specified in the California Local Equity Grant Program Fiscal Year 2019-20 Grant Solicitation (“Grant Solicitation”) issued on July 31, 2019, shall apply to this Agreement. The identification number for this Agreement is **DCA-BCC-2019-009**.

In consideration of the mutual covenants and promises in this Agreement, the Parties agree as follows:

1. **Authority.** This Agreement is authorized and entered into pursuant to the California Cannabis Equity Act of 2018 established by Senate Bill 1294 (Bradford 2018) and the Budget Act of 2019, Item 1111-490 – Reappropriation (Equity Grant Funding). The Equity Grant Funding allows for direct assistance to local jurisdictions’ commercial cannabis equity programs that provide assistance to local equity applicants or local equity licensees.
2. **Grant Term.** The performance period of this Agreement shall be from the execution of this Agreement through [one year from date of disbursement] (“Grant Term”). Grant funds shall be expended only during the Grant Term.
3. **Grant Award.** Based on the points allocated to the Grantee pursuant to the Local Equity Grant guidelines and application and conditioned upon the requirements set forth in this Agreement, the Bureau shall provide Grantee a grant award of \$500,000.00 for the term of this Agreement. In no event shall the Bureau be obligated to pay any amount in excess of the maximum grant award. Grantee waives any and all claims against the Bureau, DCA and the State of California for any costs that exceed the grant award amount identified above.
4. **Unused Grant Funds.** Any amount of grant funds provided for under this Agreement that is not expended within one year of disbursement, or at the termination of this Agreement, whichever is sooner, shall be returned to the Bureau. Grantee shall notify Bureau of such unused funds and Bureau in coordination with DCA shall provide Grantee with instructions as to how to return the funds.
5. **Funding Contingency Clause.** The funding for this Agreement is allocated pursuant to the Equity Grant Funding. Grantee agrees that the Bureau’s obligation to pay any sum under this Agreement is contingent upon availability of funds disbursed from the Equity Grant Funding. If there is insufficient funding, the Bureau shall have the option to either: 1) terminate this Agreement, whereby no party shall have any further obligations or liabilities under this Agreement, or 2) negotiate an Agreement amendment with Grantee to reduce the grant award and scope of services to be provided under this Agreement.
6. **Grant Fund Disbursement.** Grant funds awarded pursuant to the Equity Grant Funding will be issued directly to Grantee in one disbursement, upon execution of this Agreement, and passing of a resolution, provided by the Grantee and attached as Exhibit A, Grantee’s adopted resolution.
7. **Subcontractors.** No amount of the grant award may be used to subcontract any of the commitments contemplated in this Agreement to another entity or person, unless with the written approval of the Bureau pursuant to section 13 of this Agreement.

8. Documentation and Reporting Requirements.

- (a) Grantee must be able to demonstrate to the satisfaction of the Bureau that the grant funds were expended for eligible uses and consistent with the activities identified in its application, and under the Equity Grant Funding.
- (b) Grantee shall submit an annual report to the Bureau on or before January 1, 2020, and annually thereafter for each year that grant funds are expended. No report shall be submitted prior to December 15, 2019. Grantee shall provide a report to the Bureau notwithstanding whether or not the Grant Term has expired, or Grantee has expended the Grant Funds before the end of the Grant Term.
- (c) At a minimum, the annual report to the Bureau shall include all of the following information:
 - (i) How the local jurisdiction disbursed grant funds;
 - (ii) How the local jurisdiction identified local equity applicants or local equity licensees, including how the local jurisdiction determines who qualifies as a local equity applicant or local equity licensee;
 - (iii) The number of local equity applicants and local equity licensees that were served by the grant funds;
 - (iv) Demographic data on equity applicants, equity licensees, and other applicants and licensees in the jurisdiction, including, but not limited to, race, ethnicity, gender, sexual orientation, income level, prior convictions, and veteran status. This information will be consolidated and reported without the individual's identifying information.
- (d) Grantee must maintain records detailing the expenditure of all grant funds for a period of seven (7) years after the end of the Grant Term, and shall provide this information to the Bureau upon request.

9. Audit. The books, accounts, files, receipts, and other records of Grantee which are applicable to this Agreement shall be made available for inspection, review, and audit immediately upon request by the Bureau and its representatives to verify proper use of the grant award.

10. Eligible Uses. Grant funds shall be used for the purpose of assisting local equity applicants and local equity licensees in that local jurisdiction to gain entry to, and to successfully operate in, the state's regulated cannabis marketplace and consistent with Grantee's application for Equity Grant Funding. No more than ten (10) percent of the grant funds awarded to the local jurisdiction may be used for administration, including employing staff or hiring consultants to administer grants and the local equity program. As determined by the Bureau, upon its review, Grantee shall reimburse the Bureau for any ineligible or improper uses of grant funds, including any grant funds in excess of ten (10) percent used for administration costs or expenses. Assistance that grant funds may be used for, include, but are not limited to, any of the following:

- (a) To provide a loan or grant to a local equity applicant or local equity licensee to assist with startup and ongoing costs, including but not limited to, rent, leases, local and state application and licensing fees, regulatory adherence, testing of cannabis, equipment, capital improvements, and training and retention of a qualified and diverse workforce.
- (b) To support local equity program efforts to provide sources of capital to local equity applicants and local equity licensees.
- (c) To provide direct technical assistance to local equity applicants and local equity licensees.
- (d) To assist in the administration of local equity programs.

11. Termination of Agreement. This Agreement may be terminated by the Bureau upon action, or inaction by the Grantee that constitutes a material breach of this Agreement. A material breach includes, but is not limited to, refusal or inability to complete the commitments contemplated in this Agreement, improper expenditure of grant funds, failure to properly maintain records or allow the Bureau access to records as required under this Agreement, and failure to timely complete and submit the reports required under this Agreement. The Bureau will notify Grantee in writing if it intends to terminate the Agreement pursuant to this section and provide Grantee an opportunity to cure the breach within thirty (30) calendar days.

12. Assignment. This Agreement is not assignable by Grantee, either in whole or in part, without the consent of the Bureau in the form of a written amendment.

- 13. Amendment.** This Agreement may be amended or modified only in writing signed by all parties.
- 14. Grantee – Representations and Warranties.** Grantee represents and warrants that:
- (a) Grantee is an eligible applicant as set forth in the Local Equity Grant Guidelines;
 - (b) It is not a party to any agreement, written or oral, creating obligations that would prevent it from entering into this Agreement or satisfying the terms herein.;
 - (c) All of the information in its grant application and all materials submitted to the Bureau are true and accurate; and
 - (d) Grantee's governing body has authorized the Grantee to enter into this Agreement and has designated by title the individual authorized to sign the Agreement on behalf of Grantee, through a resolution in the form of the Sample Resolution.
- 15. Nondiscrimination.** Grantee shall comply with all applicable federal and state laws and statutes related to nondiscrimination, including, but not limited to, race, color, national origin, gender, handicap or disability, sexual preference, drug addiction, and alcoholism.
- 16. Union Activities.** Grantee acknowledges that Government Code Section 16645.2 applies to this Agreement. Pursuant to Government Code Section 16645.2, Grantee certifies that none of the grant award will be used to assist, promote, or deter union organizing. If Grantee makes expenditures to assist, promote, or deter union organizing, it shall maintain records sufficient to show that no portion of the grant award was used for those expenditures. Grantee shall provide those records to the Attorney General upon request.
- 17. Media Release.** Grantee may elect to issue a press release related to this Agreement, but any release shall be approved by the Bureau and in coordination with DCA (as applicable) in writing prior to such release. Such approval shall not be unreasonably withheld.
- 18. Indemnification/Warranty and Disclaimer/Limitation of Liability.** Grantee shall defend, indemnify, and hold DCA, the Bureau and its agents or assigns, harmless from and against all claims, damages, and liabilities (including reasonable attorneys' fees) arising from this Agreement due to the Grantee's breach of this Agreement, or the result of the Grantee's negligence or willful misconduct. **UNDER NO CIRCUMSTANCES WILL THE STATE OF CALIFORNIA, DCA, THE BUREAU, ITS AGENTS OR EMPLOYEES, BE LIABLE TO THE GRANTEE FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES THAT ARISE FROM THIS AGREEMENT.**
- 19. Force Majeure.** If by reason of force majeure Grantee's performance hereunder is delayed or prevented, then the performance by Grantee may be extended for the amount of time of such delay or prevention. The term "force majeure" shall mean any fire, flood, earthquake, or public disaster, strike, labor dispute or unrest, embargo, riot, war, insurrection or civil unrest, any act of God, any act of legally constituted authority, or any other cause beyond the Grantee's control which would excuse Grantee's performance as a matter of law.
- 20. Notice of Force Majeure.** Grantee agrees to provide the Bureau written notice of an event of force majeure under this Agreement within ten (10) days of the commencement of such event and within ten (10) days after the termination of such event, unless the force majeure prohibits Grantee from reasonably giving notice within this period. Grantee will give such notice at the earliest possible time following the event of force majeure.
- 21. Integration.** This Agreement (including the exhibits hereto and any documents explicitly incorporated by reference, and any written amendments hereof executed by the Parties) constitutes the entire Agreement between the Parties related to this grant award and supersedes all prior agreements and understandings, oral and written, between the Parties with respect to the grant award described herein.

- 22. Notice.** Within thirty calendar (30) days of the effective date of this Agreement, Grantee shall notify the Bureau in writing, of the name, address, phone number, and email of its contact person for future communications relating to this Agreement. In addition, Grantee agrees to immediately inform the Bureau of any changes to the name, address, phone number, and email of its contact person. Unless otherwise specified in this Agreement, any notice required or permitted to be given under this Agreement to the Bureau shall be emailed to BCCGrants@dca.ca.gov.
- 23. Ambiguities.** Each Party has had the opportunity to seek the advice of counsel or has refused to seek the advice of counsel. Each Party and its counsel, if appropriate, have participated fully in the negotiation, drafting, review, and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in interpreting this Agreement. The language in this Agreement shall be interpreted as to its fair meaning and not strictly for or against any Party.
- 24. Necessary Acts, Further Assurances.** The Parties shall at their own cost and expense execute and deliver any further documents and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.
- 25. Sections and Other Headings.** The section and other headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.
- 26. Attorneys' Fees.** In the event of any litigation between the parties concerning the terms and provisions of this Agreement, the party prevailing in such dispute shall be entitled to collect from the other party all costs incurred in such dispute, including reasonable attorneys' fees.
- 27. Representation on Authority of Parties/Signatories.** Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations hereunder have been duly authorized, and that this Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.
- 28. Severability.** If any portion of this Agreement is to any extent invalid, illegal, or incapable of being enforced, such portion shall be excluded to the extent of such invalidity, illegality, or unenforceability; all other terms hereof shall remain in full force and effect.
- 29. Governing Law and Consent to Jurisdiction.** This Agreement will be governed, construed, and enforced according to the laws of the State of California without regard to its conflict of laws rules. Each party hereby irrevocably consents to the exclusive jurisdiction and venue of any state court located within Sacramento County, State of California in connection with any matter arising out of this Agreement or the transactions contemplated under this Agreement.
- 30. Definitions:**
- (a) "Eligible local jurisdiction" means a local jurisdiction that has adopted or operates a local equity program.
 - (b) "Local equity applicant" means an applicant who has submitted, or will submit, an application to a local jurisdiction to engage in commercial cannabis activity within the jurisdictional boundaries of that jurisdiction and who meets the requirements of that jurisdiction's local equity program.
 - (c) "Local equity licensee" means a person who has obtained a license from a local jurisdiction to engage in commercial cannabis activity within the jurisdictional boundaries of that jurisdiction and who meets the requirements of that jurisdiction's local equity program.
 - (d) "Local equity program" means a program adopted or operated by a local jurisdiction that focuses on inclusion and support of individuals and communities in California's cannabis industry who are linked to

populations or neighborhoods that were negatively or disproportionately impacted by cannabis criminalization. Local equity programs may include, but are not limited to, the following types of services.

- (1) Small business support services offering technical assistance to those persons from economically disadvantaged communities that experience high rates of poverty or communities most harmed by cannabis prohibition, determined by historically high rates of arrests or convictions for cannabis law violations.
 - (2) Tiered fees or fee waivers for cannabis-related permits and licenses.
 - (3) Assistance in paying state regulatory and licensing fees.
 - (4) Assistance securing business locations prior to or during the application process.
 - (5) Assistance securing capital investments.
 - (6) Assistance with regulatory compliance.
 - (7) Assistance in recruitment, training, and retention of a qualified and diverse workforce, including transitional workers.
- (e) “Local jurisdiction” means a city, county, or city and county.
- (f) “State commercial cannabis license” means a license issued pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act by the Bureau, the California Department of Public Health, or the California Department of Food and Agriculture.
- (g) “Transitional worker” means a person who, at the time of starting employment at the business premises, resides in a ZIP Code or census tract area with higher than average unemployment, crime, or child death rates, and faces at least one of the following barriers to employment: (1) is homeless; (2) is a custodial single parent; (3) is receiving public assistance; (4) lacks a GED or high school diploma; (5) has a criminal record or other involvement with the criminal justice system; (6) suffers from chronic unemployment; (7) is emancipated from the foster care system; (8) is a veteran; or (9) is over 65 years of age and is financially compromised.

Remainder of the page is intentionally left blank. Signature page immediately follows.

By:

Name: Kimberly Kirchmeyer

Title: Director

Date:

Bureau of Cannabis Control

By:

Name: Lori Ajax

Title: Chief, Bureau of Cannabis Control

Date:

Grantee

City of Coachella

By:

Name: William B Pattison, Jr.

Title: City Manager

Date:

Exhibit A
[Attached Resolution]



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Urgency Ordinance, Ordinance No. 1150 of the City of Coachella City Council amending Title 17 (Zoning) of the Coachella Municipal Code relating to Accessory Dwelling Units, and Junior Accessory Dwelling Units, and determining the Ordinance to be Exempt from Environmental Review pursuant to CEQA Guidelines (4/5ths Vote Required).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt an urgency ordinance of the City Council of the City of Coachella Amending Chapter 17.60 of the Coachella Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and Determining the Ordinance to be exempt from environmental review, pursuant to California Environmental Quality Act (CEQA) Guidelines.

EXECUTIVE SUMMARY:

The proposed ordinance amends Chapter 17.60 of the Coachella Municipal Code to impose new limits on local authority to regulate Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with the provisions of Government Code sections 65852.2 and 65852.22 as amended by recently approved legislation that will take effect on January 1, 2020. The urgency ordinance will function as an interim solution to allow property owners to construct ADU's and JADU's consistent with State laws, while preserving the City's ability to regulate aesthetics, height limits, landscaping, and setback regulations. A follow-up ordinance will be required in order to make conforming amendments to various sections of the City's Zoning Code (i.e., setbacks, height regulations, parking regulations, and driveway restrictions in various residential and agricultural zones), in order to have internally consistent standards that comply with State laws, and to avoid confusion of interpretation of standards. Currently the city defines ADU's as "secondary dwelling units" and the related standards are outdated. The urgency ordinance will override current standards, until the follow-up ordinance is reviewed and adopted.

BACKGROUND:

In 2019, the California Legislature approved, and the Governor signed into law a number of bills ("New ADU Laws") that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs. The New ADU

Laws take effect January 1, 2020, and if the City’s ADU ordinance does not comply with the New ADU Laws, the City’s ordinance becomes null and void on that date as a matter of law.

DISCUSSION/ANALYSIS:

The proposed ordinance amends the City’s local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code sections 65852.2 and 65852.22.

Failure to comply with Government Code sections 65852.2 and 65852.22 (as amended) as of January 1, 2020 renders the City’s ordinance regulating ADUs and JADUs null and void, thereby limiting the City to the application of the few default standards provided in Government Code sections 65852.2 and 65852.22 for the approval of ADUs and JADUs. The approval of ADUs and JADUs based solely on the default statutory standards, without local regulations governing height, setback, landscape, architectural review, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety.

Currently the City’s Zoning Code includes several development standards that are in conflict with the new ADU laws. For example, the Code requires a 2-car garage (covered parking) for all single family homes. The new regulations will restrict the City’s ability to retain the required covered the main dwelling when a JADU is proposed as a “garage conversion”. Similarly, the City’s regulations for dwelling unit size and setback regulations for ADU ’s are more restrictive than new ADU laws. Therefore, the urgency ordinance will function as an interim solution to allow property owners to construct ADU’s and JADU’s consistent with State laws, while preserving the City’s ability to regulate certain aesthetic regulations, height limits, and setback regulations. A “clean up” ordinance will follow wherein the urgency ordinance is deleted, and new text is added to the various residential and agricultural districts and parking and related regulations in various sections of the Zoning Code, in order to fully comply with State laws.

The attached draft ordinance includes changes to Chapter 17.60 of the Coachella Municipal Code substantially in the form attached. The ADU code amendments are proposed for adoption by urgency ordinance, in accordance with Government Code section 36937, subdivision (b).

ENVIRONMENTAL REVIEW:

Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

In addition to being statutorily exempt from CEQA, the proposed ordinance is also categorically exempt from CEQA under the Class 3 exemption set forth in State CEQA Guidelines section 15303. The Class 3 exemption categorically exempts from CEQA, among other things, the

construction and location of new, small structures and the conversion of existing small structures from one use to another. Section 15303 specifically lists the construction of appurtenant accessory structures and garages as examples of activity that expressly falls within this exemption. Here, the ordinance is categorically exempt under the Class 3 exemption because the ordinance regulates the conversion of existing structures into, and the new construction of, ADUs and JADUs, which are, by definition, structures that are accessory to a primary dwelling on the lot. Moreover, the City Council finds that none of the “exceptions” to the use of the Class 3 exemption, set forth in State CEQA Guidelines section 15300.2, apply here. Specifically, the City Council finds that the ordinance will:

- 1) Not result in the construction of ADUs or JADUs within a particularly sensitive environment because these accessory structures will necessarily be built on a lot already developed with a primary dwelling;
- 2) Not result in a potentially significant cumulative impact. Individual property owners that elect to build an ADU or JADU, must secure building permits and hire contractors to do construction work. It is expected that a minority of existing homes in any given neighborhood would elect to construct an ADU or JADU. Similarly, the City’s utility capacity will not be aggravated due to the limited number of new plumbing fixtures proposed for ADU’s and JADU’s.
- 3) Not result in a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. All ADU’s and JADU’s will be incidental to an existing residential property, which are not known in the City to cause environmental effects due to unusual circumstances.
- 4) Not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. There are no existing scenic highways, nor any historic residential structures that are listed on any Federal, State, or Local Register of Historic Places in the City of Coachella.
- 5) Not be located on a hazardous waste site included on any list compiled pursuant to §65962.5 of the Government Code. All proposed ADU’s and JADU’s must be on the site of an existing primary residence, which are uses that are not known to have any hazardous waste characteristics.
- (6) Not result in a substantial adverse change in the significance of a historical resource. The permitting of ADU’s and JADU’s will occur on developed sites having a primary residence and will not affect any known historical resources. Additionally, the City of Coachella does not have any historical residential structures.

PUBLIC NOTICING:

In accordance with the requirements of Government Code section 65090, this item was noticed in a newspaper of general circulation on December 1, 2019. In addition, on December 5, 2019 copies of the Agenda were posted at City Hall.

FISCAL IMPACT:

There are no fiscal impacts associated with passing of the urgency ordinance for ADU's and JADU's as it merely sets forth a regulatory scheme for regulating the issuance of building permits for future projects.

Attachment: Draft Urgency Ordinance No. 1150 w/ Exhibit A

ORDINANCE NO. 1150

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA AMENDING CHAPTER 17.60 OF THE CITY OF COACHELLA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. (4/5s Vote Required)

WHEREAS, the City of Coachella, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and,

WHEREAS, the Planning and Zoning Law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and,

WHEREAS, in 2019, the California Legislature approved, and the Governor signed into law a number of bills (“New ADU Laws”) that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs; and,

WHEREAS, the New ADU Laws take effect January 1, 2020, and if the City’s ADU ordinance does not comply with the New ADU Laws, the City’s ordinance becomes null and void on that date as a matter of law; and,

WHEREAS, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code sections 65852.2 and 65852.22; and,

WHEREAS, there is a current and immediate threat to the public health, safety, or welfare based on the passage the New ADU Laws because if the City’s ordinance does not comply with Government Code sections 65852.2 and 65852.22 (as amended) as of January 1, 2020 and the City’s ordinance regulating ADUs and JADUs becomes null and void, the City would thereafter be limited to applying the few default standards that are provided in Government Code sections 65852.2 and 65852.22 for the approval of ADUs and JADUs; and,

WHEREAS, the approval of ADUs and JADUs based solely on the default statutory standards, without local regulations governing height, setback, landscape, architectural review, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance as an urgency ordinance to be effective immediately upon adoption by a four-fifths vote of the City Council; and,

WHEREAS, to protect the public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with Government Code section 36937, subdivision (b), after consideration and recommendation by the City’s Planning Commission.

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

SECTION 1. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

In addition to being statutorily exempt from CEQA, the proposed ordinance is also categorically exempt from CEQA under the Class 3 exemption set forth in State CEQA Guidelines section 15303. The Class 3 exemption categorically exempts from CEQA, among other things, the construction and location of new, small structures and the conversion of existing small structures from one use to another. Section 15303 specifically lists the construction of appurtenant accessory structures and garages as examples of activity that expressly falls within this exemption. Here, the ordinance is categorically exempt under the Class 3 exemption because the ordinance regulates the conversion of existing structures into, and the new construction of, ADUs and JADUs, which are, by definition, structures that are accessory to a primary dwelling on the lot. Moreover, the City Council finds that none of the “exceptions” to the use of the Class 3 exemption, set forth in State CEQA Guidelines section 15300.2, apply here. Specifically, the City Council finds that the ordinance will:

- 1) Not result in the construction of ADUs or JADUs within a particularly sensitive environment because these accessory structures will necessarily be built on a lot already developed with a primary dwelling;
- 2) Not result in a potentially significant cumulative impact. Individual property owners that elect to build an ADU or JADU, must secure building permits and hire contractors to do construction work. It is expected that a minority of existing homes in any given neighborhood would elect to construct an ADU or JADU. Similarly, the City’s utility capacity will not be aggravated due to the limited number of new plumbing fixtures proposed for ADU’s and JADU’s.
- 3) Not result in a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. All ADU’s and JADU’s will be incidental to an existing residential property, which are not known in the City to cause environmental effects due to unusual circumstances.
- 4) Not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. There are no existing scenic highways, nor any historic

residential structures that are listed on any Federal, State, or Local Register of Historic Places in the City of Coachella.

- 5) Not be located on a hazardous waste site included on any list compiled pursuant to §65962.5 of the Government Code. All proposed ADU's and JADU's must be on the site of an existing primary residence, which are uses that are not known to have any hazardous waste characteristics.
- (6) Not result in a substantial adverse change in the significance of a historical resource. The permitting of ADU's and JADU's will occur on developed sites having a primary residence and will not affect any known historical resources. Additionally, the City of Coachella does not have any historical residential structures.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

CERTIFICATION

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

I, Andrea J. Carranza, Deputy City Clerk of the City of Coachella, California, do hereby certify that Ordinance No. 1150 is a full, true, and correct copy, and was adopted at a regular meeting of the Coachella City Council on December 11, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Coachella, California, this 11th day of December 2019.

Andrea J. Carranza, MMC
Deputy City Clerk

New Subsection H of Section 17.60.010 (Property Development Standards) of Title 17 (Zoning) of the Coachella Municipal Code

Section 17.60.010

H. Accessory Dwelling Units

1. **Purpose.** The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22. Notwithstanding any conflicting regulations in this title, the regulations in this subsection shall supersede and be applicable to the new construction of ADUs and JADUs, and the conversion of existing structures for said purpose, in the city’s residential and agricultural zones.

2. **Effect of Conforming.** An ADU or JADU that conforms to the standards in this section will not be:
 - a. Deemed to be inconsistent with the city’s general plan and zoning designation for the lot on which the ADU or JADU is located.
 - b. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
 - c. Considered in the application of any local ordinance, policy, or program to limit residential growth.
 - d. Required to correct a nonconforming zoning condition, as defined in subsection (3)(g) below.

3. **Definitions.** As used in this section, terms are defined as follows:
 - a. “Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - 1) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
 - 2) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
 - b. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.

- c. “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
 - d. “Efficiency kitchen” means a kitchen that includes each of the following:
 - 1) A cooking facility with appliances.
 - 2) A food preparation counter or counters that total a minimum of 15 square feet in area.
 - 3) Food storage cabinets that total a minimum of 30 square feet of shelf space.
 - e. “Junior accessory dwelling unit” or “JADU” means a residential unit that
 - 1) is no more than 500 square feet in size,
 - 2) is contained entirely within an existing or proposed single-family structure,
 - 3) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and
 - 4) includes an efficiency kitchen, as defined in subsection (3)(d) above.
 - f. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
 - g. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.
 - h. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
 - i. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
 - j. “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
 - k. “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
4. **Approvals.** The following approvals apply to ADUs and JADUs under this section:

- a. **Building-permit Only.** If an ADU or JADU complies with each of the general requirements in subsection 5 below, it is allowed with only a building permit in the following scenarios:
- 1) **Converted on Single-family Lot:** Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
 - (i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.
 - (ii) Has exterior access that is independent of that for the single-family dwelling.
 - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
 - 2) **Limited Detached on Single-family Lot:** One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (4)(a)(1) above, if the detached ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet.
 - (ii) The total floor area is 800 square feet or smaller.
 - (iii) The peak height above grade is 16 feet or less.
 - 3) **Converted on Multifamily Lot:** Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
 - 4) **Limited Detached on Multifamily Lot:** No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet.

- (ii) The total floor area is 800 square feet or smaller.

b. ADU Permit.

- 1) Except as allowed under subsection a above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections 5 and 6 below.
- 2) The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City’s ADU ordinance. The ADU-permit processing fee is determined by the planning director and approved by the City Council by resolution.

c. Process and Timing.

- 1) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
- 2) The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a completed application, unless either:
 - (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
 - (ii) In the case of a JADU and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.

5. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections (4)(a) or (4)(b) above:

a. Zoning.

- 1) An ADU or JADU subject only to a building permit under subsection (4)(a) above may be created on a lot in a residential or mixed-use zone.
- 2) An ADU or JADU subject to an ADU permit under subsection (4)(b) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

- b. **Fire Sprinklers.** Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
- c. **Rental Term.** No ADU or JADU may be rented for a term that is shorter than 30 days.
- d. **No Separate Conveyance.** An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
- e. **Septic System.** If the ADU or JADU will connect to an onsite water-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.
- f. **Owner Occupancy.**
 - 1) All ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.
 - 2) An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.
 - 3) All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person’s legal domicile and permanent residence.
 - 4) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person’s legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- g. **Deed Restriction.** Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder’s office and a copy filed with the planning director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:
 - 1) The ADU or JADU may not be sold separately from the primary dwelling.
 - 2) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.

- 3) The deed restriction runs with the land and may be enforced against future property owners.
 - 4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the ADU or JADU has in fact been eliminated. The director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director’s determination consistent with other provisions of this Code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.
 - 5) The deed restriction is enforceable by the director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.
6. **Specific ADU Requirements.** The following requirements apply only to ADUs that require an ADU permit under subsection (4)(b) above.
- a. **Maximum Size.**
 - 1) The maximum size of a detached or attached ADU subject to this subsection (6) is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
 - 2) An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.
 - 3) Application of other development standards in this subsection (6), such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, or open-space requirements may require the ADU to be less than 800 square feet.
 - b. **Floor Area Ratio (FAR).** No ADU subject to this subsection (6) may cause the total FAR of the lot to exceed 45 percent, subject to subsection (6)(a)(3).

- c. **Lot Coverage.** No ADU subject to this subsection (6) may cause the total lot coverage of the lot to exceed 50 percent, subject to subsection (6)(a)(3).
- d. **Minimum Open Space.** No ADU subject to this subsection (6) may cause the total percentage of open space of the lot to fall below 50 percent, subject to subsection (6)(a)(3) above.
- e. **Height.**
 - 1) A single-story attached or detached ADU may not exceed 16 feet in height above grade, measured to the peak of the structure.
 - 2) A second story or two-story attached ADU may not exceed the height of the primary dwelling.
 - 3) A detached ADU may not exceed one story.
- f. **Passageway.** No passageway, as defined by subsection 3.h above, is required for an ADU.
- g. **Parking.**
 - 1) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above.
 - 2) Exceptions. No parking under subsection (6)(g)(1) is required in the following situations:
 - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (3)(j) above.
 - (ii) The ADU is located within an architecturally and historically significant historic district.
 - (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (4)(a)(1) above.
 - (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
 - (v) When there is an established car share vehicle stop located within one block of the ADU.

- 3) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

h. Architectural Requirements.

- 1) Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling.
- 2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
- 3) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
- 4) The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.
- 5) The interior horizontal dimensions of an ADU must be at least 10 feet wide in every direction, with a minimum interior wall height of seven feet.
- 6) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

i. Landscape Requirements.

- 1) Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:
 - a) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24” box size plant shall be provided for every ten linear feet of exterior wall.
 - b) For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, for a ground level ADU, a solid fence of at least 6 feet in height may be installed.
 - c) For a second-story ADU, plant specimens must be at least 12 feet tall when installed.

- 2) All landscaping must be desert-friendly and water-efficient plantings and irrigation systems.

7. **Fees.**

a. **Impact Fees.**

- 1) No impact fee is required for an ADU that is less than 750 square feet in size.
- 2) Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.

b. **Utility Fees.**

- 1) Converted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADO or JADU is constructed with a new single-family home.

8. **Nonconforming ADUs and Discretionary Approval.** Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections (1) through (7)(b) of this section may be allowed by the City with a conditional use permit, in accordance with chapter 17.74 of this title.



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Carlos Campos, City Attorney
Best Best & Krieger LLP

SUBJECT: Ordinance No. 1152, Adoption of an Urgency Ordinance Entitled, “An Urgency Ordinance Adding Chapter 5.90 to Title 5 of the Coachella Municipal Code, to Temporarily Prohibit No-Fault Evictions through December 31, 2019, for Residential Real Property Built Prior To January 1, 2005.”

STAFF RECOMMENDATION:

The proposed urgency ordinance would amend the Coachella Municipal Code in order to protect renters of residential property within the City from the immediate threat of being evicted on a no-fault basis. This ordinance is to provide extra protections to renters from no-fault evictions through December 31, 2019, in advance of AB 1482’s effective date.

BACKGROUND:

The City of Coachella is currently experiencing a humanitarian crisis of homelessness and displacement of renters at unprecedented levels.

Because of the level of these problems throughout the state of California, the California legislature passed the Tenant Protection Act of 2019, Assembly Bill 1482 (“AB 1482”), effective January 1, 2020, which prohibits evictions without “just cause” and prevents owners of residential rental property from increasing rents each year more than 5 percent plus the percentage change in the cost of living or 10 percent, whichever is lower.

AB 1482 will provide renter protections to many households in the City of Coachella but in advance of the implementation of AB 1482, no-fault eviction notices and threats of eviction have surged within the City of Coachella. As such, because of this recent surge, the City of Coachella wishes to protect renters from no-fault evictions through December 31, 2019 in an effort to prevent further homelessness and displacement.

It is urgent that the City provide these protections immediately, or homelessness and displacement will surge as a result of landlords’ accelerating rush to evict tenants before AB1482 takes effect.

STAFF ANALYSIS:

In reviewing the current status of the rental market within the City of Coachella, staff recommends that the Council adopt an urgency ordinance adding Chapter 5.90 to the Coachella Municipal Code in order to improve the City’s ability to stabilize the residential rental market and increase protections for renters from no-fault evictions.

The proposed amendment should be adopted on any urgency basis, taking effect immediately, to mitigate the immediate threat to the public health, safety, and welfare posed by rapidly escalating evictions by landlords.

The proposed Ordinance is included as **Attachment 1**.

ENVIRONMENTAL:

The proposed Code amendment is not a “project” for purposes of the California Environmental Quality Act (CEQA), as that term is defined by CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(5). The effect of the proposed amendment will be to maintain the status quo. No new development will result from the proposed action. No impact to the physical environment will result. The amendment is an administrative activity by the City of Coachella, in furtherance of its police power, and will not result in any direct or indirect physical change in the environment, per sections 15061(b)(3), and 15378(b)(5) of the Guidelines.

FISCAL IMPACT:

There are not expected to be any significant costs to the City associated with the adoption of this ordinance.

Attachments: Ordinance No. 1152

ORDINANCE NO. 1152

AN URGENCY ORDINANCE ADDING CHAPTER 5.90 TO TITLE 5 OF THE COACHELLA MUNICIPAL CODE TO TEMPORARILY PROHIBIT NO-FAULT EVICTIONS THROUGH DECEMBER 31, 2019, FOR RESIDENTIAL REAL PROPERTY BUILT PRIOR TO JANUARY 1, 2005.

WHEREAS, the City of Coachella is experiencing a humanitarian crisis of homelessness and displacement of renters at unprecedented levels;

WHEREAS, the California legislature passed the Tenant Protection Act of 2019, Assembly Bill 1482 ("AB 1482"), effective January 1, 2020, which prohibits evictions without "just cause" and prevents owners of residential rental property from increasing rents each year more than 5 percent plus the percentage change in the cost of living or 10 percent, whichever is lower;

WHEREAS, AB 1482 will provide renter protections to many households in the City of Coachella;

WHEREAS, in advance of the implementation of AB 1482, no-fault eviction notices and threats of eviction have surged; and

WHEREAS, the City of Coachella wishes to protect renters from no-fault evictions through December 31, 2019, to prevent further homelessness and displacement; and

WHEREAS, it is urgent that the City provide these protections immediately, or homelessness and displacement will surge as a result of landlords' accelerating rush to evict tenants before AB 1482 takes effect.

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

SECTION 1. A new Chapter 5.90 is added to Title 5 of the Coachella Municipal Code to read as follows:

“Chapter 5.90 TEMPORARY PROHIBITION OF NO-FAULT EVICTIONS

5.90.010 Purpose and Intent

On October 8, 2019, Assembly Bill 1482 ("AB 1482"), the Tenant Protections Act of 2019, was passed to address a key cause of California's affordable housing crisis by preventing rent gouging and arbitrary evictions. AB 1482 becomes effective on January 1, 2020.

The City of Coachella is experiencing a housing affordability crisis, which is driving homelessness and displacement of residents to an unprecedented scale. Many of the City's renters are rent-burdened, paying over 30 percent of their income on rent. Some are severely rent-burdened, paying over 50 percent of their income on rent. These households will be covered by AB 1482 once the bill takes effect.

Rapidly escalating real estate values provide an incentive to landlords to evict lower-income tenants without cause, to raise rents and establish a higher base rent before AB 1482 takes effect. Tenants have already reported experiencing a surge of no-fault eviction notices and threats of eviction. Therefore, it is imperative that the City implement temporary strategies to keep people housed.

This Chapter will temporarily prohibit no-fault evictions through December 31, 2019, for residential real property that will be covered by AB 1482 beginning on January 1, 2020.

5.90.020 Definitions.

The following words and phrases, whenever used in this Chapter, shall be construed as defined in this section.

“Owner” means any person, acting as principal or through an agent, offering residential real property for rent, and includes a predecessor in interest to the owner.

“Residential real property” means any dwelling or unit that is intended or used for human habitation.

5.90.030 Prohibition on Evictions.

A. Through December 31, 2019, the owner of residential rental property shall not terminate a lawful tenancy without at-fault just cause, unless the termination is required to comply with an order issued by a government agency or court necessitating vacating the residential real property or to comport with due process, federal, or state law, which shall be stated in the written notice of termination of tenancy. This prohibition shall also apply to an owner's action that constitutes constructive eviction under California law. An owner's failure to comply with this Chapter shall render any notice of termination of tenancy void. This Chapter may be asserted as an affirmative defense in an unlawful detainer action. An owner's failure to comply with this Chapter does not constitute a criminal offense. *This section does not in any way adversely affect or abrogate the rights of tenants under the Rent Stabilization Ordinance.*

B. At-fault just cause is the following:

1. Default in the payment of rent.
2. A breach of a material term of the lease, as described in paragraph (3) of Section 1161 of the California Code of Civil Procedure, including, but not limited to, violation of a provision of a lease after being issued a written notice to correct the violation.
3. Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.
4. Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the California Penal Code, on or off the residential real property against the owner of the residential real property.
5. Assigning or subletting the premises in violation of the tenant's lease, as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.
6. The tenant's refusal to allow the owner to enter the residential real property as authorized by Sections 1101.5 and 1954 of the California Civil Code, and Sections 13113.7 and 17926.1 of the California Health and Safety Code.
7. Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.
8. The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the California Code of Civil Procedure.
9. When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Section 1946 of the California Civil Code of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the owner, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the California Code of Civil Procedure.

C. This Chapter shall not apply to any of the following residential real property or residential circumstances:

1. Transient and tourist hotel occupancy as defined in subdivision (b) of Section 1940 of the California Civil Code.
2. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as

defined in Section 1569.2 of the Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.

3. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.

4. Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who maintains their principal residence at the residential real property.

5. Single-family owner-occupied residences, including a residence in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit or a junior accessory dwelling unit.

6. A duplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy.

7. Housing that has been issued a certificate of occupancy within the previous 15 years.

8. Residential real property that is alienable separate from the title to any other dwelling unit, provided that the owner is not any of the following:

(a) A real estate investment trust, as defined in Section 856 of the internal Revenue Code.

(b) A corporation.

(c) A limited liability company in which at least one member is a corporation.

9. Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code, or subject to an agreement that provides housing subsidies for affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code or comparable federal statutes.

5.90.040 Application.

This Chapter shall apply to tenancies where the tenant remains in possession and the period of notice required under California Civil Code section 1946.1 has not expired.

5.90.050 Severability.

If any provision of this Chapter is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Chapter , which can be implemented without the invalid provisions, and to this end, the provisions of this Chapter are declared to be severable. The City Council hereby declares that it would have adopted this Chapter and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.”

SECTION 2. Effective Date; Urgency Declaration. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The City of Coachella would suffer potentially irreversible displacement of tenants resulting from no-fault evictions during the period before AB 1482 becomes effective. The Council, therefore, with the Mayor's concurrence, adopts this ordinance to become effective immediately upon adoption pursuant to Government Code Section 36937.

SECTION 3. Certification. The Mayor shall sign, and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of applicable law.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

CERTIFICATION

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

I, Andrea J. Carranza, Deputy City Clerk of the City of Coachella, California, do hereby certify that Ordinance No. 1152 is a full, true, and correct copy, and was adopted at a special meeting of the Coachella City Council on December 11, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Coachella, California, this 11th day of December 2019.

Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Coachella Travel Centre Project

- a) Ordinance No. 1148 approving Change of Zone (CZ 18-11) from A-R (Agricultural Reserve) to C-G (General Commercial) (*First Reading*).
- b) Resolution No. 2019-66, Conditional Use Permits (CUP 310 and 311) for drive-thru restaurant, car wash and truck wash facilities.
- c) Resolution No. 2019-67, Variance (VAR 18-09) to allow a four-story hotel building in excess of 50 feet in height, in the C-G (General Commercial) zone.
- d) Resolution No. 2019-68, Architectural Review (AR 18-09) to allow a new 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq .ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant. 29,245 sq. ft. highway commercial center with hotel, service station, two restaurants, auto washing, and truck washing facility.
- e) Resolution No. 2019-65, Environmental Assessment (EA 18-05) adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the development of the Coachella Travel Centre project.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the Coachella Travel Centre Project by taking the following actions:

- a) Adopt Resolution No. 2019-65 adopting a Mitigated Negative Declaration and Mitigation Monitoring Program (EA 18-05) for the Coachella Travel Centre project located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway.

- b) Introduce for 1st reading, by title only, Ordinance No. 1148 approving Change of Zone No. 18-11 from A-R (Agricultural Reserve) to C-G (General Commercial) on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway.
- c) Adopt Resolution No. 2019-66 approving Conditional Use Permit No. 310 and 311 to allow a drive-thru restaurant, and auto washing/truck washing facilities on the Coachella Travel Centre site.
- d) Adopt Resolution No. 2019-67 approving Variance No. 18-09 to allow a 4-story hotel in excess of 50 feet in height for the Coachella Travel Centre site.
- e) Adopt Resolution No. 2019-68 approving Architectural Review No. 18-09 to allow a new 29,245 sq. ft. highway commercial center with hotel, service station, two restaurants, auto washing, and truck washing facility.

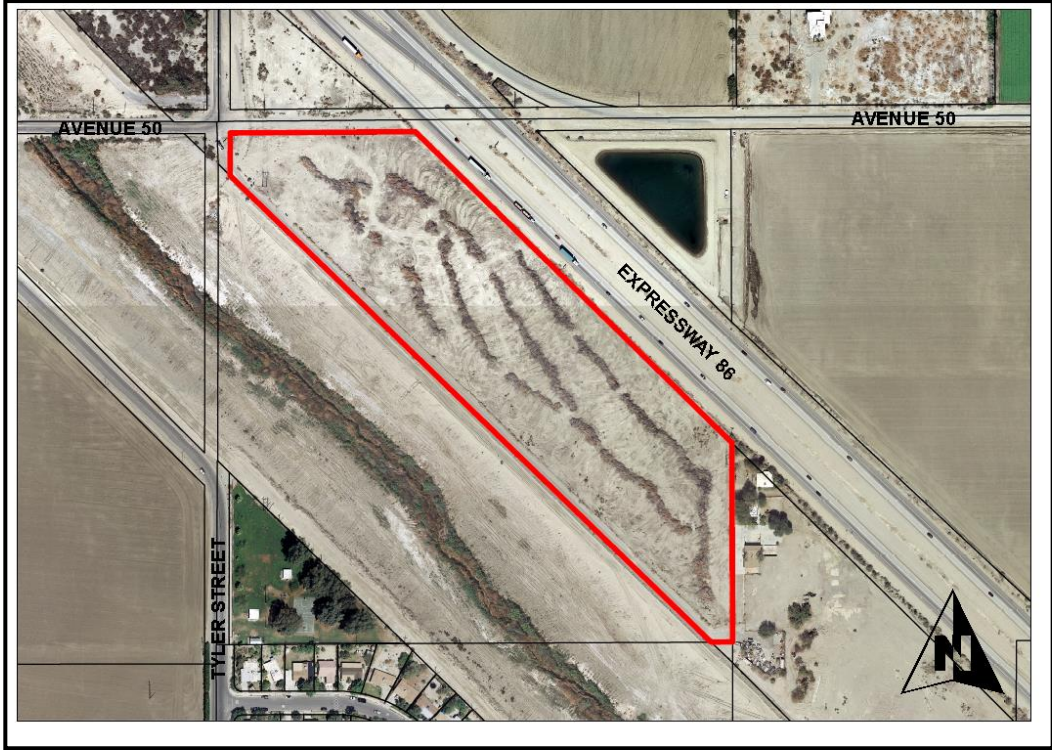
BACKGROUND:

On November 6, 2019 the Planning Commission recommended to the City Council, approval of the Coachella Travel Centre project. The item was continued from the October 16, 2019 Planning Commission meeting to give staff and the CEQA consultant additional time to complete the Initial Study/ Mitigated Negative Declaration Errata #2 document, in light of comments and concerns expressed by the Commission on October 2, 2019. The future Avenue 50/86-Expressway Cal Trans interchange project environmental documents were reviewed by staff and the City Attorney, and the preferred alternatives will result in conflicts with the proposed projects, as explained in the environmental review section contained below. The remainder of the staff report below is a repetition of the information that was shown on the October 2, 2019 staff report.

DISCUSSION/ANALYSIS:

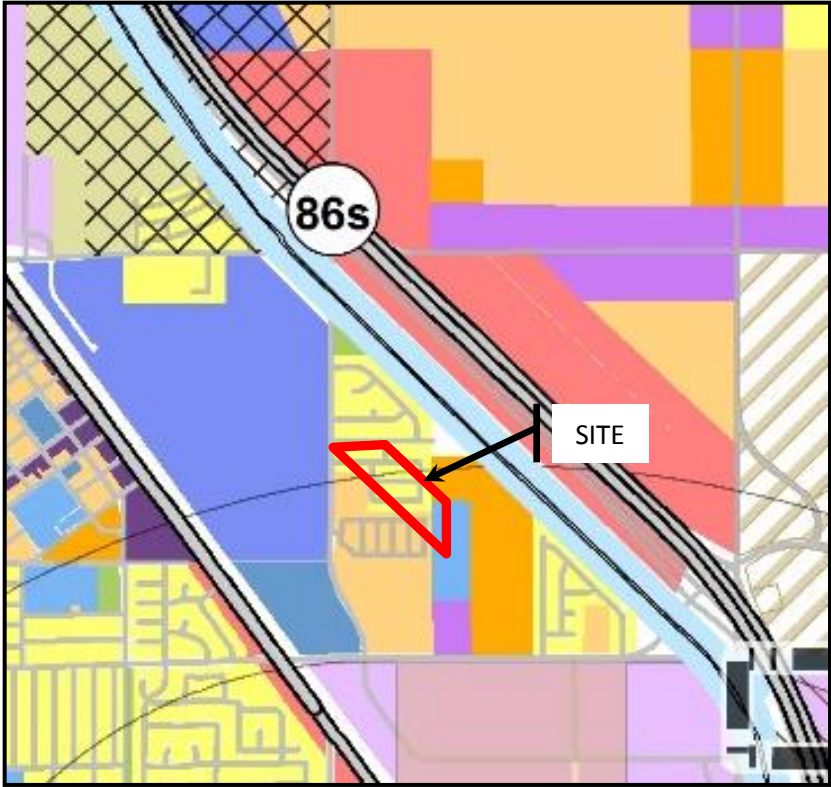
Environmental Setting:

The subject site is 14.1 acres of vacant land zoned for agricultural use (A-R, Agricultural Reserve). The aerial photo below shows the site in proximity to the 86-S Expressway and the Whitewater Channel:



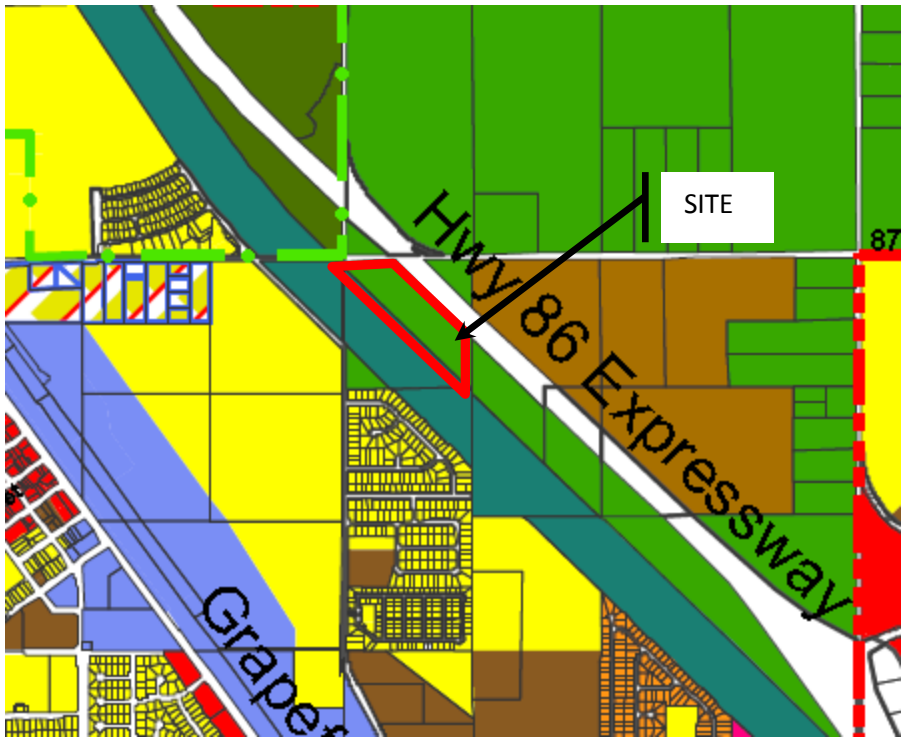
Currently the site has a single point of access from the Avenue 50 north-south alignment at the 86-S Expressway intersection.

The City’s General Plan designates this entire parcel for “Suburban Retail” uses as shown below:



Surrounding properties adjacent to the west are shown as an undesignated Waterway (Whitewater Channel) and “Urban Employment Center” (Zona Central Project site). To the east of the 86-S Expressway is “Suburban Retail”, and to the south is “Open Space” (City Park) and “Suburban Neighborhood”. There are tribal lands in the vicinity of the site on the north side of Avenue 50.

The site is zoned A-R (Agricultural Reserve) as illustrated in the “light green” zoning designator below:



Thus, an application for Change of Zone from A-R to C-G is one of the requested entitlements for this project. The City’s official zoning map shows a contiguous A-R zoning district boundary to the southeast which currently is the site of a ranch house property. Surrounding properties to the east are zoned partially as A-R and partially as CT-PD (Commercial Tourist – Planned Development) across the 86-S Expressway. The Whitewater Channel is zoned O-S (Open Space) and the properties east of Tyler Street are R-S (Single Family Residential).

Existing Conditions:

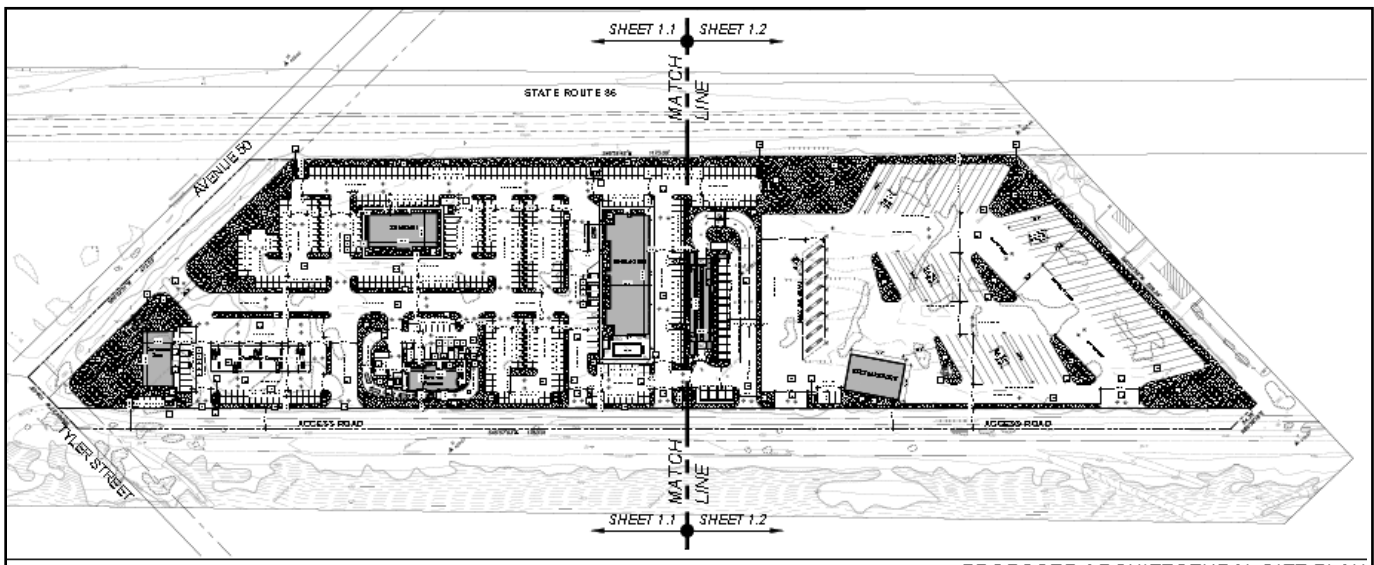
The subject site is currently vacant and the site appears to have been previously graded when the larger property was subdivided or split as a result of the Cal Trans highway roadway acquisitions. The project site is relatively flat and slopes slightly to the south and east.

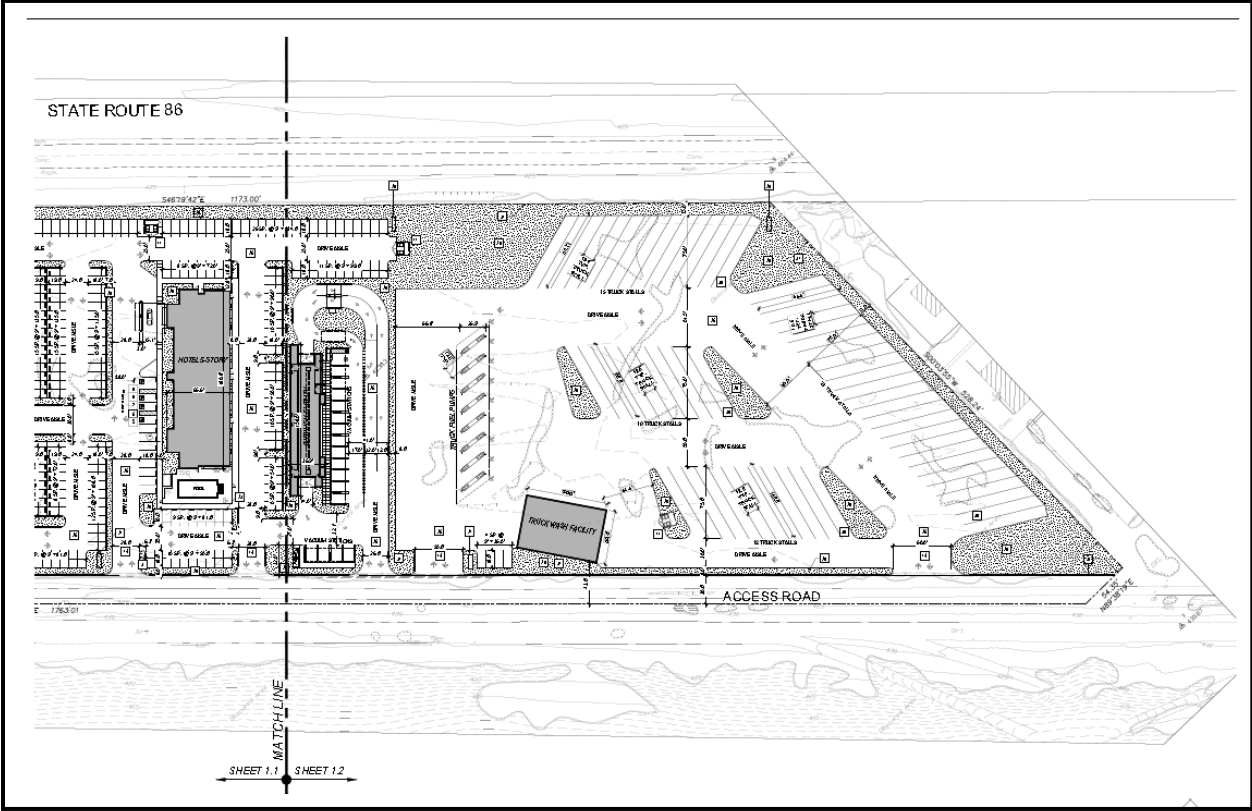
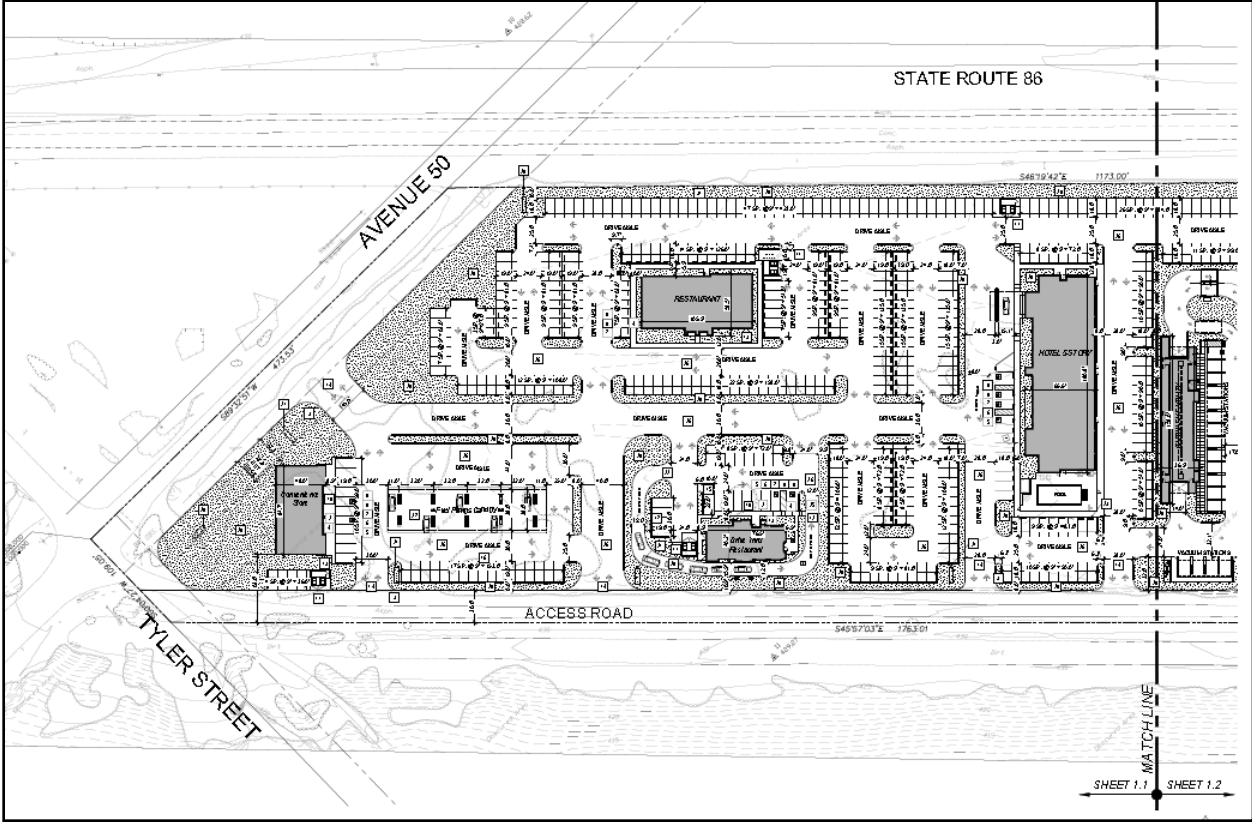
Proposed Applications

The following six applications have been submitted for the proposed use:

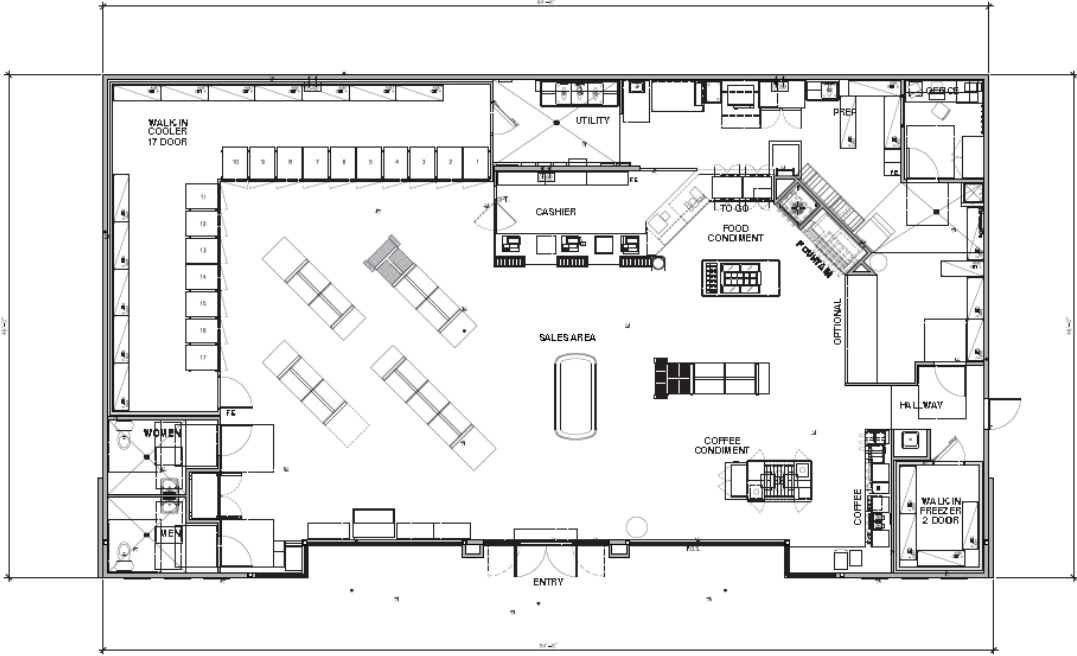
- 1) Environmental Assessment recommending adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Coachella Travel Centre project.
- 2) Change of Zone (CZ 18-11) from A-R to C-G as explained above;
- 3) Conditional Use Permits 310 and 311 to allow a drive-thru restaurant, and auto/truck washing facilities, respectively in the C-G (General Commercial) zone;
- 4) Variance (VAR 18-09) to exceed the allowable height limit for a 4-story hotel in the C-G zone;
- 5) Architectural Review No. 18-09 for review of the site plan, architectural elevations, landscaping, fencing, and lighting for the proposed Coachella Travel Centre development project. vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California.

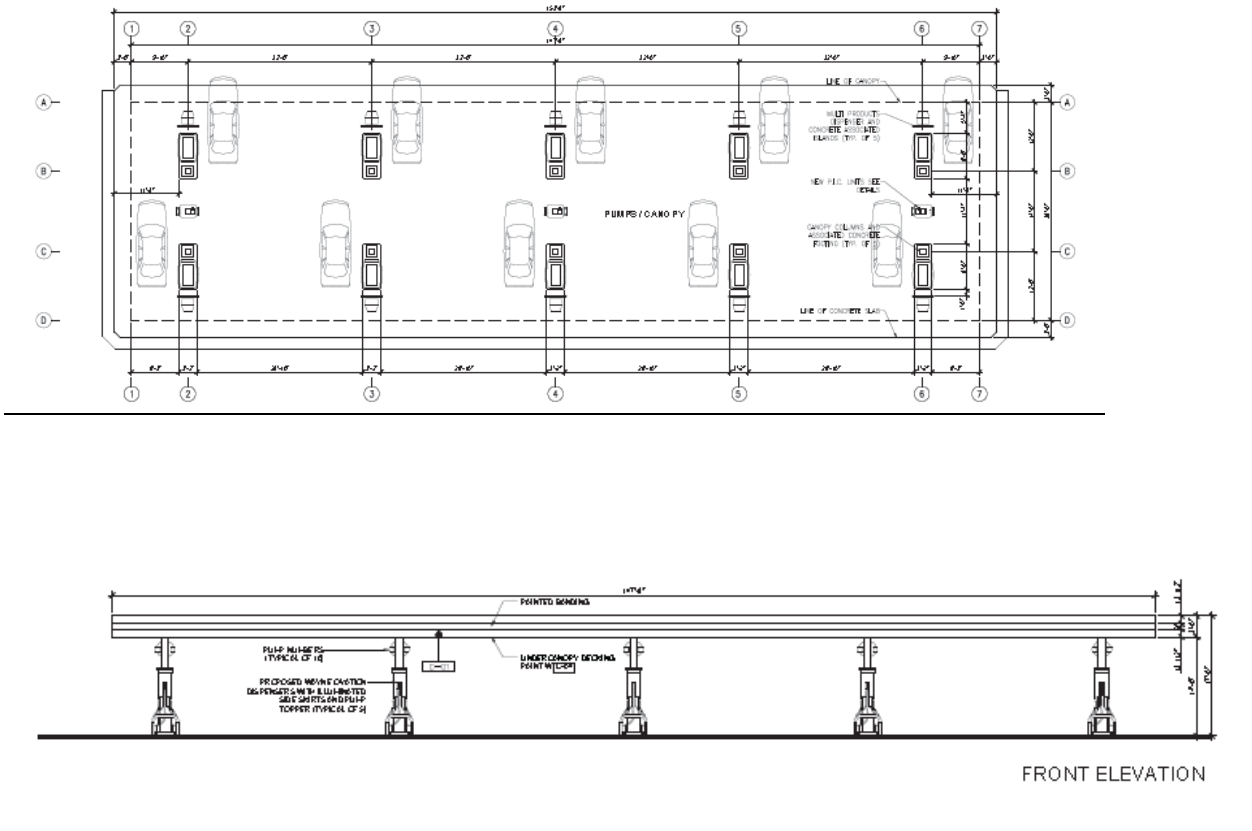
The applicant submitted a plan that shows the 15 acre property and the first phase of development on the 7.99 acre portion of the site. The overall site plan, and close-up views of the submitted site plan is shown below:



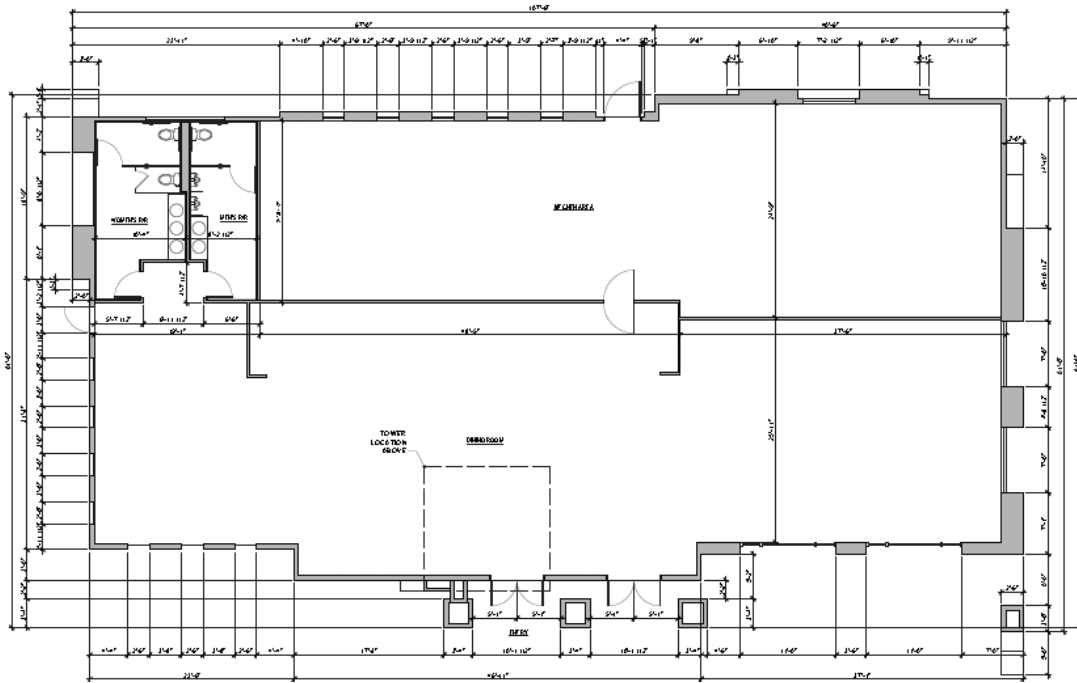


The **service station building** will have a mini-market and a fuel pump canopy with 20 fueling positions as shown below:





The **sit-down restaurant** which is located in the northeastern portion of the site includes a floor plan and colored elevations as shown below:



- right side -

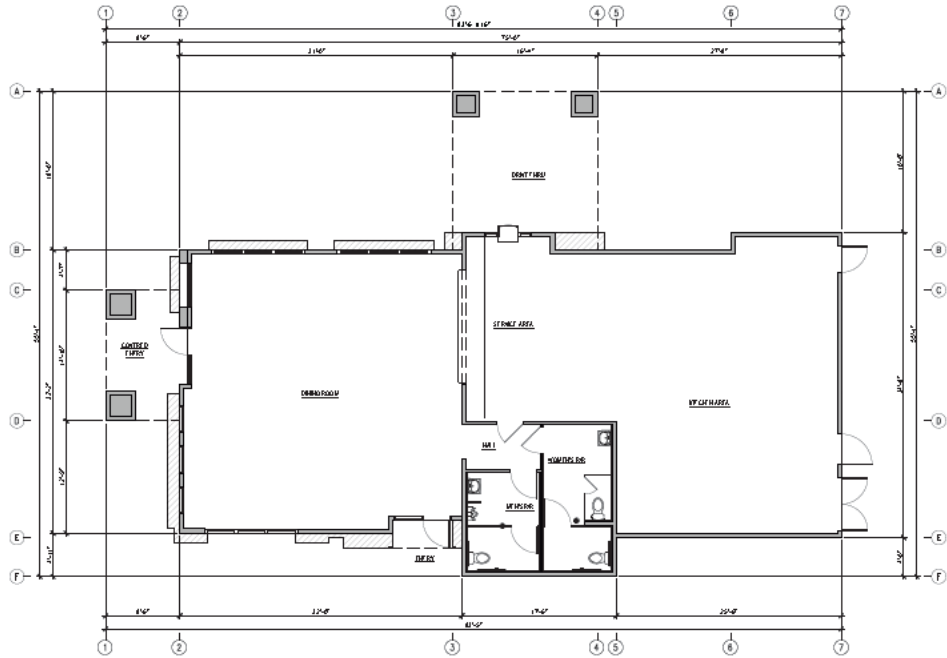


- rear elevation -



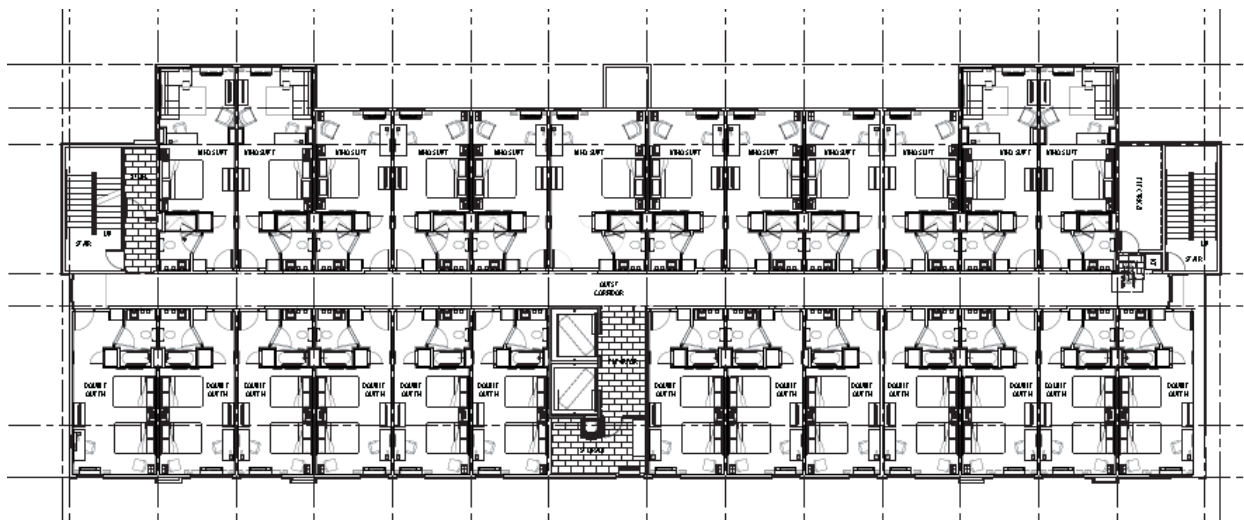
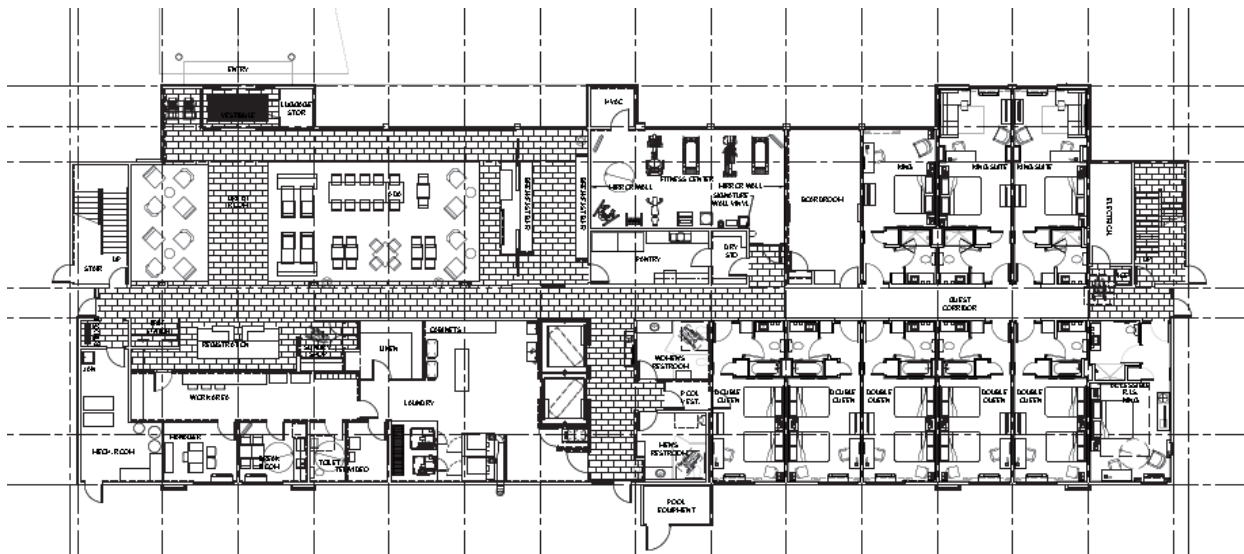


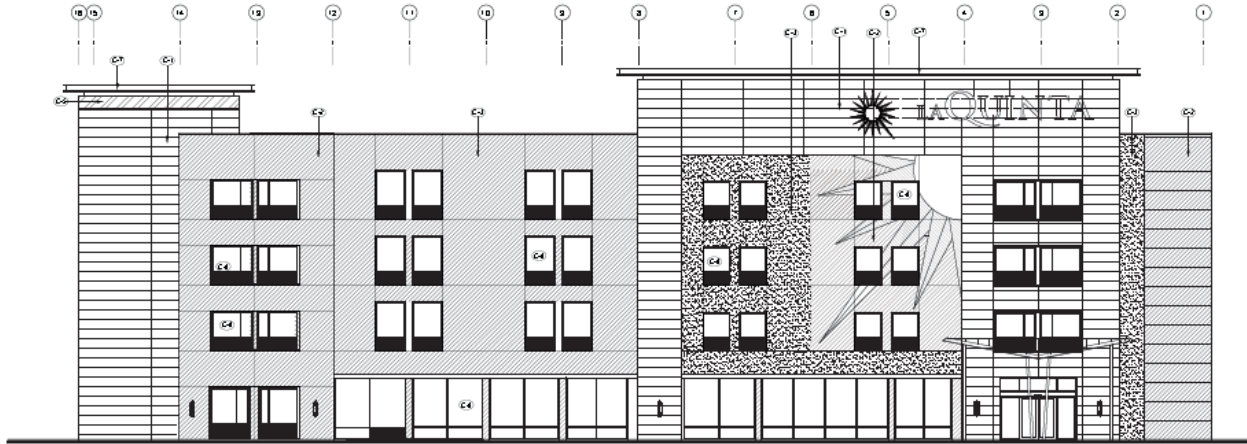
The **drive-thru restaurant** which is located in the central west portion of the site includes a floor plan and colored elevations as shown below:



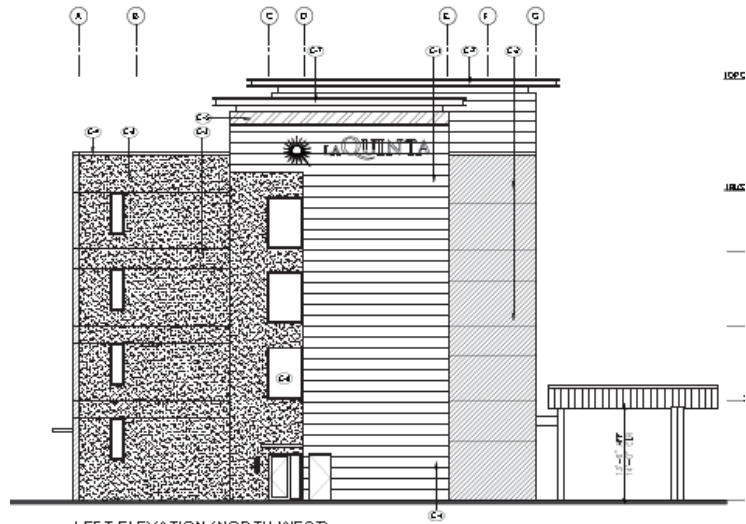


The **4-story hotel** includes floor plans, elevations, and artist rendering as shown below:





FRONT ELEVATION (NORTH-WEST)

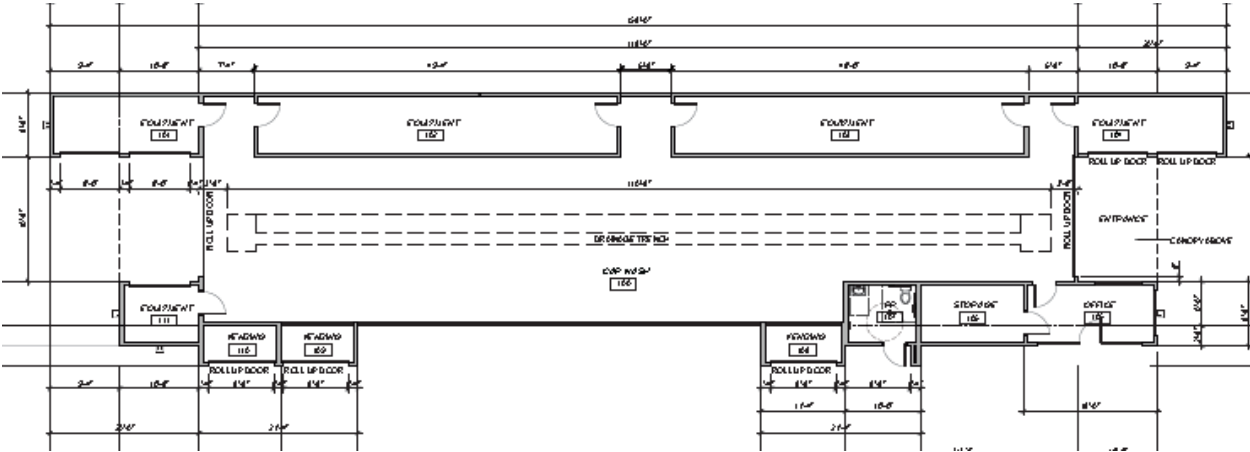


LEFT ELEVATION (NORTH-WEST)





The **auto washing** building floor plans, elevations, and artist rendering exhibits are shown below:

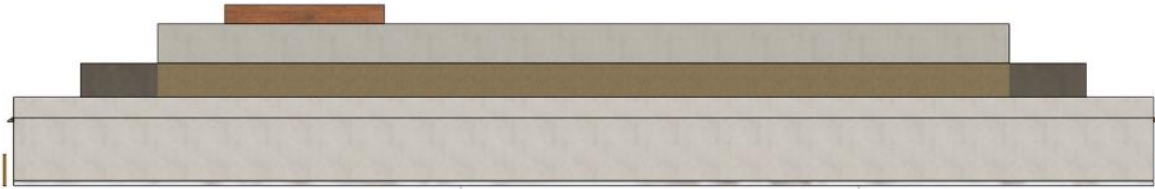




- right side -



- left side -



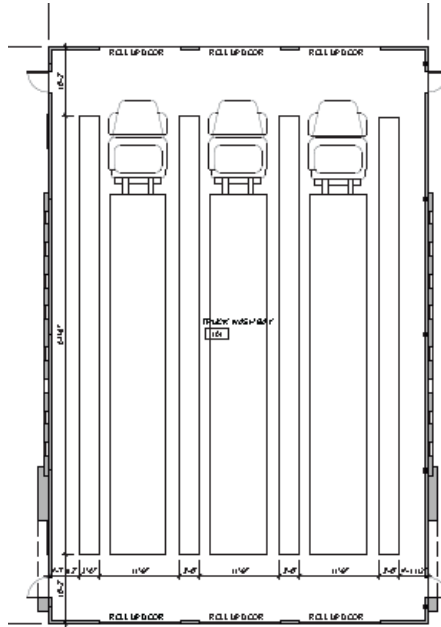
- rear elevation -



- front elevation -



The **truck washing** and fueling facility exhibits are shown below:



- right side - - left side (reverse) -



- rear elevation -



- front elevation -



Conditional Uses:

The drive-thru restaurant and auto washing/ truck washing facilities are subject to a conditional use permit approval. This requires findings that these particular uses not create any adverse effects upon the existing neighborhood. Staff finds that the subject site is substantially isolated and adjacent to a busy highway. However, there is an older ranch estate property to the south that could be adversely affected by the truck washing facility noise in the late hours. As such, staff is recommending that the hours of operation for the truck washing be limited to 9:00 am to 10:00 pm daily.

Architectural Theming:

As shown on the above exhibits, the project incorporates a cohesive contemporary design theme with flat roof and tower elements, parapet roof structures with varying roof lines constructed of framed walls and structural panel systems with cornice trim detailing, and a mixture of architectural finishes, colors and textures. The truck washing buildings has a metal exterior panel wall system with metal roof and architectural elements attached to the sides and base wainscot veneers. The fueling canopies all have exterior metal finishes and flat roof structures. The overall color schemes are light brown field colors with gray and rust accent colors. The use of gooseneck exterior lighting wall sconces gives the structures a traditional look. Staff is recommending that all rooftop equipment be screened from view to the street, as required by the City's Zoning Code.

Landscaping:

The site plan shows conceptual landscaping plans for the project showing perimeter landscaping along the front (10-foot to 40-foot planter depth) sides (10'-20' planters) with a 10-foot planter along the east and south sides of the parking areas. The plant palette list has been submitted, showing desert-friendly trees, shrubs, succulents, accent palm trees, and decorative paving at the entries and in front of building entrances. Final landscaping plans will be submitted and approved prior to the issuance of a building permit for the project. The colored landscape plans are shown below:





Signage:

The zoning code allows one freestanding identification sign per street frontage. The submitted plans show an entry monument sign for the Coachella Travel Centre to be located at the main entry on Avenue 50, as well two pylon (freeway-oriented) signs up to 70 feet tall identifying “City of Coachella” (exempt – wayfinding sign) at the northwest corner of the site, and the service station pricing and multi-tenant identification pylon sign at the northeast corner of the site, as shown on the images below:



ENTRY MONUMENT CONCEPT





Consistency with General Plan:

The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Suburban Retail District land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Suburban Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development.

Consistency with C-G Zone and Parking Standards

The Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The Project complies with applicable C-G (General Commercial) zoning standards as proposed, except for building height which is addressed with the attendant Variance No. 18-09 application request regarding the 50-foot height limit for the 4-story hotel.

In the C-G zone, the Zoning Code requires a minimum of one parking space for every 250 square feet of all retail/commercial buildings, and restaurant seating area is further used to determine required parking. The hotel requires one space per room or suite, plus one space per every three employees on the largest work shift, plus one space per three persons to the maximum capacity of each public meeting and/or banquet room, plus fifty (50) percent of the spaces otherwise required for accessory uses (e.g. restaurants and bars). This requires a minimum of 229 total parking spaces and the project proposes 415 parking stalls. As such, the project exceeds the minimum parking requirements.

Circulation and Infrastructure

The project proposes multiple commercial driveways from a new collector street along the east side of the Whitewater Channel, and from Avenue 50. The property currently has a single point of access from Avenue 50.

Additionally, the Zoning Code requires a minimum of two "Type C" loading spaces for projects between 25,001 – 40,000 square feet. As such, the Code requires two 12' X 30' (with 14 feet of vertical clearance) loading spaces somewhere on the property to accommodate large delivery trucks to serve the future industrial uses. It appears that there is adequate space on the property to accommodate these loading spaces within the parking areas.

VARIANCE REQUEST:

The proposed project requires a variance in order to exceed the 50-foot height limit for the 4-story hotel. This standard is intended to limit the bulk and size of new commercial structures, especially when they may block light and air to adjoining sensitive uses. Here the proposed hotel will not adversely affect any adjoining uses and the footprint for the hotel is minimal in comparison to the entirety of the site. The subject site has an awkward shape and configuration, partially created by the realignment of Avenue 50. As such, staff believes that there are unique circumstances applicable to the site that merit the granting of a variance.

In order to grant a variance, the City Council must make all the following findings in the affirmative, as specified in Section 17.76.020-B of the City Zoning Code.

- *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.*

- *That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity.*
- *That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.*
- *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located*
- *That the granting of the variance will not adversely affect any element of the general plan.*

Staff finds that the subject site is an irregular shaped lot that abuts the Whitewater Channel along Avenue 50 which reduced the amount of street frontage. Depriving the subject property owner from the proposed development will create an undue hardship on this owner who has a viable development proposed for the property. As such, the applicant is deprived of similar development opportunities to other land owners along Avenue 50 due to the unique geography and irregular shape of the lot that make it unusual and merits the granting of a variance. Therefore, staff is recommending approval of Variance #18-09 with the findings and conditions listed in the attached resolutions.

Environmental Review:

Environmental Assessment/Initial Study No. 18-05 was prepared for the subject project pursuant to the California Environmental Quality Act (CEQA) Guidelines and distributed to responsible agencies of review and comment. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate to adopt a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration includes all of the above referenced applications. A 30-day review period for the proposed Mitigated Negative Declaration commenced on May 6, 2019 and ended on June 5, 2019 for interested and concerned individuals and public agencies to submit written comments on the project. The Environmental Assessment/Initial Study is attached to this report.

As the City Council may recall, the State of California Department of Transportation (Caltrans) has proposed the State Route 86/Avenue 50 New Interchange Project (New Interchange Project), which proposes the construction of a new interchange at State Route 86 (SR-86) and Avenue 50, approximately 1.1 miles north of the existing SR-86/Avenue 52 intersection and 1.95 miles south of the existing SR-86/Dillon Road interchange. The New Interchange Project would convert a portion of SR-86 from an at-grade signalized intersection into a grade-separated full interchange with a new overcrossing bridge and access ramps. Caltrans, as lead

agency under CEQA and NEPA, prepared a Mitigated Negative Declaration/Environmental Assessment (MND/EA) for the New Interchange Project, which circulated for public review from December 4, 2018 to January 4, 2019. Earlier this year, Caltrans approved the New Interchange Project, adopting the MND under CEQA and issuing a Finding of No Significant Impact (FONSI) under NEPA on May 17, 2019. A portion of the approved New Interchange Project overlaps with the Travel Center project site.

CEQA Errata #2:

Attached to this staff report is the CEQA Errata #2 which includes the information contained in this section. The Planning Commission asked that the Applicant (and the Environmental Consultant) clarify how the Caltrans SR 86 / Avenue 50 Interchange Project would interact with/conflict with/impact the Coachella Travel Centre Project. A particular concern was raised that traffic from the Coachella Travel Centre Project would impact the already congested surrounding roadways, and this may be exacerbated by the new interchange. The following information has been abstracted from the “State Route 86/Avenue 50 New Interchange Project, City of Coachella, Riverside County, California District 8 – RIV – 86 (PM R19.2/R21.6) EA 08-0C9700 PN 0814000144 Initial Study with (Proposed) Mitigated Negative Declaration/Environmental Assessment”:

The City of Coachella (City), in cooperation with Caltrans, proposes to realign and widen a portion of Avenue 50, realign a portion of Tyler Street, and construct a new bridge spanning the Coachella Valley Storm Water Channel (CVSC) to replace the existing Avenue 50 at-grade crossing of the CVSC, and to construct a new interchange at State Route 86 (SR-86) and Avenue 50, replacing the existing SR-86/Avenue 50 signalized intersection. Caltrans proposed two alternatives:

1. Build Alternative 7 (Modified Type L-9 Partial Cloverleaf with One Loop Ramp)
2. Build Alternative 8 (Modified Type L-9 Partial Cloverleaf with Two Loop Ramps)

The Alternative #7 (Preferred) plan and Alternative #8 (Not Preferred) for the Caltrans SR 86 / Avenue 50 Interchange Project are shown below, along with the project site plan superimposed on the aerial photograph.



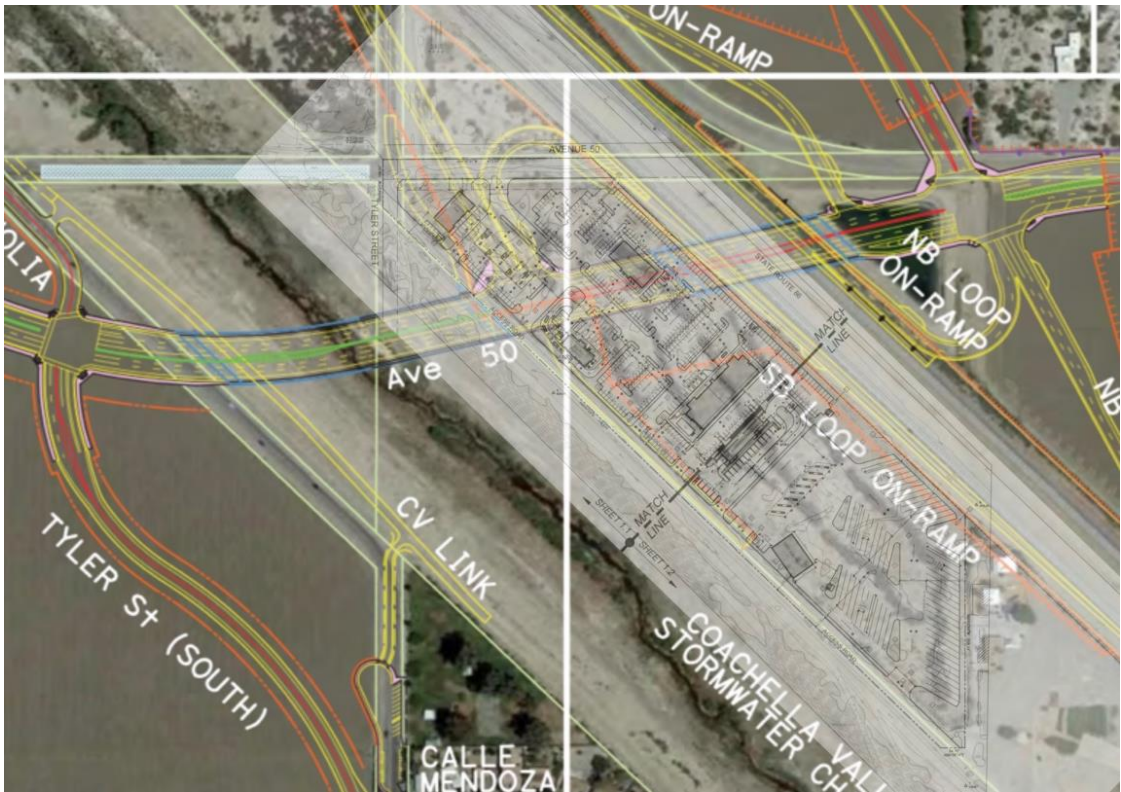
Alternative #7 (Preferred)



Alternative #7 (Without Project Only)



Alternative #8 (Not Preferred)



Alternative #8 (With or Without Project)

As shown above, the proposed Coachella Travel Centre overlaps the Caltrans SR 86 / Avenue 50 Interchange Project under Alternative #7 completely and will only work “without the proposed project”. For this reason the Alternative #7 site plan exhibit shows the Project without any transparency to indicate where the Coachella Travel Centre site boundaries are in relation to the Caltrans SR 86 / Avenue 50 Interchange Project. Alternative 7 would require total use of the Coachella Travel Centre site. As such, the Caltrans SR 86 / Avenue 50 Interchange Project—Alternative 7—and the Coachella Travel Centre site cannot both be developed; only one or the other will be developed given that the projects overlap almost entirely.

The Caltrans SR 86 / Avenue 50 Interchange Project under Alternative #8 may work “with or without the proposed project”. Therefore, the Alternative #8 aerial photograph is shown with transparency to convey the extent in which the Caltrans SR 86 / Avenue 50 Interchange Project would overlap with the Coachella Travel Centre site. However, it would require a substantial re-design of the Coachella Travel Centre project. Thus, Alternative 8 would overlap to a lesser extent with the Project on paper; however, the manner in which Caltrans plans to orient Avenue 50 would render the site effectively inaccessible.

As such, the Applicant assumes that even under Alternative 8, development of the Caltrans SR 86 / Avenue 50 Interchange Project would require total use of the Coachella Travel Centre site. Therefore, the Caltrans SR 86 / Avenue 50 Interchange Project—both Alternatives 7 and 8—and the Coachella Travel Centre site are mutually exclusive; only one or the other of the two Projects can be developed. Because the two projects cannot both be implemented under current designs, they do not add cumulatively to the impacts of the proposed project. Thus, if the Coachella Travel Centre Project is built, the current Initial Study is deemed adequate by City Staff with no changes in findings and recommendations.

ALTERNATIVES:

1. Adopt the attached resolutions and introduce for 1st reading, the attached ordinance, approving the Coachella Travel Centre Project requested entitlements and change of zone actions.
2. Make findings to deny all or portions of the requested entitlements, and the change of zone action.
3. Continue this matter and provide staff with direction.

FISCAL IMPACT:

There are no fiscal impacts associated with the approvals of this project, in that the land use entitlements proposed herein, merely provide value to the existing vacant land for future development opportunities.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 or #3 above.

Attachments:

Resolution No 2019-65 Environmental Assessment No. 18-05
Ordinance No. 1148 (1st Reading) Change of Zone
Resolution No. 2019-66 CUP 310 and 311
Resolution No. 2019-67 VAR 18-09
Resolution No. 2019-69 AR 18-09
Exhibit A: Conditions of Approval
Environmental Assessment / CEQA Errata #2
Mitigation Monitoring Program
Correspondence

RESOLUTION NO. 2019-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM (ENVIRONMENTAL ASSESSMENT NO. 18-05) FOR CHANGE OF ZONE 18-11, CONDITIONAL USE PERMITS 310 AND 311, VARIANCE NO. 18-09, AND ARCHITECTURAL REVIEW NO. 18-09 ON THE SOUTH SIDE OF AVENUE 50 BETWEEN THE WHITEWATER CHANNEL AND 86-S EXPRESSWAY. ALEX MUCINO, APPLICANT.

WHEREAS, the Coachella Travel Centre project, as set forth in Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311) Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) proposes to allow the phased development of a new travel center to include a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and an 11, 259 sq. ft 11-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella; and,

WHEREAS, on October 2, 2019 the Planning Commission held a duly noticed public hearing at 53-990 Enterprise Way, Coachella, California to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project and continued the item to the October 16, 2019 meeting; and,

WHEREAS, on October 16, 2019 the Planning Commission continued the public hearing to the November 6, 2019 meeting wherein the public was given an additional opportunity to testify; and,

WHEREAS, findings of the Initial Study concluded that the proposed project would not create any significant impacts to air quality, biological resources, cultural resources, geology and soils, traffic and transportation and noise provided certain mitigation measures were incorporated into the project; and,

WHEREAS, the Proposed Project has been conditioned to include recommended mitigation measures of the environmental analysis as set forth in a Mitigation Monitoring and Reporting Program (Exhibit A); and,

WHEREAS, on December 11, 2019 the City Council conducted a duly noticed public hearing wherein the public was given an additional opportunity to testify regarding the proposed project; and,

WHEREAS, the Proposed Project would not be detrimental to the general health, safety and welfare of the community

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

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

SECTION 2. Compliance with the Environmental Quality Act (“CEQA”). As the advisory body for the modified Project, the City Council has reviewed and considered the information contained in the Mitigated Negative Declaration, Initial Study, comments received, and other documents contained in the administrative record for the Project. The City Council hereby adopts the Mitigated Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The City Council further finds that the Mitigated Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

SECTION 3. Findings on Environmental Impacts. Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the City Council finds that all environmental impacts of the Project as modified are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the Mitigated Negative Declaration, the Initial Study and the Mitigation Monitoring and Reporting Program. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project, as modified, may result in any significant environmental impacts. The City Council finds that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

SECTION 4. Wildlife Resources. Pursuant to Fish and Game Code Section 711.4(c), all project applicants and public agencies subject to CEQA shall pay a filing fee for each Proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a “no effect” finding is made by the California Department of Fish and Game. This fee is due and payable as a condition precedent to the County Clerk’s filing of a Notice of Determination.

SECTION 5. Adoption of the Mitigated Negative Declaration. The City Council adopts the Mitigated Negative Declaration and Initial Study findings, attached hereto as “Exhibit A”.

SECTION 6. Adoption of Mitigation Monitoring and Reporting Program. The City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project, attached hereto as part of “Exhibit “A”.

SECTION 7. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Permit Center. The Development Services Director is the custodian of the record of proceedings.

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

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-65 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

ORDINANCE NO. 1148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 18-11 FROM A-R (AGRICULTURAL RESERVE) TO C-G (GENERAL COMMERCIAL ON 14.1 ACRES OF VACANT LAND LOCATED ON THE SOUTH SIDE OF AVENUE 50 BETWEEN THE WHITEWATER CHANNEL AND THE STATE ROUTE 86 EXPRESSWAY; ALEX MUCINO, APPLICANT. (1st Reading)

WHEREAS, Alex Mucino filed an application for Change of Zone 18-11 on an 11,125 square foot lot at the northwest corner of Orchard Avenue and 5th Street, and attendant application Conditional Use Permit 306; Assessor’s Parcel No 763-020-021 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-11, and CUP 310 and CUP 311, and AR 18-09 on October 2, 2019 in the Permit Center, 53990 Enterprise Way, Coachella, California; and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.28 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit to allow the Project; and,

WHEREAS, on October 2, 2019 the Planning Commission held a duly noticed public hearing at 53-990 Enterprise Way, Coachella, California to review the project, including the Change of Zone and Conditional Use Permit requests along with related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project and continued the item to the October 16, 2019 meeting; and,

WHEREAS, on October 16, 2019 the Planning Commission continued the public hearing to the November 6, 2019 meeting wherein the public was given an additional opportunity to testify; 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, a Mitigated Negative Declaration was prepared for the project subject to the provisions of the California Environmental Quality Act, as amended; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommend to the City Council approval of Change of Zone 18-11 subject to the findings listed below and the attached Conditions of Approval for the Coachella Travel Centre Project (contained in “Exhibit A” for CUP 310 and CUP 311, and AR 18-09 and made a part herein).

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

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-11 map marked “Exhibit A” from A-R (Agricultural Reserve) to C-G (General Commercial) on property located on the south side of Avenue 50 between the Whitewater Channel and the 86-S Expressway, (Assessor’s Parcel No 778-102-008) with the findings listed below:

Findings for Change of Zone 18-05:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Suburban Retail District land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Suburban Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a highway commercial development. The Project complies with applicable C-G (General Commercial) and Parking regulations.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include the 86-S Expressway, the Whitewater Channel and rural residential homes.
4. The Project will be compatible with neighboring properties with respect to land

development patterns and application of architectural treatments. The plans submitted for this Project propose a highway commercial use that is permitted in the C-G (General Commercial) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the project site include agricultural land and limited single family residential land uses with scattered vacant lots. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.

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

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

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

ORDINANCE PASSED APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance No. 1148 was adopted by the City Council at a regular meeting held on the 11th day of December 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela M. Zepeda, City Clerk

“Exhibit A”

Existing Zoning: A-R (Manufacturing Service)

Proposed Zoning: C-G (General Commercial)



Vicinity Map

RESOLUTION NO. 2019-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 310 AND CUP 311) TO ALLOW A DRIVE-THRU RESTAURANT AND AUTO WASING/TRUCK WASHING FACILITIES ON THE SITE OF THE COACHELLA TRAVEL CENTRE SITE LOCATED ON 14.1 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF AVENUE 50 BETWEEN THE WHITEWATER CHANNEL AND 86-S EXPRESSWAY IN THE C-G (GENERAL COMMERCIAL) ZONE. ALEX MUCINO, APPLICANT.

WHEREAS, Alex Mucino filed applications for applications for Conditional Use Permit 310 and 311 and attendant applications for the Coachella Travel Centre project proposed for on the south side of Avenue 50 between the Whitewater Channel and 86-S Expressway, Assessor’s Parcel No. 763-020-021 (“Project”); and,

WHEREAS, the Project is permitted pursuant to Chapter 17.26 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit, Architectural Review, and Variance allow the Project; and,

WHEREAS, on October 2, 2019 the Planning Commission held a duly noticed public hearing at 53-990 Enterprise Way, Coachella, California to review the project, including the Change of Zone and Conditional Use Permit requests along with related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project and continued the item to the October 16, 2019 meeting; and,

WHEREAS, on October 16, 2019 the Planning Commission continued the public hearing to the November 6, 2019 meeting wherein the public was given an additional opportunity to testify and the Planning Commission recommended to the City Council approval of CUP 310 and 311; 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, on December 11, 2019 the City Council continued a duly noticed public hearing wherein the public was given an additional opportunity to testify; and,

WHEREAS, the proposed uses 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 City Council of the City of Coachella, California does hereby approve Conditional Use Permit No. 310 and 311, subject to the findings listed below and the attached Conditions of Approval for the Coachella Travel Centre (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit #310 and #311:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Suburban Retail District land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Suburban Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The Project complies with applicable C-G (General Commercial) zoning standards as proposed, and the applications for entitlements include Change of Zone No. 18-11 which will change the zoning to C-G (General Commercial) for the property. Additionally, the building height for the hotel is exceeded and addressed with the attendant Variance No. 18-09 application request.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Suburban Retail District land use designation of the City’s General Plan. This category provides for auto-oriented retail and commercial centers as proposed by the project. The proposed uses are compatible with existing adjacent uses that include similar highway commercial uses along the 86-S Expressway.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project proposes contemporary commercial buildings with attractive architectural features with one-story and four-story construction for a hotel and restaurant travel center. Surrounding properties are largely vacant but similarly zoned for highway commercial

uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development. The buildings will be set back from property lines and street frontages to mitigate the impacts upon loss of sunlight to neighboring lots.

5. 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 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-66 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

RESOLUTION NO. 2019-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING VARIANCE NO. 18-09 TO ALLOW ROOF HEIGHTS AND PARAPET WALLS TO EXCEED THE 50-FOOT HEIGHT LIMIT IN THE C-G (GENERAL COMMERCIAL) ZONE FOR A 4-STORY HOTEL AS PART OF THE PROPOSED COACHELLA TRAVEL CENTRE PROJECT LOCATED ON THE SOUTH SIDE OF AVENUE 50 BETWEEN THE WHITEWATER CHANNEL AND 86-S EXPRESSWAY. ALEX MUCINO, APPLICANT.

WHEREAS, Alex Mucino filed an application for Variance (VAR 18-09) to exceed the 50 foot height limit in the C-G zone by allowing roof and parapet wall heights ranging from 54-58 feet for a 4-story hotel on a project area of 14.1 acres located on the south side of Avenue 50 between the Whitewater Channel and (“Project”); and,

WHEREAS, Sub-section 17.76.020(b) of the Coachella Municipal Code requires the Planning Commission to make five findings of fact regarding special and exceptional circumstances necessary before granting a variance request; 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,

WHEREAS, on October 2, 2019 the Planning Commission held a duly noticed public hearing at 53-990 Enterprise Way, Coachella, California to review the project, including the Change of Zone, Conditional Use Permits, and Variance requests along with related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project and continued the item to the October 16, 2019 meeting; and,

WHEREAS, on October 16, 2019 the Planning Commission continued the public hearing to the November 6, 2019 meeting wherein the public was given an additional opportunity to testify; and,

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

WHEREAS, on December 11, 2019 the City Council continued a duly noticed public hearing wherein the public was given an additional opportunity to testify; and,

WHEREAS, a Mitigated Negative Declaration was prepared and considered for the proposal pursuant to the California Environmental Quality Act, as amended.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve Variance No. 18-05 with the findings and conditions listed below:

Findings for Variance No. 18-05

1. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code. 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 subject site is a lot that is adjacent on all sides to properties designated as Industrial District in the General Plan and that are zoned either M-W (Wrecking Yard) or M-S (Manufacturing-Service). At build-out the buildings will be substantially screened from view to the street due to the rectangular shape of the lot and the 2-three story buildings where the height limit will be exceeded on the property are setback from Harrison Street. The proposed project would be compatible with future industrial developments in the vicinity of the site.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question. Due the property's interior lot line dimensions and its location, the property owner is deprived of being able to maximize the development potential of the site.
3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The proposed commercial cannabis uses would be developed in accordance with all current development standards and building codes. This includes new landscaping and parking lot and fencing improvements in addition to the new buildings. The project would not create any objectionable odors, light or glare onto adjoining properties. The project will provide employment opportunities and there will not be any negative effect to the public welfare or property or improvements in the area.
4. The granting of the variance will not adversely affect any element of the general plan. The proposed industrial development would be consistent with land use, circulation and urban design elements of the General Plan. The proposed project will consist of new industrial buildings that will be in keeping with the light industrial and urban employment policies of the General Plan. The current General Plan land use designation of Industrial District envisions a variety of industrial building and uses intended to serve the local and regional populations. The future land uses on the site will be consistent with the General Plan.

Conditions of Approval for Variance No. 18-05:

1. Variance No. 18-05 is hereby approved to allow an increase in roof and parapet wall heights ranging from 54 to 61 feet as part of Architectural Review 18-09. All conditions of approval imposed by the attendant applications (CUP No. 310 and 311, and AR 18-05) shall remain in full force and effect.
2. The project shall comply with all applicable codes, laws and regulations, regardless of

whether they are listed in these conditions. This includes conformance with the requirements of the adopted C.B.C., C.P.C., C.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.

- 3. 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. Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-67 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

RESOLUTION NO. 2019-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING ARCHITECTURAL REVIEW (AR 18-09) TO ALLOW A NEW 29,245 SQ. FT. HIGHWAY COMMERCIAL CENTER WITH HOTEL, SERVICE STATION, TWO RESTAURANTS, TRUCK FUELING, AUTO AND TRUCK WASHIGN FACILITY. ALEX MUCINO, APPLICANT.

WHEREAS, Alex Mucino filed applications for Architectural Review No. 18-09 and attendant applications for Conditional Use Permit 310 and 311 Variance 18-09 for the Coachella Travel Centre project proposed for on the south side of Avenue 50 between the Whitewater Channel and 86-S Expressway, Assessor’s Parcel No. 763-020-021 (“Project”); and,

WHEREAS, the Project is permitted pursuant to Chapter 17.26 of the Coachella Municipal Code, and the attendant applications for a Change of Zone, Conditional Use Permits, and Variance allow the Project; and,

WHEREAS, on October 2, 2019 the Planning Commission held a duly noticed public hearing at 53-990 Enterprise Way, Coachella, California to review the project, including the Change of Zone and Conditional Use Permit requests along with related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project and continued the item to the October 16, 2019 meeting; and,

WHEREAS, on October 16, 2019 the Planning Commission continued the public hearing to the November 6, 2019 meeting wherein the public was given an additional opportunity to testify; 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 uses will have no significant deleterious effect on the environment; and,

WHEREAS, on December 11, 2019 the City Council continued a duly noticed public hearing wherein the public was given an additional opportunity to testify; 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 City Council of the City of Coachella, California does hereby approve Architectural Review No. 18-09, subject to the findings listed below and the attached Conditions of Approval for the Coachella Travel Centre (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit #310 and #311:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Suburban Retail District land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Suburban Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The Project complies with applicable C-G (General Commercial) zoning standards as proposed, and the applications for entitlements include Change of Zone No. 18-11 which will change the zoning to C-G (General Commercial) for the property. Additionally, the building height for the hotel is exceeded and addressed with the attendant Variance No. 18-09 application request.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Suburban Retail District land use designation of the City’s General Plan. This category provides for auto-oriented retail and commercial centers as proposed by the project. The proposed uses are compatible with existing adjacent uses that include similar highway commercial uses along the 86-S Expressway.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project proposes contemporary commercial buildings with attractive architectural features with one-story and four-story construction for a hotel and restaurant travel center. Surrounding properties are largely vacant but similarly zoned for highway commercial uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development. The buildings will be set back from property lines and street frontages to mitigate the impacts upon loss of sunlight to neighboring lots.
5. 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 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-68 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”

CONDITIONS OF APPROVAL FOR THE COACHELLA TRAVEL CENTRE DEVELOPMENT INCLUDING THE FOLLOWING APPLICATIONS: CHANGE OF ZONE NO. 18-11, CONDITIONAL USE PERMIT NO. 310, CONDITIONAL USE PERMIT NO. 311, AND ARCHITECTURAL REVIEW NO. 18-09.

General Conditions:

1. Conditional Use Permit No. 310 hereby approves the development of a drive-thru restaurant on the Coachella Travel Centre site; Conditional Use Permit No. 311 hereby allows the development of an auto washing and truck washing facility; Variance No 18-09 allows a 4-story hotel in excess of 50 feet in height; and Architectural Review No. 18-09 to allow a new 29,245 sq. ft. highway commercial center with hotel, service station, two restaurants, auto washing, and truck washing facility all within the Coachella Travel Centre project located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway. A building permit for this CUP and diligent pursuit of construction shall vest the conditional use permit, additionally, approval of the above-mentioned applications are subject to approval of Change of Zone No. 18-11 by the City of Coachella City Council.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance for the Coachella Travel Centre Project. All rooftop equipment shall be architecturally screened from view to the street.
3. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
4. The truck washing facility may operate from 9:00 am to 10:00 pm daily.
5. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 18-09, including architectural features, materials, and site layout.
6. 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.
7. 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 matter. The applicant shall execute an indemnification agreement, in a form acceptable to the City Attorney, within five days of the effective date of this approval.

8. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Marshal's Office, and Imperial Irrigation District.

Mitigation Measures – Aesthetics:

9. AES-1 The proposed structures shall be painted in colors that closely match the surrounding desert landscape, so as to create continuity in the potentially obscured views. The colors chosen shall be approved by the City of Coachella's architectural review process.
10. AES-2 Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways shall be submitted to the City for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the City of Coachella shall be implemented to eliminate glare impact.

Mitigation Measures – Air Quality:

11. AQ-1 Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation:
 - Apply soil stabilizers or moisten inactive areas.
 - Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
 - Cover all stock piles with tarps at the end of each day or as needed.
 - Provide water spray during loading and unloading of earthen materials.
 - Minimize in-out traffic from construction zone.
 - Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.
 - Sweep streets daily if visible soil material is carried out from the construction site.

12. AQ-2 Axhaust Emissions Control

- Utilize well-tuned off-road construction equipment.
 - Establish a preference for contractors using Tier 3-rated or better heavy equipment.
 - Enforce 5-minute idling limits for both on-road trucks and off-road equipment.
13. AQ-3 Exposed surfaces shall be watered at least three times per day during grading activities.
14. AQ-4 Provide incentives for vendors and material delivery trucks that would be visiting the hotel to encourage the use of zero-emission or near-zero emission heavy-duty trucks during operation, such as trucks with natural gas engines that meet CARB's adopted optional NOx emissions standard of 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, incentivize the use of 2010 model year¹⁸ or newer engines that meet CARB's 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks.
15. AQ-5 Provide electric vehicle (EV) charging stations for the hotel and restaurant uses where feasible. If feasible, at least 5% of all vehicle parking spaces include EV charging stations, or at a minimum, require the Proposed Project to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in. Electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. Electrical panels should be appropriately sized to allow for future expanded use.
16. AQ-6 Provide incentives for employees working at the proposed retail uses to encourage the use of public transportation or carpooling, such as discounted transit passes or carpool rebates.
17. AQ-7 Implement a rideshare program for employees working at the proposed retail uses and set a goal to achieve a certain participation rate over a period of time.
18. AQ-8 Maximize the use of solar energy including solar panels. Installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the facility and/or EV charging stations.
19. AQ-9 Require the use of electric landscaping equipment, such as lawn mowers and leaf blowers.
20. AQ-10 Require use of electric or alternatively fueled sweepers with HEPA filters.
21. AQ-11 Maximize the planting of trees in landscaping and parking lots.
22. AQ-12 Use light colored paving and roofing materials.
23. AQ-13 Utilize only Energy Star heating, cooling, and lighting devices, and appliances.

Mitigation Measures- Biological Resources:

24. BIO-1 The State of California prohibits the “take” of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal should be conducted outside of the the State identified nesting season (Raptor nesting season is February 15 through July 31; and migratory bird nesting season is March 15 through September 1). Alternatively, the site shall be evaluated by a qualified biologist prior to the initiation of ground disturbance to determine the presence or absence of nesting birds. Active bird nests **MUST** be avoided during the nesting season. If an active nest is located in the project construction area it will be flagged and a 300-foot avoidance buffer placed around it. No activity shall occur within the 300-foot buffer until the young have fledged the nest.

Mitigation Measures- Cultural Resources:

25. CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the City’s onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.
26. CUL-2 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the City’s onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

Mitigation Measures- Geology and Soils:

27. GEO-1 Based upon the geotechnical investigation (Appendix 4), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 12-25) as well as the Seismic Design Parameters (Pages 10-11) shall be implemented by the Applicant into the project design. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site.
28. Geo-2 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.
29. Geo-3 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the Coachella Travel Centre is being constructed.

Mitigation Measures- Hazards and Hazardous Materials:

30. HAZ-1 All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the Project development.

Mitigation Measures- Transportation/Traffic:

31. TRAF-1 The construction contractor will provide adequate traffic management resources, as determined by the City of Coachella. The City shall require a construction traffic management plan for work in public roads that complies with the Work Area Traffic Control Handbook, or other applicable standard, to provide adequate traffic control and safety during excavation activities. At a minimum this plan shall include how to minimize the amount of time spent on construction activities; how to minimize disruption of vehicle and alternative modes of transport traffic at all times, but particularly during periods of high traffic volumes; how to maintain safe traffic flow on local streets affected by construction at all times, including through the use of adequate signage, protective devices, flag persons or police assistance to ensure that traffic can flow adequately during construction; the identification of alternative routes that can meet the traffic flow requirements of a specific area, including communication (signs, webpages, etc.) with drivers and neighborhoods where construction activities will occur; and at the end of each construction day roadways shall be prepared for continued utilization without any significant roadway hazards remaining.

Mitigation Measures- Utilities and Service Systems:

32. UTL-1 If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation, and any other feasible uses of recycled water on the project site.

Grading and Drainage

33. 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.
34. 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.
35. 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.

36. 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.
37. Applicant shall obtain approval of site access and circulation from Fire Marshall.
38. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Street Improvements

39. A traffic study by a licensed California Registered Civil Engineer shall be prepared for this project to identify improvements required at intersections of Avenue 50 and Tyler Street and at SR-86, the study shall include improvements as per city general plan and to accommodate the construction of a new bridge on the storm water channel with a new interchange at State Route 86 (see also item No.20 of General Comments).
40. Avenue 50 and Tyler Street shall include improvements as required as per City of Coachella General Plan, applicant shall also verify and dedicate land if necessary to comply with right-of-way requirements.
41. It is recommended by this department to locate a secondary ingress/egress to the property to facilitate continuity for commercial traffic flow.
42. 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 %.

43. 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.
44. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Sewer and Water Improvements

45. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
46. 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.
47. A separate fire connection is required as per standard W-1, W-4, W-7, W-10 (Above ground) for the new construction with the following criteria: If a building exceeds 3600 square feet and/or has more than 100 seating area. Fire hydrants are required within 250 feet minimum from the closest building point to the hydrant. Pipe type c-900-CLS-200.

General

48. The City in cooperation with the California Department of Transportation (Caltrans) District 8, and Coachella Valley Association of Governments (CVAG), proposes the construction of a new bridge on the storm water channel in conjunction with a new interchange at State Route 86.
49. 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.
50. 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. A separate submittal and approval to the AQMD agency is required on projects exceeding 10 acres.

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

Completion

52. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. 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.
53. 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. An engineering final inspection is required.

Development Services – Landscaping:

54. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
55. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
56. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
57. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
58. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue- bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.

59. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
60. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
61. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
62. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface.
63. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.
64. Left Intentionally Blank.

Development Services – Project Design:

65. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 17-05 construction plans and elevations, subject to review and approval.
66. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
67. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
68. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.

69. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 48 and Harrison Street.

Riverside County Fire Department:

70. The Fire Department requires the listed fire protection measures be provided in accordance with the City of Coachella Municipal Code and/or the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete building plans are reviewed.
71. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Municipal Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. All portions of structures shall be within 150 feet of the approved 24-foot wide fire lane or municipal street.
72. The Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans shall be submitted to the Fire Department for review and approval prior to building permit issuance.
- a. For the proposed project, provide or show a water system capable of delivering at least 3250 gallons per minute for a four-hour duration at 20psi residential operating pressure.
 - b. The required water system including fire hydrants shall be installed and accepted by the appropriate water agency prior to combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval. Hydrants shall be located at corners and space 350-500 feet apart, depending on the subdivision (per Coachella City).
 - c. Fire sprinklers are required in all areas.

Imperial Irrigation District:

73. 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).
74. 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:

75. 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.

76. 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.
77. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
78. Adequate fire protection shall be included and the public water supply shall be protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.
79. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
80. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
81. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
82. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
83. Fire hydrants must be at the end of each dead end for flushing.
84. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
85. Above ground DCDA backflows must be installed for all fire line services.
86. Master-metered, radio-read water meters shall be utilized for the project.
87. Domestic and fire service backflow meter devices must be in utility right of way.

ENVIRONMENTAL COMPLIANCE

88. The applicant shall submit water and sewer plans for approval from Utilities General Manager. The project shall be required to connect to City public sewer and water system by extending service mains as needed.
89. The project will require a Water Quality Management Plan (WQMP) >100,000 sq/ft.
90. The proposed facility will be required to submit a source control survey, and submit detailed plumbing and mechanical plans.
91. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.

92. Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
93. The applicant shall install separate AMI metering system for each building, and install separate AMI metering system for the irrigation system.
94. The project shall implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or micro-spray systems.

Fees:

95. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
96. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
97. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
98. The applicant shall pay all required water connection fees.
99. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial development prior to issuance of building permits.
100. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant

elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial construction.

101. The project is subject to payment of all commercial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

INITIAL STUDY
FOR THE
COACHELLA TRAVEL CENTRE

Prepared for:

City of Coachella
1515 Sixth Street
Coachella, California 92236

Prepared by:

Tom Dodson & Associates
2150 N. Arrowhead Avenue
San Bernardino, California 92405
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April 2019

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ENVIRONMENTAL CHECKLIST FORM

INTRODUCTION

1. Project Title: Coachella Travel Centre Project Initial Study
2. Lead Agency Name: City of Coachella
Address: 1515 6th Street, Coachella, CA 92236
3. Contact Person: Luis Lopez
Phone Number: (760) 398-3102
4. Project Location: The proposed project is located in the City of Coachella, Riverside County, at Avenue 50 and State Route 86 in Coachella, California. The project is located on the west side of State Route 86 just south of Avenue 50. The geographic coordinates of the proposed project are 33.685704, -116.163169 and the proposed project is located within Coachella, USGS 7.5-minute topographic map within Township 6 South, Range 8 East of the San Bernardino Meridian. See Figures 1 and 2 for regional and site locations.
5. Project Sponsor's Name and Address: Ed Haddad
422 Wier Road, San Bernardino, CA 92408
6. General Plan Designation: Suburban Retail District
7. Zoning: Agricultural Reserve (A-R)
8. Project Description:

Introduction

The City of Coachella is located in the middle of Riverside County north of the Salton Sea and abutting the Cities of Indio and La Quinta, near the border between Riverside and Imperial County. As part of a development application filed by AHD Limited Partnership (LP), the City of Coachella (City) will consider entitlements to develop a Travel Centre within a 14.1-acre site that includes a 5 Story Hotel, a Restaurant, a Drive-Thru Restaurant, a Convenience Store, a Gas Station, and a Truck Stop, which includes Truck Fuel Pumps, a Truck Wash Facility, and a Car Wash Facility. AHD, LP is a Real Estate Holding company whose Principal is Ed Haddad. The need for a project of this type at this location is such that this area of the City of Coachella is underserved for this type of use, particularly given that plans have been approved to extend Avenue 50 to Interstate 10, which would create a new freeway on- and off-ramp that will connect this portion of the City with interstate travelers looking to visit the Coachella Valley and beyond.

Project Description

The approximately 14.1-acre site is located in Coachella, California, which is part of the Coachella Valley within Riverside County. It is comprised of one parcel—APN 763-020-021—located generally at the southwest corner of Avenue 50 and Highway 86. The project will require a zone classification change from Agricultural Reserve (A-R) to General Commercial (C-G). The project will also require three conditional use permits for a truck wash, auto washing, and drive-

thru restaurant businesses, and site plan and architectural review by the City of Coachella. Similarly, the sale of alcohol on the premises will require a separate conditional use permit consideration. Additionally, a variance to exceed the allowable height of three stories in the C-G zone for the hotel is required.

The proposed site will be developed with 5 buildings as shown on the site plan provided as Figure 3, which will make up the Coachella Travel Centre. The site is planned to contain a convenience store and gas station at the northwestern corner of the site, at Avenue 50 and Tyler Street. The convenience store will be approximately 3,800 square feet (SF) with a gas pump canopy directly adjacent to it. The interior of convenience store will contain restrooms, a 17-doorwalk-in cooler, a utility closet, a cashier stand, an office, a soda fountain, a to-go food station, a coffee station, a sales area, a walk-in freezer, and several stands for miscellaneous convenience item sales. The entrance will be located facing east with an additional side entrance facing north. The convenience store floor plan is shown on Figure 4. The gas station will include 10 fuel pumps as well as adjacent parking. The gas station floor plan is shown on Figure 5. It is anticipated that the gas station and convenience store will employ a total of about 15 persons.

In the northern middle portion of the site there will be a drive thru restaurant that will be approximately 2,533 SF and a sit down restaurant that will be 5,555 SF. The interior of the drive thru restaurant will contain restrooms, a dining room area, a service area, and a kitchen area with three entryways restricted to employee access and two customer entrances. The drive thru wraps around the majority of the drive thru restaurant structure with parking located northeast of the structure. The drive thru restaurant floor plan is shown on Figure 6. It is anticipated that the drive-thru restaurant will employ a total of about 20 persons. The proposed sit down restaurant will have restrooms, a dining room, and a kitchen area with an entryway restricted to employee access and three customer entrances. The sit down restaurant floor plan is shown on Figure 7. Restaurant parking will surround the restaurant in each direction. It is anticipated that the sit down restaurant will employ a total of about 30 persons.

In the middle of the project site, a 4-story, 11,259 SF hotel will be developed with 116 rooms. The hotel will contain a mixture of king rooms, king suites, and double queen rooms. The lobby of the hotel will include a breakfast bar, registration, a sundry shop, a print station, a brochure station, restrooms and lobby seating. In addition to 9 guest rooms, the first floor will also include a fitness center, a pantry, a board room, and an employee area containing a work area, a linen room, a laundry room, a break room, a mechanic room, a manager's office, a security room, and employee restroom facilities. Outside on the first floor, the hotel will contain an enclosed pool for guest use. The second, third, and fourth floors are identical and each floor contains 25 rooms, elevators, storage, an electrical room, and stairways on either side of the hotel for guest access. The hotel floor plans for each floor are shown on Figures 8-11. It is anticipated that the hotel will employ a total of about 30 persons.

The southern portion of the site will consist of a 2,677 SF car wash station, 4,754 SF truck wash station, and a truck fuel pumps. The car wash will be a self-serve drive thru facility with about 13 vacuum stations adjacent to the car wash structure. The car wash floor plan is shown on Figure 12. The truck wash facility will be self-serve and will allow for three trucks to be washed at a time. The truck wash bay floor plan is shown on Figure 13. The truck fuel canopy will contain 8 canopy islands with 16 pump stations. The truck fuel canopy floor plan is shown on Figure 14. It is anticipated that the car wash and truck was stations will each employ a total of about 2 persons.

Summary of the parking for the entire site is shown in Table 1 below:

**TABLE 1
PARKING SUMMARY**

Project Component	Building SF	Ratio of Parking Required	Required by the Project	Provided
Convenience Store	3,800 SF	1 Space per 250 SF	15.2	-
Quick Serve Rest (QSR)	1,200 SF	1 Space per 200 SF of non-customer area and 1 Space per 45 SF of customer area	12.0	-
Gas Pump Canopy	-	-	-	-
Car Wash Station	2,677 SF	1 Space per 2 Employees	2.0	-
Truck Wash Station	4,754 SF	1 Space per 2 Employees	2.0	-
Drive Thru Restaurant	2,533 SF	1 Space per 100 SF	25.3	-
Restaurant	5,555 SF	1 Space per 100 SF	55.6	-
Hotel (116 Rooms)	11,259 SF	1 Space per Guest Room plus 1 space per 3 employees and 1 space per 3 person capacity of meeting rooms	116.0	-
TOTAL	77,831 SF	-	229	415

The project will provide various types of parking stalls as follows in Table 2:

**TABLE 2
PARKING STALL SUMMARY**

Stall Type	Stall Size	Stalls Provided
Regular Stall	9 x 18	405 Stalls
Accessible Stall	9 x 18	10 Stalls
Loading Stall	10 x 22	5 Stalls
Semi-Truck Stall	12 x 86	62 Stalls
Bicycle Stalls	-	12 Proposed

As demonstrated in Tables 1 and 2 above, the proposed Coachella Travel Centre will have ample parking above and beyond the amount of parking required by the City.

The Landscape plan for the proposed project is provided as Figure 15 and includes a mixture of trees, shrubs, and cactus that are drought resistant and common to the desert landscape of the Coachella Valley. The project site will have landscaping around the perimeter that will screen the site from the surrounding roadways and development. Landscaping will account for a minimum of 15% of the entire site as required by the City of Coachella.

Construction Scenario

Construction of the proposed Coachella Travel Centre is anticipated to require approximately one year, with the anticipated start date of construction in the December 2019 and the completion date by the January 2021. The Project site was agricultural land, and has been previously disturbed, which ceased approximately 30 years ago; development of the site would

require site preparation (i.e., grading and excavation), paving, and construction of buildings. There is no irrigation water infrastructure serving the site at this time. The project is anticipated to require minimal cut and fill with any cut being reused to balance of the site through grading, which will minimize import/export of material. The proposed project will develop underground storage tanks to support the fueling station, which will require some excavation, but it is anticipated that the site will balance. Development of the Coachella Travel Centre will require installation of pavement, curbing and sidewalk throughout the site as shown on the Preliminary Grading Plan (Figure 16-17). Additionally, the project will require installation of drainage inlets at several locations within the project site and installation of a stormtech subsurface stormwater management system. Delivery of construction supplies and removal of any excavated materials, if necessary, will be accomplished using trucks during normal working hours, with a maximum of 50 round trips per day. It is anticipated that a maximum number of 50 employees will be required to support the construction of the project each day. Grading will be by traditional mechanized grading and compaction equipment. Equipment utilized will be traditional site development equipment of front end graders, vibratory compactors, petroleum powered fork lifts, and various hand tools traditional to commercial construction.

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

The project site is located adjacent to State Highway 86, which generally is surrounded on either side in the project area by the Suburban Retail District land use designation.

- To the west of the site, the land use is Open Space (OS); the Whitewater River is directly adjacent to the project site, which is an important stormwater management facility within the Coachella Valley. Further to the west of the project site the land use designations are Suburban Neighborhood and Urban Employment;
- To the north of the site, the land use is Suburban Retail District;
- To the east of the site, the land use is Suburban Retail; and
- To the south of the site, the land use is Open Space (OS). Further to the south of the project site the land use is Suburban Neighborhood).

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

- Coachella Valley Water District (Flood Control)
- California Department of Transportation (SR 86 boundaries)
- State Water Resource Control Board
- South Coast Air Quality Management District
- Colorado River Basin Regional Water Quality Control Board
- County of Riverside Fire Department

11. Have California Native American tribes traditionally and cultural affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? Yes, the City has initiated AB 52 with the following tribes: Torres Martinez Desert Cahuilla Indians, Soboba Band of Luiseño Indians, Agua Caliente Band of Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, and Cabazon Band of Mission Indians. The letters were sent out on February 7, 2019. The Agua Caliente Band

of Cahuilla Indians responded on February 26, 2019 and defers to the Cabazon Band of Mission Indians, concluding consultation efforts. The Twenty-Nine Palms Band of Mission Indians responded on February 25, 2019, requesting a copy of the cultural report, and also noting that they elect to be a consulting party under CEQA. No other Tribes responded during the 30-day consultation period.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Tom Dodson & Associates
 Prepared by

 April 24, 2019
 Date

 Lead Agency (signature)

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

a. *Less Than Significant With Mitigation Incorporated* – Adverse impacts to scenic vistas can occur in one of two ways. First, an area itself may contain existing scenic vistas that would be altered by new development. A review of the project area determined that there are no scenic vistas located internally within the area proposed for the development of the Coachella Travel Centre Project. The proposed project is located adjacent to Highway 86 and is separated from the nearest developments by the Whitewater River Channel. Therefore, given the distance of the project from any nearby residences, and also the project’s location adjacent to the Highway at a Highway off-ramp, it is not anticipated that the Coachella Travel Centre Project would impact any important scenic vistas in the project area. A scenic vista impact can also occur when a scenic vista can be viewed from the project area or immediate vicinity and a proposed development may interfere with the view to a scenic vista. The Coachella Valley is located between several mountain ranges, the Little San Bernardino Mountains to the north and east, and the Santa Rosa Mountains to the south and west. The City of Coachella General Plan generally states that the City desires to preserve scenic views of the mountains. However, views around the proposed project are limited because of existing man-made features. It is assumed that nearby residences would experience a minimal change in views to the surrounding mountains as a result of the project development; however, the proposed project would develop a 4-story hotel that would obstruct some views in the vicinity of the project, generally along roadway corridors such as Avenue 50, Tyler Street, and Highway 86 in which the building’s height would be most obvious. However, the City’s height limit in the CG zone is 50 feet or three stories, whichever is less. Therefore, the proposed hotel will require a height variance to be pursued. As previously stated, due to the distance between the proposed project site and nearby residences, the height of the hotel will only minimally impact views to the surrounding mountains. Furthermore, the following mitigation measure shall be implemented to ensure that the structures are painted using appropriate colors to blend in with the surrounding environment:

AES-1 *The proposed structures shall be painted in colors that closely match the surrounding desert landscape, so as to create continuity in the potentially obscured views. The colors chosen shall be approved by the City of Coachella’s architectural review process.*

With implementation of the above mitigation measure, development of the proposed project would have a less than significant potential to have a substantial adverse impact on a scenic vista.

b. *No Impact* –The project site does not contain any scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway corridor. The project

site is vacant and has been previously disturbed as it formerly served as an active agricultural site. The site contains some loose to slightly compacted dirt and non-native vegetation that is approximately at-grade. No trees, rock outcroppings, or scenic features existing on site. According to Caltrans, the proposed project is not located adjacent to a state scenic highway, as Highway 86 is not designated as such, and the City of Coachella does not identify any locally important scenic roadways. Therefore, the proposed project cannot affect any scenic resources within a state scenic highway corridor. Based on the site condition and immediate surroundings, the project site itself does not contain any significant scenic resources. Therefore, no damage to a scenic resource will occur and any impacts under this issue are considered less than significant.

- c. *Less Than Significant With Mitigation Incorporated* – The Coachella General Plan has designated the area for Entertainment Commercial uses, and the zoning classification is Agricultural Reserve; the project will require a zone change to ensure that the zoning classification and general plan land use designations are compatible. It is anticipated that the proposed scale, architectural design and articulation of the development on the site will enhance the site and surrounding developed environment compared to the existing visual setting. Thus, even though the on-site existing visual setting will be altered in the future, the proposed change to the visual setting is not forecast to cause significant adverse degradation to the existing visual character or quality of the Project area. The project would develop Lodging, a Restaurant, a Drive Thru Restaurant, and Automotive uses. Lodging is a secondary use within the Suburban Retail District; Restaurants are a primary use within the Suburban Retail District; Drive Thru Restaurants are a primary use within the Suburban Retail District; Automotive uses are a primary use within the Suburban Retail District. Secondary uses are support uses that are allowed but shall not be the primary use. By developing this vacant/abandoned site in accordance with City design guidelines for Suburban Retail District uses and the site development plans, the visual character of this site and its surroundings will be enhanced. However, in order to ensure that the proposed structures blend in with the surrounding desert environment, mitigation measure **AES-1** shall be implemented. Thus, with implementation of mitigation measure **AES-1** above, and with the design elements incorporated in the Project, implementation of the City's design standards will mitigate the potential aesthetic impacts to a less than significant level.
- d. *Less Than Significant With Mitigation Incorporated* – The Implementation of the proposed project will create new sources of light during the operational phases of the Project. Light and glare from interior and exterior building lighting, safety and security lighting, and vehicular traffic accessing the site will occur once the site is in operation. According to the City of Coachella General Plan, the project site is located within a Suburban Retail District. The Coachella Travel Centre would be developed in accordance with City requirements for the Suburban Retail District. Adherence to the City's Zoning Code would ensure that any building or parking lighting would not significantly impact adjacent uses. The Coachella Travel Centre will require lighting, both exterior and interior; the greatest source of lighting within the project site would be the Hotel. This will introduce a new source of light and glare into the project area. To ensure that light or glare (particularly off of structures with glass exteriors) does not result in intrusive lighting or glare to existing structures or persons in the project area, the following mitigation measure will be implemented:

AES-2 *Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways shall be submitted to the City for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the City of Coachella shall be implemented to eliminate glare impacts.*

With the implementation of mitigation measure **AES-2**, the proposed Coachella Travel Centre Project would have a less than significant potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<p>II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- a. *Less Than Significant Impact* – The proposed project is located within a site that is designated by the California Department of Conservation’s California Important Farmland Finder as Farmland of Local Importance (Figure II-1). The City of Coachella recently updated the City’s General Plan, and the project site is designated for Entertainment Commercial use; however, the zoning has not been updated to reflect this change as it is the current zoning designation is Agricultural Reserve. The City’s Municipal Code defines Agricultural Reserve Zoning as follows:

17.10.010 - Intent and purpose.

This zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, Section 51200 et seq.

Based on a review of the Riverside County Williamson Act FY 2015/2016 Map (Figure II-2), the project site is not designated as Williamson Act land, which would indicate that the proposed project site is not appropriately zoned at present.

The project site is located within the General Plan's Designated Subarea 9 – Central Coachella Neighborhoods. The General Plan notes the following about Subarea 9 that are applicable to the proposed project:

- 2. Require a variety of neighborhood types throughout the central Coachella Neighborhoods Subarea*
- 9. Allow higher intensity, non-residential uses in the western portion of the subarea in order to complements and support the Downtown and nearby employment centers.*
- 11. Pursue an auto mall or auto dealers adjacent to SR86S.*

The question posed as part of the CEQA process refers to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. While the proposed project would convert a site that is designated Farmland of Local Importance to a non-agricultural use, the site does not contain any agricultural lands designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Furthermore, the project site is currently vacant and does not contain any agricultural activities at present.

The City of Coachella General Plan has several policies related to the preservation of Agricultural Land. The following policies depict the importance of agricultural land to the City's character:

Preserve the natural beauty and scenic quality of the City. The City is located in an area of striking natural beauty. While the landscape will be altered with future development, the views of the mountains and the rural, agricultural character should be respected. In general, the natural topography of the hills should be maintained, some of the existing agricultural uses should be preserved or integrated into the landscape and views of the surrounding mountains should be maintained.

4.1 Agricultural land preservation. Provide for the protection and preservation of agricultural land as a major industry for Coachella and sufficient to maintain the rural character of the City. Explore and allow a variety of methods of preserving land in sizes that are viable economic units for continuing agricultural activities including:

- Density transfers to allow a greater portion of proposed development on other in order to allow productive sites to remain in agricultural production.*
- Use of the Williamson Act.*
- Implementation of a "right-to-farm" ordinance.*
- Adopting a farmland protection program.*

4.2 Agricultural land conversion. Actively discourage the urbanization of agricultural land when other land not in agricultural use within the city limits is available for development.

4.3 Agricultural elements in urban landscape. Where feasible, incorporate existing agricultural elements, such as date farms, vineyards and citrus trees into the urban landscape as part of

development projects. This preservation will enable the agricultural history of the City to remain visible and provide unique urban landscape features that can distinguish Coachella from other cities in the Coachella Valley.

Goal 5. Agricultural Preservation. Viable, productive local agricultural lands and industry.

5.1 Prime agricultural land. Prioritize the conservation of state-designated Important Farmlands and discourage the conversion of these lands to urbanized uses until such time as the land is needed for additional growth.

5.3 Agriculture preservation. Continue to work with landowners in maintaining and extending existing Williamson Act contracts.

5.12 Market transformation. If the agri-business industry declines in Coachella, support efforts that facilitate the transition of uses, businesses and employees from agriculture to other sectors of the local economy.

Most important to note is that the City of Coachella has designated the project as Entertainment Commercial, which means that the City intends for the project site to be developed for a use that would suit this land use designation. The City's Land Use Designations provide the City's desired character for a property; the City uses the General Plan Land Use Map as a basis from which to plan future development and determine the mix of uses the City intends to support in the future. The zoning code provides developers, landowners, and builders with a set of specific rules for what is and is not acceptable to be developed on a property. This is accomplished with minimum lot sizes, height requirements, light restrictions, etc. Ultimately, the City's zoning codes exist to execute the objective of the City's land use designations; as such, given that this project requires a zone change, but does not require a change in land use designation, the goal of the developer appears to align with the City's goals for land use planning at this location. Therefore, the proposed project would have a less than significant potential to convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) to non-agricultural use.

- b. *Less Than Significant Impact* – As stated under issue II(a) above and shown on Figure II-2, the proposed project is not located within a site that is under a Williamson Act contract. There are many lands under Williamson Act contract within the City of Coachella, as is evidenced above by the extensive General Plan policies concerning the importance of agriculture to the City. As discussed under item II(a) above, the proposed project is zoned for agricultural use (Agricultural Reserve), though this zoning classification is not compatible with the underlying land use of the project site (Entertainment Commercial). Furthermore, the zoning classification of the project site conflicts with the definition of the Agricultural Reserve use, as this classification is reserved for lands that are under Williamson Act contract, and the proposed project site is not under a Williamson Act contract. Though the proposed project is zoned for agricultural use and is designated by the Department of Conservation and the City as Farmland of Local Importance, the underlying land use of the project site (Entertainment Commercial) suggests that the City does not intend for this site to be used for agricultural use. Additionally, the City supports the developer's application for the proposed zone change. Furthermore, the defining characteristics of the underlying zoning classification are not consistent with the site as it currently exists because the project site is not under a Williamson Act Contract, and therefore does not conform to the intent and purpose of the Agricultural Reserve zoning classification. Therefore, based on the data presented above, the proposed project has a less than significant potential to conflict with the existing zoning for agricultural use or a Williamson Act contract. No mitigation is required.
- c. *No Impact* – The project site is not located within forest land, timberland or timberland zoned for Timberland Production. Therefore, the proposed project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production

(as defined by Government Code section 51104(g)). No impacts are anticipated and no mitigation is required.

- d. *No Impact* – The project site is not located within forest land and has no trees on the property; therefore, the project will not result in the loss of forest land or conversion of forest land to non-forest production use. No impacts are anticipated and no mitigation is required.

- e. *Less Than Significant Impact* – Please refer to the discussions under issues II(a) and II(b) above. Though the proposed project would involve a zone change from Agricultural Reserve to Commercial Entertainment on a site with an Entertainment Commercial land use designation. According to the General Plan, the project site is located within the Subarea 9 – Central Coachella Neighborhoods, which generally states that higher intensity, non-residential uses are allowed in the western portion of this Subarea—where the proposed project is located—to support the Downtown and nearby employment centers. Additionally, the City’s General Plan indicates that complimentary uses—such as automobile uses (gas stations, truck stops, etc.)—should be developed along Highway 86 to support persons travelling through the City and the proposed project intends to provide amenities that would support this goal. The uses in the immediate vicinity surrounding the proposed project do not currently support agricultural activities. Ultimately, the development of this site as the Coachella Travel Centre would not involve other changes that would result in off-site agricultural land to convert to a non-agricultural use. Furthermore, there is no forest land in the City of Coachella that would be impacted by the development of the proposed project. Therefore, the proposed project would have a less than significant potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

The following information utilized in this section was obtained from the technical study “Air Quality and GHG Impact Analysis Coachella Travel Centre Project, Coachella, California” prepared by Giroux & Associates dated March 16, 2019, and provided as Appendix 1 to this document.

Background

The proposed project site is located in the Coachella Valley Planning Area (CVPA) of the Salton Sea Air Basin (SSAB). The SSAB was part of the Southeast Desert Air Basin (SEDAB) until May, 1996 when the SSAB was created. The project site is in the hottest and driest parts of California. The climate is characterized by hot, dry summers and relatively mild winters. Rainfall is scant in all seasons, so differences between the seasons are characterized principally by differences in temperature. Average annual precipitation in the air basin ranges from 2 to 6 inches per year.

Seasonal temperature differences in the basin are large, confirming the absence of marine influences due to the blocking action of the mountains to the west. Average monthly maximum temperatures in the project vicinity range from 108°F in July to 57°F in January. The average monthly minima range from about 40°F in January to about 80°F in July.

During much of the year, California is covered by a moderately intense high-pressure system. In winter, the Pacific High retreats to the south, so that frontal systems from the North Pacific can move onto the California coast. On average, 20 to 30 frontal systems pass through California each winter. The first front usually arrives around the middle of October, and the average period of frontal activity is five to six months. Most of these systems are relatively weak by the time they reach the SSAB, however, and they become more diffuse as they move southeastward.

During all seasons, the prevailing wind direction is predominantly from the west to east. Banning Pass is an area where air is squeezed through a narrow opening with accelerated airflow that supports wind farms. The strong winds also occasionally lead to blowing sand that sandblasts painted surfaces and makes driving unsafe. As the west to east winds fan out into the Coachella Valley, they slow down quickly. By the time the onshore flow reaches the project site, it has again returned to its normal speed.

Air Quality Standards

In order to gauge the significance of the air quality impacts of the proposed project, those impacts, together with existing background air quality levels, must be compared to the applicable ambient air quality standards. These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise, called "sensitive receptors."

Because the State of California had established AAQS several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Those standards currently in effect in California are shown in Table III-1. Sources and health effects of various pollutants are shown in Table III-2.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table III-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O₃, CO (except 8-hour Lake Tahoe), SO₂, NO₂, PM₁₀, PM_{2.5}, and visible reducing particles are not to be exceeded at any time in any consecutive three-year period; all other values are not to be equaled or exceeded. The air quality in a region is considered to be in attainment by federal standards if the measured ambient air pollutant levels for O₃, PM₁₀, PM_{2.5}, and those based on annual averages or arithmetic mean are not exceeded more than once per year. The O₃ standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM₁₀, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than one. For PM_{2.5}, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

Baseline Air Quality

In the CVPA portion of the SSAB, air quality planning, enforcement and monitoring responsibilities are carried out by the South Coast Air Quality Management District (SCAQMD). Existing and probable future levels of air quality around the project area can be best inferred from ambient air quality measurements conducted by the SCAQMD at the Indio and Palm Springs air quality monitoring stations. In Indio, ozone and 10 microns or less in diameter, (respirable) particulates called PM-10, are monitored. These two pollutants are the main air pollution problems in the CVPA portion of the SSAB. Vehicular pollution levels such as carbon monoxide (CO) and nitrogen dioxide (NO₂) are monitored at Palm Springs. Levels of CO and NO₂ at the project site are likely lower than those monitored in Palm Springs. However, because CO and NO₂ levels in Palm Springs are well within acceptable limits, their use to characterize the project site introduces no complications.

**Table III-1
 AMBIENT AIR QUALITY STANDARDS**

Pollutant	Average Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O3) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM10) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		–		
Fine Particulate Matter (PM2.5) ⁹	24 Hour	–	–	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15.0 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	–	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	–	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		–	–	
Nitrogen Dioxide (NO2) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	–	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO2) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	–	Ultraviolet Flourescence; Spectrophotometry (Paraosaniline Method)
	3 Hour	–		–	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹¹	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas) ¹¹	–	
Lead 8 ^{12,13}	30-Day Average	1.5 µg/m ³	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Avg	–		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No Federal Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

Footnotes

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

**Table III-2
HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS**

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	<ul style="list-style-type: none"> Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. Natural events, such as decomposition of organic matter. 	<ul style="list-style-type: none"> Reduced tolerance for exercise. Impairment of mental function. Impairment of fetal development. Death at high levels of exposure. Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO ₂)	<ul style="list-style-type: none"> Motor vehicle exhaust. High temperature stationary combustion. Atmospheric reactions. 	<ul style="list-style-type: none"> Aggravation of respiratory illness. Reduced visibility. Reduced plant growth. Formation of acid rain.
Ozone (O ₃)	<ul style="list-style-type: none"> Atmospheric reaction of organic gases with nitrogen oxides in sunlight. 	<ul style="list-style-type: none"> Aggravation of respiratory and cardiovascular diseases. Irritation of eyes. Impairment of cardiopulmonary function. Plant leaf injury.
Lead (Pb)	<ul style="list-style-type: none"> Contaminated soil. 	<ul style="list-style-type: none"> Impairment of blood function and nerve conduction. Behavioral and hearing problems in children.
Respirable Particulate Matter (PM-10)	<ul style="list-style-type: none"> Stationary combustion of solid fuels. Construction activities. Industrial processes. Atmospheric chemical reactions. 	<ul style="list-style-type: none"> Reduced lung function. Aggravation of the effects of gaseous pollutants. Aggravation of respiratory and cardio respiratory diseases. Increased cough and chest discomfort. Soiling. Reduced visibility.
Fine Particulate Matter (PM-2.5)	<ul style="list-style-type: none"> Fuel combustion in motor vehicles, equipment, and industrial sources. Residential and agricultural burning. Industrial processes. Also, formed from photochemical reactions of other pollutants, including NO_x, sulfur oxides, and organics. 	<ul style="list-style-type: none"> Increases respiratory disease. Lung damage. Cancer and premature death. Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO ₂)	<ul style="list-style-type: none"> Combustion of sulfur-containing fossil fuels. Smelting of sulfur-bearing metal ores. Industrial processes. 	<ul style="list-style-type: none"> Aggravation of respiratory diseases (asthma, emphysema). Reduced lung function. Irritation of eyes. Reduced visibility. Plant injury. Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board, 2002.

Baseline Air Quality (cont'd)

The last four years of published data from Indio and Palm Springs stations are summarized in Table III-3. The following conclusions can be drawn from this data:

1. Photochemical smog (ozone) levels periodically exceed standards. The 1-hour state standard was violated less than one percent of all days in the last four years near Indio. The 8-hour state ozone standard has been exceeded an average of eight percent of all days per year in the same time period. The Federal eight-hour ozone standard is violated on around four percent of all days per year. Ozone levels are much lower than 10 to 20 years ago. Attainment of all clean air standards in the project vicinity is not likely to occur soon, but the severity and frequency of violations is expected to continue to slowly decline during the current decade.
2. Carbon monoxide (CO) measurements near the project site have declined throughout the last decade, and 8-hour CO levels were at their lowest in 2017. Federal and state CO standards have not been exceeded in the last 10+ years. Despite continued basin-wide growth, maximum CO levels at the closest air monitoring station are less than 25 percent of their most stringent standards because of continued vehicular improvements.
3. PM-10 levels as measured at Indio, have exceeded the state 24-hour standard on 15 percent of all measurement days in the last four years, but the national 24-hour particulate standard has not been exceeded during the same period. Particulate levels have frequently exceeded the more restrictive state standard.
4. A fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). There have no violations of the 24-hour federal PM-2.5 standard in recent years. With dustier conditions along the I-10 Corridor, there may be occasional violations of PM-2.5 standards at the project site.

**Table III-3
AIR QUALITY MONITORING SUMMARY
(DAYS STANDARDS WERE EXCEEDED AND MAXIMUM OBSERVED CONCENTRATIONS 2014-2017)**

Pollutant/Standard	2014	2015	2016	2017
Ozone ^a				
1-Hour > 0.09 ppm (S)	2	0	2	8
8-Hour > 0.07 ppm (S)	30	12	27	44
8- Hour > 0.075 ppm (F)	10	4	12	27
Max. 1-Hour Conc. (ppm)	0.095	0.093	0.099	0.107
Max. 8-Hour Conc. (ppm)	0.091	0.085	0.089	0.093
Carbon Monoxide ^b				
1-hour > 20. ppm (S)	0	0	0	0
8- Hour > 9. ppm (S,F)	0	0	0	0
Max 8-hour Conc. (ppm)	0.9	0.7	1.5	0.5
Nitrogen Dioxide ^b				
1-Hour > 0.18 ppm (S)	0	0	0	0
Max 1-hour Conc. (ppm)	0.05	0.04	0.04	0.04
Respirable Particulates (PM-10) ^a				
24-hour > 50 µg/m ³ (S)	64/359	36/270	56/313	43/363
24-hour > 150 µg/m ³ (F)	1/359*	0/270	0/313	0/363

Pollutant/Standard	2014	2015	2016	2017
Max. 24-Hr. Conc. ($\mu\text{g}/\text{m}^3$)	152*	145.	137.	128.
Ultra-Fine Particulates (PM-2.5) ^a				
24-Hour > 35 $\mu\text{g}/\text{m}^3$ (F)	0/112	0/94	0/115	0/110
Max. 24-Hr. Conc. ($\mu\text{g}/\text{m}^3$)	26.5	24.6	25.8	18.8

*high wind event, excluded from annual statistics (S) = state standard, (F) = federal standard

^aData from Indio monitoring station.

^bData from Palm Springs air monitoring station.

Source: SCAQMD Air Monitoring Summaries.

Air Quality Planning

The Federal Clean Air Act (1977 Amendments) required that designated agencies in any area of the nation not meeting national clean air standards must prepare a plan demonstrating the steps that would bring the area into compliance with all national standards. The SCAB could not meet the deadlines for ozone, nitrogen dioxide, carbon monoxide, or PM-10. In the SCAB, the agencies designated by the governor to develop regional air quality plans are the SCAQMD and the Southern California Association of Governments (SCAG). The two agencies first adopted an Air Quality Management Plan (AQMP) in 1979 and revised it several times as earlier attainment forecasts were shown to be overly optimistic.

The Air Quality Management District (AQMD) adopted an updated clean air “blueprint” in August 2003. The 2003 Air Quality Management Plan (AQMP) was approved by the EPA in 2004. The AQMP outlined the air pollution measures needed to meet federal health-based standards for ozone by 2010 and for particulates (PM-10) by 2006. The 2003 AQMP was based upon the federal one-hour ozone standard which was revoked late in 2005 and replaced by an 8-hour federal standard. Because of the revocation of the hourly standard, a new air quality planning cycle was initiated.

With re-designation of the air basin as non-attainment for the 8-hour ozone standard, a new attainment plan was developed. This plan shifted most of the one-hour ozone standard attainment strategies to the 8-hour standard. As previously noted, the attainment date was to “slip” from 2010 to 2021. The updated attainment plan also includes strategies for ultimately meeting the federal PM-2.5 standard.

Because projected attainment by 2021 required control technologies that did not exist yet, the SCAQMD requested a voluntary “bump-up” from a “severe non-attainment” area to an “extreme non-attainment” designation for ozone. The extreme designation was to allow a longer time period for these technologies to develop. If attainment cannot be demonstrated within the specified deadline without relying on “black-box” measures, EPA would have been required to impose sanctions on the region had the bump-up request not been approved. In April 2010, the EPA approved the change in the non-attainment designation from “severe-17” to “extreme.” This reclassification set a later attainment deadline (2024), but also required the air basin to adopt even more stringent emissions controls.

**Table III-4
SOUTH COAST AIR BASIN EMISSIONS FORECASTS (EMISSIONS IN TONS/DAY)**

Pollutant	2015 ^a	2020 ^b	2025 ^b	2030 ^b
NOx	357	289	266	257
VOC	400	393	393	391
PM-10	161	165	170	172
PM-2.5	67	68	70	71

^a2015 Base Year.

^bWith current emissions reduction programs and adopted growth forecasts.

Source: California Air Resources Board, 2013 Almanac of Air Quality

In other air quality attainment plan reviews, EPA had disapproved part of the SCAB PM-2.5 attainment plan included in the AQMP. EPA stated that the current attainment plan relied on PM-2.5 control regulations that had not yet been approved or implemented. It was expected that a number of rules that were pending approval would remove the identified deficiencies. If these issues were not resolved within the next several years, federal funding sanctions for transportation projects could result. The 2012 AQMP included in the current California State Implementation Plan (SIP) was expected to remedy identified PM-2.5 planning deficiencies.

The federal Clean Air Act requires that non-attainment air basins have EPA approved attainment plans in place. This requirement includes the federal one-hour ozone standard even though that standard was revoked almost ten years ago. There was no approved attainment plan for the one-hour federal standard at the time of revocation. Through a legal quirk, the SCAQMD is now required to develop an AQMP for the long since revoked one-hour federal ozone standard. Because the current SIP for the basin contains a number of control measures for the 8-hour ozone standard that are equally effective for one-hour levels, the 2012 AQMP was believed to satisfy hourly attainment planning requirements.

AQMPs are required to be updated every three years. The 2012 AQMP was adopted in early 2013. An updated AQMP was required for completion in 2016. The 2016 AQMP was adopted by the SCAQMD Board in March, 2017, and has been submitted the California Air Resources Board for forwarding to the EPA. The 2016 AQMP acknowledges that motor vehicle emissions have been effectively controlled and that reductions in NO_x, the continuing ozone problem pollutant, may need to come from major stationary sources (power plants, refineries, landfill flares, etc.). The current attainment deadlines for all federal non-attainment pollutants are now as follows:

8-hour ozone (70 ppb)	2032
Annual PM-2.5 (12 µg/m ³)	2025
8-hour ozone (75 ppb)	2024 (old standard)
1-hour ozone (120 ppb)	2023 (rescinded standard)
24-hour PM-2.5 (35 µg/m ³)	2019

The key challenge is that NO_x emission levels, as a critical ozone precursor pollutant, are forecast to continue to exceed the levels that would allow the above deadlines to be met. Unless additional stringent NO_x control measures are adopted and implemented, ozone attainment goals may not be met.

The proposed project does not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development projects. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-significant just because the proposed development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis.

Air Quality Impact

Standards of Significance

Air quality impacts are considered “significant” if they cause clean air standards to be violated where they are currently met, or if they “substantially” contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact.

Primary Pollutants

Air quality impacts generally occur on two scales of motion. Near an individual source of emissions or a collection of sources such as a crowded intersection or parking lot, levels of those pollutants that are emitted in their already unhealthful form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the South Coast Air Basin (SCAB) for PM-10, an aggressive dust control program is required to control fugitive dust during project construction.

Secondary Pollutants

Many pollutants, however, require time to transform from a more benign form to a more unhealthful contaminant. Their impact occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of significance of such emissions is based upon a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects in the Coachella Valley portion of the SCAQMD with daily emissions that exceed any of the following emission thresholds are to be considered significant under CEQA guidelines.

**Table III-5
DAILY EMISSIONS THRESHOLDS**

Pollutant	Construction¹	Operations²
ROG	75	75
NOx	100	100
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

¹ Construction thresholds apply to both the SCAB and the Coachella Valley (Salton Sea and Mojave Desert Air Basins).

² For Coachella Valley the mass daily emissions thresholds for operation are the same as the construction daily emissions thresholds.

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

Additional Indicators

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation;
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year; and,
- Project could generate vehicle trips that cause a CO hot spot.

Impact Analysis

- a. *Less Than Significant Impact* – Projects such as the proposed development of a Travel Centre do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use are the primary yardsticks by which impact significance of planned growth is determined. Based on the analysis of the City’s General Plan Land Use section, the proposed project is consistent with the adopted City General Plan. Thus, the proposed project is also consistent with regional planning forecasts maintained by the Southern California Association of Governments (SCAG) regional plans. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less than significant only because of consistency with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis. As the analysis of project-related emissions provided below indicates, the proposed project will not cause or be exposed to significant air pollution, and is, therefore, consistent with the applicable air quality plan.

- b. *Less Than Significant With Mitigation Incorporated* – Air pollution emissions associated with the proposed project would occur over both a short and long-term time period. Short-term emissions include fugitive dust from construction activities (i.e., site prep, grading, and exhaust emission) at the proposed Project site. Long-term emissions generated by future operation of the proposed project primarily include energy consumption. However, there is no direct nexus between consumption and the type of power source or the air basin where the source is located. Operational air pollution emissions from electrical generation are therefore not attributable on a project-specific basis. The construction and operational emissions were estimated and compared to the SCAQMD significance thresholds using the CalEEMod model.

Construction Emissions

The proposed site will be developed with 5 buildings; a convenience store as part of a 10-pump gas station, a drive thru restaurant, a sit-down restaurant, a 116 room hotel and carwash facility. Estimated construction emissions were modeled using CalEEMod2016.3.2 to identify maximum daily emissions for each pollutant during project construction. Construction was modeled using default construction equipment and schedule for a project of this size as shown in Table III-6.

**Table III-6
CONSTRUCTION ACTIVITY EQUIPMENT FLEET**

Phase Name and Duration	Equipment
Site Prep (10)	3 Dozers
	3 Loader/Backhoes
Grading (20 days)	1 Grader
	1 Excavator
	1 Dozer
	3 Loader/Backhoes
Construction (230 days)	1 Crane
	3 Loader/Backhoes
	1 Welder
	1 Generator Set
	3 Forklifts
Paving (20 days)	2 Pavers
	2 Paving Equipment
	2 Rollers

Utilizing this indicated equipment fleet and durations shown in Table III-6 the following worst case daily construction emissions are calculated by CalEEMod and are listed in Table III-7.

**Table III-7
CONSTRUCTION ACTIVITY EMISSIONS
MAXIMUM DAILY EMISSIONS (POUNDS/DAY)**

Maximum Construction Emissions	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
2019						
Unmitigated	4.4	45.6	22.7	0.0	20.6	12.2
Mitigated	4.4	45.6	22.7	0.0	9.6	6.1
2020						
Unmitigated	43.4	28.9	26.1	0.1	7.9	4.6
Mitigated	43.4	28.9	26.1	0.1	7.9	2.8
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for added mitigation. The only model-based mitigation measure applied for this project was watering exposed dirt surfaces three times per day to minimize the generation of fugitive dust generation during grading.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure.

Construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds. Nevertheless, emissions minimization through enhanced dust control measures is recommended for use because of the non-attainment status of the air and proximity of residential uses. Recommended measures include:

AQ-1 Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation:

- **Apply soil stabilizers or moisten inactive areas;**
- **Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day);**
- **Cover all stock piles with tarps at the end of each day or as needed;**
- **Provide water spray during loading and unloading of earthen materials;**
- **Minimize in-out traffic from construction zone;**
- **Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard; and**
- **Sweep streets daily if visible soil material is carried out from the construction site.**

Similarly, ozone precursor emissions (ROG and NOx) are calculated to be below SCAQMD CEQA thresholds during construction. However, because of the non-attainment for photochemical smog,

the use of reasonably available control measures for diesel exhaust is recommended. The following mitigation measures shall be implemented:

AQ-2 Exhaust Emissions Control

- **Utilize well-tuned off-road construction equipment.**
- **Establish a preference for contractors using Tier 3-rated or better heavy equipment.**
- **Enforce 5-minute idling limits for both on-road trucks and off-road equipment.**

Localized Significance Thresholds

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LST screening tables are available for 25, 50, 100, 200 and 500 meter source-receptor distances. For this project, since there is a single residential use just south of the site the most conservative 25-meter distance was modeled. However, only paving activities will be adjacent to this receptor. The closest structure is more than 400 feet from this residence. The receptors closest to the primary construction area have more than a 600-foot setback from the site.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2 and 5 acre sites for varying distances. For this project, because of size, the screening thresholds for 5 acres were used.

The following thresholds and emissions in Table III-8 are therefore determined (pounds per day):

**Table III-8
LST AND PROJECT EMISSIONS (POUNDS/DAY)**

LST Coachella Valley	CO	NOx	PM-10	PM-2.5
LST Threshold	2292	304	14	8
Max On-Site Emissions				
Unmitigated	27	46	21	12
Mitigated	27	46	8	5

CalEEMod Output in Appendix

LSTs were compared to the maximum daily construction activities. As seen in Table III-8, with active dust suppression, mitigated emissions meet the LST for construction thresholds. LST impacts are less-than-significant.

Therefore, the following construction mitigation measure is necessary to ensure LST thresholds are maintained below significance thresholds:

AQ-3 Exposed surfaces shall be watered at least three times per day during grading activities.

Operational Emissions

The project would be expected to generate approximately 1,800 daily trips using trip generation numbers provided by the applicant which includes internal trip capture. Operational emissions were calculated using CalEEMod2016.3.2 for an assumed full occupancy year of 2020. The operational impacts are shown in Table III-9. As shown, operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance.

**Table III-9
PROPOSED USES DAILY OPERATIONAL IMPACTS (2020)**

Source	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
Area	0.9	0.0	0.1	0.0	0.0	0.0
Energy	0.1	0.8	0.7	0.0	0.1	0.1
Mobile	2.8	17.0	14.0	0.0	2.1	0.6
Total	3.8	17.8	14.8	0.1	2.2	0.7
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Output in Appendix

As shown in the table above, operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance. Operational impacts are considered less than significant.

- c&d. *Less Than Significant With Mitigation Incorporated* – The evaluation presented under issue III(b) above addresses cumulative impacts of project emissions and the findings remain the same as outlined in the preceding text. Additionally, as discussed above, implementation of the proposed project will not result in substantial pollutant concentrations and therefore will not expose sensitive receptors in the area to such impacts. As shown above, Localized Significance Thresholds were calculated for the proposed project and were below thresholds. Therefore, with the implementation of the above mitigation measures, impacts under these issues are considered less than significant.
- e. *Less Than Significant Impact* – Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational source odor impacts. The proposed project includes a Travel Centre with a hotel, truck stop, gas station, car wash, fast food restaurant, and sit down restaurant. For this project, since there is a single residential use just south of the site the most conservative 25-meter distance was modeled. However, only paving activities will be adjacent to this receptor. The closest structure is more than 400 feet from this residence. The receptors closest to the primary construction area have more than a 600-foot setback from the site. As such, though there are sensitive receptors located near the proposed project, the proposed project use is not of the type

that would result in odor impacts to sensitive receptors during either construction or operation. Therefore, impacts under this issue are considered less than significant. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: The following information is provided based on a study titled “Biological Resources Assessment & Jurisdictional Delineation, Coachella Travel Centre, APN 763-020-01, Avenue 50 And Highway 86 -Coachella, CA” prepared by Jericho Systems, Inc. dated February 14, 2019 and provided as Appendix 2. The following information is abstracted from that appendix.

General Site Conditions

The subject parcel is located in an area with an average annual precipitation of 3.69 inches. Hydrologically, the Coachella Valley area is located within the Indio Hydrologic Sub-Area (HSA 719.47) which comprises a 540057-acre drainage area within the larger Whitewater River Watershed (HUC 181002010705). The Whitewater River is the major hydrogeomorphic feature within this watershed.

The general project vicinity consists primarily of undeveloped open space, existing paved and unpaved roads, and transportation corridor to the south (SR-86). Additionally, there is a private residence adjacent the southernmost boundary of the project site. Habitat on site and within the area surrounding the project

site is best described as Four-wing saltbush scrub (*Atriplex canescens*) Shrubland Alliance (Holland: Desert saltbush bush scrub).

The site is relatively flat, and the on-site soils consist of Indio, very fine sandy loam.

Habitat within the project site consists primarily of highly disturbed Four-wing saltbush scrub (*Atriplex canescens*) Shrubland Alliance (Holland: Desert saltbush bush scrub). The site has recently been bulldozed into multiple linear brush piles. Total living vegetation cover is currently approximately 15%. Native plant species identified within the project area include four wing saltbush (*Atriplex canescens*), big saltbush (*Atriplex lentiformis*), honey mesquite (*Prosopis glandulosa*), Scalebroom (*Lepidospartum squamatum*), hairy-leaved sunflower (*Helianthus annuus*), and arrow weed (*Pluchea sericea*). Non-native, invasive plant species identified within the project area include foxtail brome (*Bromus madritensis*), Russian thistle (*Salsola tragus*), London rocket (*Sisymbrium irio*), and common Mediterranean grass (*Schismus barbatus*).

No amphibian species were observed or otherwise detected within the project area and none are expected to occur. The only reptile observed within the project area was the western side-blotched lizard (*Uta stansburiana elegans*). Avian species observed in the project area include verdin (*Auriparus flaviceps*), white-crowned sparrow (*Zonotrichia leucophrys*), Gambel's quail (*Callipepla gambelii*), greater roadrunner (*Geococcyx californianus*), and Cooper's hawk (*Accipiter cooperii*). No mammal species were observed during site visit; however, common species expected to occur within the project area include coyote (*Canis latrans*), Merriams' kangaroo rat (*Dipodomys merriami*), black-tailed jackrabbit (*Lepus californicus*), and desert cottontail (*Sylvilagus audubonii*).

No State- and/or federally-listed threatened or endangered species, or other sensitive species were observed on site during the reconnaissance-level field survey. However, there is some habitat within the proposed project footprint, as well as the project vicinity, that may be suitable for several sensitive species including Coachella Valley fringe-toed lizard (CVFTL) and burrowing owl (BUOW). The findings of the Biological Resources Assessment indicate that the site is not suitable to support CVFTL and/or BUOW and no further survey is warranted or recommended. Habitat suitable for nesting birds does exist within the project site and adjacent areas, and as such mitigation is recommended to prevent impacts to nesting birds.

- a. *Less Than Significant Impact* – Implementation of the Project does not have a potential for a significant adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) (formerly Department of Fish and Game) or U.S. Fish and Wildlife Service (USFWS). As discussed above, the proposed project does not have habitat suitable for either the CVFTL or BUOW within the project site. As such, given that no State- and/or federally-listed threatened or endangered species, or other sensitive species are anticipated to occur within the project site, the proposed project would have a less than significant potential to have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. No mitigation is required.
- b. *Less Than Significant Impact* – Implementation of the proposed project will not have an adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. The project site itself consists of highly disturbed sandy ground, with scattered vegetation. The site has recently been bulldozed into multiple linear brush piles. Habitat on site and within the area surrounding the project site is best described as Four-wing saltbush scrub (*Atriplex canescens*) Shrubland Alliance. The general project vicinity consists primarily of undeveloped open space, existing paved and unpaved roads, and transportation corridor to the south (SR-86). Based on the field survey conducted by Jericho Systems and the information contained in Appendix 2, no significant impacts to riparian habitat or other sensitive communities are anticipated to occur as a result of implementation of the proposed project.

- c. *No Impact* – According to the data gathered by Jericho Systems in Appendix 2, no jurisdictional features subject to the CWA or FGC under the jurisdictions of the USACE, RWQCB, or CDFW exist within the project area. The project site is located entirely outside of any jurisdictional areas and no permanent or temporary impacts to jurisdictional features will result from the project. Therefore, no permits or authorizations from the USACE, RWQCB, or CDFW will be required. As such, given that no federally protected wetlands occur within the project footprint, implementation of the proposed project will have no potential to impact any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No mitigation is required.
- d. *Less Than Significant With Mitigation Incorporated* – Based on the field survey of the project site, the Project will not substantially interfere with the movement of any native resident or migratory species or with established native or migratory wildlife corridors, or impede the use of native nursery sites. However, the State does protect all migratory and nesting native birds. Habitat suitable for nesting birds does exist within the project site and adjacent areas. As discussed, most birds are protected by the Migratory Bird Treaty Act (MBTA). To prevent interfering with native bird nesting, the following mitigation measure shall be implemented.

BIO-1 *The State of California prohibits the “take” of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal should be conducted outside of the State identified nesting season (Raptor nesting season is February 15 through July 31; and migratory bird nesting season is March 15 through September 1). Alternatively, the site shall be evaluated by a qualified biologist prior to the initiation of ground disturbance to determine the presence or absence of nesting birds. Active bird nests MUST be avoided during the nesting season. If an active nest is located in the project construction area it will be flagged and a 300-foot avoidance buffer placed around it. No activity shall occur within the 300-foot buffer until the young have fledged the nest.*

Thus, with implementation of the above measure, any effects on wildlife movement or the use of wildlife nursery sites can be reduced to a less than significant impact.

- e. *No Impact* – Based on the field survey, the Project footprint does not contain any biological resources, such as trees, that might be protected by local policies or ordinances. Past grading maintenance activities and human disturbance of the site have eliminated any trees or other biological resources that might be protected. With no potential for conflicts with local policies or ordinances, no mitigation is required.
- f. *No Impact* – Please refer to the discussion under response IV(a) above. The proposed project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Therefore, the Project does not have any potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No mitigation is necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: A cultural resources report has been prepared to evaluate the potential for cultural resources to occur within the project area of potential effect entitled “Historical/Archaeological Resources Survey Report: Coachella Travel Centre Project, Assessor’s Parcel Number 763-020-021, City of Coachella, Riverside County, California,” dated March 15, 2019, prepared by CRM TECH (Appendix 3). The following summary information has been abstracted from this report. It provides an overview and findings regarding the cultural resources found within the project area.

Background

As a part of the environmental review process for the undertaking, a Historical/Archaeological Resources Survey Report was prepared to in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any “historical resources,” as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey of the entire project area. The results of these research procedures indicate that three historic-period sites, 33-028167 (Devers-Coachella Valley 220 kV Transmission Line), 33-028173 (Avenue 50), and 33- 028175 (domestic refuse scatter), were previously recorded as lying within or partially within the project area. The presence of these sites was confirmed during the field survey, but none of them appears to meet the definition of a “historical resource” under CEQA provisions. No other potential “historical resources” were encountered within the project area.

Based on these findings, CRM TECH recommends to the City of Coachella a conclusion of No Impact on cultural resources, pending the completion of Native American consultation process by the City of Coachella pursuant to Assembly Bill 52. No further cultural resources investigation is recommended for the proposed project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered inadvertently during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Human remains discovered during the project will need to be treated in accordance with the provisions of HSC §7050.5 and PRC §5097.98.

a&b. *Less Than Significant With Mitigation Incorporated* – CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change,"

according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

Per the above discussion and definition, no archaeological sites or isolates were recorded within the Project boundaries; thus, none of them requires further consideration during this study. In light of this information and pursuant to PRC §21084.1, the following conclusions have been reached for the Project:

- No historical resources within or adjacent to the Project area have any potential to be disturbed as they are not within the proposed area in which the facilities will be constructed and developed, and thus, the Project as it is currently proposed will not cause a substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study.

However, if buried cultural materials are discovered during any earth-moving operations associated with the Project, the following mitigation measure shall be implemented:

CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the City's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

With the above mitigation incorporation, as well as the mitigation identified under Tribal Cultural Resources below, the potential for impacts to cultural resources will be reduced to a less than significant level. No additional mitigation is required.

- c. *Less Than Significant With Mitigation Incorporated* – The potential for discovering paleontological resources during development of the Project is considered not likely based on the data gathered within the Cultural Resources Report provided as Appendix 3. No unique geologic features are known or suspected to occur on or beneath the sites. However, because these resources are located beneath the surface and can only be discovered as a result of ground disturbance activities, the following measure shall be implemented:

CUL-2 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the City's onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

With incorporation of this contingency mitigation, the potential for impact to paleontological resources will be reduced to a less than significant level. No additional mitigation is required.

- d. *Less Than Significant Impact* – As noted in the discussion above, no available information suggests that human remains may occur within the Area of Potential Effect (APE) and the potential for such an occurrence is considered very low. Human remains discovered during the project will need to be treated in accordance with the provisions of HSC §7050.5 and PRC §5097.98, which is mandatory. State law (Section 7050.5 of the Health and Safety Code) as well as local laws requires

that the Police Department, County Sheriff and Coroner’s Office receive notification if human remains are encountered. Compliance with these laws is considered adequate mitigation for potential impacts and no further mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VI. GEOLOGY AND SOILS: Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
§ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
§ Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
§ Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: The following information is provided based on a study titled “Feasibility Study Preliminary Report of Soils and Foundation Evaluations, Proposed Commercial Development Planned Gas Station/Retail, Restaurant, Car Wash, and Hotel, SWC Avenue 50 & State Route 86, APN 763-0020-021-7” prepared by Soils Southwest, Inc. dated February 28, 2019 and provided as Appendix 4. The following information is abstracted that appendix.

a. i. Ground Rupture

Less Than Significant Impact – The Project site is located in the City of Coachella, which is located in an area with several active faults, including the San Andreas fault zone to the north and east, the Mecca Hills fault zone to the southeast, and the Indio Hills fault zone to the north as shown on the City of Coachella General Plan Faults and Historical (1800-2011) Seismicity Map (Figure VI-1). The

California Geologic Survey Earthquake Zones of Required Investigation Indio Quadrangle map depicts the Alquist-Priolo fault zones in the City of Coachella area (Figure VI-2). According to Figure VI-2, the site is not located within an Alquist-Priolo fault zone, but is located approximately 2 miles southwest from the nearest Alquist-Priolo fault zone. Based on the project site's distance from the nearest fault zone, the risk for ground rupture at the site location is low; therefore, it is not likely that future employees or visitors of the Coachella Travel Centre will be subject to seismic hazards from rupture of a known earthquake fault. Therefore, any impacts under this issue are considered less than significant; no mitigation is required.

ii. Strong Seismic Ground Shaking

Less Than Significant Impact – As stated in the discussion above, several faults run through the City, and as with much of southern California, the proposed structures will be subject to strong seismic ground shaking impacts should any major earthquakes occur in the future, particularly due to the site's proximity to the San Andreas Fault Zone, which is classified as an Alquist-Priolo fault zone. Additionally, several active Fault Zones as defined by the City of Coachella, shown in Figure VI-1, travel through the City and surrounding area. As a result, and like all other development projects in the City and throughout the Southern California Region, the proposed project will be required to comply with all applicable seismic design standards contained in the 2016 California Building Code (CBC), including Section 1613 Earthquake Loads. Compliance with the CBC will ensure that structural integrity will be maintained in the event of an earthquake. Therefore, impacts associated with strong ground shaking will be less than significant without mitigation.

iii. Seismic-Related Ground Failure Including Liquefaction

Less Than Significant With Mitigation Incorporated – According to the City of Coachella General Plan Update 2035 EIR Liquefaction Risk map (Figure VI-3), the project is located within an area of high liquefaction susceptibility. According to Appendix 4, the Geotechnical Study, the proposed project has a moderate susceptibility for liquefaction. The following mitigation measure shall be implemented to ensure that the structures are designed to minimize impacts from occurring as a result of seismic related ground failure, including liquefaction:

GEO-1 Based upon the geotechnical investigation (Appendix 4), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 12-25) as well as the Seismic Design Parameters (Pages 10-11) shall be implemented by the Applicant into the project design. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site.

Thus, with the above mitigation measure, the Project will not have a significant potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction. No further mitigation is required.

iv. Landslides

No Impact – According to the City of Coachella General Plan Update 2035 EIR Landslide Risk map (Figure VI-4), the proposed project site is not located in an area with any known earthquake induced landslide hazards. Based on a site reconnaissance the project site is essentially flat. Therefore, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impacts under this issue are anticipated and no mitigation is required.

- b. *Less Than Significant With Mitigation Incorporated* – Due to the existing graded/bladed and disturbed nature of the project site, and the type of project being proposed, a potential for soil erosion, loss of topsoil, and/or placing structures on unstable soils is generally considered less than

significant. The project site is vacant with minimal non-native vegetation coverage. City grading standards, best management practices and the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) are required to control the potential significant erosion hazards. The topography is generally flat with less than a 5-foot elevation change from the highest point (to the south) and the lowest point (to the north) on the site. The project is anticipated to require minimal cut and fill with any cut being reused to balance of the site through grading. During project construction when soils are exposed, temporary soil erosion could occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation and implementation of a SWPPP, and will be required to implement best management practices to achieve concurrent water quality controls after construction is completed and the Coachella Travel Centre is in operation. The following mitigation measures or equivalent BMPs shall be implemented to address these issues:

GEO-2 *Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.*

GEO-3 *All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the Coachella Travel Centre is being constructed.*

With implementation of the above mitigation measures, implementation of the SWPPP and associated BMPs, any impacts under this issue are considered less than significant.

- c. *Less Than Significant With Mitigation Incorporated* – According to the City of Coachella General Plan Update 2035 EIR Liquefaction Risk map (Figure VI-3), the project is located within an area of high liquefaction susceptibility, though the Geotechnical Investigation (Appendix 4), determined that the liquefaction susceptibility is moderate and can be minimized through the implementation of mitigation measure **GEO-1** above (implementation of recommended seismic and design measure from the Geotechnical Investigation, Appendix 4). The potential for shrinkage or subsidence at the site was determined to be very low by the data compiled in the Geotechnical Investigation. Though subsidence can occur throughout the City of Coachella, the proposed project site has been previously rough graded, which minimizes the potential for subsidence to occur at the project site. Therefore, based on the discussions under issue VI(c&d) above and the data provided in the Geotechnical Investigation, with implementation of the above mitigation measure, there is a less than significant potential for the proposed project to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse.
- d. *Less Than Significant Impact* – The site is currently vacant and the surface of the site has been rough graded in the past due to agricultural use. The site contains non-native vegetation throughout the project site. The Geotechnical Investigation tested expansion potential in accordance with U.B.C Standard 18-2. In general soils sampled during the field investigation exhibited very low expansion potential. Given that the Project does not contain expansive soils, it is not anticipated that the project would have a significant impact that would create a substantial risk to life or property by being located on expansive soils. Impacts under this issue are considered less than significant.
- e. *No Impact* - This project will be connected to the regional wastewater collection system and it will not utilize any subsurface septic tank-leach system. Therefore, no impact to underlying soil from wastewater disposal can occur and no mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: The following information utilized in this section was obtained from the technical study “Air Quality and GHG Impact Analysis Coachella Travel Centre Project, Coachella, California” prepared by Giroux & Associates dated March 16, 2019, and provided as Appendix 1 to this document.

a&b. Less Than Significant Impact –

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. Many scientists believe that the climate shift taking place since the industrial revolution (1900) is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth’s atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years.

An individual project like the Project evaluated in the Greenhouse Gas Analysis cannot generate enough greenhouse gas emissions to effect a discernible change in global climate. However, the Project may participate in the potential for GCC by its incremental contribution of greenhouse gasses combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC.

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO₂ (Carbon Dioxide), N₂O (Nitrous Oxide), CH₄ (Methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth’s atmosphere, but prevent radiative heat from escaping, thus warming the Earth’s atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. According to the California Air Resources Board (CARB), the climate change since the industrial revolution differs from previous climate changes in both rate and magnitude.

CARB compiles GHG inventories for the State of California. CARB GHG inventory data indicates that in 2014 (the most recent inventory of record) California GHG emissions totaled approximately 441.5 Million Metric Tons of Carbon Dioxide Equivalent (MMTCO_{2e}). “In 2010, California accounted for 6.8 percent of all emissions in the country [United States], and ranked second highest among the states with total emissions of 453 MMTCO_{2e}, only behind Texas with 763 MMTCO_{2e}. From a per capita standpoint, California has the 45th lowest emissions with 12.1 MMTCO_{2e} /person in 2010.”

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO₂ equivalent/year. In September 2010, the SCAQMD CEQA Significance Thresholds GHG Working Group released revisions which recommended a

threshold of 3,000 MT CO₂e for all land use projects. This 3,000 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

Construction Activity GHG Emissions

The project is assumed to require less than two years for construction. During project construction, the CalEEMod2016.3.2 computer model predicts that the construction activities will generate the annual CO₂e emissions identified in Table VII-1.

**Table VII-1
CONSTRUCTION EMISSIONS (METRIC TONS CO₂e)**

	CO₂e
Year 2019	36.1
Year 2020	727.2
Total	763.3
Amortized	25.4

CalEEMod Output provided in appendix

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is also provided. GHG impacts from construction are considered individually less than significant.

Project Operational GHG Emissions

The input assumptions for operational GHG emissions calculations, and the GHG conversion from consumption to annual regional CO₂e emissions are summarized in the CalEEMod2016.3.2 output files found in the appendix of this report.

The total operational and annualized construction emissions for the proposed project are identified in Table VII-2. The project GHG emissions are considered less than significant.

**Table VII-2
OPERATIONAL EMISSIONS (METRIC TONS CO₂e)**

Consumption Source	
Area Sources	0.0
Energy Utilization	612.8
Mobile Source	756.2
Solid Waste Generation	99.8
Water Consumption	63.6
Construction	25.4
Total	1,557.8
Guideline Threshold	3,000

Consistency with GHG Plans, Programs and Policies

In the City of Coachella's Climate Action Plan (2014), the City proposes to set an efficiency-based greenhouse gas reduction target of 15% below 2010 per service population emissions by 2020 and an emissions reduction target of 49% per service population emissions by 2035.

The recent Coachella General Plan Update addresses GHG emissions as well. The General Plan Update proposes the significance criteria proposed but not adopted by the South Coast Air Quality Management District to evaluate air quality impacts. Since the project results in GHG emissions below the recommended SCAQMD 3,000 metric ton threshold, the project would not conflict with any applicable plan, policy, or regulation to reduce GHG emissions.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

a&b. *Less Than Significant With Mitigation Incorporated* – The project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. During construction, there is a potential for accidental release of petroleum products in sufficient

quantity to pose a significant hazard to people and the environment. The following mitigation measure will be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) prepared for the project and implementation of this measure can reduce this potential hazard to a less than significant level.

HAZ-1 All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the Project development.

The Riverside County Fire Department considers gasoline a hazardous material. Therefore, during the operation phase of the project, hazardous or potentially hazardous materials will be routinely handled, stored, and dispensed on the project site. Because the Project will include a gas station and truck stop, underground storage tanks (UST) will store gasoline and diesel on the project site as shown in the site plan (Figure 3). The UST will consist of double-walled, fiberglass fuel storage tank with leak detection sensors. Due to the nature of the proposed Project, and in particular the gas station and truck stop, the project will be subject to routine inspection by federal, State, and local regulatory agencies with jurisdiction over fuel dispensing facilities. These regulations and regulatory agencies include: provisions established by Section 2540.7, Gasoline Dispensing and Service Stations, of the California Occupational Safety and Health Regulations; Chapter 38, Liquefied Petroleum Gases, of the California Fire Code; Resource Conservation and Recovery Act (RCRA); and the Riverside County Fire Department. Under the above provisions—the routine inspection of the gas station, the permitted USTs, and all associated fuel delivery infrastructure, as well as compliance with all federal, state and local regulations—will ensure that the Project operates in a manner that poses no substantial hazards to the public or the environment. No further mitigation is required.

- c. *No Impact* – The proposed project site is not located within one quarter mile of a school. The nearest school is located about 0.4 miles south of the project site is Valle Del Sol Elementary School at 51433 Education Way, Coachella, CA 92236, which is part of the Coachella Valley Unified School District. Based on this information, implementation of the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No adverse impacts are anticipated. No additional mitigation is required.
- d. *No Impact* – The proposed project site has been vacant for several years and previously served as a site containing agricultural activities. The proposed project site would not be located on a site that is included on a list of hazardous materials sites that are currently under remediation. According to the California State Water Board's GeoTracker website (consistent with Government Code Section 65962.5), which provides information regarding Leaking Underground Storage Tanks (LUST), there are no active LUST sites located within the project site, the nearest open LUST Cleanup Site is located approximately one mile west of the project site at Highway 111 (Figure VIII-1 through VIII-3). This site has no potential to create a hazard that would affect the operations of the proposed Project. Therefore, the proposed construction and operation of the site as the Coachella Travel Centre will not create a significant hazard to the population or to the environment from their implementation. No impacts are anticipated. No mitigation is required.
- e&f. *No Impact* – According to a review of Google Maps (11/3/2017) the Project site is not located within two miles of an airport or private airstrip. The closest airport is the Jacqueline Cochran Regional Airport located approximately 11 miles south of the project site at 56-850 Higgins Drive, Thermal, CA 92274. Therefore, construction and operation of the project at this location would not result in a safety hazard for people residing or working in the project area as a result of proximity to a public airport or private airstrip. No impacts are anticipated and no mitigation is required.

- g. *Less Than Significant Impact* – The proposed project will occur entirely within the boundaries of the project site, which is located on Avenue 50 and Tyler Street. The project site is adjacent to Highway 86 to the East, which will allow traffic from Highway 86 to utilize the new site. It is not anticipated that development of the project site would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the site activities will be confined within the proposed project site. The proposed onsite parking and circulation plans will be reviewed by the local Fire Department and Police Department to ensure that the project's ingress/egress are adequate for accommodating emergency vehicles. Finally, a construction traffic plan will be required to be submitted to the Fire Department prior to development in order to provide adequate emergency access during construction of the proposed project. Therefore, there is no potential for the development of the Project to physically interfere with any adopted emergency response plans, or evacuation plans. No impacts are anticipated and no mitigation is required.
- h. *Less Than Significant Impact* – According to the City of Coachella General Plan 2035, the area east of the Coachella Canal is mapped as having moderate fuel rank and potential fire behavior. The proposed project is located on the west side of the Coachella Canal, and is in a developed area surrounded by both development and vacant land with very little fuel load in the surrounding area that could be susceptible to wildfires. Therefore, because the proposed project is located outside of the area identified as a high fire hazard zone within the City's General Plan, the proposed project has a less than significant potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IX. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

a&f. *Less Than Significant With Mitigation Incorporated* – The proposed project is located within a developed area within the Whitewater River watershed, which is within the Coachella Valley Planning Area of the Colorado River Basin Regional Water Quality Control Board (RWQCB). The Coachella Water Authority (CWA) is responsible for the water supply to the City, though it pays a replenishment charge to Coachella Valley Water District (CVWD). CWA’s existing water system consists of different pressure zones, groundwater wells, storage reservoirs, booster pumping stations, and distribution facilities. CWA has one principal source of water supply, local groundwater

pumped from CWA owned and operated wells. CWA is required to meet potable water quality requirements of the Division of Drinking Water, State Water Resources Control Board (SWRCB).

For a developed area, the only three sources of potential violation of water quality standards or waste discharge requirements are from generation of municipal wastewater, stormwater runoff, and potential discharges of pollutants, such as accidental spills. Municipal wastewater is delivered to the Coachella Sanitation District, which meets the waste discharge requirements imposed by the RWQCB. Wastewater will be transported and processed at the wastewater treatment plant (WTP) located to the south on Avenue 54. Under the proposed project, a car wash will be constructed. The carwash will include a gray water recycling system, which will collect, treat, and filter gray water from previous car wash cycles for use with future car wash cycles. Through the use of this gray water recycling system, little or no gray water will be discharged into the municipal sewer system for wastewater treatment. Thus, the gray water will not further degrade water quality onsite. To address stormwater and accidental spills within this environment, any new project must ensure that site development implements a Storm Water Pollution Prevention Plan (SWPPP) and a National Pollutant Discharge Elimination System (NPDES) to control potential sources of water pollution that could violate any standards or discharge requirements during construction and a Water Quality Management Plan (WQMP) to ensure that project-related after development surface runoff meets discharge requirements over the short- and long-term. The WQMP would specify stormwater runoff permit Best Management Practices (BMPs) requirements for capturing, retaining, and treating on site stormwater once the Coachella Travel Centre has been developed. Because the project site consists of pervious surfaces, the Project has identified onsite drainage that will generally be directed to the onsite retention pond that will be developed as part of the project. The SWPPP would specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential water pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. With implementation of these mandatory Plans and their BMPs, as well as mitigation measure HAZ-1 above, the development of Coachella Travel Centre will not cause a violation of any water quality standards or waste discharge requirements.

- b. *Less Than Significant Impact* – Implementation of the proposed Project will not deplete groundwater supplies that would substantially affect the water availability for existing or planned land uses or biological resources. The potential to directly intercept the groundwater table during development of this Project is not likely due to depths greater than the necessary excavation depths, which is approximately 20-40 feet below the ground surface according to the Geotechnical Investigation (Appendix 4). Excavation at these depths is not required to construct the proposed project. The Project will be supplied water by the CWA, which utilizes groundwater to supply its customers, though it pays water replenishment charges to CVWD. CWA produces all of its water supplies from the Coachella Valley Groundwater Basin, specifically, the East Whitewater River Subbasin, which is continuously replenished at the local and regional level pursuant to a variety of water supply projects and programs. By developing the proposed project, pervious area within this project site would decrease substantially. However, the proposed project would develop landscaping and Stormtech Subsurface Management System, that would allow much of the runoff to remain onsite and be infiltrated allowing for groundwater recharge at this location.

CWA states that Commercial uses required an average of 2.15 acre feet per acre per year (AF/A/Y) between the beginning of Fiscal Year (FY) 2012 and end of FY 2015¹. However, CWA plans for water usage to decrease in the future as the population grows with a limited water supply due to drought and a limit on State Water Project funds. Therefore, CWA assumes that future commercial uses will consume 1.78 AF/A/Y. Using this data as the basis for the quantifying the proposed project's water demand, it is anticipated that a 14.1 acre site would require a potable water supply of 25.1 acre feet per year (AFY). According to the CWA 2015 Urban Water Management Program

¹ <https://www.coachella.org/home/showdocument?id=5783>

(UWMP)², as of 2015, commercial uses demand 905 AFY of potable water. As the Coachella Valley continues to grow and develop with urban uses, the water demand for commercial uses will increase to 1,733.9 AFY by 2020, and to 3,314.4 AFY by 2040. Based on the assumed demand for potable water that that operations of the proposed project would required, the proposed Coachella Travel Centre will increase CWA's potable water demand by about 1.45%. As previously stated, by 2020, commercial connections within CWA's service area are projected to demand a total of 1,733.9 AFY, which is greater than the 2015 demand by 829.9 AFY. Given the projected demand CWA provides in their 2015 UWMP, the potable water demand that operation of proposed Coachella Travel Centre is anticipated to require would be well within CWA's projections for future water demand and future availability of potable water. Therefore, no significant adverse impacts to groundwater resources are forecast to occur from implementing the proposed Project. No mitigation is required.

- c. *Less Than Significant Impact* – The proposed project is not anticipated to significantly change the volume of flows downstream of the project site, and would not be anticipated to change the amount of surface water in any water body in an amount that could initiate a new cycle of erosion or sedimentation downstream of the project site. The onsite drainage will capture the incremental increase in runoff from the project site associated with project development. Runoff will be managed on the project site through a Stormtech Subsurface Management System that will be installed throughout the site (see Figures 16 and 17). Therefore, the proposed Coachella Travel Centre development will not substantially increase discharges to the City of Coachella's existing storm drain system. Therefore, implementation of the Project will not substantially alter the drainage pattern of the site in a manner that would result in substantial erosion or siltation onsite or offsite due to the construction of onsite drainage management facilities. Any impacts under this issue are considered less than significant. No mitigation is required.
- d. *Less Than Significant With Mitigation Incorporated* – Please refer to response IX(c) above. Impacts to the existing drainage pattern of the site or area could occur if the development of the project results in an increased amount of flooding onsite or offsite. Implementation of the proposed project will alter the existing drainage courses or patterns onsite but will maintain the existing offsite downstream drainage system through control of future discharges from the site. The proposed onsite drainage improvements include the installation of a Stormtech Subsurface Management System that will be installed throughout the site (see Figures 16 and 17) and will capture all runoff from the site. The site will be designed to direct onsite runoff to the retention pond. During construction runoff will be managed through implementation of a SWPPP, NPDEA, and WQMP, and implementation of mitigation measure HAZ-1, which will ensure that the project site is not substantially altered during construction, such that the rate or amount of surface runoff would not result in flooding onsite or offsite. Once the site has been developed as the Coachella Travel Centre, runoff will be managed based on the current requirements, which places an emphasis on infiltration. In order to prevent an increase in the rate or amount of surface runoff from causing flooding onsite or offsite, the project site plan includes infiltration mechanisms that will collect runoff and allow it to infiltrate on site. As a result, the project will not substantially increase discharges to the City of Coachella's existing storm drain system. Therefore, with the implementation of mitigation measure HYD-1, implementation of the Project will not result in flooding onsite or offsite, and any impacts under this issue are considered less than significant.
- e. *Less Than Significant With Mitigation Incorporated* – As indicated under issues IX(a), IX(c) and IX(d) above, the project will not substantially create or contribute runoff water that would exceed the capacity of existing or planned stormwater capacity, or provide substantial additional sources of polluted water, particularly because the site plan includes infiltration mechanisms that will collect onsite runoff and ensure that polluted runoff does not leave the site. As stated under issue IX(d) above, runoff during construction will be managed through implementation of a SWPPP, NPDES, and WQMP, and implementation of mitigation measure HAZ-1 will ensure that discharge of polluted

² <https://www.coachella.org/Home/ShowDocument?id=4678>

material does not occur or is remediated in the event of an accidental spill. At present, the site is mostly pervious and runoff remains on site, thus with the proposed development of the Coachella Travel Centre, and the planned drainage systems, runoff from the site would be managed such that flooding on- or off- site is not anticipated. Therefore, with the implementation of mitigation measure HYD-1, implementation of the Project will not result in flooding onsite or offsite, and any impacts under this issue are considered less than significant.

- g&h. *Less Than Significant Impact* – According to the Geotechnical Investigation (Appendix 4), the proposed project site is located adjacent to the Coachella Stormwater Channel/Whitewater River, which is subject to overflow during periods of inclement weather. The channel is located within a 100-year flood zone; however, the proposed project is located in Zone X according to the City of Coachella General Plan Flood Hazard map (Figure IX-1). Zone X corresponds to areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year floods. The project site is adjacent to a special flood hazard area as a result of being adjacent to the Whitewater River channel. However, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H (Figure IX-2), the proposed project is elevated such that it is not located within an area of special flood hazard. The Project does not propose any housing as part of its implementation. Therefore, the Coachella Travel Centre would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, and the project would have a less than significant potential to impede or redirect flood flows as the project site is not located within the 100-year flood hazard area. No mitigation is required.
- i. *Less Than Significant Impact* – As stated under issue IX(g-h), the proposed project is located adjacent to the Coachella Stormwater Channel/Whitewater River, which is subject to overflow during periods of inclement weather. According to the City of Coachella General Plan EIR, the Whitewater River levee is designed to hold double the amount of water that would flow in a 100-year flood. The levee and channelized portions of the Whitewater River are managed by the City of Coachella Engineering Department. Potential risks and planned responses associated with failures of these systems are addressed in the City's Local Hazard Mitigation Plan. The project does not include any housing, and therefore the potential to expose people or structures to a significant risk of loss, injury or death involving flooding; including flooding as a result of the failure of a levee or dam is considered less than significant. No mitigation is required.
- j. *No Impact* – Implementation of the Project will not expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow. The proposed project is located over 100 miles from the Pacific Ocean, therefore, there is no potential for tsunami to occur within the project area. According to the City of Coachella General Plan EIR, the proposed project and the entirety of the City are outside of the area that could be affected by seiches that could occur at the Salton Sea, which is over 10 miles away. Furthermore, the General Plan EIR identifies the Mecca Hills area as susceptible to mudflow and landslides, and thus, because the project is located outside of this area on a flat parcel of land, no impacts are anticipated to occur under this issue. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
X. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- a. *Less Than Significant Impact* – The project site consists of one parcel of land, which is zoned for Agricultural Reserve (A-R) use, and designated Entertainment Commercial (CE) (Figures X-1 and X-2). Much of the surrounding area consists of vacant land, though the surrounding zoning classifications are Commercial Entertainment (C-E), which is what this Project proposes to change the site to through a zone classification change. The proposed project site, much like the surrounding area, is vacant, and development of the project site would not divide an established community. In fact, the proposed project would connect people traveling through the City on SR 86 with a new travel center within the City. Consequently, the development of the project site with the proposed use will not divide any established community in any manner. Therefore, no adverse impacts under this issue are anticipated and no mitigation is necessary.

- b. *Less Than Significant Impact* – Please refer to the discussion under issue II(a) –The City of Coachella recently updated the City’s General Plan, and the project site is designated for Entertainment Commercial use; however, the zoning has not been updated to reflect this change as it is the current zoning designation is Agricultural Reserve. At present, no agricultural operations occur at the project site, nor have they occurred for many years. The City’s Municipal Code defines Agricultural Reserve Zoning as “reserved for only those lands which are subject to recorded Williamson Act contracts.” Based on a review of the Riverside County Williamson Act FY 2015/2016 Map (Figure II-2), the project site is not designated as Williamson Act land, which would indicate that the proposed project site is not appropriately zoned at present, and is not considered agricultural land of value such that it would be designated as Williamson Act land. Given that the City has designated the proposed project site as Entertainment Commercial, the City’s General Plan designation would indicate that the City intends for the project site to be developed for a use that would suit this land use designation. As stated under issue II(a), ultimately, the City’s zoning codes exist to execute the objective of the City’s land use designations; as such, given that this project requires a zone change, but does not require a change in land use designation, the goal of the developer appears to align with the City’s goals for land use planning at this location. Therefore, though the proposed project is located within an A-R zoning classification, the underlying land use indicates that the proposed zone classification change to C-E would conform the City’s Land Use Policies and Goals. Based on this information, the proposed project would have a less than significant potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

- c. *No Impact* – According to the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) and Natural Community Conservation Plan (NCCP) Conservation Area Map (Figure X-3),

the project is not located within any mapped Conservation Area. Therefore, the proposed Project is consistent with the Coachella Valley MSHCP and NCCP. As a result, implementation of the proposed Project will not conflict with any habitat conservation or natural community conservation plan adopted to protect environmental resources. Therefore, no impacts are anticipated to occur from implementing the proposed project under this issue. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XI. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a&b. *No Impact* – The proposed site for the Coachella Travel Centre is in located on a vacant site adjacent to the Whitewater River to the west and SR 86 to the east. According to the Map prepared for the City of Coachella General Plan EIR depicting Mineral Resources (Figure XI-1), the proposed project is located in Mineral Resource Zone-1, which indicates an area where available geological information indicates that little likelihood exists for the presence of significant mineral resources. The project is designated for Entertainment Commercial uses, and is not designated for mineral resource-related land uses. Therefore, the development of the Project will not cause any loss of mineral resource values to the region or residents of the state, nor would it result in the loss of any locally important mineral resources identified in the City of Coachella General Plan. No impacts would occur under this issue. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XII. NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

Background

Noise is generally described as unwanted sound. The Coachella Travel Centre will be developed within a 14.1-acre site that includes a 5 Story Hotel, a Restaurant, a Drive-Thru Restaurant, a Convenience Store, a Gas Station, and a Truck Stop, which includes Truck Fuel Pumps, a Truck Wash Facility, and a Car Wash Facility. The site is located adjacent to SR 86, and the general land use adjacent to the SR 86 is Entertainment Commercial, though the general area is somewhat sparsely developed. As the proposed project is located adjacent to a highway, there is intermittent heavy background noise from highway traffic.

The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a decibel (dB). Sound or noise can vary in intensity by over one million times within the range of human hearing. A logarithmic loudness scale, similar to the Richter scale for earthquake magnitude, is therefore used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all sound frequencies within the entire spectrum. Noise levels at maximum human sensitivity from around 500 to 2,000 cycles per second are factored more heavily into sound descriptions in a process called “A-weighting,” written as “dBA.”

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit is the decibel (dB). The most common averaging period for Leq is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA increment be added to quiet time noise levels. The State of California has established guidelines for acceptable community noise levels that are based on the Community Noise Equivalent Level (CNEL) rating scale (a 24-hour integrated noise measurement scale). The guidelines rank noise land use compatibility in terms of "normally acceptable," "conditionally acceptable," and "clearly unacceptable" noise levels for various land use types. The State Guidelines, Land Use Compatibility for Community Noise Exposure, single-family homes are "normally acceptable" in exterior noise environments up to 60 dB CNEL and "conditionally acceptable" up to 70 dB CNEL based on this scale. Multiple family residential uses are "normally acceptable" up to 65 dB CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries and churches are "normally acceptable" up to 70 dB CNEL, as are office buildings and business, commercial and professional uses with some structural noise attenuation.

- a. *Less Than Significant Impact* – The proposed project is located adjacent to SR-86 and is therefore in a high background noise environment. Short-term noise levels associated with project construction activities will not impact any sensitive receptors, as the noise generated from the SR-86 freeway would dominate the noise environment at the nearest sensitive receptors. The nearest sensitive receptor is located more than 600 feet from the boundary of the proposed project. As such, noise generated by the project would attenuate to a less than significant level, or an inaudible level by the time it reached the residences 600 feet southwest of the project site. The primary source of noise generated as a result of the operation of the Coachella Travel Centre will be vehicular traffic entering, exiting and accessing the site, maintenance equipment that may be required as needed, heating, ventilation and air conditioning units. The Coachella Land Use/Noise Compatibility Matrix (Figure XII-1) defines noise levels up to 80 CNEL within a Commercial Development-Regional, Village, District, Special (applicable to restaurants) and 70 CNEL within a Commercial Development-Regional, District (applicable to hotels and transient lodging) areas to be normally acceptable. The project is not anticipated to operate at a level greater than 70 CNEL. With no sensitive receptors nearby, the proposed project should not expose persons to or generation of noise levels in excess of established standards. Thus, based on the existing noise environment within this corridor, operation of the Coachella Travel Centre is forecast to be compatible with the surrounding land uses and is anticipated to be consistent with applicable noise standards.

Section 7.04.070 of the Coachella Municipal Code (CMC) specifically exempts noise sources associated with construction, erection, demolition, alteration, repair, addition to or improvement of any building, structure, road or improvement to realty, provided that such activities take place during daytime hours, as follows: October 1st through April 30th: Monday – Friday: 6:00 AM to 5:30 PM, May 1st through September 30th Monday – Friday: 5:00 AM to 7:00 PM, all year Saturday: 8:00 AM to 5:00 PM, all year Sunday: 8:00 AM to 5:00 PM, all year Holidays: 8:00 AM to 5:00 PM. The proposed project will limit construction to the hours outlined in the City Noise Ordinance, and therefore will not exceed City noise standards during the prohibited hours. The Project will comply with the City Municipal Code thereby preventing any significant impacts to nearby sensitive receptors. Thus, based on the existing noise circumstances within the vicinity of the project, impacts under this issue are considered less than significant. No mitigation is necessary.

- b. *Less Than Significant Impact* – Vibration is the periodic oscillation of a medium or object. The rumbling sound caused by vibration of room surfaces is called structure borne noises. Sources of groundborne vibrations include natural phenomena (e.g. earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g. explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous or transient. Vibration is often described in units of velocity (inches per second), and discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts related to human development are generally associated with activities such as train operations, construction, and heavy truck movements.

The Federal Transit Authority (FTA) Noise and Vibration Assessment³ states that in contrast to airborne noise, ground-borne vibration is not a common environmental problem. Although the motion of the ground may be noticeable to people outside structures, without the effects associated with the shaking of a structure, the motion does not provoke the same adverse human reaction to people outside. Within structures, the effects of ground-borne vibration include noticeable movement of the building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. The FTA Assessment further states that it is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads. However, some common sources of vibration are trains, trucks on rough roads, and construction activities, such as blasting, pile driving, and heavy earth-moving equipment. The FTA guidelines identify a level of 80 VdB for sensitive land uses. This threshold provides a basis for determining the relative significance of potential Project related vibration impacts.

Due to the large size of the project site, and the lack of any sensitive receptors within a reasonable distance of the project site, the proposed project will not expose people to generation of excessive groundborne vibration or groundborne noise levels. During construction, certain construction activities have some potential to create vibration, but due to the size of the site and lack of sensitive receptors, any impacts are considered less than significant. Furthermore, the City of Coachella Municipal Code Section 7.04.070 places restrictions on hours of construction, which are outlined above under issue XII(a). The proposed project would comply with the construction hours established by the City's Municipal Code. Additionally, because the rubber tires and suspension systems of heavy trucks and other on-road vehicles provide vibration isolation and reduced noise, it is unusual for on-road vehicles to cause noticeable groundborne noise or vibration impact. Most problems with on-road vehicle-related noise and vibration can be directly related to a pothole, bump, expansion joint, or other discontinuity in the road surface. Smoothing a bump or filling a pothole will usually solve the problem. The proposed project would be constructed with smooth new pavement throughout the project and would not result in significant groundborne noise or vibration impacts from vehicular traffic. Thus, any impacts under this issue are considered less than significant and no mitigation is required.

- c. *Less Than Significant Impact* – Please refer to the discussion under issue XII(a) above. The long term of permanent change in the noise environment as a result of developing the Coachella Travel Centre is expected to be similar to or less than the existing background noise environment, which is dominated by traffic noise from SR 86. The primary source of noise generated as a result of the operation of the Coachella Travel Centre will be vehicular and truck traffic entering, exiting and accessing the site, maintenance equipment that may be required as needed, heating, ventilation and air conditioning units. As stated under section XII(a) above, the proposed project is not located in an area with any sensitive noise receptors nearby. Thus, the minor increase in noise levels relative to the background noise levels generated from nearby roadways and SR-86 is not expected to create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, based on the existing uses surrounding the project, the proposed project is anticipated to have a less than significant potential to substantially increase permanent ambient noise levels in the vicinity of the project above levels existing without the project.
- d. *Less Than Significant Impact* – Please refer to the discussion under issue XII(a) above. The proposed project will involve construction operations that have the potential to cause short-term noise impacts. In the short term, grading and excavation, and construction of the structures that will make up the Coachella Travel Centre will result in noise generated by dozers, pavers, air compressors, welders, generators, and other noise making equipment required to complete construction. Exterior noise-generating construction activities will be restricted to the hours identified in Section 7.04.070 of the City of Coachella Municipal Code, which exempts noise sources associated with construction, erection, demolition, alteration, repair, addition to or

³ https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf

improvement of any building, structure, road or improvement to realty, provided that such activities take place during daytime hours, as follows: October 1st through April 30th: Monday – Friday: 6:00 AM to 5:30 PM, May 1st through September 30th Monday – Friday: 5:00 AM to 7:00 PM, all year Saturday: 8:00 AM to 5:00 PM, all year Sunday: 8:00 AM to 5:00 PM, all year Holidays: 8:00 AM to 5:00 PM. Construction equipment generates noise that ranges between approximately 75 and 90 dBA at a distance of 50 feet. Refer to Table XII-1, which shows construction equipment noise levels at 25, 50 and 100 feet from the noise source. However, there are no sensitive receptors within a distance from which noise generated at the Project site would be audible. Thus, the short-term noise impacts associated with Project construction activities are forecast to be less than significant through compliance with the City Municipal Code—as addressed above.

**Table XII-1
NOISE LEVELS OF CONSTRUCTION EQUIPMENT AT
25, 50 AND 100 FEET (in dBA Leq) FROM THE SOURCE**

Equipment	Noise Levels at 25 feet	Noise Levels at 50 feet	Noise Levels at 100 feet
Earthmoving			
Front Loader	85	79	73
Backhoes	86	80	74
Dozers	86	80	74
Tractors	86	80	74
Scrapers	91	85	79
Trucks	91	85	79
Material Handling			
Concrete Mixer	91	85	79
Concrete Pump	88	82	76
Crane	89	83	77
Derrick	94	88	82
Stationary Sources			
Pumps	82	79	70
Generator	84	78	72
Compressors	87	81	75
Other			
Saws	84	78	72
Vibrators	82	76	70

Source: U.S. Environmental Protection Agency “Noise”

e&f. *No Impact* – According to a review of Google Maps (1/30/2018) the Project site is not located within two miles of an airport or private airstrip. The closest airport is the Jacqueline Cochran Regional Airport located approximately 11 miles south of the project site at 56-850 Higgins Drive, Thermal, CA 92274. According to the General Plan Airport Noise Compatibility Contours (Figure XII-2), the proposed project is not located within the noise contours of the Jacqueline Cochran Regional Airport. Based on this information, the Project site is not located within an airport land use plan or, within two miles of a public or private airport and therefore, the proposed project has no potential to expose people residing or working in the Project area to excessive noise levels. Therefore, no impacts are anticipated and no mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIII. POPULATION AND HOUSING: Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- a. *Less Than Significant Impact* – The proposed project will employ about 100 persons. It is unknown whether the new employees will be drawn from the general area or will be new residents to the project area. Relative to the total number residents of Coachella, approximately 45,407 persons in 2016 according to the Southern California Association of Governments (SCAG) Local Profile, an increase of about 100 employees as new residents represents a minor increase in the area population. According to the City of Coachella General Plan EIR, by 2020, an estimated 70,200 persons will reside in Coachella, with the population growing to 128,700 persons by 2035. The proposed Coachella Travel Centre is not anticipated to contribute to substantial growth in the area beyond that which has been planned by the City. Thus, based on the type of project (commercial), and the small increment of potential indirect population growth the project may generate, the population generation associated with project implementation will not induce substantial population growth that exceeds either local or regional projections.

- b&c. *No Impact* – No occupied residences are located on the project site; therefore, implementation of the proposed project will not displace substantial numbers of existing housing or persons, necessitating the construction of replacement housing elsewhere. No impacts will occur; therefore, no mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- a. *Less Than Significant Impact* – The City of Coachella contracts with Riverside County Fire Department for local fire protection services. The nearest fire station is Station 79 located at 1377 Sixth Street, which is less than a mile west of the project site. Development of the project will marginally increase demand for fire and emergency services within the City. Based on the location of the nearest fire station, the project site is clearly within a distance where any future calls can be responded to within 5 minutes, which is the City’s target response time. Emergency access to the project site will be provided by the site entrance on Avenue 50. The Fire Department will require the proposed project site plan to ensure that it meets applicable fire standards and regulations. The proposed Project will incrementally add to the existing demand for fire protection services. Cumulative impacts are mitigated through the payment of the Development Impact Fee (DIF), which contains a Fire Facilities component. There is no identified near term need to expand facilities in a manner that could have adverse impacts on the environment. Any impacts are considered less than significant and no mitigation is required.

- b. *Less Than Significant Impact* – The City of Coachella Police Department operates a substation from the Riverside County Sherriff’s Department. Local headquarters for the Police area located at 82-625 Airport Boulevard, approximately 4 miles southwest of the proposed project site. At the time that the City of Coachella General Plan EIR was compiled (2012), the Department had 36 sworn officers and two non-sworn personnel for a total of 38 positions. The proposed project will result in a marginal increase in demand for police services. Access to the site for Police protection services will be provided at the entrance to the project site on Avenue 50. The proposed project will incrementally add to the existing demand for police protection services. These incremental impacts are mitigated through the payment of the DIF, which contains a Law Enforcement component. Therefore, with payment of DIF, impacts to police protection services are considered less than significant.

- c. *Less Than Significant Impact* – The proposed project is a commercial development that is not forecast to generate any new direct demand for the area schools. The proposed project may place additional demand on school facilities, but such demand would be indirect and speculative. The Coachella Valley Unified School District (CVUSD) requires commercial developments such as the Coachella Travel Centre facility to pay a Developer Fee to support development of future facilities due to development within the City.⁴ The development impact fee mitigation program of the CVUSD

⁴ https://www.cvusd.us/uploaded/pdf_files/departments/business_services/facilities/Developer_Fees.pdf.pdf

adequately provides for mitigating the impacts of the proposed project in accordance with current state law. No other mitigation is identified or needed. Since this is a mandatory requirement, no additional mitigation measures are required to reduce school impacts of the proposed project to a less than significant level.

- d. *Less Than Significant Impact* – The proposed Project will not directly add to the existing demand on local recreational facilities. According to the City’s General Plan EIR, as developments are built and constructed, developers would be subject to all provisions of the Coachella Quimby Ordinance 868 fees to set aside land or pay in-lieu fees to provide park and recreation facilities. However, at present, the City only requires residential development to pay Quimby Fees. Therefore, with no existing or planned park facilities located within the project site, and no required payment of fees, the proposed project would have a less than significant impact to parks and recreation facilities.
- e. *Less Than Significant Impact* – No impacts to other public service demands have been identified in conjunction with the proposed project. Therefore, any impacts are considered less than significant and no mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- a. *Less Than Significant Impact* – The Coachella Valley Recreation and Park District (CVRPD) provides park and recreational services for the City. The nearest parks to the proposed project are Rancho De Oro Park, located about one quarter mile west of the project site at 84-600 50 Ave, and Coachella Veterans Memorial Park, located about 1000 feet west of the project site at 1500-1598 4th St, Coachella, CA 92236. Rancho Del Oro Park is 4 acres and contains the following amenities: baseball/softball, restrooms, playground, tables, open grass, soccer/football, and splash pad. Veterans Memorial Park is about 1.5 acres, and contains the following amenities: swimming pool, restrooms, playground, tables, benches, bleachers, open grass, drinking fountain, and a stage. As stated under issue XIV(d), the City of Coachella does not require commercial projects to pay Quimby Act fees dedicated to development of City parks. Additionally, the proposed project will be developed on land that is designated by the City’s General Plan for Entertainment Commercial use, and is not listed in any planning documents as desirable land for future park development. Therefore, the proposed project would have a less than significant potential to physically deteriorate park or recreational facilities through increased use. No mitigation is required.
- b. *No Impact* – The proposed project consists of developing the Coachella Travel Centre, which will contain a 5 Story Hotel, a Restaurant, a Drive-Thru Restaurant, a Convenience Store, a Gas Station, and a Truck Stop, which includes Truck Fuel Pumps, a Truck Wash Facility, and a Car Wash Facility within the City of Coachella. The project will include a pool for hotel guest use only (it will not be a public pool); the impacts of developing this pool are not anticipated to be significant.

No public recreational facilities are part of the proposed project. The site is currently vacant, with no existing recreational facilities on or near the project site, and the Project site is in an area of the City that is designated for Entertainment Commercial. As a result, no other recreational facilities—existing or new—are required to serve the Project, thus any impacts under this issue are considered less than significant. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVI. TRANSPORTATION / TRAFFIC: Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

a&b. *Less Than Significant Impact* – Implementation of the proposed CoachellaGro project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project is located off of Harrison Street just south of Avenue 48. According to the City of Coachella General Plan, Avenue 50 is considered a Primary Arterial with Bicycle Facility at the entrance to the project site. The project site is also adjacent to Highway 86, which is a regional highway that extends north-south in the City of Coachella. The General Plan identifies existing traffic on Avenue 50 east of Harrison as being capable of handling about 35,714 trips per day, while the current volume on this roadway is only 7,500 and operates at a Level of Service (LOS) of C or better at present.

The proposed project is anticipated to employ about 100 persons, which would generate an average daily trip rate of 2 trips per day, which would result in about 200 trip ends per week day.

The proposed project would also generate customer trips to the various uses that make up the Coachella Travel Centre as follows:

1. Convenience Store/Gas Station/Car Wash: 1,800
2. Drive-Thru Restaurant: 300
3. Sit Down Restaurant: 500
4. Hotel: 90
5. Truck Stop: 150

Total Customer Trips = 2,840 trips.

Based on this information, the proposed project would contribute an average of 3,040 trips per day, the volume to capacity ratio would increase from 0.21 to 0.29, which would still allow this segment of roadway to operate at an LOS C or better for the foreseeable future, which is better than the City's standard of a minimum LOS D or better. It is also assumed that the traffic generated from this project site is comparable to the traffic projections outlined in the General Plan because the project will be consistent with the underlying land use of the project. The City of Coachella General Plan EIR indicates that—for the segment of roadway along Avenue 50 adjacent to the Project site—the 2035 roadway segment LOS, as forecast in the General Plan, at Avenue 50 east of SR-111 would be capable of handling 37,400 trips per day with a volume forecasted at 34,920 trips operating at an LOS E, which an unacceptable LOS. Mitigation identified in the General Plan EIR indicates that widening Avenue 50, east of SR-111, from 4 lanes to 6 lanes, would improve the roadway segment LOS from E to LOS C or better. Additionally, by 2035, the City intends to construct a signalized intersection at SR-86 and Avenue 50, which is forecast to operate at an LOS B or better for both south- and north-bound directions, which would benefit traffic flow in the area surrounding the proposed project. As such, the City of Coachella General Plan EIR states that it implements a DIF program that provides for the implementation of all of the roadway improvements identified in the Mobility Element, and thus, the proposed project will pay any applicable fees to improve the roadways that experience greater use as a result of the project. Therefore, the proposed project has a less than significant potential to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system or conflict with an applicable congestion management program. No mitigation is required.

- c. *No Impact* – According to a review of Google Maps (1/31/2018) the Project site is not located within two miles of an airport or private airstrip. The closest airport is the Jacqueline Cochran Regional Airport located approximately 11 miles south of the project site at 56-850 Higgins Drive, Thermal, CA 92274. According to the Riverside County Airport Land Use Compatibility Map of Jacqueline Cochran Regional Airport (Figure XVI-1), the proposed project is not located within the airport land use compatibility planning area. Therefore, no adverse impact to airport operations or from pattern overflights can result from implementing the proposed project.
- d&e. *Less Than Significant With Mitigation Incorporated* – The proposed project will occur entirely within the project site boundaries. However, construction activities will include curb improvements as well as installation of a driveway to provide access to the site. Large trucks delivering equipment or removing small quantities of excavated dirt or debris can enter the site without major conflicts with the flow of traffic on the roadways used to access the site. Primary access to the site will be provided by a new entrance on Avenue 50. Access to the site must comply with all City design standards, and would be reviewed by the City to ensure that inadequate design features or incompatible uses do not occur. The entrance to the site on Avenue 50 allows access to each of the entirety of the project site allowing any emergency vehicles to access any of the proposed uses that will make up the Coachella Travel Centre. Additionally, the proposed Project would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Emergency response and evacuation procedures would be coordinated with the City, as well as the police and fire departments, resulting in less than significant impacts. However, mitigation to

ensure that access to the site does not interfere with the flow of traffic along Avenue 50 during construction shall be implemented as follows:

TRAF-1 The construction contractor will provide adequate traffic management resources, as determined by the City of Coachella. The City shall require a construction traffic management plan for work in public roads that complies with the Work Area Traffic Control Handbook, or other applicable standard, to provide adequate traffic control and safety during excavation activities. At a minimum this plan shall include how to minimize the amount of time spent on construction activities; how to minimize disruption of vehicle and alternative modes of transport traffic at all times, but particularly during periods of high traffic volumes; how to maintain safe traffic flow on local streets affected by construction at all times, including through the use of adequate signage, protective devices, flag persons or police assistance to ensure that traffic can flow adequately during construction; the identification of alternative routes that can meet the traffic flow requirements of a specific area, including communication (signs, webpages, etc.) with drivers and neighborhoods where construction activities will occur; and at the end of each construction day roadways shall be prepared for continued utilization without any significant roadway hazards remaining.

With implementation of the above mitigation measure, the project is not anticipated to either substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses or result in inadequate emergency access. No further mitigation is required.

- f. *Less Than Significant Impact* – Implementation of the proposed project will not conflict with policies or programs for alternative transportation requirements. The proposed project will not interfere with the nearby bus stop along Avenue 50. There is a Bus Line (#95) that travels along Avenue 50, with nearby stops along Harrison Street and Tyler Street. There is another Bus Line (#96) that stops at Harrison Street and Avenue 50, which is about one half mile west of the project. These stops would allow local access to the site, though generally the purpose of this project is to provide a stop for persons travelling along either the I-10 or SR-86; however, employees working at the Coachella Travel Centre would have alternative transit access to the site through the above bus stops, and through sidewalks and bike lanes along Avenue 50. Therefore, no significant adverse impacts to these alternative modes of transportation will occur and overall bus and bicycle access should be enhanced by the proposed intersection improvements. The proposed project's impacts are considered less than significant. No mitigation measures are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVII. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial change in the significance of tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to the California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

A Tribal Resource is defined in the Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1;
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance of the resources to a California American tribe;
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape;
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal resource if it conforms with the criteria of subdivision (a).

a&b. *Less Than Significant With Mitigation Incorporation* – The project site is located within the City of Coachella, which has been contacted pursuant to Public Resources Code section 21080.3.1 by the following California Native American tribes traditionally and cultural affiliated with the City of Coachella: Torres Martinez Desert Cahuilla Indians, Soboba Band of Luiseño Indians, Agua Caliente Band of Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, and Cabazon Band of Mission Indians. The AB 52 consultation letters were sent out to the above tribes on February 7, 2019. The Agua Caliente Band of Cahuilla Indians responded on February 26, 2019 and defers to the Cabazon Band of Mission Indians, concluding consultation efforts. The Twenty-Nine Palms Band of Mission Indians responded on February 25, 2019, requesting a copy of the cultural report,

and also noting that they elect to be a consulting party under CEQA. No other Tribes responded during the 30-day consultation period. The 29 Palms Band of Indians responded with a request for government-to-government consultation with the City of Coachella requesting a visual assessment of cultural resources that may be nominated to the National Register of Historic Places or the CA Register of Historical Resources be included in the environmental assessment. This consultation process was concluded in April 2019 after the Tribe had an opportunity to review the Cultural Resources Study and found adequacy with the standard mitigation measures included herein.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVIII. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm-water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- a. *Less Than Significant Impact* – There are two sources of wastewater that the proposed project will generate that could exceed wastewater treatment requirements of the Colorado River Regional Water Quality Control Board (RWQCB). The surface runoff from the site, nonpoint source storm water runoff, will be managed in accordance with the project's WQMP, once developed. By providing treatment of the storm water before discharge (during both construction and operation), the proposed project will not violate any requirements imposed by the Regional Board through its MS4 permit.

Municipal wastewater is delivered to the Coachella Sanitation District, which meets the waste discharge requirements imposed by the RWQCB. Wastewater will be transported and processed at the wastewater treatment plant (WTP) located in to the south on Avenue 54. The carwash will include a gray water recycling system, which will collect, treat, and filter gray water from previous

car wash cycles for use with future car wash cycles. Though the use of this gray water recycling system, little or no gray water will be discharged into the municipal sewer system for wastewater treatment. No other sources of wastewater will be produced by the proposed project. Therefore, the proposed project has a less than significant potential to exceed or violate any wastewater treatment requirements.

b,d

&e. *Less Than Significant With Mitigation Incorporated* – Implementation of the proposed project will result in a need for additional utilities and service systems that could cause significant environmental impacts, in order to maintain acceptable service levels or other performance objectives for any of the utilities and service systems including but not limited to those discussed below.

As stated under Hydrology and Water Quality above, CWA is responsible for the water supply for the City, though it pays a replenishment charge to CVWD. CWA is required to meet water quality requirements of the RWQCB. CWA assumes that future commercial uses will consume 1.78 AF/A/Y. Using this data as the basis for the quantifying the proposed project's water demand, it is anticipated that a 14.1 acre site would require a potable water supply of 25.1 acre feet per year (AFY). According to the CWA 2015 UWMP, as of 2015, commercial uses demand 905 AFY of potable water. Water demand for commercial uses is projected to increase to 1,733.9 AFY by 2020, and to 3,314.4 AFY by 2040. Additionally, approximately 80 percent of the water used for each car wash cycle will be recycled for reuse for future car wash cycles. Based on the assumed demand for potable water that that operations of the proposed project would require, the proposed Coachella Travel Centre will increase CWA's potable water demand by about 1.45%. Given the projected demand CWA provides in their 2015 UWMP, the potable water demand that operation of proposed Coachella Travel Centre is anticipated to require would be well within CWA's projections for future water demand and future availability of potable water. Through the payment of water standby charges, hookup and connection fees, the impact of implementing the proposed Project on water systems are forecast to be less than significant. A review of the CWA 2015 UWMP documents the water availability for this project and the whole of the CWA service area, when the water shortage contingency plan and demand management measures are taken into account. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements.

The Project is not subject to Senate Bill 221 requirements because it is not a commercial development of more than 500,000 square feet, and it will not increase the number of water service connections by 10 percent or more in a district with fewer than 5,000 service connections. This Project is not subject to Senate Bill 610 because it is not a large-scale development. Other than mandatory fees and installation of onsite utility infrastructure, specific mitigation is proposed below to address water demand by the project.

The Coachella Sanitary Division WTP has a capacity of 4.9 MGD. The WTP treats approximately 2.9 MGD of wastewater at present, which leaves approximately 2 MGD of capacity remaining. Based on the City of Coachella 2015 Sewer System Master Plan, Entertainment Commercial uses are estimated to have a wastewater flow rate of 600 gallons per day per acre.⁵ Therefore, the 14.1 acre site is anticipated to generate about 8,460 gallons of wastewater per day per acre. Based on this information, the proposed project is expected to require 0.17% of the WTP's 4.9 MGD capacity, which is minimal when compared to the 2 MGD of capacity remaining during daily operations. The Coachella WWTP implements all requirements of the RWQCB, State Water Resource Control Board and City of Coachella 2015 Sewer System Master Plan that protect water quality and monitor wastewater discharge. This consumption of capacity will not cause the construction of new wastewater treatment facilities. Thus, the proposed project will consume some capacity of the existing Water Reclamation Facility, but the level of adverse impact is considered less than significant.

⁵ <https://www.coachella.org/Home/ShowDocument?id=5678>

The following mitigation measure shall be implemented to reduce any impacts under the above issues to a level of less than significant:

UTL-1 *If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation, and any other feasible uses of recycled water on the project site.*

With implementation of the above mitigation measures, any impacts under the above issues are considered less than significant.

- c. *Less Than Significant Impact* – Please refer to the discussion under Section IX, Hydrology and Water Quality, of this Initial Study. The project design incorporates a Stormtech Subsurface Management System that will be installed throughout the site to capture the additional increment of stormwater runoff generated by the proposed project development (see Figures 16 and 17). The main stormwater drainage infrastructure facility within the Coachella Valley is the WWRSC/CVSC, a portion of the Whitewater River that has been channelized to handle flood flows of up to 80,000 cubic feet per second and drains water into the Salton Sea. The proposed project will grade the site and direct drainage to the Stormtech Subsurface Management System that will catch onsite drainage. This system has been designed to intercept the peak 100-year flow rate from the project site. As a result, no offsite drainage system facilities will need to be expanded that could cause indirect significant adverse impacts.

- f&g. *Less Than Significant Impact* – The proposed project will generate demand for solid waste service system capacity and has a potential to contribute to potentially significant cumulative demand impacts on the solid waste system. Solid waste generation rates outlined on the CalRecycle⁶ website indicate the following solid waste generation rates for specific uses, also below are the solid waste generation rates calculated for the proposed project.

▪ Convenience Store (gas station): 0.9 lbs / 100 SF / day	=	34.2 lbs / day
▪ Sit Down Restaurant: 0.005 lbs / SF / day	=	27.77 lbs / day
▪ Drive Thru Restaurant: 17 lbs / employee / day	=	340 lbs / day
▪ Hotel: 2 lbs / room / day	=	232 lbs / day
▪ Truck Stop: 0.9 lbs / 100 SF / day	=	42.79 lbs / day
▪ Car Wash: 0.9 lbs / 100 SF / day	=	24.09 lbs / day
▪ TOTAL:	=	700.85 lbs / day

The total solid waste generated per year would equal about 127.91 tons, or after an assumed 50% diversion to be recycled per the state’s solid waste diversion requirements under AB 939, the project solid waste generation will be about 63.95 tons per year. With the City’s mandatory source reduction and recycling program, the proposed Project is not forecast to cause a significant adverse impact to the waste disposal system.

The City of Coachella General Plan identifies landfills that serve the planning area. The Lamb Canyon Sanitary Landfill and Badlands Landfill serve the project area. The Lamb Canyon Sanitary Landfill has a maximum permitted daily capacity of 5,500 tons per day, with a permitted capacity of 38,935,653 cubic yards (CY), with 19,242,950 CY of capacity remaining. The Badlands landfill has a maximum permitted daily capacity of 4,800 tons per day, with a permitted capacity of 34,400,000 CY, with 15,748,799 CY of capacity remaining. According to Jurisdiction Landfill Tonnage Reports from Riverside County Waste Management Department, 2,037,163 total tons of solid waste was hauled to County landfills in 2015. Therefore, the proposed project would consist of 0.0031% of solid waste generation within the County of Riverside. The City of Coachella contracts with Burrtec Waste and Recycling Services to provide regular trash, recycling, and green waste pickup. It is not anticipated that the project will generate a significant amount of construction waste, as the project

⁶ <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

aims to use any excavated material on site, with a neutral amount of cut and fill. However, should the proposed project need to remove any excess soils, the soil removal will be accomplished using trucks during normal working hours, with a maximum of 50 round trips per day. Furthermore, any hazardous materials collected on the project site during either construction of the Project will be transported and disposed of by a permitted and licensed hazardous materials service provider. Therefore, the Project is expected to comply with all regulations related to solid waste under federal, state, and local statutes. The Project is expected to comply with all regulations related to solid waste under federal, state, and local statutes and be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs. No further mitigation is necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIV. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

The analysis in this Initial Study and the findings reached indicate that the proposed project can be implemented without causing any new project specific or cumulatively considerable unavoidable significant adverse environmental impacts. Mitigation is required to control potential environmental impacts of the proposed project to a less than significant impact level. The following findings are based on the detailed analysis of the Initial Study of all environmental topics and the implementation of the mitigation measures identified in the previous text and summarized following this section.

- a. *Less Than Significant With Mitigation Incorporated* – The Project has no potential to cause a significant impact any biological or cultural resources. The project has been identified as having minimal potential to degrade the quality of the natural environment, substantially reduce habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Based on the historic disturbance of the project area, and its

current condition, the potential for impacting biological resources is low; however, mitigation has been identified in order to protect nesting birds. The cultural resources evaluation concluded that the Project footprint does not contain any known important cultural resources, but to ensure that any accidentally exposed subsurface cultural resources are properly handled, contingency mitigation measures will be implemented. With incorporation of Project mitigation measure all biology and cultural resource impacts will be reduced to a less than significant level.

- b. *Less Than Significant Impact* – The proposed project will not cause a significant impact on the environment once implemented or during construction with proper site design and mitigation. The nature of the Project as a Travel Center are such that without proper site design and mitigation, leaks and spills could occur. However, with the construction of Underground Storage Tanks for the gasoline and diesel storage that include leak detection, and a site design that ensures that no runoff from either minor fuel leaks or remnants of car wash solution, no significant long-term impacts to the environment would occur from Project operations. Based on the analysis in this Initial Study, any impacts under this issue are considered less than significant.
- c. *Less Than Significant With Mitigation Incorporated* – The Project has 10 potential impacts that are individually limited, but may be cumulatively considerable. These are: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Utilities and Service Systems. The Project is not considered growth-inducing, as defined by *State CEQA Guidelines*. These issues require the implementation of mitigation measures to reduce impacts to a less than significant level and ensure that cumulative effects are not cumulatively considerable. All other environmental issues were found to have no significant impacts without implementation of mitigation. The potential cumulative environmental effects of implementing the proposed project have been determined to be less than considerable and thus, less than significant impacts.
- d. *Less Than Significant With Mitigation Incorporated* – The Project will achieve long-term community goals through the provision of growth in tax dollars generated within the City. The short-term impacts associated with the Project, which are mainly construction-related impacts, are less than significant with mitigation, and the proposed Project is compatible with long-term environmental protection. The issues of Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise require the implementation of mitigation measures to reduce human impacts to a less than significant level. All other environmental issues were found to have no significant impacts on humans without implementation of mitigation. The potential for direct human effects from implementing the proposed project have been determined to be less than significant.

Conclusion

This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated with the issues of Agricultural and Forestry Resources, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population/Housing, Public Services, and Recreation. The issues of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems require the implementation of mitigation measures to reduce Project specific and cumulative impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact level.

Based on the findings in this Initial Study, the City of Coachella proposes to adopt a Mitigated Negative Declaration (MND) for the Coachella Travel Centre Project. A Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) will be issued for this Project by the City. The Initial Study and NOI will be circulated for 30 days of public comment. At the end of the 30-day review period, a final MND package will be prepared and it will be reviewed by the City for possible adoption at a future City Council meeting, the date for which has yet to be determined. If you or your agency comments on the MND/NOI for this

Project, you will be notified about the meeting date in accordance with the requirements in Section 21092.5 of CEQA (statute).

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2016

Authority: Public Resources Code sections 21083 and 21083.09

Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

SUMMARY OF MITIGATION MEASURES

Aesthetics

- AES-1 The proposed structures shall be painted in colors that closely match the surrounding desert landscape, so as to create continuity in the potentially obscured views. The colors chosen shall be approved by the City of Coachella's architectural review process.
- AES-2 Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways shall be submitted to the City for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the City of Coachella shall be implemented to eliminate glare impacts.

Air Quality

- AQ-1 Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation:
- Apply soil stabilizers or moisten inactive areas;
 - Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day);
 - Cover all stock piles with tarps at the end of each day or as needed;
 - Provide water spray during loading and unloading of earthen materials;
 - Minimize in-out traffic from construction zone;
 - Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard; and
 - Sweep streets daily if visible soil material is carried out from the construction site.
- AQ-2 Exhaust Emissions Control
- Utilize well-tuned off-road construction equipment.
 - Establish a preference for contractors using Tier 3-rated or better heavy equipment.
 - Enforce 5-minute idling limits for both on-road trucks and off-road equipment.
- AQ-3 Exposed surfaces shall be watered at least three times per day during grading activities.

Biological Resources

- BIO-1 The State of California prohibits the "take" of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal should be conducted outside of the the State identified nesting season (Raptor nesting season is February 15 through July 31; and migratory bird nesting season is March 15 through September 1). Alternatively, the site shall be evaluated by a qualified biologist prior to the initiation of ground disturbance to determine the presence or absence of nesting birds. Active bird nests **MUST** be avoided during the nesting season. If an active nest is located in the project construction area it will be flagged and a 300-foot avoidance buffer placed around it. No activity shall occur within the 300-foot buffer until the young have fledged the nest.

Cultural Resources

- CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an

onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the City's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

- CUL-2 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the City's onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

Geology and Soils

- GEO-1 Based upon the geotechnical investigation (Appendix 4), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 12-25) as well as the Seismic Design Parameters (Pages 10-11) shall be implemented by the Applicant into the project design. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site.
- GEO-2 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.
- GEO-3 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the Coachella Travel Centre is being constructed.

Hazards and Hazardous Materials

- HAZ-1 All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the Project development.

Transportation / Traffic

- TRAF-1 The construction contractor will provide adequate traffic management resources, as determined by the City of Coachella. The City shall require a construction traffic management plan for work in public roads that complies with the Work Area Traffic Control Handbook, or other applicable standard, to provide adequate traffic control and safety during excavation activities. At a minimum this plan shall include how to minimize the amount of time spent on construction activities; how to minimize disruption of vehicle and alternative modes of transport traffic at all times, but particularly during periods of high traffic volumes; how to maintain safe traffic flow on local streets affected by construction at all times, including through the use of adequate signage, protective devices, flag persons or police assistance to ensure that traffic can flow adequately during construction; the identification of alternative routes that can meet the traffic flow requirements of a specific area, including communication (signs, webpages, etc.) with drivers and neighborhoods where construction activities will occur; and at the end of each construction day roadways shall be prepared for continued utilization without any significant roadway hazards remaining.

Utilities and Service Systems

UTL-1 If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation, and any other feasible uses of recycled water on the project site.

REFERENCES

City of Coachella, General Plan Update, Adopted April 22, 2015

CRM TECH, "*Historical/Archaeological Resources Survey Report: Coachella Travel Centre Project, Assessor's Parcel Number 763-020-021, City of Coachella, Riverside County, California*" dated March 15, 2019

Giroux & Associates, "Air Quality and GHG Impact Analysis Coachella Travel Centre Project, Coachella, California" dated March 16, 2019

Goodman & Associates, Inc., "Project Specific Water Quality Management Plan for Coachella Travel Center, Avenue 50 & State Route 86" dated January 2019

Jericho Systems, Inc., "Biological Resources Assessment & Jurisdictional Delineation, Coachella Travel Centre, APN 763-020-01, Avenue 50 and Highway 86, -Coachella, CA" dated February 14, 2019

Soils Southwest, Inc., "Feasibility Study Preliminary Report of Soils and Foundation Evaluations, Proposed Commercial Development Planned Gas Station/Retail, Restaurant, Car Wash, and Hotel, SWC Avenue 50 & State Route 86, APN 763-0020-021-7" dated February 28, 2019

"*State Route 86/Avenue 50 New Interchange Project, Initial Study with (Proposed) Mitigation Negative Declaration/Environmental Assessment*" prepared by the State of California, Department of Transportation and the City of Coachella dated November 2018

<https://www.coachella.org/home/showdocument?id=5783>

<https://www.coachella.org/Home/ShowDocument?id=4678>

https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf

https://www.cvsd.us/uploaded/pdf_files/departments/business_services/facilities/Developer_Fees.pdf.pdf

<https://www.coachella.org/Home/ShowDocument?id=5678>

<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

FIGURES

APPENDIX 1

APPENDIX 2

APPENDIX 3

APPENDIX 4

Errata #2 to Coachella Travel Centre Initial Study

The City of Coachella Planning Commission asked that the Applicant (and the Environmental Consultant) clarify how the Caltrans SR 86 / Avenue 50 New Interchange Project would interact with/conflict with/impact the Coachella Travel Centre Project. The State of California Department of Transportation (Caltrans) approved the State Route 86/Avenue 50 New Interchange Project (New Interchange Project), which proposes the construction of a new interchange at State Route 86 (SR-86) and Avenue 50, approximately 1.1 miles north of the existing SR-86/Avenue 52 intersection and 1.95 miles south of the existing SR-86/Dillon Road interchange. The New Interchange Project would convert a portion of SR-86 from an at-grade signalized intersection into a grade-separated full interchange with a new overcrossing bridge and access ramps.

Caltrans, as lead agency under CEQA and NEPA, prepared the “State Route 86/Avenue 50 New Interchange Project, City of Coachella, Riverside County, California District 8 – RIV – 86 (PM R19.2/R21.6) EA 08-0C9700 PN 0814000144 Initial Study with Mitigated Negative Declaration/ Environmental Assessment with Finding of No Significant Impact” (New Interchange Project MND/EA) for the New Interchange Project, which circulated for public review from December 4, 2018 to January 4, 2019. Caltrans approved the New Interchange Project, adopting the Mitigated Negative Declaration (MND) under CEQA and issuing a Finding of No Significant Impact (FONSI) under NEPA on May 17, 2019.

The Coachella Travel Centre Project proposes to develop a Travel Centre within a 14.1-acre site that includes a five story hotel, a restaurant, drive-thru restaurant, a convenience store, a gas station, and a truck stop, which includes truck fuel pumps, a truck wash facility and a car wash facility. The City of Coachella prepared a Mitigated Negative Declaration for the Coachella Travel Center Project, which was circulated for public review from May 6, 2019 to June 5, 2019.

As the Coachella Travel Centre Project MND did not include information related to the New Interchange Project, a particular concern was raised that traffic from the Coachella Travel Centre Project would impact the already congested surrounding roadways, and that this may be exacerbated by the new interchange. As provided in Section 1.1 of the New Interchange Project MND/EA:

The City of Coachella (City), in cooperation with Caltrans, proposes to realign and widen a portion of Avenue 50, realign a portion of Tyler Street, and construct a new bridge spanning the Coachella Valley Storm Water Channel (CVSC) to replace the existing Avenue 50 at-grade crossing of the CVSC, and to construct a new interchange at State Route 86 (SR-86) and Avenue 50, replacing the existing SR-86/Avenue 50 signalized intersection.

In analyzing the New Interchange Project, Caltrans analyzed a no build alternative as well as two build alternatives in detail. Specifically:

1. *Build Alternative 7 (Modified Type L-9 Partial Cloverleaf with One Loop Ramp)*
2. *Build Alternative 8 (Modified Type L-9 Partial Cloverleaf with Two Loop Ramps)*

The Alternatives for the Caltrans SR 86 / Avenue 50 Interchange Project are shown on Figures A (Alternative 7) and D (Alternative 8), attached. Figure A depicts Caltrans' preferred alternative (Alternative 7), and Figure D depicts a second alternative (Alternative 8).

Figures B and C depict the proposed Coachella Travel Centre overlapping the New Interchange Project under Alternative 7; Figure B shows the Project without any transparency to indicate where the Coachella Travel Centre site boundaries are in relation to the New Interchange Project (Alternative 7), while Figure C shows the Project with transparency to convey the extent in which the New Interchange Project would overlap with the Coachella Travel Centre site. Alternative 7 would require total use of the Coachella Travel Centre site. As such, the New Interchange Project—Alternative 7—and the Coachella Travel Centre site cannot both be developed; only one or the other will be developed given that the projects overlap almost entirely.

Figures E and F depict the proposed Coachella Travel Centre overlapping the New Interchange Project under Alternative 8; Figure E shows the Project without any transparency to indicate where the Coachella Travel Centre site boundaries are in relation to the New Interchange Project (Alternative 8), while Figure F shows the Project with transparency to convey the extent in which the New Interchange Project would overlap with the Coachella Travel Centre site. Alternative 8 would overlap to a lesser extent with the Coachella Travel Centre Project on paper; however, the manner in which Caltrans plans to orient Avenue 50 would render the site effectively inaccessible. As such, the Applicant assumes that even under Alternative 8, development of the Caltrans SR 86 / Avenue 50 Interchange Project would require total use of the Coachella Travel Centre site. Therefore, the New Interchange Project—both Alternatives 7 and 8—and the Coachella Travel Centre site are mutually exclusive; only one or the other of the two Projects can be developed.

Because the two projects cannot both be implemented under current designs, they do not add cumulatively to the impacts of the proposed project. Specifically, as it would not be possible to construct the New Interchange Project should the Coachella Travel Centre be developed, the New Interchange Project was not a reasonably foreseeable project that might contribute to cumulative impacts. Thus, if the Coachella Travel Centre Project is to be built to the exclusion of the Interchange Project, the current MND/Initial Study accurately captures the Travel Centre's potential environmental impacts under CEQA and the MND/Initial Study is deemed adequate by City Staff with no changes in findings and recommendations related to cumulative impacts.

**CITY OF COACHELLA
COACHELLA TRAVEL CENTRE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Item 25.

Mitigation Measure	Implementation Schedule	Verification
<p>Aesthetics</p> <p>AES-1 The proposed structures shall be painted in colors that closely match the surrounding desert landscape, so as to create continuity in the potentially obscured views. The colors chosen shall be approved by the City of Coachella's architectural review process.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	

Mitigation Measure	Implementation Schedule	Verification
<p>Aesthetics</p> <p>AES-2 Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways shall be submitted to the City for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the City of Coachella shall be implemented to eliminate glare impacts.</p>	<p>A lighting plan shall be completed prior to construction of the onsite structure and lighting installed accordingly during construction</p>	<p>A copy of the lighting design or plan shall be retained in the project file, and City field inspectors shall verify that the design/plan is being implementing without adverse impact on adjacent light sensitive uses. Field notes from inspections shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	

**CITY OF COACHELLA
COACHELLA TRAVEL CENTRE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Item 25.

Mitigation Measure	Implementation Schedule	Verification
<p>Air Quality AQ-1 <u>Fugitive Dust Control</u>. The following measures shall be incorporated into Project plans and specifications for implementation:</p> <ul style="list-style-type: none"> Apply soil stabilizers or moisten inactive areas. Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day). Cover all stock piles with tarps at the end of each day or as needed. Provide water spray during loading and unloading of earthen materials. Minimize in-out traffic from construction zone. Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard. Sweep streets daily if visible soil material is carried out from the construction site. 	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	

Mitigation Measure	Implementation Schedule	Verification
<p>Air Quality AQ-2 <u>Exhaust Emissions Control</u></p> <ul style="list-style-type: none"> Utilize well-tuned off-road construction equipment. Establish a preference for contractors using Tier 3-rated or better heavy equipment. Enforce 5-minute idling limits for both on-road trucks and off-road equipment. 	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study / Responses to Comments	City of Coachella Development Services
	Status / Date / Initials	

**CITY OF COACHELLA
COACHELLA TRAVEL CENTRE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Item 25.

Mitigation Measure	Implementation Schedule	Verification
<p>Air Quality AQ-3 Exposed surfaces shall be watered at least three times per day during grading activities.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. This measure shall be demonstrated once the facility is in operation.</p>	<p>A copy of the construction contract including this air mitigation measures shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Responses to Comments	City of Coachella Development Services
	Status / Date / Initials	

Mitigation Measure	Implementation Schedule	Verification
<p>Cultural Resources CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the City's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.</p>	<p>Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>The City shall be notified within 24-hours of accidental exposure of any cultural resources. A copy of initial findings shall be provided to the City and retained in the project file. A copy of the final report shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	

**CITY OF COACHELLA
COACHELLA TRAVEL CENTRE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Item 25.

Mitigation Measure	Implementation Schedule	Verification
<p>Cultural Resources CUL-2 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the City's onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.</p>	<p>Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.</p>	<p>The City shall be notified within 24-hours of accidental exposure of any cultural resources. A copy of initial findings shall be provided to the City and retained in the project file. A copy of the final report shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	

Mitigation Measure	Implementation Schedule	Verification
<p>Geology and Soils GEO-1 Based upon the geotechnical investigation (Appendix 4), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 12-25) as well as the Seismic Design Parameters (Pages 10-11) shall be implemented by the Applicant into the project design. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the findings shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the soil expansion tests have been performed as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	

**CITY OF COACHELLA
COACHELLA TRAVEL CENTRE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Item 25.

Mitigation Measure	Implementation Schedule	Verification
<p>Geology and Soils GEO-2 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.</p>	<p>These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.</p>	<p>A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
		Status / Date / Initials

Mitigation Measure	Implementation Schedule	Verification
<p>Geology and Soils GEO-3 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the Coachella Travel Centre is being constructed.</p>	<p>These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.</p>	<p>A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
		Status / Date / Initials

Mitigation Measure	Implementation Schedule	Verification
<p>Hazards and Hazardous Materials HAZ-1 All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the Project development.</p>	<p>These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.</p>	<p>A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
		Status / Date / Initials

**CITY OF COACHELLA
COACHELLA TRAVEL CENTRE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Item 25.

Mitigation Measure	Implementation Schedule	Verification
<p>Transportation / Traffic</p> <p>TRAF-1 The construction contractor will provide adequate traffic management resources, as determined by the City of Coachella. The City shall require a construction traffic management plan for work in public roads that complies with the Work Area Traffic Control Handbook, or other applicable standard, to provide adequate traffic control and safety during excavation activities. At a minimum this plan shall include how to minimize the amount of time spent on construction activities; how to minimize disruption of vehicle and alternative modes of transport traffic at all times, but particularly during periods of high traffic volumes; how to maintain safe traffic flow on local streets affected by construction at all times, including through the use of adequate signage, protective devices, flag persons or police assistance to ensure that traffic can flow adequately during construction; the identification of alternative routes that can meet the traffic flow requirements of a specific area, including communication (signs, webpages, etc.) with drivers and neighborhoods where construction activities will occur; and at the end of each construction day roadways shall be prepared for continued utilization without any significant roadway hazards remaining.</p>	<p>The Construction Traffic Management Plan shall be compiled and approved prior to the initiation of construction.</p>	<p>A copy of the Plan shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the construction traffic management plan is being implemented by the contractor as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	

Mitigation Measure	Implementation Schedule	Verification
<p>Utilities and Service Systems</p> <p>UTL-1 If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation, and any other feasible uses of recycled water on the project site.</p>	<p>This measure shall be included in the Conditions of Approval for the Project.</p>	<p>Verification of implementation shall be based on field inspections by City inspection personnel that verify that, should recycled water become available at this location within the City, the connection to this project site is carried out by the applicant. Field notes documenting verification shall be retained in the project file.</p>
	Source	Responsible Party
	Initial Study	City of Coachella Development Services
	Status / Date / Initials	



TWENTY-NINE PALMS BAND OF MISSION INDIANS

Item 25.

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

February 25, 2019

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

Re: Request to Consult on the Coachella Travel Centre Project, Coachella, California

Dear Mr. Lopez:

This letter in regards to continued consultation for the Coachella Travel Centre. This project entails a conditional use permit and architectural review on 14.1 acres to develop a travel center that includes a 4-story hotel, a restaurant, a drive-thru restaurant, a convenience store, a gas station, and a truck stop. The Tribal Historic Preservation Office (THPO), established to protect and preserve cultural resources that are within the ancestral territory of the Chemehuevi, has concerns in regards to the project. The subject property, located on APN 760-020-021 is adjacent to numerous cultural resources and is approximately 1-mile from the Twenty-Nine Palms Band of Mission Indians (Tribe) Reservation. The THPO is aware of cultural resources located less than .5 miles from the project site. Additionally, the project is located within the Chemehuevi Traditional Use Area. For these reasons, the project area has the possibility of inadvertent discoveries, which could have an adverse effect on potential cultural resources that concern the Tribe.

As stated in our letter sent April 4, 2018, this report should have a visual assessment of cultural resources that are or may be nominated to the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHP). Since this project entails the construction of a 5-story hotel; the integrity of cultural resources that are or may be eligible to be listed in the NRHP/CRHP should be evaluated. This evaluation of integrity includes, but is not limited to location, setting, feeling, and association. For this reason, the THPO continues to request to review any cultural reports related to this project and provide further recommendations. If no other response is given within the 30-day timeframe stipulated in California Public Resources Code § 21080.3.1, the Tribe automatically elects to be a consulting party under the California Environmental Quality Act (CEQA).

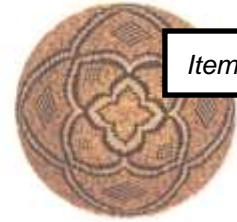
The Tribe and THPO look forward to working with the City of Coachella on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,



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

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



February 26, 2019

[VIA EMAIL TO:llopez@coachella.org]
City of Coachella
Mr. Luis Lopez
1515 Sixth Street
Coachella, CA 92236

Re: Coachella Travel Centre

Dear Mr. Luis Lopez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Coachella Travel Centre project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*At this time ACBCI defers to the Cabazon Band of Mission Indians. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Lacy Padilla
Archaeological Technician
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



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Item 25.

www.iid.com

Since 1911

June 19, 2019

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: CUP No. 310/311 for the Coachella Travel Centre Project in Coachella, CA

Dear Mr. Lopez:

On June 18, 2019, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on Conditional Use Permit no. 310/311 for the Coachella Travel Centre project (Change of Zone no. 18-11, Architectural Review no. 18-09 and Environmental Assessment no. 18-05). The applicant proposes the development of a new commercial center that will include a) a convenience store with twenty fuel pumps, b) a quick serve restaurant, c) a carwash, d) a sit down restaurant, e) a 5-story hotel, f) a semi-truck parking and washing facilities and g) site improvements, on a 14.1 acre property located at the southeast corner of State Route 86 and Avenue 50 in Coachella, CA.

The IID has reviewed the project information and found that the comments provided in the June 6, 2019 district letter (see attached letter) continue to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.,
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate

Page 324



IID

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June 6, 2019

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: NOI to adopt a MND Coachella Travel Centre Project in Coachella, CA

Dear Mr. Lopez:

On May 10, 2019, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Notice of Intent to adopt a mitigated negative declaration for the Coachella Travel Centre project. The applicant proposes the development of a new commercial center that will include: a) convenience store with ten fuel pumps, b) quick serve restaurant, c) carwash, d) sit down restaurant, e) 5-story hotel, f) semi-truck parking and semi-truck washing facilities, and g) site improvements, on a 14.1 acre property located at the southeast corner of State Route 86 and Avenue 50 in Coachella, CA.

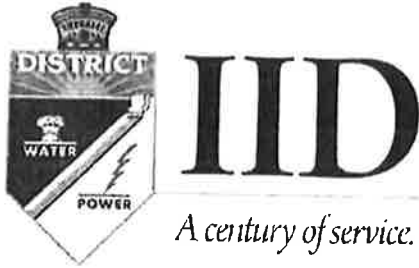
The IID has reviewed the Initial Study and MND and found that the comments provided in the April 19, 2018 district letter (see attached letter) continue to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

- Enrique B. Martinez – General Manager
- Mike Pacheco – Manager, Water Dept.
- Marilyn Del Bosque Gilbert – Manager, Energy Dept.
- Jamie Asbury – Deputy Manager, Energy Dept., Operations
- Vance Taylor – Asst. General Counsel
- Robert Laurie – Asst. General Counsel
- Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
- Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
- Laura Cervantes – Supervisor, Real Estate



April 19, 2018

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Coachella Travel Centre Project in Coachella, CA

Dear Mr. Lopez:

Pursuant to the City of Coachella Development Services Department's request for agency comments on the preliminary site plan for the Coachella Travel Centre Project, where the applicant proposes the development of a new commercial center that will include a convenience store with ten fuel pumps, a quick serve restaurant, a sit down restaurant, a carwash, a 5-story hotel and semi-truck parking and washing facilities, on a 14.1 acre property located at the southeast corner of State Route 86 and Avenue 50 in Coachella, CA; the Imperial Irrigation District has reviewed the information and has the following comments:

1. IID will not begin any engineering or estimate costs to provide electrical service for the project until the owner submits an application, detailed loading information, project schedule and estimated in-service date. The IID customer project application is available at <http://www.iid.com/home/showdocument?id=12923>.
2. Once the applicant provides the district with the required information, IID can carry out a thorough assessment to determine the specific requirements to supply electrical service to the project. Likewise, IID will determine the availability of temporary construction power from existing power lines based on construction schedules and or phasing.
3. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the area's project manager, Carlos Puente, to initiate the customer service application process. Mr. Puente can also be reached (760) 398-5837 or by email at Cpuente@IID.com.

Luis Lopez
 April 19, 2018
 Page 2

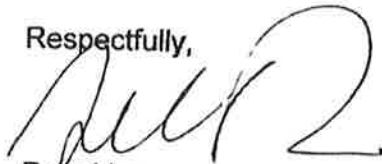
4. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
5. The applicant will be required to provide rights-of-way and easements for any power line extensions needed to serve the project
6. Line extensions to serve the project will be made in accordance with IID Regulations:
 - No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
 - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
 - No. 15 (<http://www.iid.com/home/showdocument?id=2555>) and
 - No. 20 (<http://www.iid.com/home/showdocument?id=2560>).
7. Any construction or operation on IID property or within its existing and proposed right of way or easements 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; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
8. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed developer-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
9. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
10. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to

Luis Lopez
April 19, 2018
Page 3

its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <http://www.iid.com/energy/safety/landscape-guidelines>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley - General Manager
Mike Pacheco - Manager, Water Dept.
Charles Allegranza - Manager, Energy Dept., Operations
Jamie Asbury - Deputy Manager, Energy Dept., Operations
Vance Taylor - Asst. General Counsel
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Carlos Vasquez - Deputy Manager, Energy Dept., Planning & Engineering.
Enrique De Leon - Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp - Superintendent, Regulatory & Environmental Compliance
Harold Walk Jr. - Supervisor, Real Estate Randy Gray - ROW Agent, Real Estate
Randy Gray - ROW Agent, Real Estate



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Carlos Campos, City Attorney
Best Best & Krieger, LLP

SUBJECT: Ordinance No. 1151, an Interim Urgency Ordinance of the City Of Coachella, California, to Extend by Ten (10) Months and Fifteen (15) Days Ordinance No. 1149, which Established a 45-Day Moratorium on City Approvals of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Facilities Within the City, to Allow Consideration of Appropriate Amendments to the General Plan or Zoning Code to Address the Impact of These Institutions on the Public Welfare in Accordance with Government Code Section 65858 (4/5ths Vote Required).

SUMMARY:

Staff requests that the City Council of the City of Coachella extend by ten (10) months and fifteen (15) days Interim Urgency Ordinance No. 1149, a 45-day moratorium on City approvals of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities on a city-wide basis. The purpose of the moratorium is to allow the City time to study potential amendments to the General Plan or Zoning Code to address the impacts that such facilities have on the public health, safety, and welfare. An extension ordinance requires a four-fifths (4/5th) vote of the City Council to pass.

STAFF ANALYSIS:

On November 20, 2019, the City Council adopted an interim urgency ordinance, Ordinance No. 1149, that temporarily suspends the City's approval of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within city limits. For more details, a copy of the November 20, 2019 staff report is attached as Exhibit B for reference. A copy of Ordinance No. 1149 is also attached hereto as Exhibit C. The interim urgency ordinance is effective for 45 days and is set to expire on January 4, 2020.

The moratorium was established to allow the City the opportunity to consider amendments to the General Plan or Zoning Code to better regulate the location of prisons or detention facilities within the City, and to address the impact these uses have on the health, safety, and welfare of Coachella residents. U.S. Immigration and Customs Enforcement (ICE) facilities, particularly privately owned ones, have received criticism in recent years for their poor management and dangerous housing conditions. This criticism has prompted California to pass laws to address

the reported inhumane conditions associated with private, for-profit prison and detention facilities. On October 11, 2019, Governor Gavin Newsom signed AB 32 , which will phase out the use of for-profit prisons and ban private immigration detention facilities in California starting January 1, 2020. As a result of AB 32 and the increasing number of migrants for ICE to process, the City anticipates that federal agencies will seek to locate their prisons and detention facilities in the Coachella Valley to offset the private, for-profit facility closures in California.

The City’s local regulations do not address the location and operation of correctional facilities and prisons such as the ones described above. The City will require time to study the impacts on the health, safety, and welfare of Coachella residents to come up with appropriate regulations. Further, due to conflicting federal and state legal policy on this issue, the City must carefully consider the most appropriate policy direction to take that best represents the community’s values while addressing these issues.

Since the adoption of the 45-day moratorium, the City Attorney, working with the Planning Department, has started to review development and land use standards for prisons and detention facilities in Coachella. Measures taken to date include: (1) reviewing and researching draft ordinance language to better regulate the siting of prisons and detention facilities, including any facility used to provide foster services to separated minors, (2) soliciting community feedback, and (3) researching conflicting federal and state laws and policies applicable to the proposed ordinance. (See Exhibit D, City Council Report, dated December 11, 2019.)

Although staff has started research and discussions about the measures described above, they have not yet finished their work in this regard. As such, staff is requesting the Council to extend the moratorium for an additional period of ten (10) months and fifteen (15) days in accordance with Government Code Section 65858 to a new expiration date of November 19, 2020. Should staff complete their work before the moratorium expires, a request to lift the moratorium will be submitted to the City Council for consideration.

The moratorium may be extended by adopting the attached Interim Urgency Ordinance No. 1151 attached as Exhibit A. The Interim Urgency Ordinance clarifies that the term “correctional facility” also includes a “foster care placement center for unaccompanied or separated minors.”

As an Interim Urgency Ordinance, this Ordinance requires a four-fifths (4/5ths) vote of the City Council to pass. The moratorium, if extended, will remain in effect until November 19, 2020, unless otherwise lifted by the City Council. It can then be extended for one (1) additional year by adoption of another interim urgency ordinance after conducting a noticed public hearing in accordance with State law.

ENVIRONMENTAL:

Staff recommends that the City Council find that this ordinance is not subject to the California Environmental Quality Act under California Code of Regulations, Title 14, Section 15060, subdivision (c)(2), because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment nor under subdivision (c)(3) because the activity has

no potential for resulting in physical change to the environment, directly or indirectly and so is not a project. The ordinance temporarily ensures that the status quo is maintained.

FISCAL IMPACT:

No anticipated fiscal impacts.

EXHIBITS:

- A. Interim Urgency Ordinance
- B. Staff Report – November 20, 2019
- C. Ordinance No. 1149
- D. City Council Report – December 11, 2019

ORDINANCE NO. 1151

AN INTERIM URGENCY ORDINANCE OF THE CITY OF COACHELLA, CALIFORNIA, TO EXTEND INTERIM URGENCY ORDINANCE NO. 1149 FOR AN ADDITIONAL TEN (10) MONTHS AND FIFTEEN (15) DAYS, AND CONTINUE FOR THIS PERIOD A TEMPORARY MORATORIUM ON CITY APPROVAL OF NEW APPLICATIONS FOR THE CONSTRUCTION OR OPERATION OF PRISONS, JAILS, CORRECTIONAL FACILITIES, AND DETENTION FACILITIES WITHIN THE CITY, FOR CONSIDERATION OF APPROPRIATE AMENDMENTS TO THE GENERAL PLAN OR ZONING CODE IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65858. (4/5^{ths} Vote Required.)

City Attorney’s Summary

Pursuant to Government Code Section 65858, this Interim Urgency Ordinance extends a 45-day moratorium, Ordinance No. 1149, for an additional period of ten (10) months and fifteen (15) days approvals of new applications for the construction and use of prisons, jails, correctional facilities, and detention facilities on any sites located within the City of Coachella. If adopted, this interim ordinance will continue to pause approvals of new applications for land use entitlements and other permits for the development or operation of all such facilities, including for-profit prisons and facilities used to house detained immigrants, to allow the City time to study and consider contemplated amendments to the General Plan or Zoning Code to address the potential impacts of these institutions on the public welfare. This Ordinance requires a four-fifths (4/5th) vote of the City Council to pass. The City may extend this Ordinance once more for one additional year by adoption of a second extension ordinance, which requires notice in accordance with Government Code Section 65090, a public hearing, and an additional four-fifths (4/5th) vote of the City Council to pass.

THE CITY COUNCIL OF THE CITY OF COACHELLA ORDAINS:

SECTION 1. Findings.

- A. Many families have travelled to the United States in recent years to seek asylum in order escape from persecution and targeted violence in their home countries.
- B. When arriving to the United States, these migrant families are often separated and detained in a manner that violates their human rights.

- C. A number of reports in the media have documented the deaths of migrant detainees and children held in immigration detention facilities. In May 2018, it was reported that a 19-month old girl died weeks after being released from a migrant family detention center in Texas, allegedly due to poor medical care at the facility. (*The immigrants who have died in U.S. custody in 2018*, Erin Durkin, *The Guardian*, (December 29, 2018) available at <https://www.theguardian.com/us-news/2018/dec/29/immigrant-deaths-us-custody-felipe-gomez-alonzo-jakelin-caal> (as of Nov. 17, 2019).)
- D. Investigations by civil rights organizations, and federal and state agencies have likewise documented a pattern of inhumane and unconstitutional treatment of inmates and detainees at private, for-profit prisons and detention facilities.
- E. An investigation by the U.S. Department of Justice (USDOJ) found that private prisons were less safe than federal prisons, poorly administered, and provided limited long-term savings for the federal government. (USDOJ, *Review of the Federal Bureau of Prisons' Monitoring of Contract Prisons*, August 2016, available at <https://oig.justice.gov/reports/2016/e1606.pdf> (as of Nov. 17, 2019)). The analysis further noted that private prisons also had higher assaults, both by inmates on other inmates and by inmates on staff. Additionally, the USDOJ discovered that new inmates in the for-profit facilities were improperly housed in the Special Housing Units (SHU), which are supposed to be for disciplinary or administrative segregation purposes. Numerous other studies and reports document problems with private, for-profit prison facilities. (See Justice Policy Institute, *The Problem with Private Prisons*, February 2, 2018, Tara Joy, available at <http://www.justicepolicy.org/news/12006> (as of Nov. 17, 2019); and American Civil Liberties Union, *Banking on Bondage: Private Prisons and Mass Incarceration*, November 2011, available at <https://www.aclu.org/banking-bondage-private-prisons-and-mass-incarceration> (as of Nov. 17, 2019).)
- F. A recent report by the California Attorney General found that private detention facilities performed insufficient safety checks for individuals on suicide watch, had inadequate mental health staffing, and had untrained staff deciding whether an individual can access medical care. (California Department of Justice, *Immigration Detention in California*, February 2019, available at <https://oag.ca.gov/sites/all/files/agweb/pdfs/publications/immigration-detention-2019.pdf> (as of Nov. 17, 2019).) Similarly, Disabilities Rights California (DRC), a legal advocacy group, released a report in March 2019 detailing the unsafe conditions affecting persons with mental illness and other disabilities at a California for-profit detention facility. (DRC, *There Is No Safety Here: The Dangers for People with Mental Illness and Other Disabilities in Immigration Detention at GEO Group's Adelanto ICE Processing Center*, March 2019, available at https://www.disabilityrightsca.org/system/files/fileattachments/DRC_REPORT_A_DELANTO-IMMIG_DETENTION_MARCH2019.pdf (as of Nov. 17, 2019).)

- G. In response to these reports, several organizations and companies have divested from private, for-profit corporations that own and operate detention facilities. For example, Bank of America announced on June 26, 2019 that they “would no longer finance operators of immigrant detention centers and private prisons.” (*Bank of America to cut ties with companies that help run immigrant detention centers, private prisons*, N’dea Yancey-Bragg, USA Today, (June 27, 2019) available at <https://www.usatoday.com/story/money/2019/06/27/bank-america-cutties-detention-centers-private-prisons/1589221001/> (as of Nov. 17, 2019)). The article also reported that JPMorgan Chase and Wells Fargo made similar announcements earlier in the year.
- H. To address the reported inhumane conditions associated with private, for-profit facilities, on October 11, 2019, Governor Gavin Newsom signed Assembly Bill No. 32 (AB 32) into law, which will phase out the use of for-profit prisons and ban private immigration detention facilities in California starting January 1, 2020. As of January 1, AB 32 will prohibit the state from entering into or renewing contracts with private prison facilities or detention facilities unless it is necessary to comply with a court-ordered population cap. It also allows for private detention facilities only if they are leased and operated by a law enforcement agency instead of a private, nongovernmental, for-profit entity. The bill requires that private prisons be phased out completely by 2028.
- I. The City’s local regulations do not address the location and operation of correctional facilities and prisons. In the wake of the AB 32’s passage and related state laws, as well as the potential legal conflicts between state and federal policy, the City requires time to carefully consider whether City policy will allow prisons, and correctional/detention facilities, including private, for-profit facilities to be sited within its limits and, if so, how best to regulate them. The City anticipates that federal agencies will seek to locate their prisons and detention facilities in the Coachella Valley to offset private, for-profit facility closures in California.
- J. To address these matters, on November 20, 2019, the City Council adopted Ordinance No. 1149, an interim urgency ordinance that temporarily suspended the City’s approval of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within city limits. The moratorium was established to allow the City the opportunity to consider amendments to the General Plan or Zoning Code to better regulate the location of prisons or detention facilities within the City, and address how these land uses impact the health, safety, and welfare of Coachella residents.
- K. An extension of the 45-day moratorium on new prisons, jails, correctional facilities, and detention facilities is necessary to address a current and immediate threat to the public health, safety, or welfare of Coachella residents. As noted above, at present the City does not have local regulations in place regarding the siting of prisons, jails, correctional facilities or detention facilities. Further, due to conflicting federal and state legal policy on this issue, the City of Coachella must

carefully consider the most appropriate policy direction to take that best represents the Community's values while addressing these policy issues. In order to provide the City the time necessary to properly research, consider and draft comprehensive and effective City policy on this issue, extension of the 45-day prohibition on the siting of prisons, jails, correctional facilities, and detention facilities within the City is necessary.

- L. Since the adoption of the interim ordinance, the City Attorney has been working with the Planning Department to address the current and immediate threat to the public health, safety, and welfare created by the lack of appropriate regulations for the siting of prisons and detention facilities. Measures taken to date include: (1) drafting a proposed ordinance to better regulate the siting of prisons and detention facilities, including any facility used to provide foster services to separated minors, (2) soliciting public feedback, and (3) researching conflicting Federal and State laws and policies applicable to the proposed ordinance. Because this work is still underway but not yet complete, extension of the moratorium is necessary.

SECTION 2. Now, therefore, in accordance with California Government Code Section 65858, the City Council adopts an interim urgency ordinance to extend the 45-day moratorium on the approval of new applications for land use entitlements and permits to construct or operate prisons, jails, correctional facilities, and detention facilities as follows:

- A. Definitions. For purposes of this ordinance, the following terms and definitions are used:
- i. "Correctional facility" means any prison, jail, correctional facility, or detention facility, including an immigration detention facility or a foster care placement center for unaccompanied or separated minors, that is operated by a person, private entity, or government agency.
 - ii. "Moratorium" means a temporary prohibition of an activity.
 - iii. "New application(s)" mean any application(s) for a permit to construct or operate a correctional facility that has not been received and deemed complete on or before the effective date of this ordinance.
- B. Moratorium. Notwithstanding anything to the contrary in existing City law, including but not limited to, the General Plan, the Municipal Code, the Zoning Code, and other governing City planning document or policy, a moratorium is hereby placed on: the City approval of any new application for a conditional use permit for a correctional facility, as defined in this Ordinance, subject to the following exceptions:
- i. When necessary to comply with a court order; or

- ii. When a decision to not approve a new application will result in a breach of contract by the City.
- C. Boundaries. This moratorium applies city-wide.
- D. Notification of Permittees and Applicants.
 - i. The City staff shall distribute a true and correct copy of this Ordinance to all correctional facility permittees in the City, and all applicants for correctional facility conditional use permits with applications pending, and
 - ii. The City staff shall post a copy of this Ordinance on the City's website..
- E. Duration. The moratorium, initially adopted by Ordinance No. 1149, shall be extended for ten (10) months and fifteen (15) so that the moratorium will automatically expire on November 19, 2020. The moratorium may be extended as provided in Government Code section 65858 for one additional year.
- F. Applications. The City shall accept and process applications for approvals prohibited by this moratorium if so required by any state law or court order. Any new application received and processed during the moratorium shall be processed at the applicant's sole cost and risk with the understanding that no permit for correctional facility uses will be approved with respect to a new application while this moratorium, or any extension of it, is in effect.

SECTION 3. The City Council hereby directs the Department of Planning Services and the City Attorney to study and develop potential amendments to the General Plan, Municipal Code, Zoning Code or any other governing City planning document or policy related to the fiscal and legal impacts from permitting prisons and correctional facilities within the City.

SECTION 4. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act under California Code of Regulations, Title 14, Section 15060, subdivision (c)(2), because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment nor under subdivision (c)(3) because the activity has no potential for resulting in physical change to the environment, directly or indirectly and so is not a project. The Ordinance temporarily ensures that the status quo is maintained.

SECTION 5. Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provisions thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

SECTION 6. Effectiveness. This Ordinance is declared an interim urgency measure necessary for the immediate protection and preservation of the public peace, health, safety, and welfare for the reasons stated above, and it takes effect immediately on adoption by the City Council by at least a four-fifths (4/5th) vote, and signing by the City Clerk.

SECTION 7. Report. Ten days before this interim urgency ordinance or any extension thereof expires, the City Council shall issue a written report describing the measures that the City has taken to address the conditions that led to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

CERTIFICATION

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

I, Andrea J. Carranza, Deputy City Clerk of the City of Coachella, California, do hereby certify that Ordinance No. 1151 is a full, true, and correct copy, and was adopted at a special meeting of the Coachella City Council on December 11, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Coachella, California, this 11th day of December 2019.

Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
11/20/2019

TO: Honorable Mayor and City Council Members

FROM: Carlos Campos, City Attorney
Best Best & Krieger LLP

SUBJECT: Interim Urgency Ordinance, Ordinance No. 1149, adopting a temporary moratorium on City approvals of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within the City, to allow consideration of appropriate amendments to the General Plan or Zoning Code to address these issues in accordance with Government Code section 65858.

STAFF RECOMMENDATION:

Staff recommends that the City Council of the City of Coachella (City) adopt Ordinance No. 1149 approving a 45-day moratorium, effective immediately, on approvals of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities on a city-wide basis, to allow the City to study appropriate amendments to the General Plan or Municipal Code in response to the potential siting of prisons, detention facilities and other correctional facilities within the City. The moratorium requires a four-fifths vote of the City Council to pass.

BACKGROUND:

The City of Coachella is less than 100 miles from the Mexican border. In May 2018, a sizeable group of migrants from Central America travelled through Mexico and reached the U.S. border to request asylum. (Miriam Jordan, "This Isn't the First Migrant Caravan to Approach the U.S. What Happened to the Last One?," *The New York Times* (October 23, 2018) available at <https://www.nytimes.com/2018/10/23/us/migrant-caravan-border.html> (as of Nov. 17, 2019)). Several who sought asylum were parents and children who were separated under the zero-tolerance policy that criminally prosecuted illegal entrants. (*Id.*) The migrants were typically mothers, children and young men who had fled violence in their home countries. (*Id.*)

In late 2018, large groups of migrants from Central America intended to reach the United States via Mexico to flee from violence, poverty, and political repression. (Erin Durkin "Trump threatens to close US-Mexico border over Honduran migrant caravan," *The Guardian*, (October 18, 2018) available at <https://www.theguardian.com/us-news/2018/oct/18/trump-threatens-to-close-us-mexico-border-over-migrant-caravan> (as of November 17, 2019)). Since then,

additional groups of migrants have set out toward the U.S.-Mexico border, resulting in a record level of migrants apprehended by federal immigration officials.

With peak numbers of migrants to process, federal immigration officials are now looking to add new detention centers across California. (Tatiana Sanchez, “ICE scouting locations across California for detention centers to hold 5,600,” *San Francisco Chronicle*, (May 17, 2019) available at <https://www.sfchronicle.com/news/article/ICE-scouting-locations-across-California-for-13855088.php#> (as of Nov. 17, 2019)). In late April, Immigration and Customs Enforcement (ICE) posted a request for information, seeking to “identify potential detention facilities to hold criminal aliens and other immigration violators.” (*Id.*) The potential sites could be existing facilities or land to be developed. (*Id.*) Another request was posted by ICE more recently on October 16, 2019 seeking proposals from private companies to lease their existing facilities. (Tatiana Sanchez, “California is trying to banish private immigration detention centers. ICE has other plans,” *San Francisco Chronicle*, (November 2, 2019) available at <https://www.sfchronicle.com/news/article/California-is-trying-to-banish-immigration-14802851.php> (as of Nov. 17, 2019)).

These types of facilities have drawn criticism and scrutiny for the poor management. In a February 2019 report by the California Attorney General, a number of problems were identified at ICE detention facilities located within the state, including prolonged periods of confinement without breaks, inadequate access to translators or interpreters, inability to receive medical and mental health services, and barriers to contacting relatives and support services outside the facilities. (Tatiana Sanchez, “ICE detention: California finds poor conditions in immigration holding centers,” *San Francisco Chronicle*, (February 26, 2019) available at <https://www.sfchronicle.com/news/article/ICE-detention-California-finds-poor-conditions-13647315.php> (as of Nov. 17, 2019)). In a separate 2019 report, the State Auditor found that cities were not properly managing their contracts with private operators to ensure that they comply with ICE detention standards. (See “City and County Contracts With U.S. Immigration and Customs Enforcement Fact Sheet,” Auditor of the State of California, (February 26, 2019) available at <https://www.bsa.ca.gov/pdfs/factsheets/2018-117.pdf> (as of Nov. 17, 2019)). The state further noted that private operators were not addressing serious health and safety issues, such as recurring problems of detainees hanging bedsheets at facilities despite a prior suicide attempts, and failure to submit ICE detainee grievances alleging staff misconduct. (*Id.*)

California Legislation: SB 29 and AB 32

In response to these issues, California has passed two laws to restrict contracts with the federal government and private prison corporations for purposes of operating prisons and detention facilities in the state.

Senate Bill No. 29: Law Enforcement - Immigration

Effective January 1, 2018, SB 29 bars cities, counties, and local law enforcement from entering into new contracts with the federal government or private prison companies in order to detain noncitizens for purposes of civil immigration custody. It further prohibits local governments from modifying existing contracts with the federal government or private prison companies to

expand the maximum number of contract beds for immigration detention purposes. Finally, the bill prohibits cities, counties, and public agencies from conveying land or issuing a permit for the building or reuse of existing buildings by a private corporation, contractor, or vendor to detain noncitizens for civil immigration proceedings unless the specified notice to the public has been given and a public hearing held regarding the action.

Assembly Bill No. 32: Private, For-Profit Prison and Detention Facilities

On October 11, 2019, Governor Gavin Newsom signed AB 32, prohibiting the state from entering into contracts with private for-profit prisons, and banning any person from operating a private detention facility within California.

The first major component of the bill prohibits the California Department of Corrections and Rehabilitation (CDCR) from entering into, or renewing, contracts with “private, for-profit prison facilities,” on or after January 1, 2020 to house state prison inmates, and requires that all inmates under CDCR jurisdiction be removed from private, for-profit facilities on or before January 1, 2028. The bill does not prohibit CDCR from renewing or extending a contract to house state prison inmates in order to comply with any court-ordered population cap.

The second major component of the bill prohibits persons from operating a “private detention facility” within the state, unless an exception applies. A “private detention facility” means “a detention facility that is operated by a private, nongovernmental, for-profit entity, and operating pursuant to a contract or agreement with a governmental entity.” There are a number of exceptions to this general rule, including for facilities that provide (1) rehabilitative, medical, or educational services to juveniles under court jurisdiction; (2) evaluation or treatment services to persons detained or committed for mental health reasons; and (3) educational, vocational, medical, or other ancillary services provided to inmates.

This prohibition also does not apply to “any privately owned property or facility that is leased and operated by the [CDCR] or a county sheriff or ***other law enforcement agency.***” Nor does it affect a private detention facility operating under a valid contract with a governmental entity that was in effect before January 1, 2020, for the duration of that contract (but any extension would be prohibited). Lastly, the bill allows for the operation of a private detention facility if its contract was renewed by the CDCR to comply with the requirements of a court-ordered population cap.

DISCUSSION/ANALYSIS:

With the passage of SB 29 and AB 32 and the record number of detained migrants for ICE to process, the City may be under consideration by ICE to establish a prison or detention facility here. Staff anticipates that federal and state agencies will seek to locate prisons and detention facilities in the Coachella Valley to offset private, for-profit facility closures in California caused by AB 32. Further, due to conflicting Federal and State legal policy on this issue, the City of Coachella must carefully consider the most appropriate policy direction to take that best represents the Community’s values while addressing these policy issues in compliance with applicable law. In order to provide the City the time necessary to properly research, consider and

draft comprehensive and effective City policy on this issue, a temporary prohibition on the siting of prisons, jails, correctional facilities, and detention facilities within the City is necessary.

An interim urgency ordinance adopted pursuant to Government Code Section 65858 to prohibit new prison and detention facilities for 45 days will address the current and immediate threat to the public health, safety, or welfare of Coachella residents. By imposing a temporary pause on development, this will provide the City time to adequately regulate prison and detention facilities within its limits.

ENVIRONMENTAL:

Staff recommends that the City Council find that this ordinance is not subject to the California Environmental Quality Act under California Code of Regulations, Title 14, Section 15060, subdivision (c)(2), because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment nor under subdivision (c)(3) because the activity has no potential for resulting in physical change to the environment, directly or indirectly and so is not a project. The ordinance temporarily ensures that the *status quo* is maintained.

FISCAL IMPACT:

No anticipated fiscal impacts.

ORDINANCE NO. 1149

AN INTERIM URGENCY ORDINANCE OF THE CITY OF COACHELLA, CALIFORNIA, ADOPTING A TEMPORARY MORATORIUM ON CITY APPROVALS OF NEW APPLICATIONS FOR THE CONSTRUCTION OR OPERATION OF PRISONS, JAILS, CORRECTIONAL FACILITIES, AND DETENTION FACILITIES WITHIN THE CITY, FOR CONSIDERATION OF APPROPRIATE AMENDMENTS TO THE GENERAL PLAN OR MUNICIPAL CODE IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65858. (4/5th Vote Required.)

City Attorney's Summary

Pursuant to Government Code Section 65858, this Interim Urgency Ordinance places a moratorium on the City's approval of new applications for the construction and use of prisons, jails, correctional facilities, and detention facilities on any sites located within the City of Coachella. If adopted, this moratorium will pause approvals of new applications for land use entitlements and other permits for the development or operation of all such facilities, including for-profit prisons and facilities used to house detained immigrants, to allow the City time to study and consider contemplated amendments to the General Plan or Zoning Code to address the potential impacts of these institutions on the public welfare. The moratorium requires a four-fifths (4/5th) vote of the City Council to pass. The moratorium will take effect immediately, and have a duration of forty-five (45) days. The City may extend this moratorium one additional time by twelve (12) months by adoption of an extension ordinance, which requires notice in accordance with Government code Section 65090, a public hearing, and an additional four-fifths (4/5th) vote of the City Council to pass. The City may adopt no more than two extension ordinances, the first for up to 10 months and 15 days, and the second for up to another 12 months.

THE CITY COUNCIL OF THE CITY OF COACHELLA ORDAINS:

SECTION 1. Findings.

- A. Many families have travelled to the United States in recent years to seek asylum in order escape from persecution and targeted violence in their home countries.
- B. When arriving to the United States, these migrant families are often separated and detained in a manner that violates their human rights.

- C. A number of reports in the media have documented the deaths of migrant detainees and children held in immigration detention facilities. In May 2018, it was reported that a 19-month old girl died weeks after being released from a migrant family detention center in Texas, allegedly due to poor medical care at the facility. (*The immigrants who have died in U.S. custody in 2018*, Erin Durkin, *The Guardian*, (December 29, 2018) available at <https://www.theguardian.com/us-news/2018/dec/29/immigrant-deaths-us-custody-felipe-gomez-alonzo-jakelin-caal> (as of Nov. 17, 2019).)
- D. Investigations by civil rights organizations, and federal and state agencies have likewise documented a pattern of inhumane and unconstitutional treatment of inmates and detainees at private, for-profit prisons and detention facilities.
- E. An investigation by the U.S. Department of Justice (USDOJ) found that private prisons were less safe than federal prisons, poorly administered, and provided limited long-term savings for the federal government. (USDOJ, *Review of the Federal Bureau of Prisons' Monitoring of Contract Prisons*, August 2016, available at <https://oig.justice.gov/reports/2016/e1606.pdf> (as of Nov. 17, 2019)). The analysis further noted that private prisons also had higher assaults, both by inmates on other inmates and by inmates on staff. Additionally, the USDOJ discovered that new inmates in the for-profit facilities were improperly housed in the Special Housing Units (SHU), which are supposed to be for disciplinary or administrative segregation purposes. Numerous other studies and reports document problems with private, for-profit prison facilities. (See Justice Policy Institute, *The Problem with Private Prisons*, February 2, 2018, Tara Joy, available at <http://www.justicepolicy.org/news/12006> (as of Nov. 17, 2019); and American Civil Liberties Union, *Banking on Bondage: Private Prisons and Mass Incarceration*, November 2011, available at <https://www.aclu.org/banking-bondage-private-prisons-and-mass-incarceration> (as of Nov. 17, 2019).)
- F. A recent report by the California Attorney General found that private detention facilities performed insufficient safety checks for individuals on suicide watch, had inadequate mental health staffing, and had untrained staff deciding whether an individual can access medical care. (California Department of Justice, *Immigration Detention in California*, February 2019, available at <https://oag.ca.gov/sites/all/files/agweb/pdfs/publications/immigration-detention-2019.pdf> (as of Nov. 17, 2019).) Similarly, Disabilities Rights California (DRC), a legal advocacy group, released a report in March 2019 detailing the unsafe conditions affecting persons with mental illness and other disabilities at a California for-profit detention facility. (DRC, *There Is No Safety Here: The Dangers for People with Mental Illness and Other Disabilities in Immigration Detention at GEO Group's Adelanto ICE Processing Center*, March 2019, available at https://www.disabilityrightsca.org/system/files/fileattachments/DRC_REPORT_A_DELANTO-IMMIG_DETENTION_MARCH2019.pdf (as of Nov. 17, 2019).)

- G. In response to these reports, several organizations and companies have divested from private, for-profit corporations that own and operate detention facilities. For example, Bank of America announced on June 26, 2019 that they “would no longer finance operators of immigrant detention centers and private prisons.” (*Bank of America to cut ties with companies that help run immigrant detention centers, private prisons*, N’dea Yancey-Bragg, USA Today, (June 27, 2019) available at <https://www.usatoday.com/story/money/2019/06/27/bank-america-cutties-detention-centers-private-prisons/1589221001/> (as of Nov. 17, 2019)). The article also reported that JPMorgan Chase and Wells Fargo made similar announcements earlier in the year.
- H. To address the reported inhumane conditions associated with private, for-profit facilities, on October 11, 2019, Governor Gavin Newsom signed Assembly Bill No. 32 (AB 32) into law, which will phase out the use of for-profit prisons and ban private immigration detention facilities in California starting January 1, 2020. As of January 1, AB 32 will prohibit the state from entering into or renewing contracts with private prison facilities or detention facilities unless it is necessary to comply with a court-ordered population cap. It also allows for private detention facilities only if they are leased and operated by a law enforcement agency instead of a private, nongovernmental, for-profit entity. The bill requires that private prisons be phased out completely by 2028,
- I. The City’s local regulations do not address the location and operation of correctional facilities and prisons. In the wake of the AB 32’s passage and related state laws, as well as the potential legal conflicts between state and federal policy, the City requires time to carefully consider whether City policy will allow prisons, and correctional/detention facilities, including private, for-profit facilities to be sited within its limits and, if so, how best to regulate them. The City anticipates that federal agencies will seek to locate their prisons and detention facilities in the Coachella Valley to offset private, for-profit facility closures in California.
- J. A temporary moratorium on new prisons, jails, correctional facilities, and detention facilities is necessary to address a current and immediate threat to the public health, safety, or welfare of Coachella residents. As noted above, at present the City does not have local regulations in place regarding the siting of prisons, jails, correctional facilities or detention facilities. Further, due to conflicting Federal and State legal policy on this issue, the City of Coachella must carefully consider the most appropriate policy direction to take that best represents the Community’s values while addressing these policy issues. In order to provide the City the time necessary to properly research, consider and draft comprehensive and effective City policy on this issue, a temporarily prohibition on the siting of prisons, jails, correctional facilities, and detention facilities within the City is necessary.

SECTION 2. Now, therefore, in accordance with California Government Code Section 65858, the City Council adopts a moratorium on the approval of new applications for

land use entitlements and permits to construct or operate prisons, jails, correctional facilities, and detention facilities as follows:

- A. Definitions. For purposes of this ordinance, the following terms and definitions are used:
- i. “Correctional facility” means any prison, jail, correctional facility, or detention facility, including an immigration detention facility, and a foster family detention facility, that is operated by a person, private entity, or government agency.
 - ii. “Moratorium” means a temporary prohibition of an activity.
 - iii. “New application(s)” mean any application(s) for a permit to construct or operate a correctional facility that has not been received and deemed complete on or before the effective date of this ordinance.
- B. Moratorium. Notwithstanding anything to the contrary in existing City law, including but not limited to, the General Plan, the Municipal Code, the Zoning Code, and other governing City planning document or policy, a moratorium is hereby placed on: the City approval of any new application for a conditional use permit for a correctional facility, as defined in this Ordinance, subject to the following exceptions:
- i. When necessary to comply with a court order; or
 - ii. When a decision to not approve a new application will result in a breach of contract by the City.
- C. Boundaries. This moratorium applies city-wide.
- D. Notification of Permittees and Applicants.
- i. The City staff shall distribute a true and correct copy of this Ordinance to all correctional facility permittees in the City, and all applicants for correctional facility conditional use permits with applications pending, and
 - ii. The City staff shall post a copy of this Ordinance on the City’s website.
- E. Duration. The moratorium shall be in effect for forty-five (45) days from the adoption of this Ordinance. The moratorium may be extended as provided in Government Code section 65858.
- F. Applications. The City shall accept and process applications for approvals prohibited by this moratorium if so required by any State law or court order. Any new application received and processed during the moratorium shall be processed at the applicant’s sole cost and risk with the understanding that no permit for correctional facility uses will be approved with respect to a new application while this moratorium, or any extension of it, is in effect.

SECTION 3. Study. The City Council hereby directs the Department of Planning Services and the City Attorney to study and develop potential amendments to the General Plan, Municipal Code, Zoning Code or any other governing City planning document or policy related to the fiscal and legal impacts from permitting correctional facilities within the City.

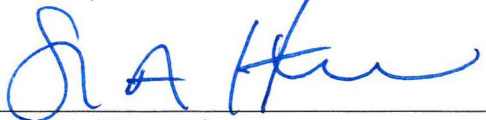
SECTION 4. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act under California Code of Regulations, Title 14, Section 15060, subdivision (c)(2), because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment nor under subdivision (c)(3) because the activity has no potential for resulting in physical change to the environment, directly or indirectly and so is not a project. The Ordinance temporarily ensures that the status quo is maintained.

SECTION 5. Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provisions thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

SECTION 6. Effectiveness. This Ordinance is declared an interim urgency measure necessary for the immediate protection and preservation of the public peace, health, safety, and welfare for the reasons stated above, and it takes effect immediately on adoption by the City Council by at least a four-fifths (4/5th) vote, and signing by the City Clerk.

SECTION 7. Report. Ten days before this interim urgency ordinance or any extension thereof expires, the City Council shall issue a written report describing the measures that the City has taken to address the conditions that led to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this 20th day of November 2019.



Steven A. Hernandez
Mayor

ATTEST:



for Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read 'Carlos Campos', is written over a horizontal line. The signature is stylized and somewhat illegible.

Carlos Campos
City Attorney

CERTIFICATION

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

I, Andrea J. Carranza, Deputy City Clerk of the City of Coachella, California, do hereby certify that Ordinance No. 1149 is a full, true, and correct copy, and was adopted at a special meeting of the Coachella City Council on November 20, 2019 by the following vote:

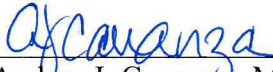
AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSENT: None.

ABSTAIN: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Coachella, California, this 20th day of November 2019.



Andrea J. Carranza, MMC
Deputy City Clerk

ATTACHMENT 1

December 11, 2019

FROM: Mayor and Members of the Coachella City Council
TO: General Public
RE: Report on Measures Taken to Alleviate the Conditions Which Led to the Adoption of Ordinance No. 1149, an Interim Urgency Ordinance that Temporarily Suspends the City's Approval of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Centers Within City Limits

On November 20, 2019, the Coachella City Council adopted Ordinance No. 1149, an interim urgency ordinance that temporarily suspends the City's approval of new applications for the construction or operation of prisons, jails, correctional facilities, and detention facilities within city limits. The moratorium was established to allow the City the opportunity to consider amendments to the General Plan or Zoning Code to better regulate the location of prisons or detention facilities within the City, and address how these land uses impact the health, safety, and welfare of Coachella residents.

Ordinance No. 1149 was adopted pursuant to California Government Code Section 65858 and provides that the ordinance shall expire 45 days from the date of its adoption (January 4, 2020), unless the ordinance is extended by the Coachella City Council after additional notice and a public hearing.

At a noticed public hearing to be held on December 11, 2019, the Coachella City Council will be asked to consider extending the interim urgency ordinance for an additional period of ten (10) months and fifteen (15) days, as authorized by Government Code Section 65858. The interim moratorium, if extended, would automatically expire November 19, 2020.

Government Code Section 65858(d) requires that at least 10 days prior to the expiration of the interim urgency ordinance, the City Council must issue a written report describing the measures taken to alleviate the conditions which led to the adoption of the ordinance. This is that required written report.

Since the adoption of the interim ordinance, the City Attorney has been working with the Planning Department to address the current and immediate threat to the public health, safety, and welfare created by the lack of appropriate regulations for the siting of prisons and detention facilities. Measures taken to date include: (1) reviewing and researching draft ordinance language to better regulate the siting of prisons and detention facilities, including any facility used to provide foster services to separated minors, (2) soliciting public feedback, and (3) researching conflicting Federal and State laws and policies applicable to the proposed ordinance.

Although Staff has started to take the measures outlined above, more research and study is necessary. Staff will therefore also be presenting to City Council at the December 11 meeting a

request to extend the moratorium for an additional period of ten (10) months and fifteen (15) days.

Respectfully submitted,

Mayor and Members of the Coachella City Council



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Coachella Green Haus – Retail Cannabis Business

- a) Resolution No. 2019-63 approving Conditional Use Permit 303 (CUP 303) proposes a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls. CUP 303 is also proposing an interim use facility to allow a temporary retail cannabis facility that will operate while the project is under construction.
- b) Ordinance No. 1145 approving Change of Zone 18-05 that proposes to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone for the proposed retail cannabis business (*First Reading*).

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the following resolutions for the Coachella Green Haus retail cannabis business, CUP 303 and CZ 18-05.

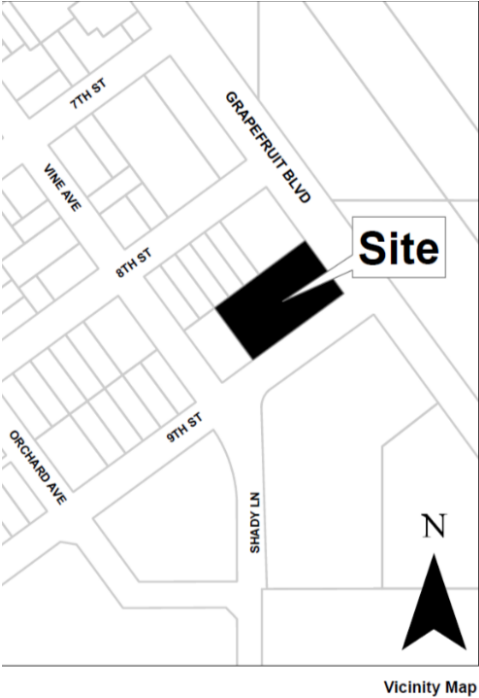
- a) Resolution No. 2019-63 approving Conditional Use Permit No. 303 that proposes a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls. The project is also proposing an interim use facility to allow a temporary retail cannabis store while the project is under construction. However Staff is unable to recommend approval of the proposed interim use facility because no details of the proposed interim use have been submitted.
- b) Introduce for 1st Reading, by title only, Ordinance No. 1145 approving Change of Zone No. 18-05 that proposes to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone.

EXECUTIVE SUMMARY:

The Coachella Green Haus Project proposes a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls. The project is also proposing an interim use facility to allow a 480 square foot temporary retail cannabis dispensary while the project is under construction.

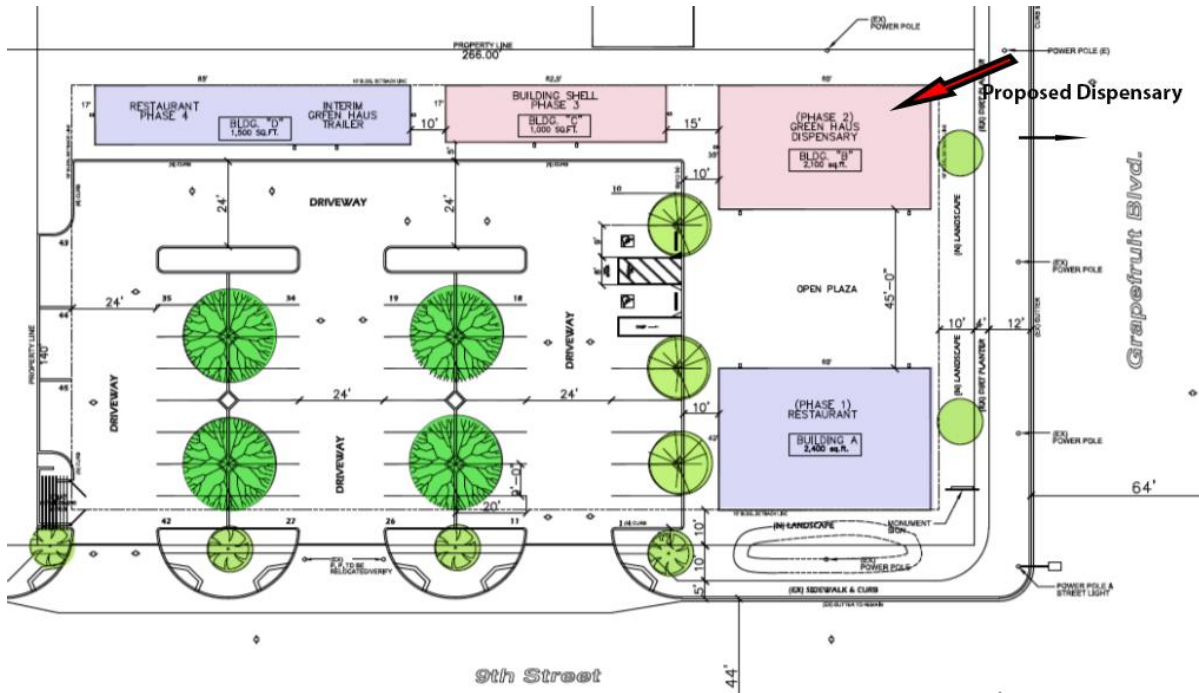
BACKGROUND:

The above referenced applications are proposed on a .9-acre vacant parcel at the NW corner of Grapefruit Blvd and 9th Street as illustrated on the following exhibits including an aerial photograph and street view photographs.





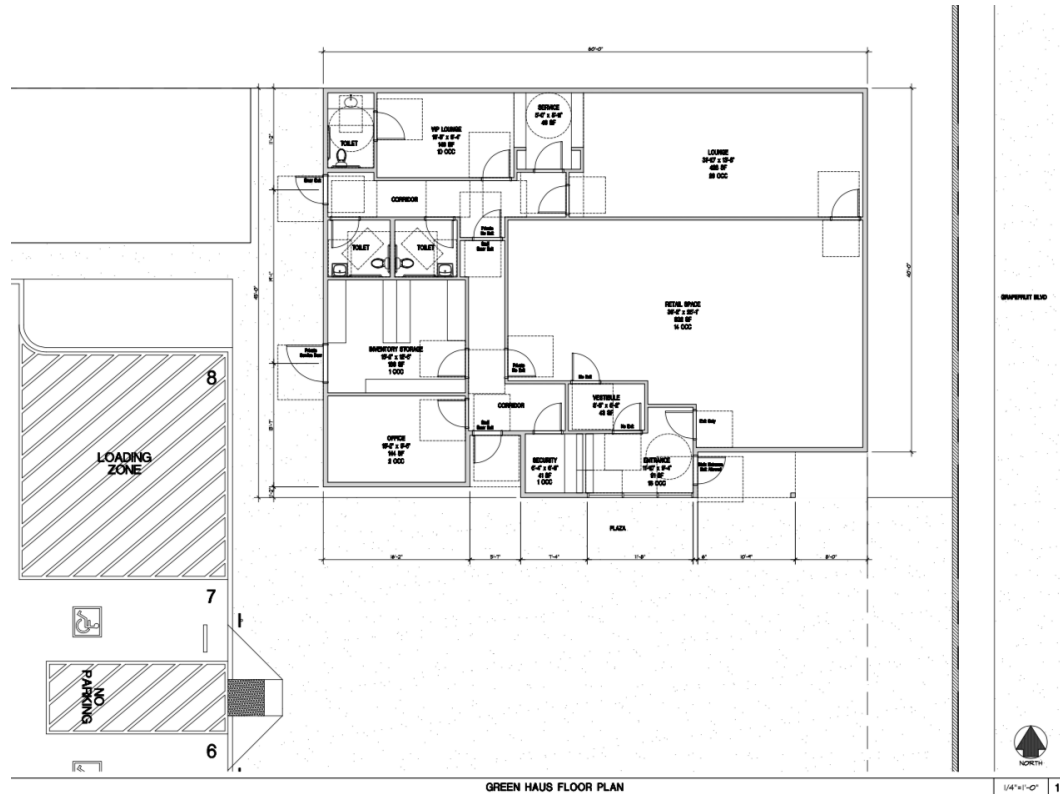
Architectural Review (AR 18-11) for was considered and approved by the Planning Commission on April 17, 2019 for the subject property. The Architectural Review approved the Pueblo Viejo Plaza Project that included four buildings including two restaurant pads and two retail/office buildings in four phases totaling 6900 square feet as seen on the exhibits below:



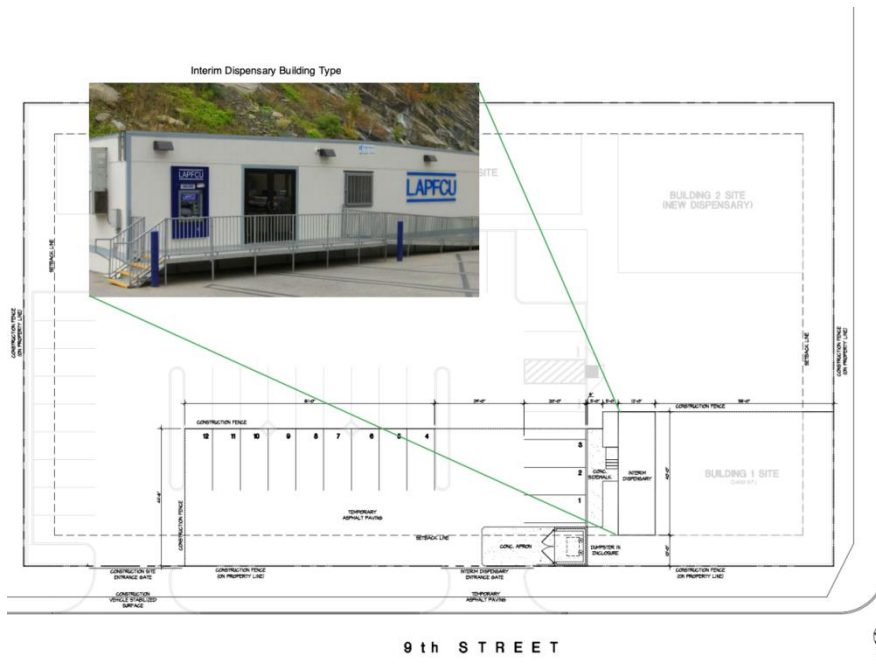
Pueblo Viejo Plaza

The Planning Commission Staff Report for AR 18-11 is included as Attachment No. 4 to this staff report.

Building B on the approved Architectural Review application, located in the northeastern portion of the site as the Green Haus dispensary. Building B is proposed as a 2100 square foot retail cannabis business within phase 2 of the Pueblo Viejo Plaza project as illustrated below:



Also proposed is a 480 square foot trailer that is proposed in the southeastern portion of the site that would operate while the permanent building is under construction as illustrated below.



DISCUSSION/ANALYSIS:

Environmental Setting:



Consistency with the Coachella General Plan

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use Element. The project is consistent with the development intensity permitted by the Downtown Center land use category.



The project site is zoned Manufacturing Service (M-S) as illustrated on the exhibit to the left. Surrounding properties to the north, south, east and west are zoned M-S (Manufacturing Service).

Surrounding land uses to the north, south, east and west of the site consist of manufacturing and commercial land uses.

Consistency with the (M-S) Manufacturing Service Zone

The proposed use is consistent with the M-S zone providing the retail cannabis overlay zone (RC) is approved for the site.

Consistency with Section 17.54.010 Parking and Landscaping Requirements

The project is consistent with the parking and landscaping requirements as outlined in Section 17.54.010 of the Municipal Code.

The project is within the Urban Greening Corridor that will be constructed along Grapefruit Blvd that will add amenities and greenery to Grapefruit Blvd.

Consistency with Section 17.47: RC Retail Cannabis Overlay Zone

The proposed project is within Sub-Zone 1 as identified within Chapter 17.47 of the Municipal Code. The project meets the property development standards as identified in Section 17.47.060, A-E as outlined below:

17.47.060 - Property development standards.

A. Project Area/Lot/Building Height Requirements. Except as specified in the applicable development agreement, CUP or regulatory permit, the project area, lot size, lot coverage and building height requirements of the underlying zone shall apply.

B. No Drive-Thru Retail Cannabis Facilities. No retail cannabis business within the RC Overlay Zone shall operate "drive-thru", "drive up", "window service" or similar facilities

whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.

C. **No Non-Storefront Retailers.** No retail cannabis business within the RC overlay zone shall be operated as "non-storefront" or "delivery only". Delivery may only be approved as ancillary to the operation of a permitted cannabis retail business which is physically located within the RC overlay zone and which primarily provides cannabis to customers on the premises.

D. **Distance Restrictions.** No retail cannabis business within the RC overlay zone shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between any part of the building containing the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:

1. "Day care center" means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.
2. "Youth center" means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

E. **Location of Customer Entrance.** No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.

F. **On-Street/Off-Street Parking and Loading.**

1. **Off-Street Parking and Loading.** Off-street parking and loading facilities for a retail cannabis business shall be provided in accordance with the provisions of Section 17.54.010-C (1) of this title.
2. **On-Street Parking and Loading.** On-street parking or loading shall be prohibited for a retail cannabis business.

ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 153061 (b) (3) that exempts projects where it is plainly clear that the activity has no potential to result in any significant impacts.

CORRESPONDENCE:

Copies of correspondence received on AR 18-11, the Pueblo Viejo Plaza Project are included as Attachment No. 5. No additional correspondence has been received on CUP 303 or CZ 18-05.

ALTERNATIVES:

- 1) Approve Conditional Use Permit No. 303 and Change of Zone No. 18-05 with the findings and conditions as recommended by the Planning Commission and Staff, without inclusion of the proposed interim facility.
- 2) Approve Conditional Use Permit No. 303 and Change of Zone No. 18-05 with the findings and conditions as recommended by the Planning Commission and Staff, including the proposed interim facility.
- 3) Deny Conditional Use Permit No. 303 and Change of Zone 18-05.
- 4) Continue these items and provide staff and the applicant with direction.

FISCAL IMPACT:

There are no fiscal impacts associated with approval of the Change of Zone and Conditional Use Permit actions. Retail cannabis businesses are required to pay a 6% cannabis excise tax based on gross receipts.

RECOMMENDED ACTIONS:

It is staff’s recommendation that the City Council open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposed Project is in conformance with the City’s General Plan and the proposed use would be consistent with the Municipal Code and compatible with the surrounding uses in the area, it is staff’s recommendation that the proposed project be approved by taking the following actions:

- 1. Motion to adopt Resolution No. 2019-63 approving Conditional Use Permit No. 303 with the findings and attached conditions of approval.
- 2. Introduce for the 1st Reading, by title only, Ordinance No. 1145 approving Change of Zone No. 18-05 that proposes to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone on the property.

Attachments: Attachment No. 1: Resolution No. 2019-63 for CUP 303
Attachment No. 2: Ordinance No. 1145 for CZ 18-05
Attachment No. 3: Exhibit A: Conditions of Approval for CUP 303
Attachment No. 4: Staff Report for AR 18-11
Attachment No. 5: Correspondence received on AR-18-11

RESOLUTION NO. 2019-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. CUP 303 THAT PROPOSES A 2,100 SQ. FT. RETAIL CANNABIS BUSINESS AS PART OF A NEW 6,900 SQ. FT. MULTI-TENANT COMMERCIAL CENTER WITH FOUR (4) BUILDINGS INCLUDING TWO (2) PROPOSED RESTAURANTS, ONE (1) RETAIL/OFFICE BUILDING AND A RETAIL CANNABIS BUSINESS. THE PROJECT ALSO INCLUDES A 480 SQUARE FOOT TRAILER THAT WILL BE USED INTERIM DISPENSARY FOR NO MORE THAN SIX MONTHS; THE PROJECT INCLUDES 45 PARKING SPACES INCLUDING 2 HANDICAPPED STALLS; THE PROPOSED PROJECT IS LOCATED AT THE NORTHWEST CORNER OF GRAPEFRUIT BLVD AND 9TH STREET; COACHELLA GREEN HAUS, APPLICANT.

WHEREAS, Pedro Padilla (on behalf of Coachella Green Haus) filed an application for Conditional Use Permit 303 a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The project includes 45 parking spaces including 2 handicapped stalls; The Project also includes a 480 square foot trailer that will be used as an interim dispensary while the permanent project is under construction. The proposed project is located at the northwest corner of Grapefruit Blvd and 9th street; Assessor’s Parcel No. 778-102-008; Coachella Green Haus, Applicant; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 303 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permits and a Change of Zone to allow the Project; and,

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve Conditional Use Permit No. 303, subject to the findings listed below and the attached Conditions of Approval for the Coachella Green Haus (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 303

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plans proposes a retail cannabis business. The Project complies with applicable RC-MS (Manufacturing Service-Cannabis Overlay) zoning standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Downtown Center land use designation of the City’s general plan. This category provides for a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent land uses.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3) that exempts projects where it is plainly clear that the activity has no potential to result in any significant impacts.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-63 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”
CONDITIONS OF APPROVAL FOR THE COACHELLA GREEN HAUS
RETAIL CANNABIS DISPENSARY
(CUP 303).

General Conditions

Conditional Use Permit No. 303 is contingent upon City Council approval of the attendant Change of Zone 18-05 application. Conditional Use Permit No. 303 hereby approves the establishment of a 2100 square foot retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The Project also includes a 480 square foot interim cannabis dispensary that is permitted to operate for no more than 12 months, or prior to issuance of a certificate of occupancy, whichever occurs first. The project includes 45 parking spaces including 2 handicapped stalls. The proposed project is located the northwest corner of Grapefruit Blvd and 9th Street.

1. The applicant shall secure building permits for the new cannabis business through the City’s Building Division and the Riverside County Fire Marshal’s office prior to the commencement of business activities. Hours of operation for the retail cannabis business may be from 7:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
2. Conditional Use Permit No. 303 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.
3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Coachella Green Haus and the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Green Haus Development applications.
 - b. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
 - c. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
 - d. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City’s Building Codes.

4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, including architectural features, materials and site layout.
5. 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.
6. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
7. 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 who plan review and approval is required.
8. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:
 - a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to

visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

- b) In the event any onsite structures are demolished, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:
 - 1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
 - 2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
 - 3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).
- e) During project construction and implementation, the handling, storage, transport, and

disposal of all chemicals, including herbicides and pesticides, runoff, hazardous material and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.
- h) The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.
- i) The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

Engineering – Grading and Drainage:

- 9. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
- 10. If the 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:

- 11. 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.

- 12. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Engineering-Sewer and Water Improvements

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

Engineering – General:

- 15. Applicant shall take into consideration City’s project titled “Grapefruit Boulevard Urban Greening & Connectivity Project” and match improvements proposed for Grapefruit Blvd. Engineering department will provide direction on this matter.
- 16. 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.
- 17. 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.
- 18. 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:

- 19. “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 City Engineer prior to acceptance of improvements for maintenance by the City.

20. 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

Environmental Compliance:

21. The applicant shall comply with the following items prior to issuance of building permits:
- a) Verify that asbestos has been mitigated and submit disposal and closure plan
 - b) Submit detailed plumbing and mechanical plans
 - c) Facility required to submit a source control survey;
 - d) Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; 1
 - e) Install separate AMI metering system for each building;
 - f) Install separate AMI water service meter for irrigation system;
 - g) The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems;
22. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
23. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
24. The applicant shall pay all required water connection fees.

Coachella Valley Unified School District

25. The Coachella Valley Unified School District is authorized by the State Legislature to levy developer fees on commercial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the District.

ORDINANCE NO. 1145

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 18-05 THAT PROPOSES TO ADD THE PROVISIONS OF THE RETAIL CANNABIS OVERLAY ZONE (RC) TO THE EXISTING MANUFACTURING SERVICE ZONE (M-S) ZONE ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF GRAPEFRUIT BOULEVARD AND 9TH STREET; PEDRO PADILLA, COACHELLA GREEN HAUS, APPLICANT. (1st Reading)

WHEREAS, Pedro Padilla (on behalf of Coachella Green Haus) filed an application for Change of Zone 18-05 on property located at the northwest corner of Grapefruit Blvd and 9th Street, and attendant applications Conditional Use Permit 303; Assessor’s Parcel No 778-102-008 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-05 and CUP 303 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

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

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

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

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

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

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

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

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

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-05 map marked “Exhibit A” from M-S (Manufacturing Service) to MS-RC (Manufacturing Service with the Retail Cannabis Overlay zone) on property located at the northwest corner of Grapefruit Blvd and 9th Street, (Assessor’s Parcel No 778-102-008) with the findings listed below:

Findings for Change of Zone 18-05:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a retail cannabis business. The Project complies with applicable M-S (Manufacturing Service) and Section 17.47.020 property development standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose a 2100 square foot retail cannabis business that is permitted in the M-S (Manufacturing) zone with the Retail Cannabis Overlay Zone (RC) pursuant to an approved Conditional Use Permit. The project also includes an interim retail cannabis dispensary that will be located in a temporary modular structure for no more than a 12 month duration. Surrounding properties to the project site include commercial and manufacturing service land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 153061 (b) (3) that exempts projects where it is plainly clear that the activity has no potential to result in any significant impacts.

Section 2. SEVERABILITY. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any

preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

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

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

ORDINANCE PASSED APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance No. 1145 was adopted by the City Council at a regular meeting held on the 11th day of December 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

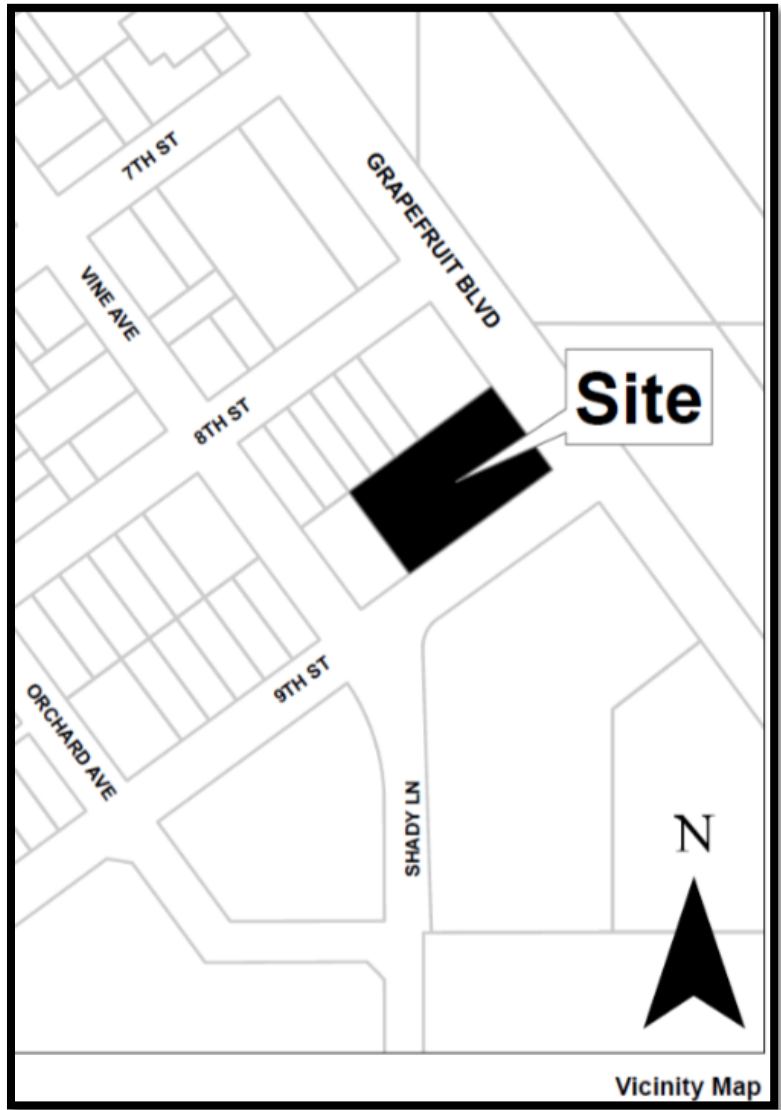
ABSTAIN:

Angela M. Zepeda, City Clerk

“Exhibit A”

Existing Zoning: MS (Manufacturing Service)

Proposed Zoning: MS-RC (Manufacturing Service-Retail Cannabis Overlay)





STAFF REPORT
4/17/2019

TO: Planning Commission

FROM: Juan Carrillo, Associate Planner

SUBJECT: Architectural Review No. 18-11 to approve the Pueblo Viejo Plaza; a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings to be developed in four phases totaling 6,900 square feet. (APN 778-102-008)

STAFF RECOMMENDATION:

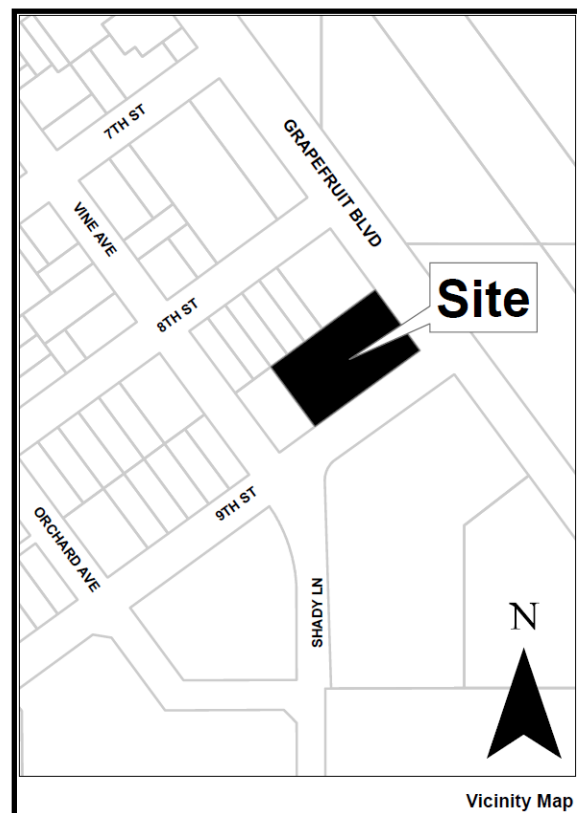
Staff recommends that the Planning Commission approve Architectural Review No. 18-11 for Pueblo Viejo Plaza with the findings and conditions of approval contained in this staff report.

BACKGROUND:

The above-referenced project was submitted on December 18, 2018 for the proposed development. Once the application was deemed complete Staff scheduled the application to the April 17, 2019 Planning Commission meeting. The development is proposed on a .9 acre vacant commercial at located at the SW corner of Grapefruit Blvd and 9th Street (1694 Sixth Street) as illustrated on the vicinity map to the right.

Project Description:

Architectural Review 18-11 is an application by Mr. Pedro Padilla for a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings totaling 6,900 square feet. One of the proposed buildings is proposed for a future cannabis retail use. (separate entitlement applications will be required). The restaurant buildings propose a balcony for patrons of the restaurants and private events. On-site parking and landscaping is provided. The subject site is



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located within The Pueblo Viejo Revitalization Plan and it is located at the northwest corner of Grapefruit Blvd. and 9th Street. (APN 778-102-008).

Executive Summary:

The applicant, Mr. Pedro Padilla is proposing to develop a .9 acre vacant parcel located at the northwest corner of Grapefruit Blvd. and 9th Street with 4 buildings totaling 6,900 square feet. Two of the proposed buildings are proposed as future restaurants (Phase 1 and Phase 4), one of the buildings may provide store fronts and/or office space (Phase 3). The fourth building is proposed for a future retail cannabis use (Phase 2). The applicant submitted an application for conditional Use Permit and Change of Zone for retail cannabis on May 9, 2018 (CUP 303 and CZ 18-05). As the commission may recall, City Council approved an ordinance to allow for retail cannabis (ZOA 17-05). The applicant ended up on 3th place per the criteria established by City Council per the ordinance mentioned. Thru an appeal process, the applicant was pushed down to 4th place. Further Council direction established that the first place thru the fifth place would be allowed to proceed with a cannabis license. As you know, further Council direction now allows for up to ten retail cannabis licenses. Such ordinance is now in process. The applicant's CUP and CZ for a cannabis retail license will proceed in the near future. At this point Architectural Review 18-11, if approved will entitle the project site for the proposed development as explained above. Additionally, landscaping for the proposed project shall be consistent with the Urban Greening design that the City was awarded via a grant along Grapefruit Blvd.

SITE PLAN REVIEW:

Overview of the Pueblo Viejo Plaza Project:



The isometric view above shows the entire site design with the two main buildings fronting onto Grapefruit Blvd. and the two additional buildings to the north side of the project site. No access points are proposed from Grapefruit Blvd. Two access points from 9th Street will provide access to the proposed development with parking stalls and landscaping in the center of the proposed project. The two buildings fronting onto Grapefruit Blvd. proposed a terrace on the second floor for a potential bar with outdoor activities during business hours and or for private events. Access to the second floor is provided thru the staircases at the corner of each building as shown in the exhibit below:



Environmental Setting:

The subject site is a .9 acre vacant parcel relatively flat located at the northwest corner of Grapefruit Blvd. and 9th Street. Surrounding land uses include the following:

North: Existing auto repair uses directly north of the proposed development.

South: An existing industrial use across 9th Street.

East: Vacant industrial land across Grapefruit Blvd. and UPRR lines beyond.

West: Vacant industrial land owned by IID.

The proposed project site has right-of-way improvements that include street pavement, curb and gutter, and sidewalk on both streets, Grapefruit Blvd., and 9th Street. The site has been fenced with chain-link fencing material for some time. The property has been maintained free of weeds as shown in the street view below, as reflected on the picture below, power lines also exist on both streets along with other infrastructure.



Project site street view from Grapefruit Blvd. and 9th Street.

General Plan Consistency:

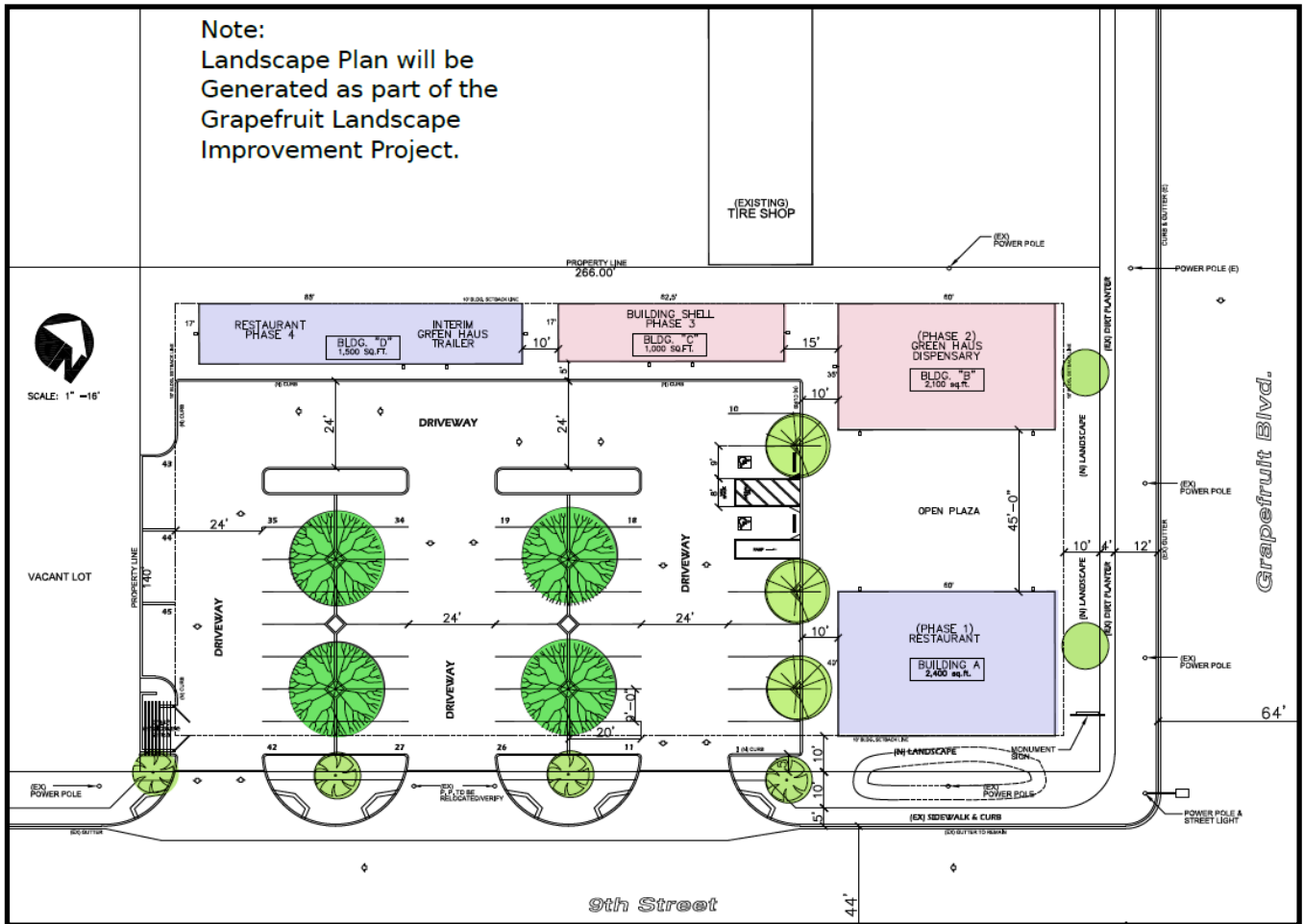
ITEM 10.c.

Item 27.

The .9 acre site is within an Industrial District as identified by the 2035 City of Coachella General Plan. The proposed project is supported by the General Plan because the land use designation accommodates a range of light and heavy commercial and industrial uses that provide employment and generate more noise, light, odor, or truck traffic that would be appropriate in the urban employment district. Furthermore, the project site is within Subarea 2- Downtown which envisions the Downtown to continue as the physical, civic and cultural heart of Coachella. As the City grows, new civic uses, cultural facilities, housing and retail will be located in Downtown to enhance its role as the central meeting and gathering place for Coachella residents. Sixth Street, the central spine of Downtown, will continue to evolve as a lively, mixed-use street offering shady walkways, cooling water fountains, outdoor dining and unique shopping. (Subarea 2-Downtown, Land Use Character 04-67). The above site is also located within the “Pueblo Viejo Revitalization Plan” boundaries and the City is in the process of preparing an Ordinance that will implement the goals and objectives of the General Plan for future buildout of the Pueblo Viejo area.

Consistency with the Zoning Ordinance:

Section 17.30.020(40)(C) in the M-S (Manufacturing Service) allow for the proposed uses by Pueblo Viejo Plaza which include retail uses and restaurant uses. The proposed Pueblo Viejo Plaza meets all of the development standards as Stated in Section 17.30.030. Should the applicant proceed to request a cannabis license, the future cannabis request shall be consistency with Section 17.47: RC Retail Cannabis Overlay Zone and analyzed by the Planning Commission and City Council.

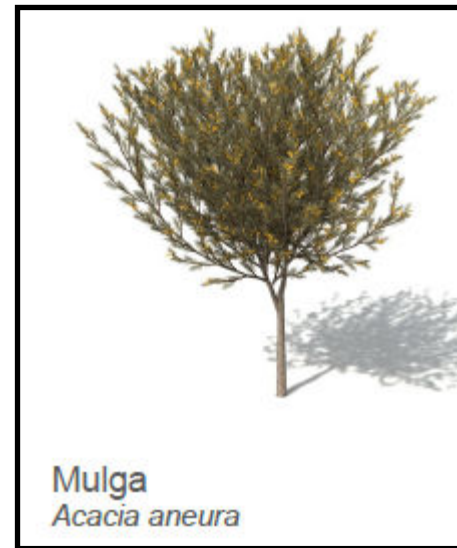


The landscaping plan provided above addresses the required landscaping development standards for the proposed project. As indicated in the executive summary, the City was a recipient of an Urban Greening grant which will provide landscaping and missing sidewalk along Grapefruit Blvd from 2nd Street to 9th Street. The project has been condition to match the landscaping design for the Urban Greening grant. The exhibits below are some of the plant pallet that is proposed for the landscaping design for the Urban Greening design:

Landscaping design for the proposed project is shown above and Urban Greening Plant Palette is shown below.



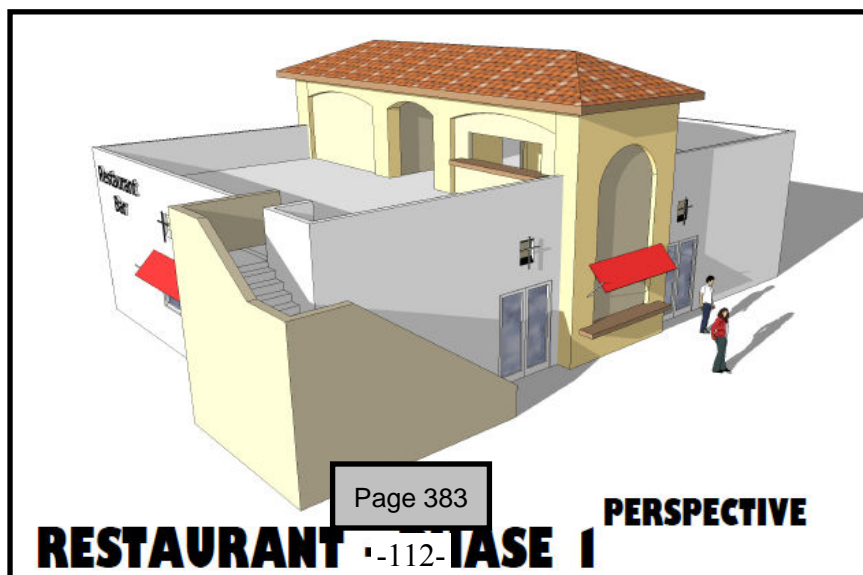
Architectural Theming:

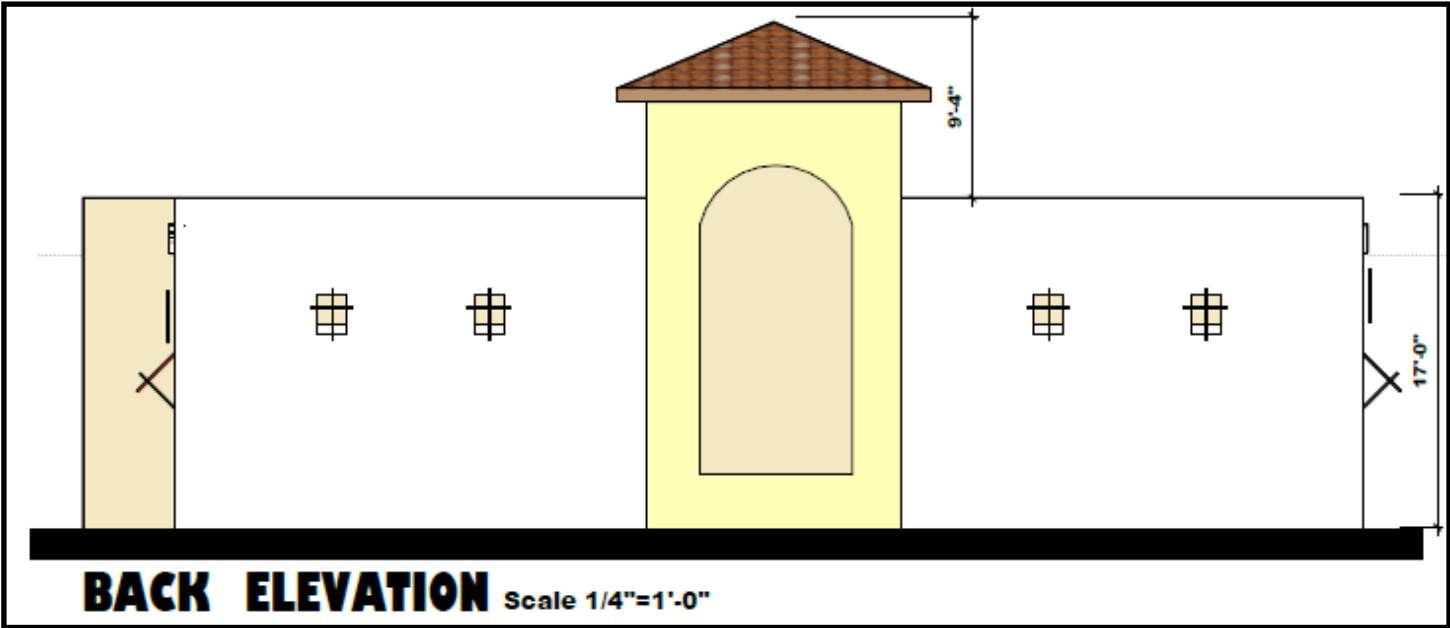
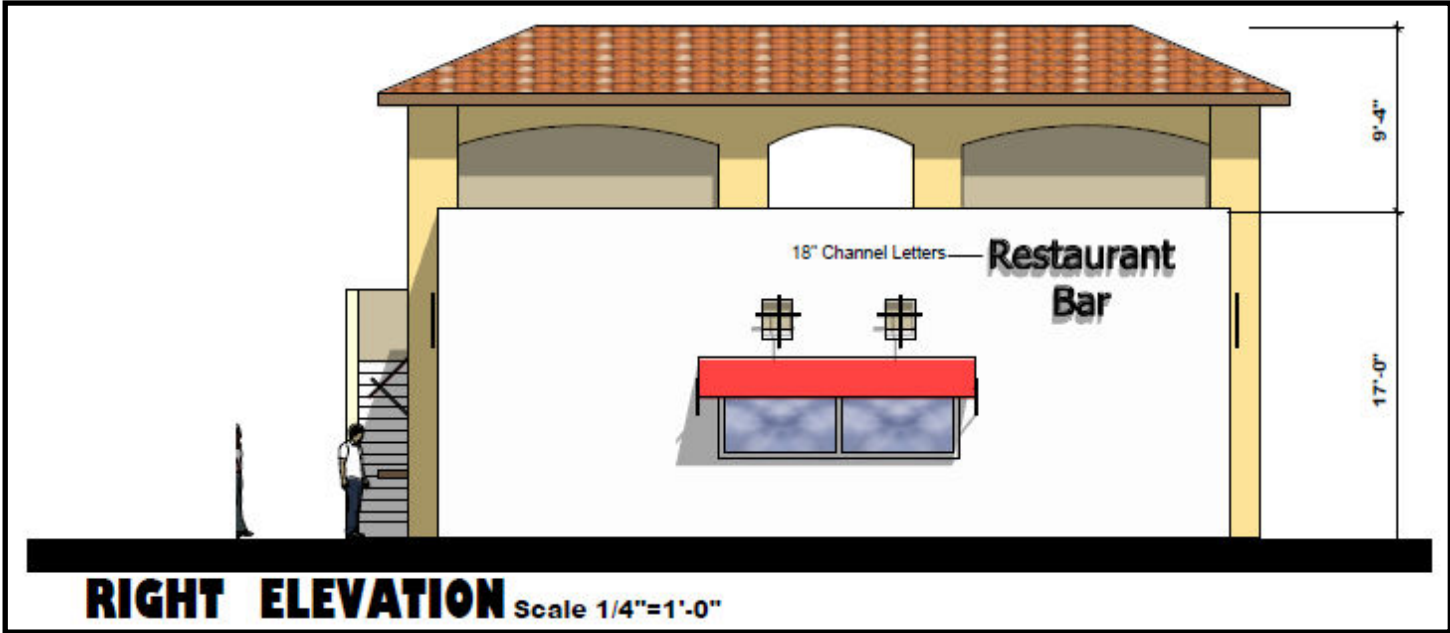


The proposed architecture for the Pueblo Viejo Plaza is of a contemporary design with a light “sandstone” exterior stucco system, and a parapet roof wall measuring a height of 26’ for the tallest portion of the structures. There are two towering parapet walls at the main buildings which serve as a plaza setting. The parapet walls will have a decorative cornice trim on all sides with a varying roof height at the main entry, and a protruding staircase element which lead to the upstairs for patrons of the restaurant or private parties.

All exterior facades will have squared exterior windows on the ground floor. The windows will be inset from the exterior wall by about 4-inches and will have a dark bronze trim, with tinted glazing. The patterns on the window mountings have three vertical and two horizontal dividers with asymmetrical patterns for added interest. Additionally, the building will have decorative awnings.

The exterior building colors are earth tones with a Navajo White field color, and two accent colors including a Sun Kissed stair field, a French Toast. The colored architectural elevations and a colored rendering of the proposed building are shown below.





Office/Retail building:

Consistency with Section 17.54.010 Parking:

Chapter 17.54 of the Coachella Municipal Code includes a minimum requirement for off-street parking for retail and restaurant uses as follows: *“In commercial districts and generally for commercial uses, including offices, except in the manufacturing service (M-S) zone, one parking space shall be provided for each two hundred fifty (250) square feet of gross floor area.”* *“Restaurants and Other Eating, Drinking and Food Establishments. One space for each forty-five (45) square feet of customer area, plus one space for each two hundred (200) square feet of noncustomer area”.*

Based on the above criteria and the floor plan submitted with the application showing four office spaces at 1,000 square feet for the office component of the proposed project. The floor plan for the proposed restaurants consists of a combined 1,305 square feet for customer use with a large portion to be utilized for the kitchen and a bar. The site design proposes 45 parking spaces with a three tandem parking spaces which can also act as a loading area. Deliveries usually take place early in the morning as well as trash collection service. The loading area can accommodate for two additional parking spaces for a total of 29 on-site parking stalls.

The Planning Department has retained a consultant that is currently conducting a block by block assessment of downtown parking needs based on current land uses and build out anticipated by the General Plan as well as the Pueblo Viejo Plan. This study will lead to overall parking recommendations for the downtown area.

Walls and Fencing

The project proposes to install decorative combination fence along the frontage of the proposed project on Grapefruit Blvd. and an eight (8) foot decorative wall along the north and west property lines. No fencing is proposed along 9th Street.

Signage

The City’s sign regulations in the industrial zones allow for the placement of main identification signs on the exterior of building wall frontages, or as a freestanding sign. Staff and Commission have required sign programs for new industrial developments to incorporate individual channel lettering. The proposed project shows minimal signage on the building and a monument sign on the ground perpendicular to grapefruit Blvd., as shown in the exhibits above.

ENVIRONMENTAL REVIEW:

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the

parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site has been previously graded and disturbed and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Recommend approval of Architectural Review 18-11 with the findings and conditions as recommended by staff.
- 2) Deny Architectural Review 18-11.
- 3) Continue the item and provide staff and the applicant with direction.

RECOMMENDED ACTION:

Staff recommends Alternative #1 above.

FINDINGS FOR ARCHITECTURAL REVIEW NO. 19-01:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has an Industrial District land use designation that accommodates for a range of light and heavy commercial and industrial businesses that provide employment and generate more noise, light, odors or truck traffic. The proposed use on the site is in keeping with the policies of the Industrial Center land use classification and the project is internally consistent with other General Plan policies for this type of development. Furthermore, the project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which pursue the transformation over time into an employment district that contains a diversity of job-producing uses such as the one proposed because it includes office uses and restaurant jobs.
2. 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 to develop a vacant .9 acre parcel into a commercial center that include restaurant uses, office uses, and future retail cannabis. The restaurant uses will provide City residents with additional dining services as well as other local and regional residents traveling along Grapefruit Boulevard, Hwy 111, as it is a route to other destinations, including Mexico border towns.

3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the Industrial Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include other industrial uses within the immediate vicinity.
4. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the Industrial Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include other industrial uses within the immediate vicinity.
5. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a commercial center with office uses and restaurant uses. The building materials proposed are in conformance with other buildings in the vicinity and provide amenities for the future residents, commercial, and industrial community.
6. The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site has been previously graded and disturbed and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-01:

1. Architectural Review No. 18-11 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the project entitlements.

2. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
3. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
4. 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.
5. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 8 feet high and it is only applicable to the north and west property lines of the proposed project.
6. If a retention basin is required fronting onto 9th Street, it shall include wrought iron fencing if warranted by the engineering department.
7. If the applicant is required to repair the pavement on Grapefruit Blvd. and 9th Street, it shall be to the satisfaction of the City Engineer from the centerline of the street at the entire street frontage of the proposed project.
8. Any and all power lines below 50 KV shall be undergrounded and any other overhead utilities such as telephone lines and cable TV along the frontage of the proposed project.

Engineering:

Grading and Drainage

9. 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.
10. 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.
11. 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.

12. 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.
13. Applicant shall obtain approval of site access and circulation from Fire Marshall.
14. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Street Improvements

15. 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 %.
16. 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. The applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
17. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval. The applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements.

18. Underground or relocation of utility power lines is required along Grapefruit Blvd. and 9th Street previous construction of offsite improvements; applicant shall contact utility company IID to contemplate alternatives. Applicant shall obtain a letter from IID for this purpose and submit to the city with IID's recommendations.
19. Applicant shall take in consideration city's project titled "Grapefruit Boulevard Urban Greening & Connectivity Project" and match improvements proposed for Grapefruit Blvd. Engineering department would provide direction on this matter.
20. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
21. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
22. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
23. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
24. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
25. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

ITEM 10.c.

Item 27.

26. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
27. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
28. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
29. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
30. Landscape areas shall be dressed with a minimum ½ inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
31. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
32. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
33. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.
34. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface.
35. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.
36. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-01 the projects construction plans and elevations, and subject to review and approval.

37. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
38. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
39. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
40. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Imperial Irrigation District:

41. IID holds easement rights for the CI 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. 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).
42. 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.
43. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.
44. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

45. The owner shall submit water and sewer plans for approval from Utilities Manager-project required to connect to City's public water and sewer system.
46. The owner shall submit detailed plumbing and mechanical plans.

ITEM 10.c.

Item 27.

47. A grease Interceptor is required for each proposed restaurant.
48. The owner shall submit a source control survey using the document in the weblink below:
<http://coachella.seamlessdocs.com/f/Wkxhlf>
49. The owner shall submit a Water Quality Management Plan (WQMP) as a Priority Project.
50. The applicant shall install an 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
51. The applicant shall install separate 4G-AMI metering system for each building, and install separate 4G-AMI metering system for the irrigation system.
52. The owner shall install backflow devices to include Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; ;-must install separate AMI -4-G metering system
53. The project shall implement the State’s drought mandate, which prohibits irrigation with potable water outside newly constructed homes, and buildings that is not delivered by drip or micro-spray systems.

Fees:

54. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
55. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
56. The applicant shall pay all required water connection fees.
57. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
58. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of One-half (1/2) of one percent (1%) for new commercial and industrial construction.
59. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Coachella Valley Unified School District

60. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District.

Miscellaneous:

61. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
62. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
63. A minimum of two points of access shall be provided during all phases of construction to the satisfaction of the Riverside County Fire Marshal's office.

Pueblo Viejo Plaza Grapefruit & 9th Street



REDLAND CLAY TILE
Old Sedona Blend

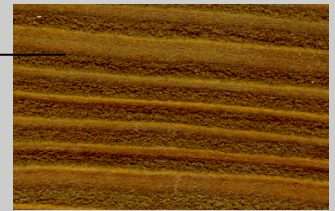
WINDOWS/ DOORS

Metal - Double Pane



STUCCO
Navajo White P-525

WOOD TRIM



STUCCO
Sun Kissed P-1178

STUCCO
French Toast P18



East Valley Consulting

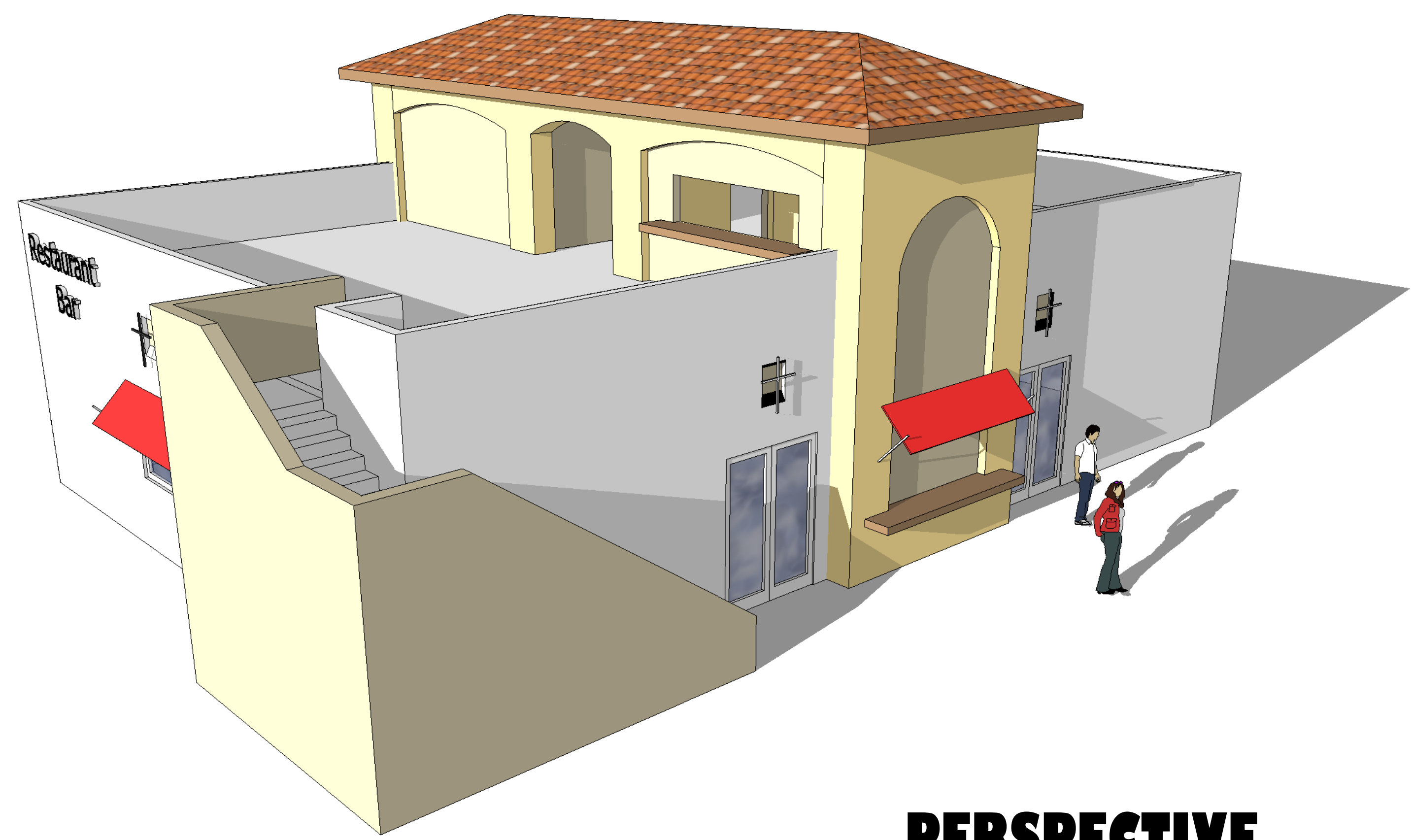
eastvalleyconsulting@yahoo.com (760) 574-6644



-127-

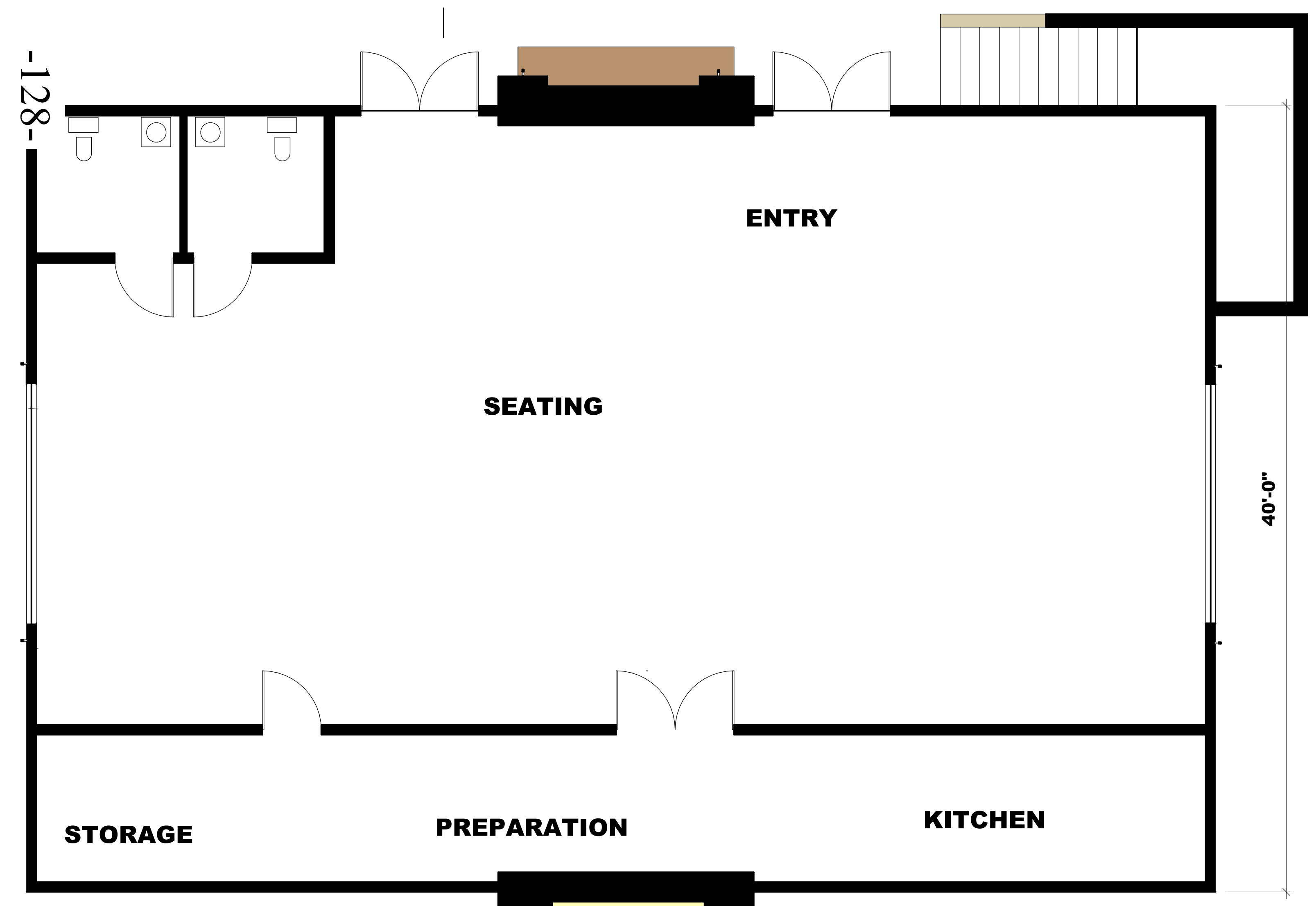
Pueblo Viejo Plaza

ITEM 10.c.

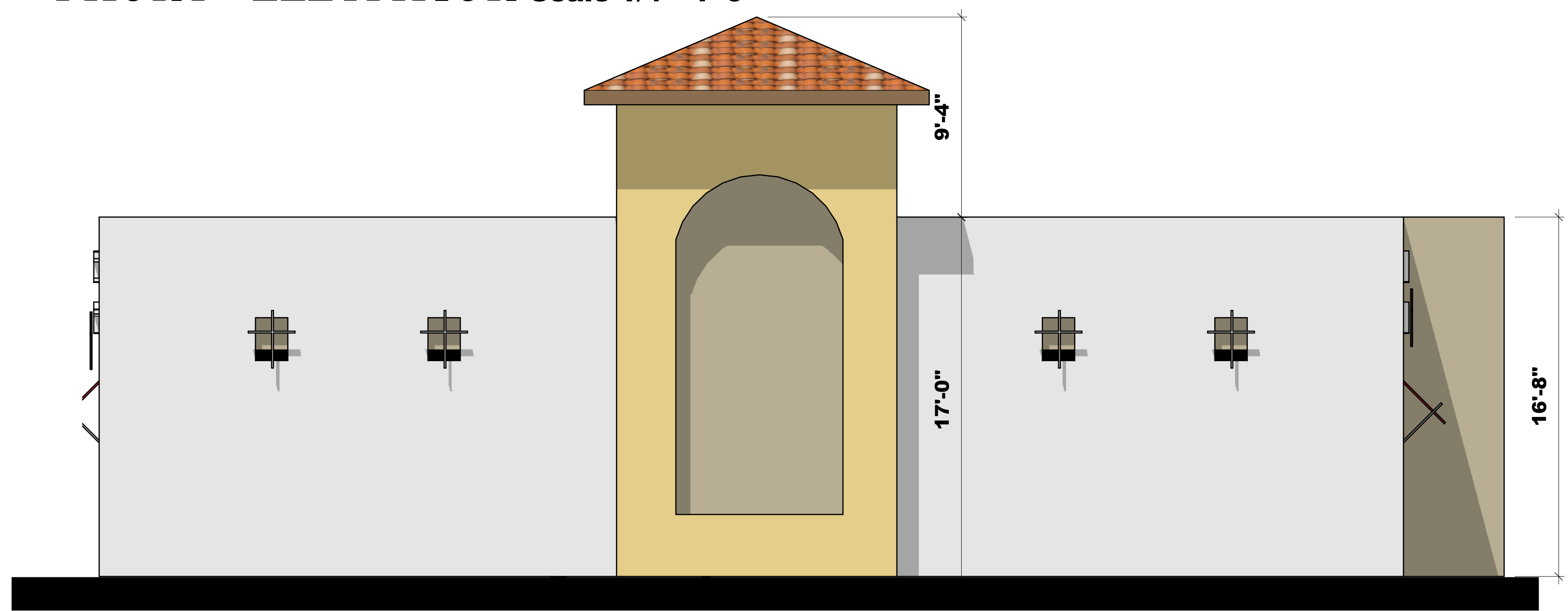


FRONT ELEVATION Scale 1/4"=1'-0"

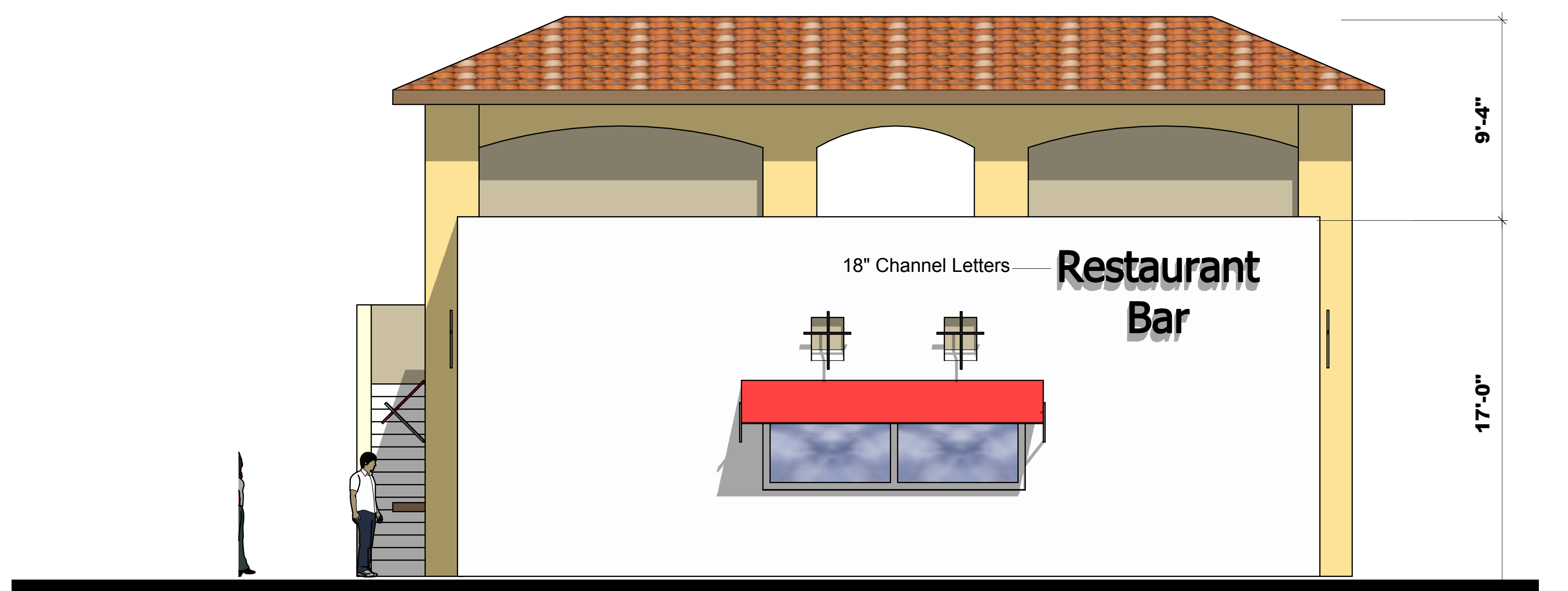
RESTAURANT - PHASE 1 PERSPECTIVE



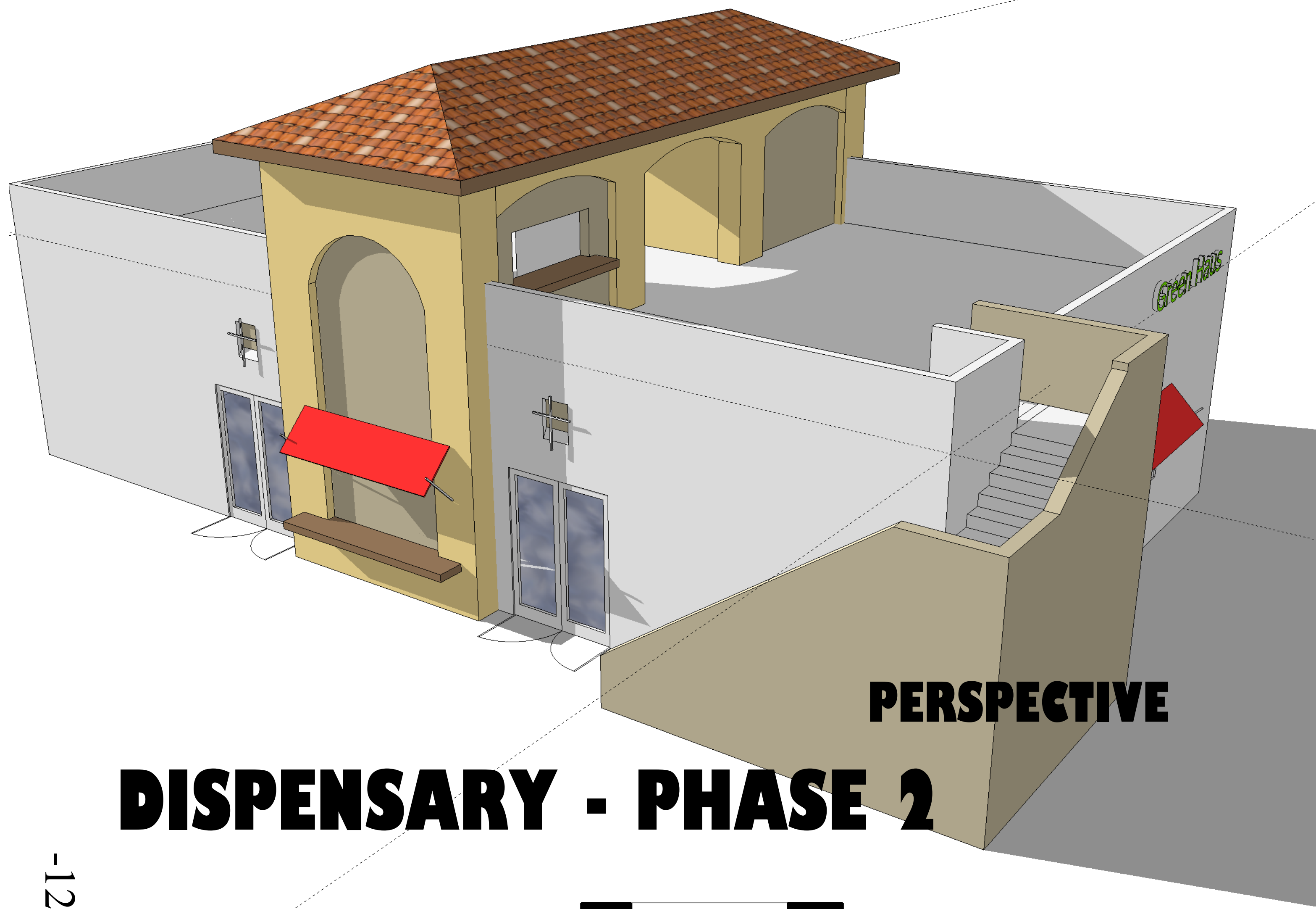
FLOOR PLAN Scale 1/4"=1'-0"



BACK ELEVATION Scale 1/4"=1'-0"

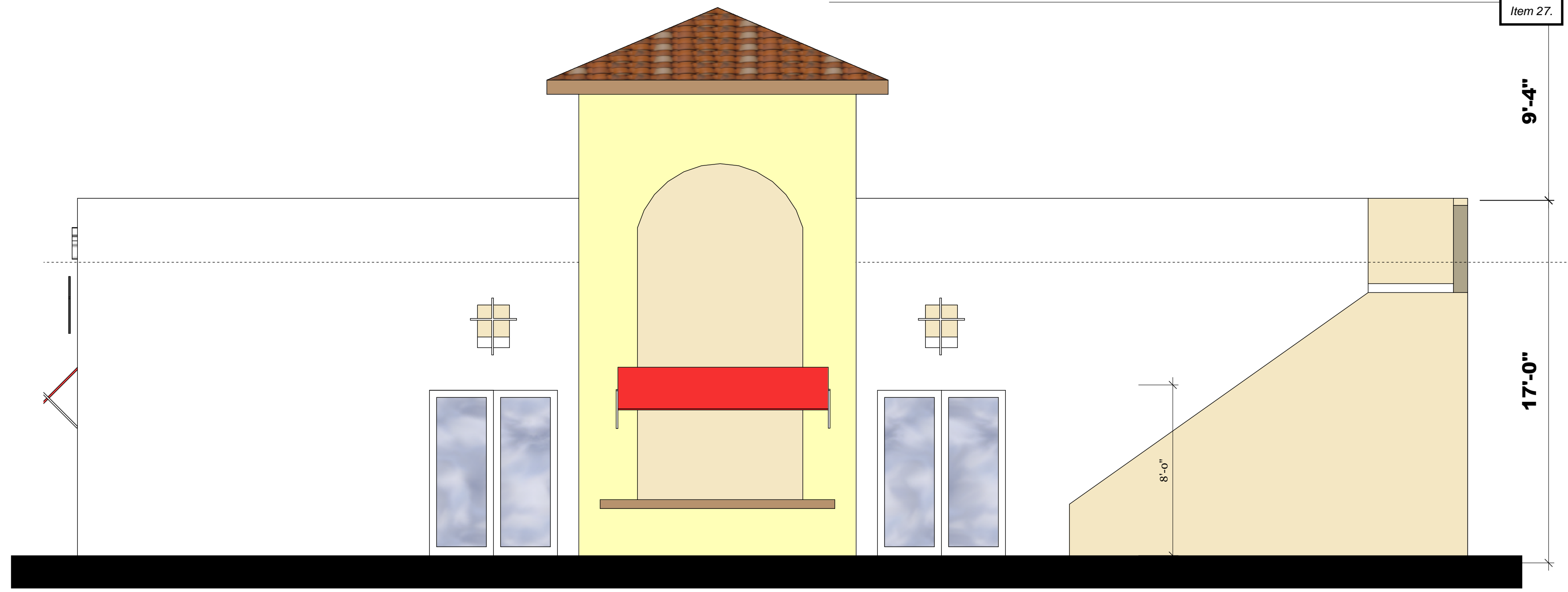


RIGHT ELEVATION Scale 1/4"=1'-0"

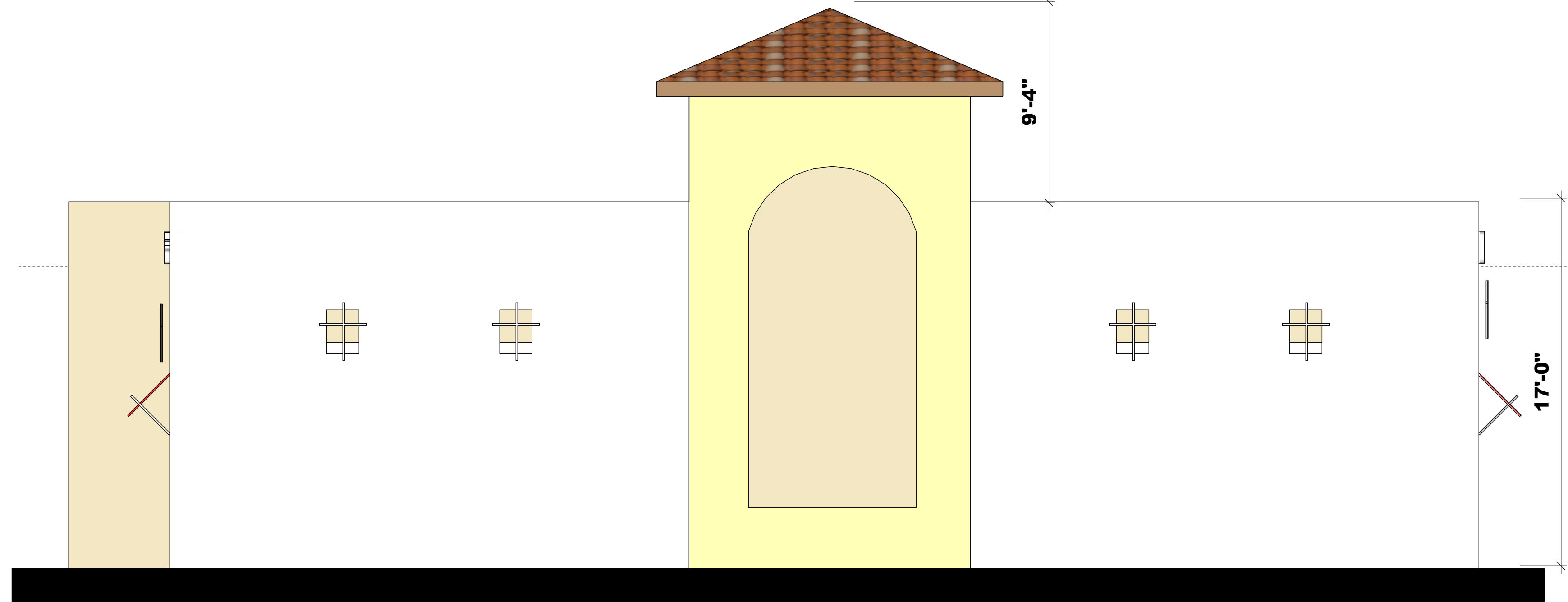


PERSPECTIVE

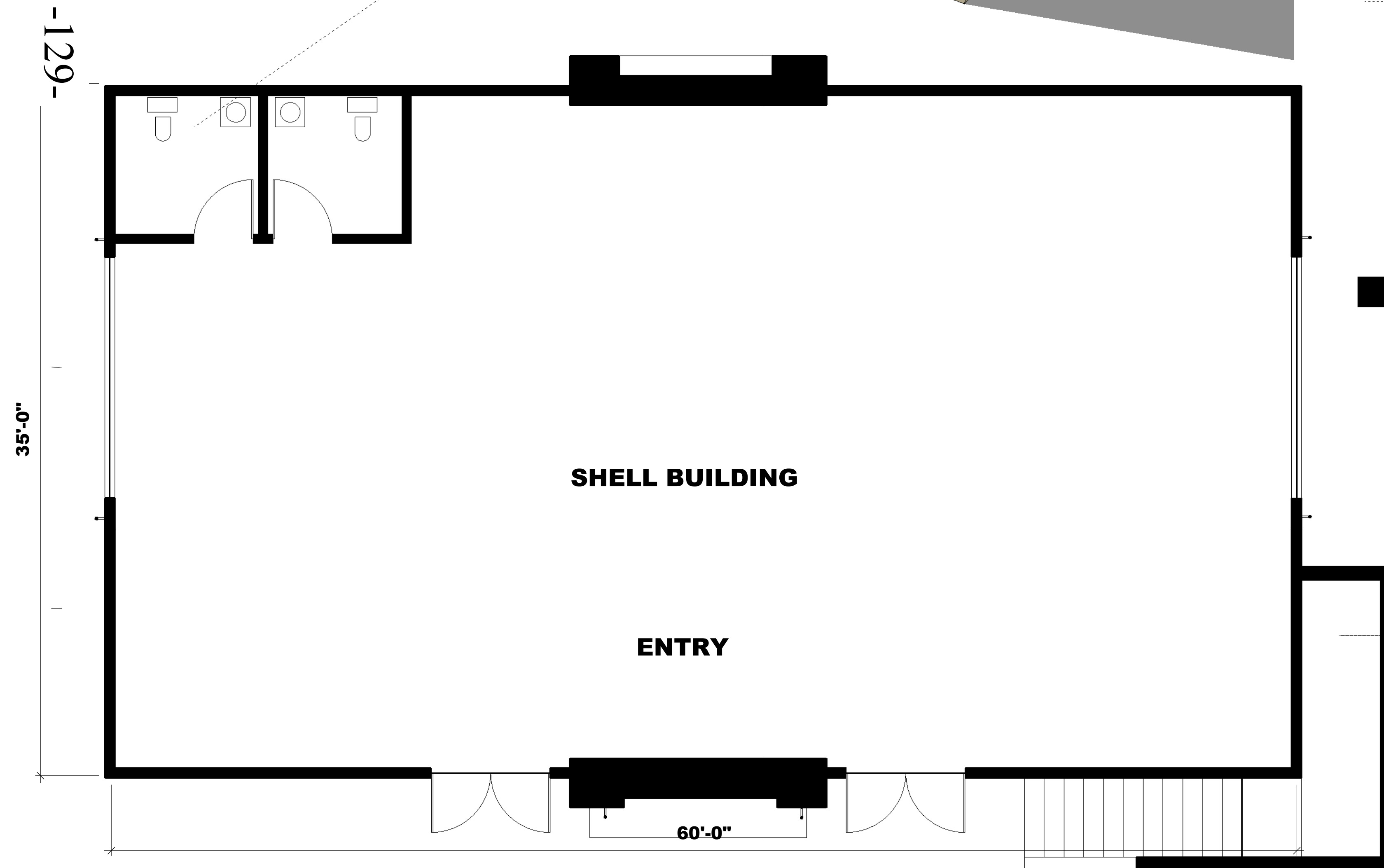
DISPENSARY - PHASE 2



FRONT ELEVATION Scale 1/4"=1'-0"

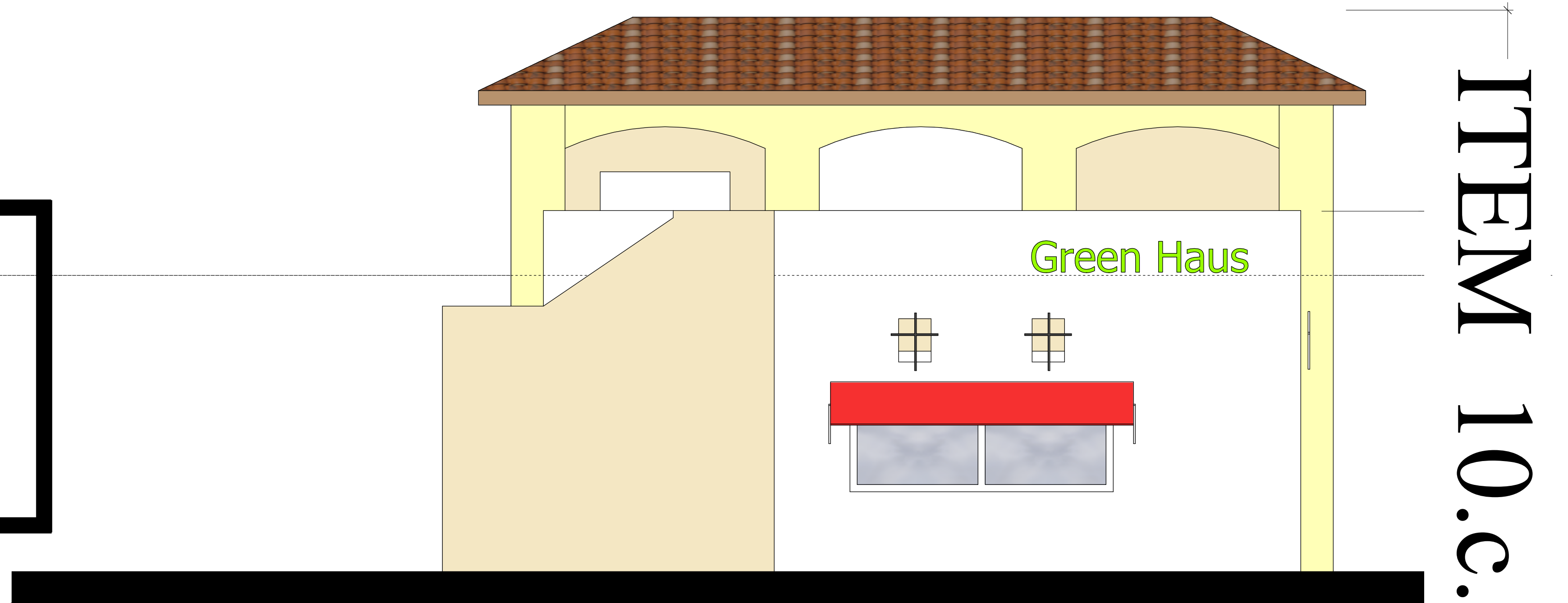


BACK ELEVATION Scale 1/4"=1'-0"



FLOOR PLAN

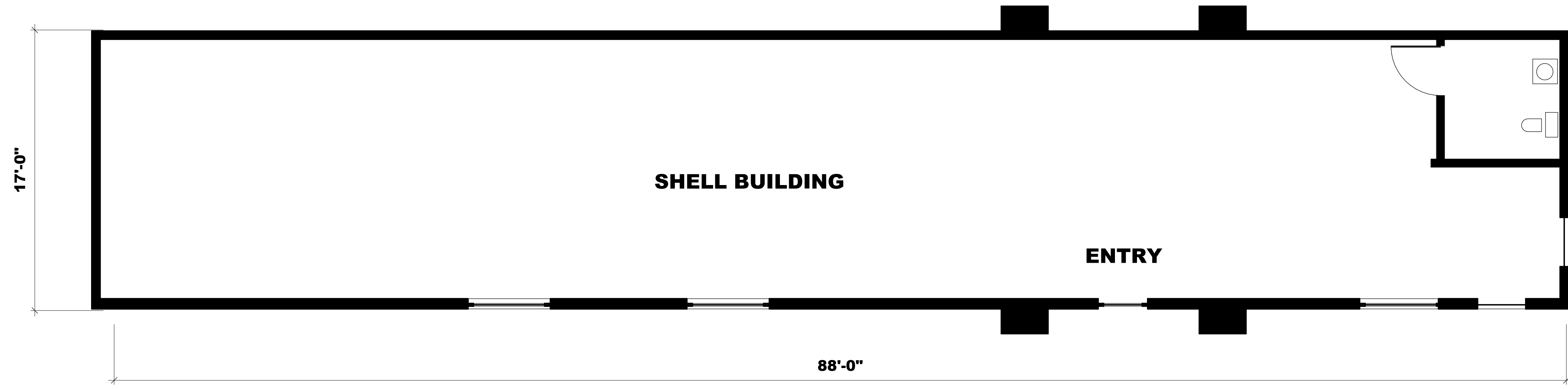
Scale 1/4"=1'-0"



RIGHT ELEVATION Scale 1/4"=1'-0"

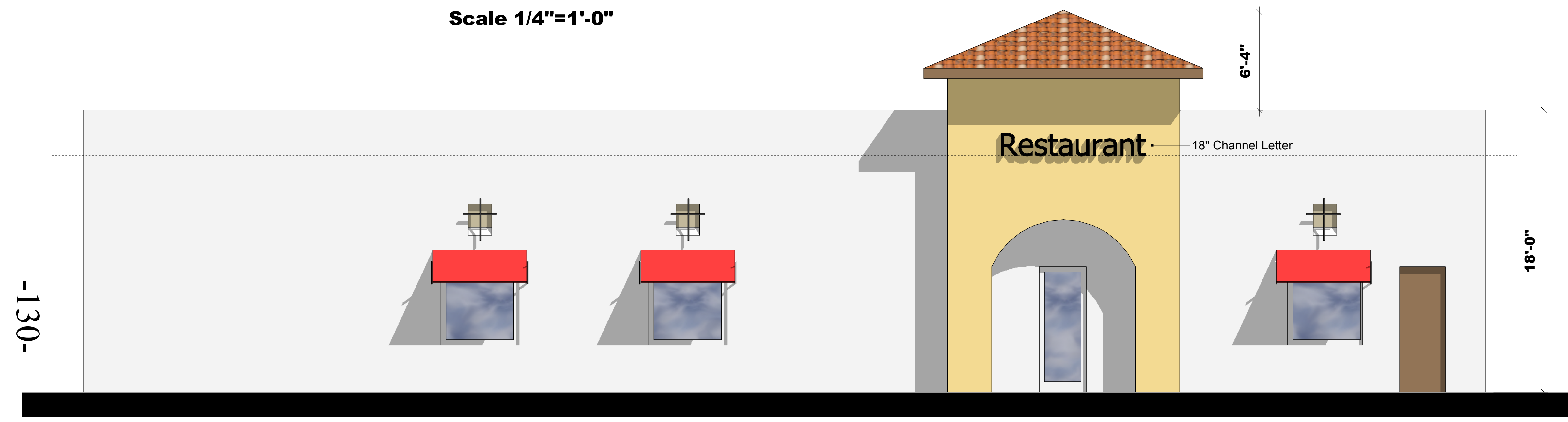
ITEM 10.c.

RESTAURANT PHASE 4



RESTAURANT FLOOR PLAN

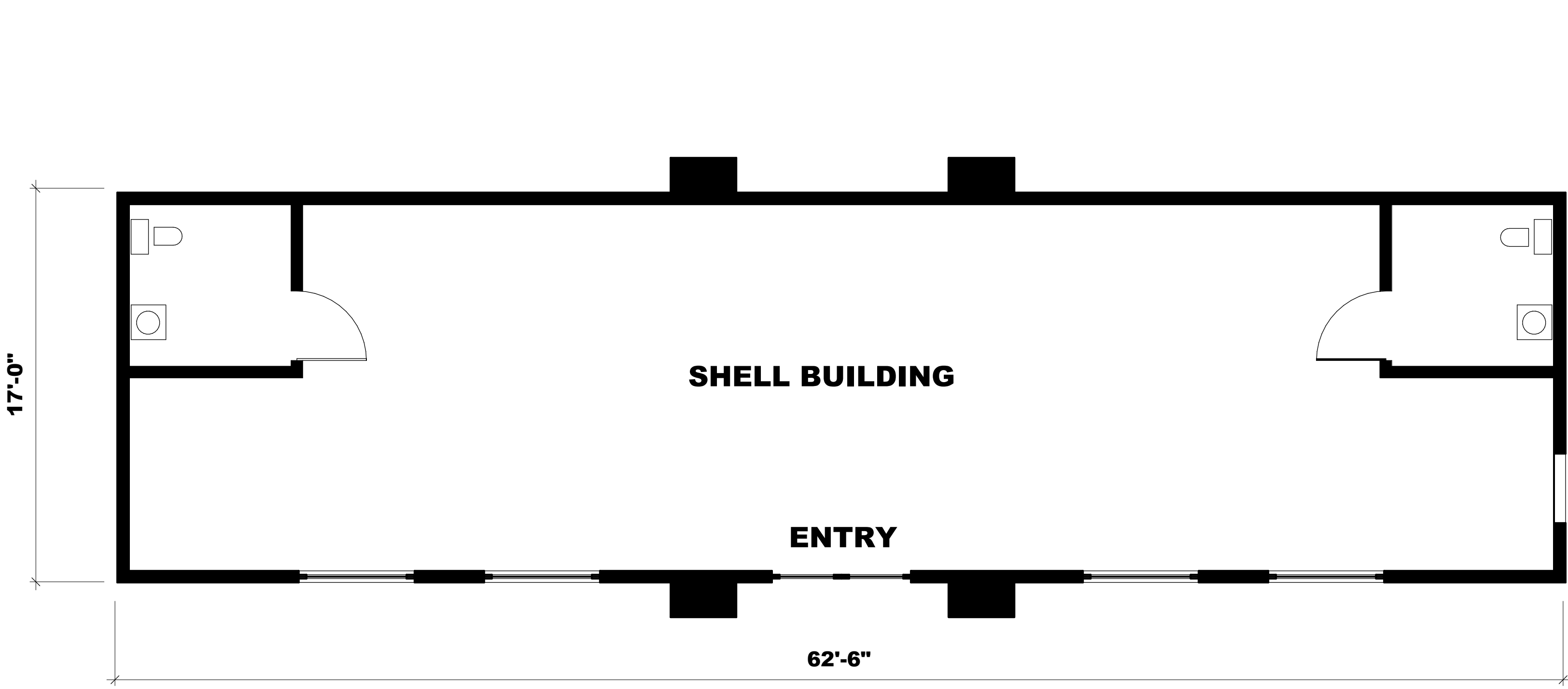
Scale 1/4"=1'-0"



RESTAURANT FRONT ELEVATION

Scale 1/4"=1'-0"

OFFICE PHASE 3



OFFICE FLOOR PLAN

Scale 1/4"=1'-0"



OFFICE FRONT ELEVATION

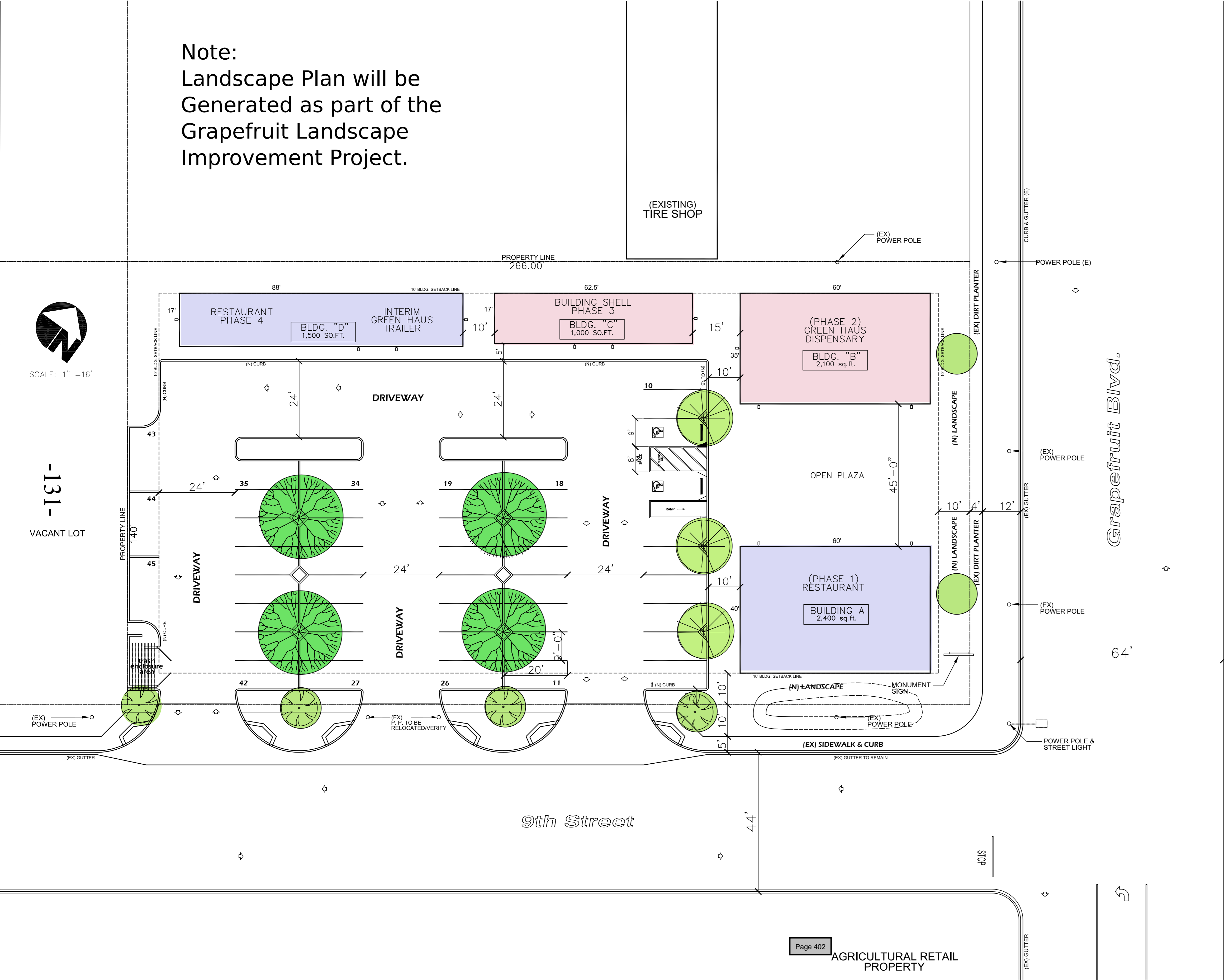
Scale 1/4"=1'-0"

Note:
Landscape Plan will be
Generated as part of the
Grapefruit Landscape
Improvement Project.



SCALE: 1" = 16'

-131-
VACANT LOT



PUEBLO VIEJO PLAZA

Item 27.

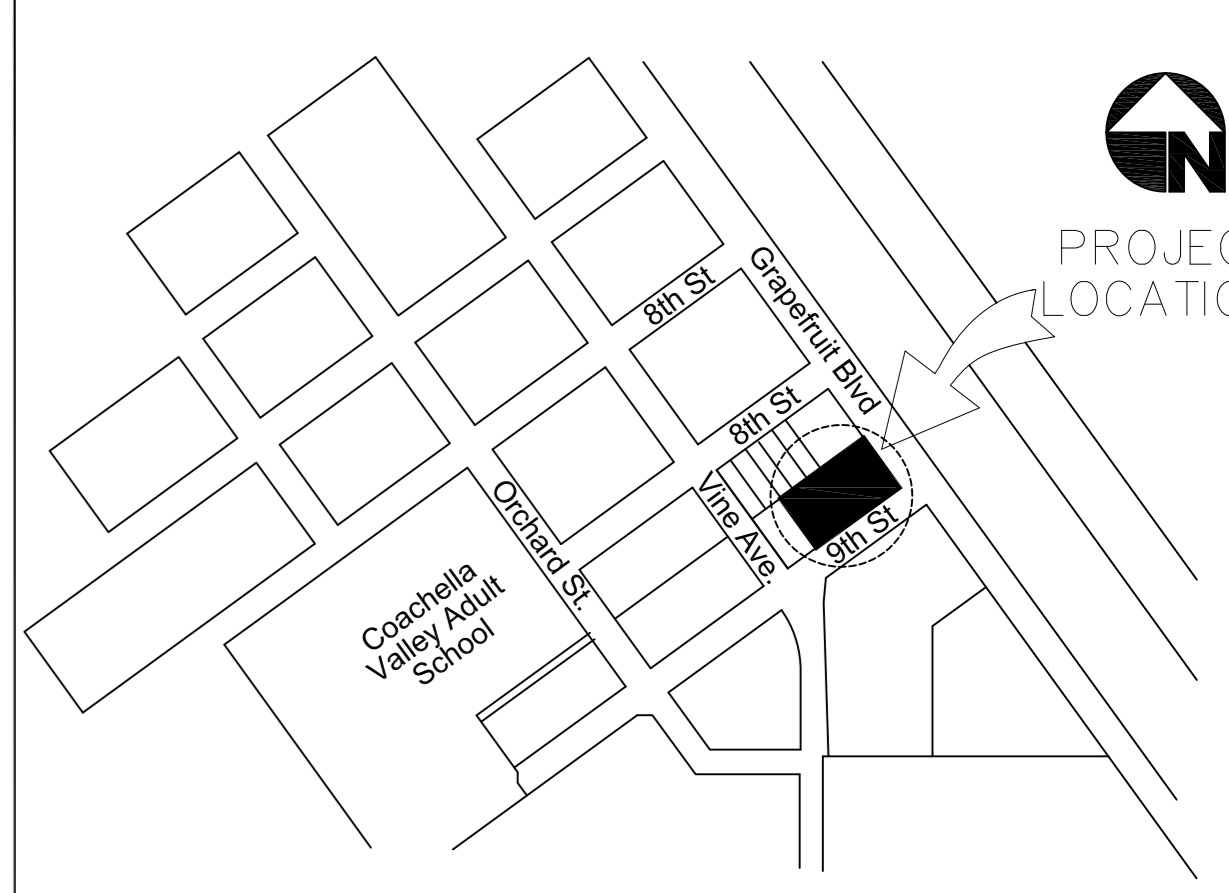
SCOPE OF WORK:
NEW RESTAURANT & GREEN HAUS CANNABIS DISPENSARY
LEGAL ADDRESS:
GRAPEFRUIT BLVD. and 9th STREET
COACHELLA, CA. 92236
PARCEL NUMBER A.P.N.
778-102-008

AREA TABULATION	PROJECT DATA
BLDG "A" RESTAURANT: 2,400 SQ.FT. BLDG "B" DISPENSARY: 2,100 SQ.FT.	ZONE USE: "B" (BUSINESS RETAIL) "RC" (RETAIL CANNABIS OVERLAY)
BLDG "C" OFFICES 1,000 SQ.FT. BLDG "D" RESTAURANT 1,500 SQ.FT.	
NEW TOTAL AREA: 6,900 SQ.FT.	

PROJECT TEAM

PROPERTY OWNER:
PUEBLO VIEJO MANAGEMENT
PEDRO PADILLA
49305 GRAPEFRUIT BOULEVARD
COACHELLA, CA. 92236
PH: (760) 972-2441

VICINITY MAP



PARKING SUMMARY

RESTAURANTS & OTHER EATING, DRINKING & F&B ESTABLISHMENTS:
ONE SPACE FOR EACH FORTY-FIVE (45) SQ.FT. CUSTOMER AREA. PLUS ONE SPACE FOR EACH HUNDRED (200) SQ.FT. OF NONCUSTOMER RETAIL ESTABLISHMENTS"

4 SPACES PER 1,000 SQ.FT. GROSS FLOOR AREA
BLDG "A" RESTAURANT: 765 SQ.FT. SEATING/4
BLDG "B" DISPENSARY: 2100 SQ.FT. AREA/21
BLDG "C" OFFICE: 1000 SQ.FT. SEATING/25
BLDG "D" RESTAURANT: 540 SQ.FT. SEATING/4

TOTAL PARKING STALLS SPACES REQUIRED=58

REQUIRED PARKING STALL!

MINIMUM REQUIRED HANDICAPPED PARKING STALL 17.54.010
01-25 = 1 REQUIRED
26-50= 2 REQUIRED

OVERALL PARKING

45 TOTAL PARKING STALLS
2 ADA PARKING STALLS

ITEM 10.c.

Comments from Environmental Compliance:

1. Submit water and sewer plans for approval from Utilities Manager -project required to connect to City’s public water and sewer system
2. Submit detailed plumbing and mechanical plans
3. Grease Interceptor required for **each** proposed restaurant
4. Facility will be required to submit a source control survey;
<https://coachella.seamlessdocs.com/f/WkKhIf>
5. The project will require a Water Quality Management Plan (WQMP) as it is a Priority Project
6. 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
7. Backflow devices; will require Reduced Pressure Principle Device(RP) within 12 inches of water service installed to protect water supply from contamination or pollution; - must install separate AMI 4-G metering system
8. Install separate AMI 4-G metering system for each building;
9. Install separate AMI 4-G water service meter for irrigation system;
10. The project must implement the State’s drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems;

Comments made by: **Berlinda Blackburn** Date: **01/08/2019**

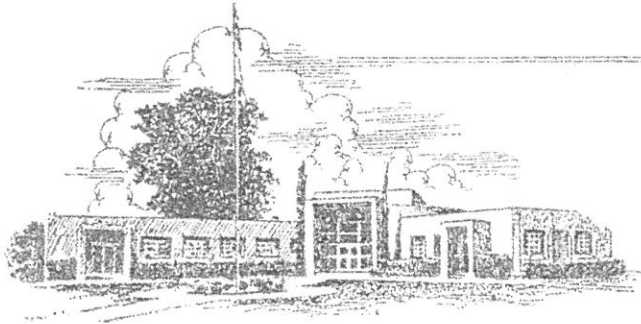
Printed Name & Title: **Berlinda Blackburn/Environmental/Regulatory Programs Manager**

Agency: **City of Coachella**

Telephone #: **760-501-8114**

<p>Please return your comments to: CITY OF COACHELLA Attn: Luis Lopez, Development Services Director Development Services Department 1515 6th Street Coachella, CA 92236 (760) 398-3102x118 (760) 398-5421 FAX</p>
--

CITY OF COACHELLA
Development Services Department



1515 Sixth Street
Coachella CA 92236
(760) 398-3102
(760) 398-5421 Fax

Request for Agency Comments

Project Name: Pueblo Viejo Plaza
Project Location: 1191 Grapefruit Blvd.
(APN #778-102-008)
Case Numbers Assigned: Architectural Review 18-11
Applicant: Mr. Pedro Padilla
49-305 Grapefruit Blvd.
Coachella CA, 92236
Date: December 19, 2018

Architectural Review 18-11 is a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings totaling 6,900 square feet. The restaurant buildings propose a balcony for patrons of the restaurants and private events. On-site parking and landscaping is provided. The subject site is located within The Pueblo Viejo Revitalization Plan and it is located at the northwest corner of Grapefruit Blvd. and 9th Street.

The City of Coachella is requesting comments regarding the project design with respect to:

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Page 2
Request for Comments
AR 18-11
Pueblo Viejo Plaza

Please respond in writing by **January 10, 2019**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

Second floor accessibility must be provided (elevator) or equivalent facilitation will need to be completed with.

Comments made by: [Signature] Date: 1/7/19
Printed Name & Title: Brian Gumpert / Building Official
Agency: _____ Telephone #: _____

Please return your comments to:
CITY OF COACHELLA
Attn: Luis Lopez, Development Services Director
Development Services Department
1515 6th Street
Coachella, CA 92236
(760) 398-3102x118 (760) 398-5421 FAX



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 27.

Shawn C. Newman - Fire Chief

Office of the Fire Marshal (East)

77933 Las Montanas Rd. #201, Palm Desert, CA 92211

Bus: (760) 863-8886 Fax: (760) 863-7072 www.rvcfire.org

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

Planning Case Conditions

DATE: 1/10/2019

CASE: AR 18-11 – Pueblo Viejo Plaza

PLANNER: Luis Lopez

REVIEWED BY: Kohl Hetrick – Fire Safety Specialist

Fire Department Permit Number: FPARC1800011

East Office of the Fire Marshal Responsibility

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

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 2300 Market Street, Suite 150, Riverside, CA 92501. Phone: (951) 955-4777.

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

- Slight adjustment to the onsite parking-lot turning radius is required as it is needed for Fire Apparatus Access. The landscape islands located at the end of the parking rows need to be adjusted to accommodate a minimum inside turning radius of 14-feet while maintaining a clear drive-lane width of 24-feet.
- ACCESS
Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- WATER
Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- FIRE CONSTRUCTION PERMITS REQUIRED

- BANNING
- BEAUMONT
- CANYON LAKE
- 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

BOARD OF SUPERVISORS:

- KEVIN JEFFRIES
DISTRICT 1
- JOHN TAVAGLIONE
DISTRICT 2
- CHARLES WASHINGTON
DISTRICT 3
- V. MANUEL PEREZ
DISTRICT 4
- MARION ASHLEY
DISTRICT 5

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

These conditions are preliminary and further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.

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

Kohl Hetrick
Fire Safety Specialist/Office of the County Fire Marshal
CAL FIRE/Riverside County Fire Department

From: Ford, Tracey [mailto:TFord@RIVCO.ORG]
Sent: Thursday, January 03, 2019 11:33 AM
To: Luis Lopez
Subject: Case number 18-11

Hello Mr. Lopez,

I am responding to the request for agency comments for the Project Pueblo Viejo Plaza, located at 1191 Grapefruit APN 778-102-008, case number Architectural review 18-11/
Please direct this application to our office, they will need to go through the plan check review and permit process for any food facilities.

Thank you
Tracey Ford

Environmental Health Specialist
Riverside County Department of Environmental Health
47-950 Arabia Street., Suite A
Indio, CA 92201
760-863-8287

Confidentiality Disclaimer

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[County of Riverside California](#)



**STAFF REPORT
12/11/2019**

TO: Honorable Mayor and Members of the City Council

FROM: Luis Lopez, Development Services Director

SUBJECT: Kismet Coachella Project

- SPECIFICS:**
- a) Resolution No. 2019-64 approving Conditional Use Permit 305 that proposes to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 - 1669 6th Street.
 - b) Ordinance No. 1146 approving Change of Zone 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the Kismet Coachella project by taking the following actions:

- a) Adopt Resolution No. 2019-64 approving Conditional Use Permit No. 305 that proposes to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 - 1669 6th Street.
- b) Introduce for the 1st Reading, by title only, Ordinance No. 1146 approving Change of Zone No. 18-02 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street.

EXECUTIVE SUMMARY:

The Kismet Coachella Project is proposing to convert four existing vacant tenant spaces on the north side of 6th Street into the following uses: a 3050 square foot cannabis dispensary that includes the following uses: a 750 square feet area for check-in and waiting area; 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging that would be located in Building No. 1. A 4500 square foot coffee shop, art display and office/event space is proposed to be located in Building No. 2.

BACKGROUND:

Item 28.

The above referenced applications are proposed within four existing commercial buildings at 1639, 1645, 1657 and 1669 Sixth Street as illustrated on the following aerial photograph:



The photograph below is looking north at the existing buildings from Sixth Street. The retail cannabis business is proposed for this building.



The photograph below is looking at Building #2 that is proposed for the coffee shop, art display and office/event space.



History of the Existing Buildings

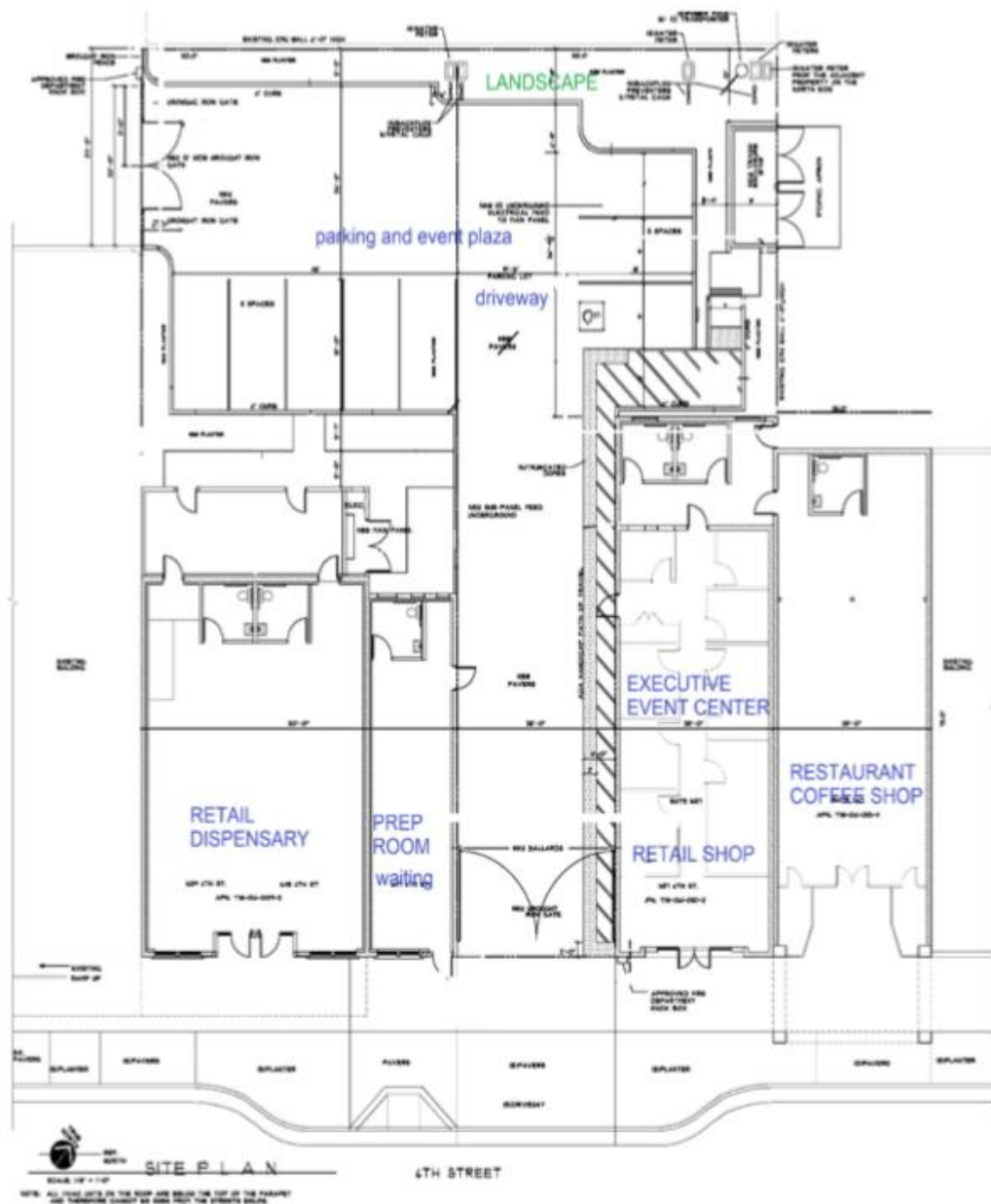
According to information obtained from Riverside County, the four lots on which the buildings exist were recorded on June 1, 1902 and the buildings were constructed around 1930. Staff has reviewed the building permits that have been issued for the property. (see attachment 4) The first record of a building permit was issued on November 30, 1972 for the refurbishing of a women’s clothing store. On June 18, 1975 a permit was issued for a sign for the United Farm Workers and on April 4, 1978 a permit was issued to repair the roof.

In 2012, the owners processed an Architectural Review for façade renovations and improved parking / landscaping renovations. Building permits were issued in 2013 to retrofit wall anchorage and re-roof the buildings. Additional permits were issued in 2015 for interior demolition and asbestos remediation. The last building permit was issued on April 23, 2019 for alterations and additions to demolish and discard all interior, “non-bearing” walls, framing, electrical outlets and HVAC, remove or grind down to slab anchor bolts flush. The Applicant has stated that these buildings have been vacant for at least twenty years.

Overview of the Kismet Coachella Project (CUP 305)

The project proposes the following uses as shown on the site plan below: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street; and a new 8 space parking lot including 1 disabled space in the rear of the building with new landscaping and a new trash enclosure.

The exhibit below shows the overall site plan and the intended uses for the existing structures on the property. The parking lot and landscaping is substantially consistent with a previously-approved site plan reviewed by the Planning Commission as part of a renovation project approved in 2012.



As seen from the exhibit below, the Applicant is proposing the following modifications to the outside of the buildings: new smooth Spanish stucco texture; a new curved awning over the dispensary building; new gates across the driveway with a curbed arbor over the driveway area and new signs over each of the proposed uses.

The overall project and streetscape including both buildings is illustrated below:

Front Elevations Building 1 and Building 2 along 6th Street



1639
2,300 SF

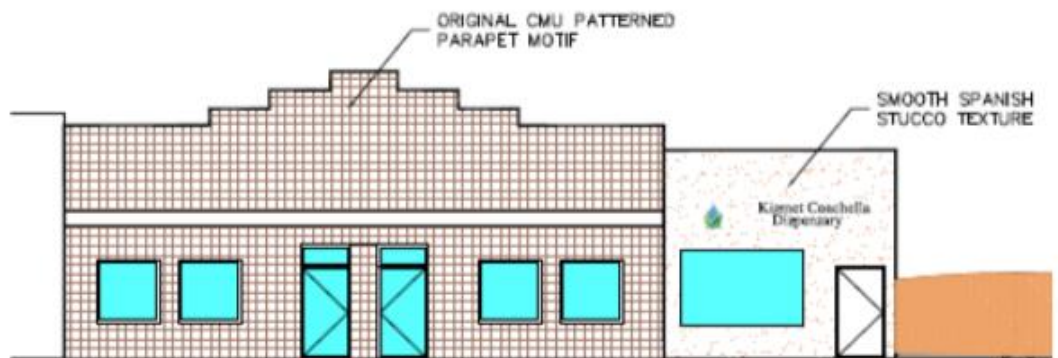
#1645
750 SF

#1657
2,200 SF

#1669
2,300 SF

The dispensary is proposed for Building 1 as illustrated and described below:

Building 1 (Dispensary)



Building 1 -- Dispensary

1639 6th Street – 2,300 SF

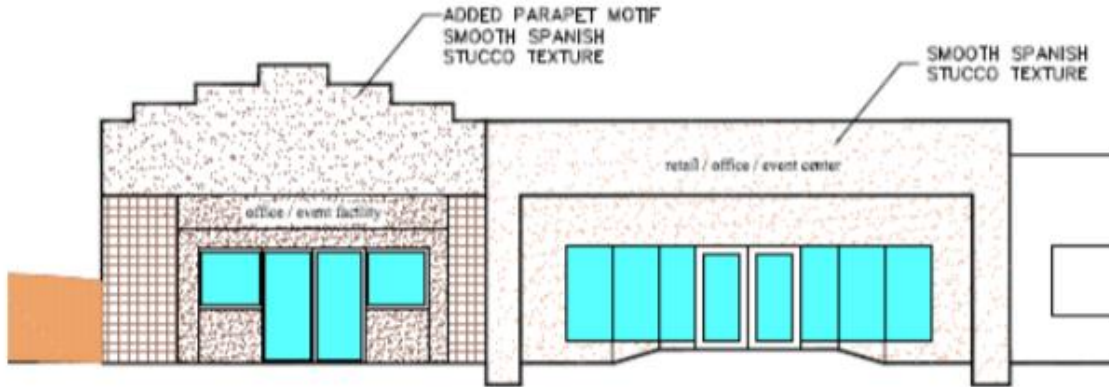
1645 6th Street – 750 SF

These two addresses are adjoining and considered one building.

Kismet has control of these two buildings in agreement with the property owner.

The proposed coffee shop, art displays and office/event space is illustrated and described below.

Building 2 (Coffee & Art)



Building 2 – Coffee Shop, Art Displays, & Office/Event Space

1657 6th Street – 2,200 SF

1669 6th Street – 2,300 SF

Artist renderings of the completed buildings are illustrated on the two exhibits below:





The exhibit below shows the view towards the rear of the building looking at the proposed parking lot.



The two exhibits below illustrate the interior of the cannabis dispensary.



The above exhibit illustrates the proposed coffee bar, check in reception and waiting area of the proposed cannabis dispensary.

DISCUSSION/ANALYSIS:

Environmental Setting:

The site is designated as being within the Downtown Center on the 2035 Coachella General Plan as illustrated on the exhibit below:



The project site is zoned General Commercial (C-G) as illustrated on the exhibit below. Surrounding properties to the north, south and west are zoned C-G (General Commercial).

Surrounding land uses to the north, south, east and west of the site consist of commercial land uses.

Consistency with the Coachella General Plan

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use Element. The project is consistent with the

development intensity permitted by the Downtown Center land use category.

Consistency with the (C-G) General Commercial Zone

The parcels in question were created in 1902 within the jurisdiction of Riverside County, 44 years before the City incorporated in December 1946.

As stated previously, the buildings were constructed around 1930, before the current development standards of the General Commercial (C-G) zone were enacted by the City of Coachella.

Because the buildings were constructed prior to the General Commercial (C-G) zoning standards were established within the City of Coachella, they do not meet the current standards for minimum lot width, minimum side yard setback, nor does the project meet the requirement for a 15 foot front yard setback, as the buildings were constructed on the front and side yard property lines.

Consistency with Section 17.54.010 Parking and Landscaping Requirements

The total square footage of the proposed project is 7550 square feet. Based on the Municipal Code, a total of 19 parking spaces would be required. As mentioned earlier in the staff report, the buildings were constructed around 1930. The site plan includes a total of 8 parking spaces, 11 less than what the Municipal Code requires.

The City Council recently approved the Pueblo Viejo Implementation Strategy that includes the Parking Study which analyzes a block by block assessment of downtown parking needs based on current land uses and build out anticipated by the General Plan as well as the Pueblo Viejo Plan. This study recommends an overall parking reduction for the downtown area and with strategic placement of additional street parking, and public parking in certain locations. As stated previously, based on the size of the lots and the size of the existing buildings, it would be impossible for any proposed retail use to provide the total required number of off-street parking spaces.

Section J of Section 17.54.010 specifies the landscaping requirements for projects within the City. Because the lots were created and the buildings constructed before these standards were in existence it is impossible for the proposed project to meet the requirements of this section. Section 17.54.010, J4 requires that internal landscaping equal a minimum 5% of the parking area. The Applicant is proposing landscaping within the parking area at the rear of the buildings, in excess of the 5% required by the Municipal Code.

The Planning Department considers the existing buildings a non-conforming use and as such, the Director has the discretion of allowing the proposed uses to proceed without adherence to the above reference specific zoning standards.

Furthermore, the existing building will be brought up to all current building codes prior to the issuance of a certificate of occupancy.

Consistency with Section 17.47: RC Retail Cannabis Overlay Zone

The proposed project is within Sub-Zone 1 as identified within Chapter 17.47 of the Municipal Code. The project meets the property development standards as identified in Section 17.47.060, A-E as outlined below, except for Standard F1 and F2 regarding adherence to on and off-site parking:

17.47.060 - Property development standards.

- A. Project Area/Lot/Building Height Requirements. Except as specified in the applicable development agreement, CUP or regulatory permit, the project area, lot size, lot coverage and building height requirements of the underlying zone shall apply.
- B. No Drive-Thru Retail Cannabis Facilities. No retail cannabis business within the RC Overlay Zone shall operate "drive-thru", "drive up", "window service" or similar facilities whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.
- C. No Non-Storefront Retailers. No retail cannabis business within the RC overlay zone shall be operated as "non-storefront" or "delivery only". Delivery may only be approved as ancillary to the operation of a permitted cannabis retail business which is physically located within the RC overlay zone and which primarily provides cannabis to customers on the premises.
- D. Distance Restrictions. No retail cannabis business within the RC overlay zone shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between any part of the building containing the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:
 - 1. "Day care center" means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.
 - 2. "Youth center" means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.
- E. Location of Customer Entrance. No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.
- F. On-Street/Off-Street Parking and Loading.
 - 1. Off-Street Parking and Loading. Off-street parking and loading facilities for a retail cannabis business shall be provided in accordance with the provisions of Section 17.54.010-C (1) of this title.

2. On-Street Parking and Loading. On-street parking or loading shall be prohibited for a retail cannabis business.

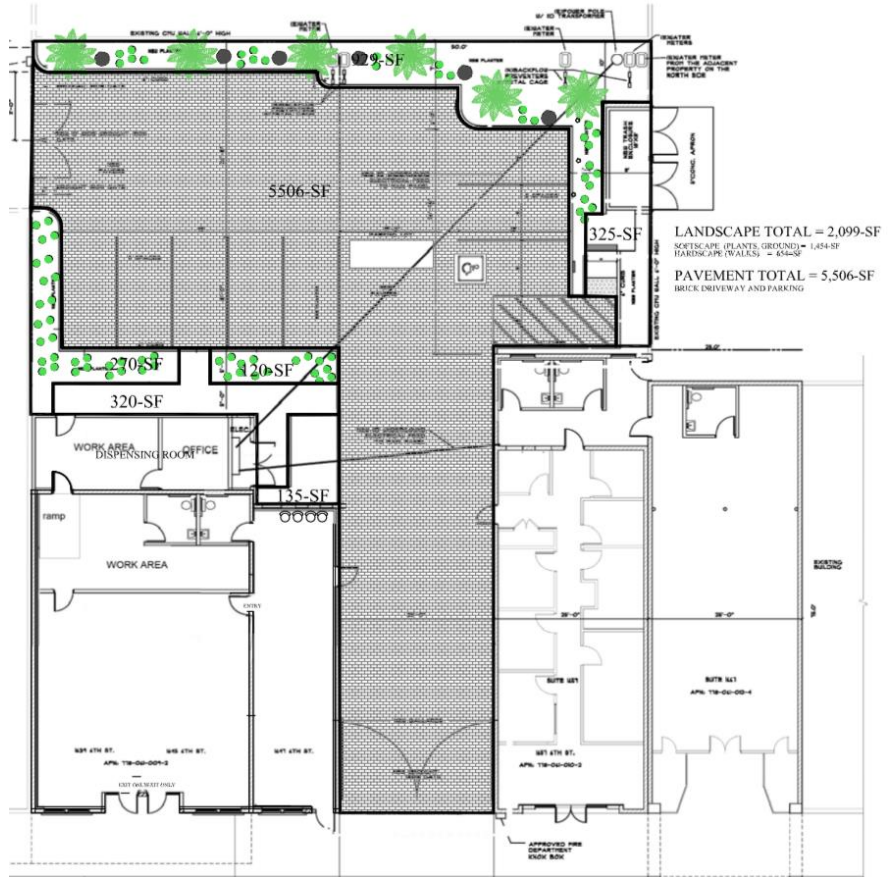
The proposed conditional use permit meets all the above development standards except for Standard F1, off-street parking and F2-On-Street parking. A discussion on overall downtown parking is discussed previously in the staff report.

Architectural Review/Building Materials

The artist renderings on pages 6, 7 and 8 of this staff report provide an overview of the modifications and enhancements proposed for the two buildings.

Landscaping

The project proposes two new landscape planters in the rear parking lot: One is adjacent to the rear of the building and the other is adjacent to the block wall at the rear property line. The parking area includes 5506 square feet of pavement area. Of that area the project proposes 2099 square feet of landscaped area, or 38%, in excess of the 5% required by the Municipal Code. Because the buildings were constructed around 1930 and are considered non-conforming structures, conformance to current City landscaping standards is not possible. Specifically, since the buildings were constructed to the front property line, construction of a 15 foot landscaped planter is not possible.



ENVIRONMENTAL REVIEW:

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

CORRESPONDENCE:

The City has not received any correspondence for the proposed project

ALTERNATIVES:

- 1) Approve Conditional Use Permit No. 305 and Change of Zone No. 18-07 with the findings and conditions as recommended by the Planning Commission and Staff.
- 2) Make Findings to Deny Conditional Use Permit No. 305 and Change of Zone 18-07.
- 3) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

It is staff's recommendation that the City Council open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposed Project is in conformance with the City's General Plan and the proposed use would be consistent with the Municipal Code and compatible with the surrounding uses in the area, it is staff's recommendation that the proposed project be approved by taking the following actions:

1. Motion to adopt Resolution No. 2019-64 approving Conditional Use Permit No. 305 with the findings and attached conditions of approval.
2. Motion to adopt Ordinance No. 1146 approving Change of Zone 18-07 with the attached findings:

Attachments:

- Attachment No. 1: Ordinance No. 1146 for CZ 18-07
- Attachment No. 2: Resolution No. 2019-64 for CUP 305
- Attachment No. 3: Exhibit A: Conditions of Approval for CUP 305
- Attachment No. 4: Historical Building Permits

RESOLUTION NO. 2019-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. CUP 305 TO CONVERT EXISTING VACANT COMMERCIAL TENANT SPACE INTO THE FOLLOWING USES: A 3050 SQUARE FOOT CANNABIS DISPENSARY INCLUDING 750 SQUARE FEET FOR CHECK-IN AND WAITING AREA, 1800 SQUARE FEET OF RETAIL DISPLAY AREA AND 500 SQUARE FEET OF REAR STORAGE, INVENTORY CONTROL AND PACKAGING TO BE LOCATED IN BUILDING 1 LOCATED AT 1639 AND 1645 6TH STREET; AND A 4500 SQUARE FOOT COFFEE SHOP, ART DISPLAY AND OFFICE/EVENT SPACE TO BE LOCATED IN BUILDING 2 LOCATED AT 1657 AND 1669 6TH STREET; LOCATED IN THE C-G (GENERAL COMMERCIAL ZONE); KISMET ORGANIC, APPLICANT.

WHEREAS, Ed Sapiago (on behalf of Kismet Organic Cultivation) filed an application for Conditional Use Permit 305 to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street; Assessor’s Parcel No’s. 778-061-009 and 778-061-010 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 305 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California and recommended that the City Council approve Conditional Use Permit No. 305; and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permit and a Change of Zone to allow the Project; and,

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve of Conditional Use Permit No. 305, subject to the findings listed below and the attached Conditions of Approval for the Kismet Coachella Project (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 305

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plans proposes a cannabis microbusiness including an indoor cannabis lounge where cannabis products will be sold and consumed. The Project complies with applicable CG-RC (General Commercial-Retail Cannabis Overlay) zoning standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Downtown Center land use designation of the City’s general plan. This category provides for a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent land uses.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-64 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”
CONDITIONS OF APPROVAL FOR THE KISMET COACHELLA PROJECT
INCLUDING A RETAIL CANNISBIS DISPENSARY AND COFFEE SHOP,
ART DISPLAY AND OFFICE/EVENT SPACE
(CUP 305).

General Conditions

1. Conditional Use Permit No. 305 is contingent upon City Council approval of the attendant Change of Zone 18-07 application. Conditional Use Permit No. 305 hereby approves the following uses: A 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area; 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging located in Building 1 located at 1639 and 1645 Sixth Street; and a 4500 square foot coffee shop, art display and office/event space located in building 2 located at 1657 - 1669 Sixth Street. The applicant shall secure building permits for tenant improvements for the new businesses through the City’s Building Division and the Riverside County Fire Marshal’s office prior to the commencement of business activities. Hours of operation for the cannabis dispensary retail business may be from 7:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
2. Conditional Use Permit No. 305 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.
3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Kismet Coachella Project and the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Kismet Coachella Project Development applications.
 - b. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
 - c. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
 - d. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City’s Building Codes.

4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, including architectural features, materials and site layout.
5. 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.
6. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
7. 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.
8. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:
 - a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to

visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

- b) In the event any onsite structures are demolished, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:
 - 1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
 - 2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
 - 3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).
- e) During project construction and implementation, the handling, storage, transport, and

disposal of all chemicals, including herbicides and pesticides, runoff, hazardous material and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.

- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control’s “Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air” to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.

- h) The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.

- i) The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

Engineering – Grading and Drainage:

- 9. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.

- 10. If the 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:

- 11. 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.

12. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Engineering-Sewer and Water Improvements

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

Engineering – General:

15. Applicant shall take into consideration City’s project titled “Grapefruit Boulevard Urban Greening & Connectivity Project” and match improvements proposed for Grapefruit Blvd. Engineering department will provide direction on this matter.
16. 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.
17. 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.
18. 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 plancheck 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:

19. “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 City Engineer prior to acceptance of improvements for maintenance by the City.

20. 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.

Environmental Compliance:

21. The applicant shall comply with the following items prior to issuance of building permits:
- a) Verify that asbestos has been mitigated and submit disposal and closure plan
 - b) Submit detailed plumbing and mechanical plans
 - c) Facility required to submit a source control survey;
 - d) Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; 1
 - e) Install separate AMI metering system for each building;
 - f) Install separate AMI water service meter for irrigation system;
 - g) The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems;
22. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
23. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
24. The applicant shall pay all required water connection fees.

Coachella Valley Unified School District

25. The Coachella Valley Unified School District is authorized by the State Legislature to levy developer fees on commercial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the District.

26. The owner/operator of the retail cannabis business shall assign an employee to act as parking monitor to direct vehicles to parking spaces during business hours to improve traffic safety.

27. The applicant shall obtain separate sign permits for all wall signs. All signs may be channel lettering or logo signs with “halo” lighting and reduced illumination or backlit with gooseneck lamps.

ORDINANCE NO. 1146

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 18-07 THAT PROPOSES TO ADD THE R-C (RETAIL CANNABIS) OVERLAY ZONE TO THE EXISITNG C-G (GENERAL COMMERCIAL) ZONE ON PROPERTY LOCATED AT 1639 AND 1645 SIXTH STREET; ED SAPIAGO, APPLICANT. (1st Reading)

WHEREAS, Ed Sapiago (on behalf of Kismet Organic Cultivation) filed an application for Change of Zone 18-07 on property located at 1639 and 1645 Sixth Street, and attendant applications Conditional Use Permit 305, Assessor’s Parcel No. 778-061-009 (“Project”); and,

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

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

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

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

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

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

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

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

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

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

Findings for Change of Zone 18-07:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a cannabis retail business. The Project complies with applicable C-G (General Commercial) and Section 17.47.020 property development standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose a cannabis business that is permitted in the C-G (General Commercial) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the project site include commercial land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

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

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

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

ORDINANCE PASSED APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

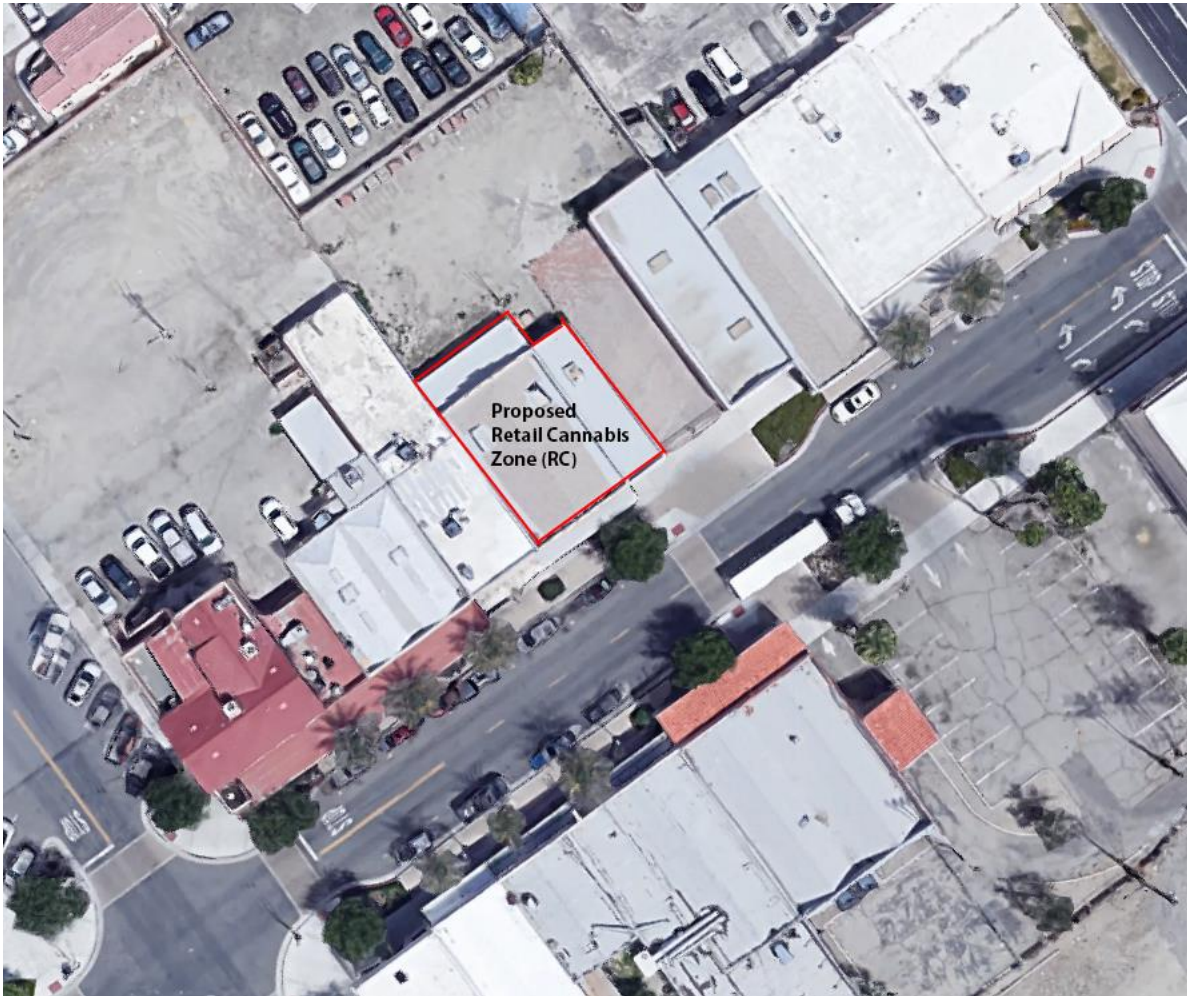
APPROVED AS TO FORM:

Carlos Campos
City Attorney

“EXHIBIT A”

Existing Zoning: C-G (General Commercial)

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



I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance No. 1146 was adopted by the City Council at a regular meeting held on the 11th day of December 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela M. Zepeda, City Clerk



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1147 amending Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24 and 15.32 of Title 15 (Buildings and Construction) to adopt the 2019 Edition of California Building Code and Appendix J of the California Building Code (Grading), the 2019 Edition of the California Electrical Code, the 2019 Edition of the California Mechanical Code, the 2019 Edition of the California Plumbing Code, the 2019 Edition of the California Fire Code, and adding Chapter 15.53, with certain amendments thereto and conforming amendments.
(1st Reading)

STAFF RECOMMENDATION:

Staff recommends that the City Council introduce for first reading, by title only, Ordinance No. 1147 amending Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, and 15.32 of Title 15 of the Coachella Municipal Code (Buildings and Construction) to adopt the 2019 Editions of the California Building and Fire Codes with selected Appendices and Amendments thereto, adding Chapter 15.53, and making conforming amendments.

BACKGROUND:

On December 14, 2016, the City Council approved an Ordinance amending Title 15 of the Coachella Municipal Code to adopt the 2016 Editions of the California Building and Fire Codes. Every three years, the California Building Standards Commission requires that all city and county agencies enforce the latest editions of the California Codes as codified in Title 24 of the California Code of Regulations.

The California Building Standards Commission has adopted the 2018 International Code Council (ICC) Codes with California amendments, mutually referred to herein as the 2019 California Building and Fire Codes. This includes the latest California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Administrative Code, California Energy Code, California Fire Code, California Existing Building Code, and other codes adopted by reference (e.g. California Green Building Standards Code, California Residential Code, and California Energy Code). These will go into effect on January 1, 2020 by default. However, in the absence of a local ordinance, the City is not afforded certain changes and amendments to the Code that are necessary due to local geological and climatic conditions.

Moreover, the Fire Marshal's office has substantive local amendments that apply to Riverside County cities.

DISCUSSION:

Attached for City Council's approval is draft Ordinance 1147 amending various chapters of Title 15 for repeal of existing text, and concurrent amendment in their entirety, to adopt the 2019 California Building and Fire Codes. The City's Fire Marshall has provided Riverside County's local amendments to the 2019 Fire Codes and the City is incorporating all prior local amendments with updates from the City's Building Official. Additionally, the City is continuing to include a modified Chapter 1 to the California Building Code to require more stringent permitting and regulatory schemes as follows:

Require a building permit for the following:

1. Hardscape work including concrete flatwork, patio slabs, and pavers.
2. New driveways made of concrete, pavers, grass-crete or comparable permeable or impermeable surfaces.
3. Removal and repair of existing masonry walls for the purpose of installation of gates and driveways.
4. Tent structures and canvas shade structures and coverings over 200 square feet, unless exempt as part of a Special Event Permit.
5. Metal storage sheds and containers in excess of 120 square feet.
6. Re-surfacing and re-striping of existing parking lots.

Prohibit the construction of post-tension masonry walls.

Provide Exemptions to building permit for the following projects:

1. Fences conforming to design requirements of Title 17 of this Code, not exceeding a height of 2 feet (610 mm).
2. Retaining walls that are not over 2 feet (610 mm) in height measured from the top of the footing to the top of the wall, unless supporting a surcharge.
3. Sidewalks in the side or rear yard not more than 30 inches above adjacent grade not part of an accessible route.

Additionally, staff is including a new Chapter 15.53 regarding "Protection of Preformed Concrete Block" to address the high number of block walls that have been compromised or destroyed by the reactive soil within the City.

Clarification to the California Plumbing Code:

Staff is further adding a local permit requirement to “connect to a public sewer system” for any remodels or additions to existing homes that are on a septic system, where the addition of bedrooms or fixtures requires an upsizing of the private drainage system septic. This is already required under the CA Plumbing Code for new construction and major additions that trigger an upsizing of septic tank (i.e., whenever a public sewer is within 200 feet of the structure, they must connect to public sewer). However, because of new ADU regulations, staff wants to include this provision whenever the addition of bedrooms triggers an upsizing of the septic tank, and there is a public sewer available within 50 feet of the property frontage. This will not conflict

FISCAL IMPACT:

There is no fiscal impact associated with adoption of the 2019 California Building and Fire Codes as these are regulatory requirements used in plan checking and permitting of future projects only. Lack of adoption would not relieve the City from complying with the uniform Codes, as explained above.

Attachments: Ordinance No. 1147 (1st Reading)

ORDINANCE NO. 1147

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING CHAPTERS 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, AND 15.32 OF TITLE 15 OF THE COACHELLA MUNICIPAL CODE (BUILDINGS AND CONSTRUCTION) AND ADDING CHAPTER 15.53, IN ORDER TO ADOPT THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND APPENDIX J OF THE 2019 CALIFORNIA BUILDING CODE (GRADING), THE 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2019 EDITION OF THE CALIFORNIA PLUMBING CODE, AND THE 2019 EDITION OF THE CALIFORNIA FIRE CODE WITH CERTAIN AMENDMENTS THERETO, AND INCLUDING CONFORMING AMENDMENTS. CITY INITIATED. (1st Reading)

WHEREAS, pursuant to California Government Code Section 50022.1 et. seq. the City of Coachella (“City”) may adopt by reference the California Building Standards Code, 2019 Edition as provided in Title 24 of the California Code of Regulations and other model codes; and,

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2019 Edition of the California Building Standards Code; and,

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and,

WHEREAS, the City desires to adopt the California Building Standards Code, including Appendix J for Grading regulations, and other model codes with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and,

WHEREAS, the City’s Building Official and Fire Marshal have recommended that the City approve changes and modifications to the 2019 California Building and Fire Codes, and have advised that certain changes and modifications to said Codes are reasonably necessary due to local conditions within the City and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code, or are reasonably necessary to safeguard life and property within the City; and,

WHEREAS, the City’s Building Official has also recommended that changes and modifications be made to the California Building Standards Code, which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Coachella and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5; and,

WHEREAS, the City Council held a public hearing on December 11, 2019 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and,

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066; and,

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

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

SECTION 1. AUTHORITY.

The City Council enacts this Ordinance under the authority granted to the City as follows:

A. California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

B. California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions

SECTION 2. FINDINGS.

To the extent that changes and modifications to the 2016 California Building Standards Code in this ordinance are deemed more restrictive than the building standards contained in the 2016 California Building Standards Code, thus requiring that findings be made pertaining to local climactic, geological, or topographical conditions to justify such modifications, the City Council hereby finds and determines as follows:

A. Geological Conditions:

1. The highly corrosive soils conditions found in the City of Coachella will cause the failure of foundations placed for the support of structures. There is also a concern with the existing on site water retention flood control the city enforces due to the fact that the city is approximately seventy feet below sea level.

(Applicable to Amendments to Sections 105.2, J107, J109 of the 2016 California Building Code)

2. The soil materials in the City contain high levels of sulfate. This creates the necessity of adopting restrictions and regulations pertaining to the placement and protection of all concrete placed within the city which will or may come into contact with alkaline soils containing sulfates. The soils in the City are also highly expansive, leading to a high probability of liquefaction.

(Applicable to Amendments to Sections 1904.3, 1907.1, J107.4 of the 2016 California Building Code)

3. The San Andreas Fault runs along the North East boundary of the City of Coachella, and is capable of producing future earthquakes, likely accompanied by the occurrence of fires, and the disruption of traffic flow. The fault has an extensive history of activity – including the 1989 Loma Prieta earthquake (6.9 magnitude) and the 1979 Imperial, Brawley earthquake (6.5 magnitude). The occurrence of a seismic event would cause damage to buildings and negatively impact any rescue or fire suppression activities because such an event is likely to create obstacles such as fallen trees, street lights and utility poles, and greatly impact the response time for emergency and fire service workers to reach an incident scene. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

(Applicable to the addition of Section 404 to the 2016 California Existing Building Code)

4. Section 404 of the California Existing Building Code is also added to comply with F.E.M.A. and its building repair program.

B. Climatic Conditions:

1. The City annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 90 M.P.H. or greater are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires also disrupt utility services throughout the area. Obstacles generated by strong winds, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type firefighting apparatus above this height would place rescue personnel at increased risk of injury.

(Applicable to amendments to Section 903.2, , 903.2.3, 903.2.6, 903.2.11.3, of the 2016 California Building Code and 2016 California Fire Code)

C. Other modifications in this Ordinance are of an administrative or procedural nature which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of building standards in the City of Coachella, or are reasonably necessary to safeguard life and property within the City of Coachella, and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5.

SECTION 3. Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, and 15.32 of the City of Coachella Municipal Code are hereby repealed in their entirety.

SECTION 4. Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, and 15.32, are hereby added to the Coachella Municipal Code to read as follows:

**CHAPTER 15.04
ADMINISTRATION**

Sections:

- 15.04.010 Adoption of Chapter 1 of the California Building Code**
- 15.04.020 Amendments to Chapter 1 of the California Building Code**

15.04.010 Adoption of Chapter 1 of the California Building Code.

Except as provided in this chapter, the code currently adopted State Building Code under title 24 sections parts 1-6, 8, 9 and 11 of the California Code of Regulations (CCR) known and designated as the 2019 California Building Codes (CBC), as adopted by the State of California, based on the 2018 International Building Code published by the International Code Council and the Plumbing and Mechanical Codes written by IAPMO and the National Electrical Code and Fire Code as written by NFPA, shall become the administrative provisions of the city Coachella for regulating the construction, erection, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use and occupancy and maintenance of all buildings and/or structures in the city. Chapter 1 of the 2019 California Building Code and all other formally adopted building Code will be on file for public examination in the offices of the building official as required by State Law.

The City of Coachella does hereby formally adopt the State of California model building Codes into local law as listed below:

- 2019 California Administrative Code Title 24 Part 1
- 2019 California Building Code Title 24 Part 2 (Volumes 1 & 2)
- 2019 California Electrical Code Title 24 Part 3 (based on 2017 NEC)
- 2019 California Mechanical Code Title 24 Part 4 (based on 2018 Uniform Mechanical Code)
- 2019 California Plumbing Code Title 24 Part 5

- 2019 California Energy Code Title 24 Part 6
- 2019 California Historical Building Code Title 24 Part 8
- 2019 California Fire Code Title 24 Part 9
- 2019 California Green Building Standards Code Part 11

All sections of the Code listed here and legally adopted by the State of California’s Building Standards Commission or by the Office of the Sate Fire Marshall shall be formally adopted by the City of Coachella as the California Building Code to be enforced within the City limits as required by state law. Sections and appendices not specifically adopted by the aforementioned State offices are hereby adopted by reference.

15.04.020 Amendments to Chapter 1, Division II of the California Building Code.

A. “Sub-section 105.1 Required.” is amended to read as follows:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The City of Coachella requires a building permit for the following projects:

1. Hardscape work including concrete flatwork, patio slabs, and pavers, except walkways exempted under Section 105.2.
2. New driveways made of concrete, pavers, grass-crete or comparable permeable or impermeable surfaces.
3. Removal and repair of existing masonry walls for the purpose of installation of gates and driveways.
4. Tent structures and canvas shade structures and coverings over 200 square feet, unless exempt as part of a Special Event Permit.
5. Storage sheds and metal containers in excess of 120 square feet.
6. Re-surfacing and re-striping of existing parking lots.

105.1(a) Prohibited Block Walls: Notwithstanding the provisions of the 2019 California Building Code, the City shall prohibit post-tension masonry walls.

B. “Sub-section 105.2 Work exempt from permit”, Items 2, 4, and 6 under “Building” are hereby deleted and replaced in their entirety as follows:

2. Fences conforming to design requirements of Title 17 of this Code, not exceeding a height of 2 feet (610 mm).
4. Retaining walls that are not over 2 feet (610 mm) in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

6. Sidewalks in the side or rear yard not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

C. The “Electrical” provision of Section 105.2 is hereby amended to read as follows:

Electrical:

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the housing, wiring and conduit therefore.
3. Repair or replacement of branch circuit overcurrent devices, listed for the use, of the required capacity in the same location.
4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment specifically under the jurisdiction of utilities as described by the code.
5. Installation or replacement of electrical equipment such as lamps and of electrical utilization equipment approved for connection to suitable permanently installed receptacles, Replacement of flush or snap switches, fuses, lamp sockets, and receptacles, and other minor maintenance and repair work, such as replacing worn cords and tightening connections on a wiring device.
6. The process of manufacturing, testing, servicing, or repairing electrical equipment or apparatus.

C. Section 105.2 Work exempt from permit, is amended by adding thereto language to read as follows:

Grading:

See Appendix J, Section J103.2 Exemptions, for work exempt from grading permits.

D. Section 113, Board of Appeals is hereby amended to read as follows:

Section 113 BOARD OF APPEALS

113.1 General. A local Appeals Board shall be created, as described by CBC 113, for the purpose of providing determinations in relation to the application and interpretation of the Code. Code language not susceptible to interpretation and clearly defined under law, as written, shall not be the subject of appeal. This Board shall be tasked with ruling on appeals of orders, decisions or determinations made by the Building Official and will hereby be known as the

“Board of Appeals”. This Board shall also serve as the Accessibility Appeals Board as described below.

113.2 Definition. The following term shall, for the purpose of this section, have the meaning shown.

ACCESSIBILITY APPEALS BOARD. The board of the city which is authorized by the governing body of the city to hear appeals brought by any person regarding action taken by the building department of the city in enforcement of the authority to grant exceptions to the standards and specifications contained in California Health and Safety Code section 19957. (Note: The establishment of this board is pursuant to Health and Safety Code 19957.5)

113.3 Appeals Board Defined. The Housing Appeals Board, Accessible Appeals Board, and the Local Appeals Board shall be for the purposes of this code and may be one in the same and shall be referred to herein throughout this code as the Appeals Board.

113.4 Qualifications. In addition to the qualifications established in CBC Section 1.8.8, at least two members shall be physically disabled, if the Appeals Board is to hear appeals relating to accessibility issues pursuant to CBC, (California) Chapter 1, Section 1.9.1.5 (*Special conditions for persons with disabilities requiring appeals action ratification; Pursuant to Health and Safety Code 19957.5*)

E. Section 114.4, Violation penalties, is hereby amended to read as follows:

114.4 Violation penalties. Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 3.48.090 of the City of Coachella Municipal Code.

CHAPTER 15.08

BUILDING CODE

Sections:

- 15.08.010 Adoption of Specific Sections of the California Building Code**
- 15.08.020 Enforcement**
- 15.08.030 Amendments to the Building Code**

15.08.010 Adoption of Specific Sections of the California Building Code.

Except as amended in this chapter, those certain building codes known and designated as the 2019 California Building Code (CBC), including Chapters 2 through 35, and Appendix C, G, H, I, and J as adopted by the State of California, based on the 2018 International Building Code as published by the International Code Council, except as amended herein, shall become the building code of the City of Coachella for regulating the erection, construction, enlargement,

alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City. The 2018 California Building Code and its adopted appendices and amendments will be on file for public examination in the offices of the Building Official.

15.08.020 Enforcement.

Pursuant to California Building Code, (California) Chapter 1, Section 1.11.2.1, the delegated enforcement official responsible for the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 Dwellings shall be the Building Official.

15.08.030 Amendments to the California Building Code.

A. Automatic Sprinkler Systems.

Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exceptions 2 in Section 903.2.11.3

B. Section 1904.3 is hereby amended by adding thereto Section 1904.3.1 and 1904.3.2 to read as follows:

1904.3.1 Type of cement. All concrete used in floor slabs where floor slab is supported by earth or fill of any kind and all concrete used in footings, foundations, curbs, gutters, sidewalks, driveways and walls supporting or retaining earth or fill shall contain only sulfate resistant Type V. Portland cement. Portland cement concrete shall be composed of not less than four hundred seventy (470) pound (five sacks) of Portland cement per cubic yard of concrete, except that any concrete containing an approved water reducing admixture, used in accordance with the manufacturer's recommendations shall contain not less than four hundred eighteen (418) pound (4.5 sacks) of Portland cement per cubic yard of concrete.

C. Section 1907.1 is hereby amended by adding thereto Section 1910.1.1 and 1910.1.2 to read as follows:

1907.1.1 Base course required. A base course shall be provided beneath the concrete floor slab of any structure consisting of at least a four inch thickness of a limited capillarity material. Base course shall be either clean graded gravel or crushed rock. Material shall pass a two inch sieve and be retained in a one-fourth inch sieve. Capillary break in conformance with the California Green Building Standards Code Chapter 4, Division 4.5 is required.

1907.1.2 Expansion protection for slab. A two-inch layer of dry washed sand shall be placed on top of the base course under of a ten (10) mil thick water-proof membrane. This waterproof membrane shall be placed on top of the base course under all slabs to provide for expansion protection for concrete.

D. Section G101.5 is hereby added to Appendix G, FLOOD-RESISTANT CONSTRUCTION, to read as follows:

G101.5 Administration and Enforcement. For the purpose of the administration and enforcement of this Appendix G, Flood-Resistant Construction, the Building Official shall mean the City Director of Public Works or their designated representative.

E. Appendix J, GRADING, is hereby amended as follows:

1. Section J101.3 is hereby added to read as follows:

J101.3 Administration and Enforcement. For the purpose of the administration and enforcement of this Appendix Chapter, Grading, the Building Official shall mean the City Director of Public Works or their designated representative.

2. The “Exception” in Section J104.3 is hereby amended to read as follows:

Exception: A soils report is not required where the building official determines that the nature of the work applied for is such that a report is not necessary.

3. Section J107.4 is hereby amended by adding thereto Section J107.4.1 to read as follows:

J107.4.1 Using alkaline fill soil. Soils or materials which may have an alkali or sulfate content shall not be relocated, placed or used as fill at any location within the city unless a test sample of the soil is first obtained under the direction of the department of building and tests conducted by an approved testing agency indicates that the alkali or sulfate content of the soil sample does not exceed the amount in the natural soil at the location where the fill is to be placed. The director of building may waive the test sample requirements for good cause.

4. Section J109.5 is hereby added to read as follows:

J109.5 Drainage Devices.

J109.5.1 Minimum gradients. Except on slopes, drainage devices shall be constructed with minimum gradients as follows: Poured in place cement concrete construction – 0.5%; Shotcrete concrete construction – 0.5%; Asphaltic concrete pavement – 1.0%; Soils swales – 0.5%; Pipes – 0.4%.

J109.5.2 Slopes. Drainage devices constructed on slopes shall have a minimum gradient of five percent (5.0%). Such drainage devices shall be constructed of shotcrete or poured in place concrete with suitable reinforcement. Closed piping, unpaved swales and Asphaltic concrete drainage structures shall not be used for slope drainage.

J109.5.3 Erosion prevention. Drainage devices shall be constructed to convey drainage to an established private or public watercourse, channel, storm drain or public street, and shall be designed to prevent erosion.

J109.5.4 Device design. Drainage devices conveying water to the public streets shall drain over driveway approaches, through curb drains, through sidewalk culverts, or through non-concentrated sheet flow over the curb as designated by the City Engineer.

CHAPTER 15.12 ELECTRICAL CODE

15.12.010 Adoption of the Electrical Code

Except as provided in this chapter, the 2019 California Electrical Code, including Appendix Chapters A, B, C, D, E, F, and G, as adopted by the State of California, based on the 2018 National Electrical Code as published by the National Fire Protection Association (NFPA), shall become the Electrical Code of the City of Coachella, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. The California Electrical Code is on file for public examination in the office of the Building Official.

15.12.020 Amendments to the California Electrical Code

The 2019 Edition of the California Electrical Code is hereby adopted with no amendments.

CHAPTER 15.16 MECHANICAL CODE

15.16.010 Adoption of the Mechanical Code

Except as provided in this chapter, the 2019 California Mechanical Code, including Appendix Chapters Appendices A, B, C, and D as adopted by the State of California, based on the 2018 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Mechanical Code of the City of

Coachella, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances. The California Mechanical Code is on file for public examination in the office of the Building Official.

15.16.020 Amendments to the California Mechanical Code

The 2019 Edition of the California Mechanical Code is hereby adopted with no amendments.

**CHAPTER 15.20
PLUMBING CODE**

15.20.010 Adoption of the Plumbing Code

Except as provided in this chapter, the 2019 California Plumbing Code, including Appendix Chapters A, B, D, G, H, I and K as adopted by the State of California, based on the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Plumbing Code of the City of Coachella, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. The California Plumbing Code will be on file for public examination in the office of the Building Official.

15.20.020 Amendments to Chapter 1, Division II of the California Plumbing Code.

The 2019 Edition of the California Plumbing Code is hereby adopted with the following amendment to section 104.1

A. “104.1 Permits Required.” is amended to read as follows:

It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a plumbing system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure. The City of Coachella requires a plumbing permit to abate an existing private disposal system and connect to a public sewer system for the following projects:

- 1. Additions to existing buildings or structures that result in the need for enlarged capacity of septic tank pursuant to Table H 201.1(1), whenever there is an existing public sewer main line or lateral line within 30 feet of the property boundaries.
- 2. Remodels to existing buildings or structures that increase the number of plumbing fixtures to a structure served by an existing septic tank that is out of compliance with Table H 201.1 (1), whenever there is an existing public sewer main line or lateral line within 30 feet of the property boundaries.

**CHAPTER 15.24
FIRE CODE**

Sections:

- 15.24.010 Adoption of the Fire Code**
- 15.24.015 Fire Authority Adoption of the Fire Code**
- 15.24.020 Express Findings**
- 15.24.030 Amendments to the Fire Code**

15.24.010 Adoption of the Fire Code

Except as stated in this Section or as amended below in Section 5 of this Ordinance, all of the provisions and appendices of the 2019 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter’s matrix, are hereby adopted and shall apply to the City of Coachella. In addition, the following provisions that are excluded in the 2019 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 109.3 are not adopted, and Chapters 3, 25, and Sections 403.12, 503, 510.2, and 1103.2 are adopted.

15.24.015 Fire Authority Adoption of the Fire Code

Except as stated in this Section or as amended below in Section 5 of this Ordinance, all of the provisions and appendices of the 2019 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter’s matrix, are hereby adopted and shall apply to the City of Coachella Fire Authority. In addition, the following provisions that are excluded in the 2019 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 109.3 are not adopted, and Chapters 3, 25, and Sections 403.12, 503, 510.2, and 1103.2 are adopted.

15.24.020 Express Findings

The City of Coachella finds the following:

The Fire Department hereby finds that the proposed amendments to the Fire Code are reasonable and necessary because of local climactic, geologic and topographical conditions within the City of Coachella. This finding is supported and based upon the following express findings which address each of these conditions and present the local situation which make the proposed amendments necessary.

I. Climatic Conditions:

A. The City of Coachella located in Riverside County is located in Southern California and covers a vast and varied geographic area. The base climate in western Riverside County consists of semi- arid Mediterranean weather patterns. Eastern Riverside County is a

desert area with Mohave Desert temperatures and weather patterns. Those two primary areas are divided by the San Bernardino Mountain Range. Both areas outside of the mountain terrain annually experience extended periods of high temperatures with little or no precipitation. Hot, dry winds, which may reach speeds of 70 M.P.H. or greater, are common to the area. Examples are: Santa Ana/ Foehn winds, afternoon surface-heating generated winds, and prevailing desert winds.

These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration) which necessitates rapid identification, locating and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, will greatly impact the response time to reach an incident scene. During these winds, the inability to use aerial type firefighting apparatus would further decrease our ability to stop fires in large buildings and place rescue personnel at increased risk of injury.

B. Although Riverside County and the City of Coachella occasionally experiences periods of significant drought, the County can also experience periods of substantial rainfall. Annual rainfall varying from three (3) inches in Blythe to over thirty three (33) inches in Pine Cove. When Riverside County does experience heavy rain, or rain over a period of days or weeks, many areas of the County are subject to flooding. Runoff from rain drains either naturally into rivers, washes, and creeks or into flood control facilities. Flash flooding is also a common problem, especially in the Coachella Valley and the easterly portions of the county. Flash flooding is typically associated with short duration, high intensity precipitation events often associated with summer thunderstorms. Such events can occur even during a drought.

C. Water demand in densely populated Southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.

D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features such as identification and notification will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

II. Topographical conditions

A. Natural: The topographical conditions of Riverside County varies from three hundred (300) feet below sea-level, flat desert communities, to mountains over ten thousand (10,000) feet in Alpine-like areas of the San Bernardino Mountain Range. In between these areas, developable slopes of 25 percent and greater generally occur throughout the foothills. Riverside County extends from Orange County to the State of Arizona and is mixed with congested urban areas, rural lands and wild lands. A large number of sensitive habitats for various animal species and vegetation consist within large open space areas between major urban centers that impact building and structure location, which impedes emergency access and response. This variety in regions contributes to an increased emergency response time, which necessitates cooperation between local agencies.

B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Riverside County.

C. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

III. Geological Conditions

Located within Riverside County are several known active and potentially active earthquake faults, including the San Andreas, San Jacinto, and Elsinore Fault. In the event of an earthquake, the location of the epicenter as well as the time of day and season of the year would have a profound effect on the number of deaths and casualties, as well as property damage.

The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which, in tum, may set off fires and/or hinder firefighting or rescue efforts. The hazard of earthquakes varies from place to place, dependent upon the regional and local geology. Ground shaking may occur in areas 65 miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction).

A. Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain

design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Riverside County that naturally have extended emergency response times that exceed the 5 minute goal.

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore the City Council finds that the following table sets forth the 2016~~2019~~ California Fire Code sections that have been modified and the associated local climatic, geological and/or topographical conditions described above supporting the modification.

2019 CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
101.4	Severability	Administrative
102.5	Application of the residential code	I, II & III
103.4 and 103.4.1	Liability	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.12	Authority of the Fire Chief to close hazardous fire areas	Administrative
106.2	Fees	Administrative
106.6	Cost Recovery	Administrative
109.1	Board of Appeals established	Administrative
110.4	Violation and Penalties	Administrative
202	Fire Chief	Administrative
308.1.6.3	Sky Lanterns	I, II & III
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.6.1	Automatic opener	Administrative
503.7	Loading areas and passenger drop-offs	Administrative
507.5.7	Fire hydrant size and outlets	I & III

507.5.8	Fire hydrant street marker	I, II & III
508.1, 508.1.1, 508.1.3, 508.1.6, 508.1.8	Fire command center	I, II & III
509.2.1	Minimum clearances	I & III
605.10.1.2	Manual operation	II & III
903.2	Where required (automatic sprinkler systems)	I, II & III
903.3.5.3	Hydraulically calculated systems	I & II
3204.2.1	Minimum requirements for client leased or occupant	Administrative
4904.3	High Fire Hazard Severity Zone Maps	Administrative
App Ch B, Table B105.2	Buildings other than one- or two-family dwellings	I, II & III
App Ch C, C103.1	Fire hydrant location	I, II & III

15.24.030 Amendments to the Fire Code

A. DEFINITIONS. Section 202, definition of “Fire Chief” in the California Fire Code is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief’s designee.

B. SCOPE AND GENERAL REQUIREMENTS

1. Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:

101.4 Severability. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

C. APPLICABILITY

1. Section 102.5 of the California Fire Code is amended as follows:

102.5 Application of residential code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R309.6 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

D. DEPARTMENT OF FIRE PREVENTION

1. Sections 103.4 and 103.4.1 of the California Fire Code are deleted in their entirety and replaced with the following:

103.4 Liability. Any liability against Riverside County or the City of Coachella or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

E. GENERAL AUTHORITY AND RESPONSIBILITIES.

1. A new Section 104.1.1 is added to Section 104.1 of the California Fire Code to read as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the City Council.
2. The Fire Chief is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief's direction, the Riverside County Fire Department is authorized to enforce ordinances of the City of Coachella pertaining to the following:
 - 2.1. The prevention of fires.
 - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use and handling of hazardous materials.
 - 2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of fire escapes.

- 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
- 2.7. The maintenance of means of egress.
- 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.

3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:

- 3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
- 3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
- 3.3. The Riverside County Sheriff and any deputy sheriff.
- 3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
- 3.5. Officers of the California Highway Patrol.
- 3.6. Code Officers of the City of Coachella Code Enforcement Department.
- 3.7. Peace Officers of the California Department of Parks and Recreation.
- 3.8. The law enforcement officer of the Federal Bureau of Land Management.

2. Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

104.12 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors and/or the City Council within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

F. FEES

1. Section 106.2 of the California Fire Code is deleted in its entirety and replaced with the following:

106.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the City of Coachella fee schedule.

2. A new Section 106.6 is added to Section ~~106~~106 of the California Fire Code to read as follows:

106.6 Cost recovery. Fire suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

G. BOARD OF APPEALS

1. Section 109.1 of the California Fire Code is deleted in its entirety and replaced with the following:

109.1 Board of appeals established. The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

H. VIOLATIONS.

1. Section 110.4 of the California Fire Code is deleted in its entirety and replaced with the following:

110.4 Violation and penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or Ordinance. Punishments and penalties for violations shall be in accordance with the City of Coachella ordinances, fee schedule and Health and Safety Code Sections 17995 through 17995.5.

I. OPEN FLAMES.

1. Section 308.1.6.3 of the California Fire Code is deleted in its entirety and replaced with the following:

308.1.6.3 Sky lanterns or similar devices. A person shall not release or cause to be released a sky lantern or similar device.

J. FIRE APPARATUS ACCESS ROADS.

1. Section 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

2. Section 503.2.2 of the California Fire Code is deleted in its entirety and replaced with the following:

503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

3. A new Section 503.6.1 is added to Section 503.6 of the California Fire Code to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and Policies, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

4. A new Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

K. FIRE PROTECTION WATER SUPPLIES

1. A new Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:

507.5.7 Fire hydrant size and outlets. As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

- 1. Residential Standard – one (1) four (4) inch outlet and one (1) two and half (2 ½) inch outlet.

2. Super Hydrant Standard – one (1) four (4) inch outlet and two (2) two and one half (2 ½) inch outlet.
3. Super Hydrant Enhanced – two (2) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.

2. A new Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Technical Policy 06-11, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

L. FIRE COMMAND CENTER

1. Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in buildings greater than 300,000 square feet in area and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and comply with Sections 508.1.1 through 508.1.8.

2. Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

3. Section 508.1.3 of the California Fire Code is amended to add the following:

Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm).

4. Section 508.1.6 of the California Fire Code is amended to add the following:

Exception: A fire command center solely required because a building is greater than 300,000 square feet in area shall comply with NFPA 72 and contain the features set forth in Section 508.1.6 subsections 5, 8, 10, 12, 13 and 14. The features set forth in Section 508.1.6 subsections 1, 2, 3, 4, 6, 7, 9, 11, 15, 16, 17, 18 and 19 shall be required when such building contains systems or functions related to these features.

5. A new Section 508.1.8 is added to Section 508 of the California Fire Code to read as follows:

508.1.8 Fire command center identification. The fire command center shall be identified by a permanent easily visible sign stating “Fire Dept. Command Center,” located on the door to the fire command center.

M. FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND LOCATION

1. Section 509.2.1 of the California Fire Code is amended to add the following:

509.2.1 Minimum clearances. A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

N. MECHANICAL REFRIGERATION.

1. Section 605.10.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:

605.10.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

O. AUTOMATIC SPRINKLER SYSTEMS.

1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.20 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.

Exception: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.

3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
4. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobilehomes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception 2 in Section 903.2.11.3

2. A new Section 903.3.5.3 is added to Section 903 of the California Fire Code to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

P. DESIGNATION OF HIGH-PILED STORAGE AREAS.

1. A new Section is added to Section 3204.2 of the California Fire Code to read as follows:

3204.2.1 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

Q. FIRE HAZARD SEVERITY ZONES.

1. A new Section 4904.3 is added to Section 4904 of the California Fire Code to read as follows:

4904.3 High Fire Hazard Severity Zone Maps. In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated December 24, 2009 and retained on file at the office of the Fire Chief, which supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

R. APPENDIX B.

1. Table B105.2 of the California Fire Code is amended as follows:

TABLE B105.2 - REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

S. APPENDIX C.

1. Section C103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the International Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

**CHAPTER 15.28.020
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

Sections:

15.28.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

15.28.020 Amendments to Uniform Code for the Abatement of Dangerous Buildings.

15.28.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

A. That certain document, three copies of which are now on file in the office of the city clerk, being marked and designated as the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, with all state and city amendments thereto, is adopted as the code for the abatement of dangerous buildings of the city.

B. Each and all of the regulations, provisions, penalties, conditions and terms of such Uniform Code for the Abatement of Dangerous Buildings, as amended by this chapter and on file in the office of the city clerk, are referred to, adopted, and made a part hereof as if fully set out in this chapter, together with any and all amendments thereto, which have or may be adopted by the state of California except as listed below.

15.28.020 Amendments to the Uniform Code for the Abatement of Dangerous Buildings.

A. Sections 205, 501, 502 and 503 of the Uniform Code for the Abatement of Dangerous Buildings are repealed.

B. Section 601.1 of the Uniform Code for the Abatement of Dangerous Buildings is amended to read as follows:

Hearings. The board of appeals shall proceed pursuant to Article VIII of Chapter 2; and said provisions shall prevail over all other conflicting provisions hereof. However, the board of appeals may appoint one (1) or more hearing examiners or designate one or more of its members to serve as hearing examiners to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of the hearings until it is submitted to the board of appeals for decision.

**CHAPTER 15.32
EXISTING BUILDING CODE**

Sections:

15.32.010 Adoption of the Existing Building Code.

15.32.020 Amendments to the Existing Building Code.

15.32.010 Adoption of the Existing Building Code.

Except as provided in this chapter, the 2019 California Existing Building Code including Appendices A-1 based on the 2015 International Existing Building Code, as adopted by the State of California, as published by the International Code Council (ICC), shall become the Existing Building Code of the City of Coachella for the purpose of regulating the repair, alteration, change of occupancy, addition to and relocation of the Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings, in existing buildings in the City. The California Existing Building Code will be on file for public examination in the office of the Building Official.

15.32.020 Amendments to the Existing Building Code.

A. Section 202, Definitions, is hereby amended by adding thereto the following definition to read as follows:

Substantial Structural Damage. A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system, have suffered damage such that the lateral load-carrying capacity of the structure in any direction has been reduced by more than 20 percent from its pre-damaged condition, or

2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure’s floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition, and the remaining capacity of such affected elements with respect to all dead and live loads is less than 75 percent of that required by the building code for new buildings of similar structure, purpose, and location.

B. Section 404 is amended by adding thereto Section 404.6 to read as follows:

404 Repairs. Repairs of structural elements shall comply with this section.

404.6.1 Seismic evaluation and design. Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

3403.6.1.1 Evaluation and design procedures. The seismic evaluation and design shall be based on the procedures specified in the building code, ASCE 31 *Seismic Evaluation of Existing Buildings* (for evaluation only) or ASCE 41 *Seismic Rehabilitation of Existing Buildings*.

C. **Appendix Chapter A1** (*Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings*) only, of the 2019 California Existing Building Code by ICC is hereby adopted with no amendments.

SECTION 5. A new Chapter 15.53 is hereby added to the Coachella Municipal Code to read as follows:

**CHAPTER 15.53
PROTECTION OF PREFORMED CONCRETE BLOCK**

Sections:

- 15.53.010 Purpose.**
- 15.53.020 Applicability.**
- 15.53.030 Findings.**
- 15.53.040 Financial considerations.**
- 15.53.050 Requirement.**
- 15.53.060 Standards for membrane material.**
- 15.53.070 Financial considerations.**
- 15.53.080 Requirement.**
- 15.53.090 Applicability.**

15.53.010 Purpose.

This chapter is adopted for the general welfare and safety of the property owners of the city in order to prevent the depreciation of property values and the elimination of economic loss to property owners of the city and to address the deteriorating block walls which have become a nuisance within the City. The high sulfate and selenium content of soil materials within the incorporated limits of the city requires that regulations and restrictions, in accordance with this chapter, be created and adopted pertaining to the placement and protection of all concrete block placed within the city which will or may come into contact with alkaline soils containing sulfates and selenium.

15.52.020 - Applicability.

The regulations and restrictions of this ordinance are placed upon all concrete block walls installed within the city in which the block units come into contact with alkaline soils containing sulfates and selenium.

15.53.030 – Findings.

High sulfate and selenium content contained within soil within the Coachella City limits has eroded the low plasticity cement contained within concrete block units (CMU) and decomposed this block down to its aggregate content (ruble). This process has left the concrete block unable to maintain compressive strength and has reduced it to a pile of sand. These elements were deposited into the Coachella Valley soil during the cretaceous era by biological sedimentation and naturally break down the soil and clays here into sand and small sized gravel.

15.53.040 – Financial considerations.

The below requirement places a minimal financial burden on homeowners and contractors proposing the construction of block walls within the city jurisdiction and represents

approximately \$1-2 of added cost per linear foot of CMU construction. This financial consideration must be taken into account in the approval of this ordinance.

15.52.050 – Requirement

All concrete block used within the City of Coachella, to construct retaining, freestanding separation, block fence and structural walls within the city jurisdiction shall be protected from sulfate and selenium erosion by use of rubberized, polymer or asphalt membrane which render the block contents impervious to water and deleterious soil elements. All walls will have added membrane protection from the top of the footing up to a level of 8” above finished soil grade without interruption, including motor and head joints. Membrane shall consist of the liquid applied, surface bonding type, no preformed membrane papers will be allowed.

15.52.060 - Standards for membrane material.

Membrane material installed on walls within the city jurisdiction shall comply with California building code requirements contained in CBC 1805.3 and shall be of a type suitable for use with the type of preformed blocks applied to.

SECTION 6. Sub-sections 15.66.040 and 15.66.060 of the Coachella Municipal Code are hereby amended to read as follows (deleted text in ~~strike through~~, added text in underline):

15.66.040 - Exempted unreinforced masonry buildings.

The following buildings are exempted from complying with this chapter:

A. Unoccupied accessory buildings on residential lots;

.....

C. Buildings which have been structurally upgraded in substantial conformity to the structural standards for unreinforced masonry buildings of Appendix Chapter 1 of the Uniform Code for Building Conservation ("UCBC"), or to the force levels of the 1973 or later, edition of the ~~UBC~~ California Building Code, or to another standard approved by the building official.

.....

15.66.060 - Removal from list of potentially hazardous buildings.

A building may be removed from the city's list of potentially hazardous buildings by demonstrating to the satisfaction of the building official that either:

.....

B. All of the following conditions are met:

.....

3. That any additional mitigation work recommended in the seismic safety report has been performed and the building has been structurally upgraded to be in substantial conformity with the structural standards for unreinforced masonry buildings of ~~Appendix Chapter 1 of the Uniform Code for Building Conservation ("UCBC"), or to the force levels of the 1973, or later, edition of the UBC~~ the California Building Code, or to another standard approved by the building official.

SECTION 7 Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

SECTION 8 Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 9 Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

SECTION 10 CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 9. FILING. The Building Official shall transmit a copy of this Ordinance to the California Building Standards Commission, pursuant to Health and Safety Code Section 17958.7.

SECTION 10. CONFLICTING ORDINANCES REPEALED. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the codes adopted by this Ordinance and any other ordinance in conflict herewith are hereby repealed.

ORDINANCE PASSED AND APPROVED on this 11th day of December, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Hernandez, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

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

I, Angela Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 1147 adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 11th day of December, 2019.

Angela Zepeda, City Clerk



**STAFF REPORT
12/11/2019**

TO: Honorable Mayor and City Council Members

FROM: William B. Pattison, Jr. City Manager

SUBJECT: Annual AB 1600 Report

SPECIFICS: Adopt Resolution No. 2019-69 receiving and filing 2019 AB 1600 Report pursuant To Government Code Sections 66000-66008 relating to the Development Impact Fees Annual Report for the fiscal year ended June 30, 2019.

STAFF RECOMMENDATION:

By Minute Motion, that the City Council:

1. Conduct a public hearing and accept public testimony relating to the Development Impact Fees' annual report; and
2. Following public testimony, close the public hearing, and request that the City Council waives further reading and adopts Resolution No. 2019-69 receiving and filing the AB 1600 Annual Report pursuant to California Government Code Sections 66000-66008.

EXECUTIVE SUMMARY:

Government Code Section 66006 requires each local agency that imposes development impact fees to prepare an annual report for these specific fees. The fees, when collected, must be segregated from the General Fund and accounted for separately from other impact fees. This is done by placing the fees into their own accounting 'fund' and only expending the monies for the purposes for which the fees were collected. The attached report, for the fiscal year ending June 30, 2019, includes the beginning (prior year ending) and current year ending balances for each fund as well as any changes during the year. The report also provides the amount of fees collected, interest, other income, and allowable expenditures for each fund.

BACKGROUND:

The City imposes fees on developer projects for the purpose of mitigating the impacts caused by new development. The City's developer impact fees are collected to defray all or at least a portion of the cost of public facilities, recreation facilities, parks, infrastructure (streets, signals, drainage, etc.), affordable housing, fire facilities and child care. The purpose for which many of these developer fees are imposed supports not only past impacts to the city but future impacts that are also consistent with several strategic results areas including: Land Use, Housing & Open Space; Parks and Recreation; Public Safety and Emergency Services and Transportation.

FISCAL IMPACT:

Receive and File. There is no fiscal impact from filing the report.

ATTACHMENTS:

1. Resolution No. 2019-69, FY 2019 Development Impact Fees Annual Report

RESOLUTION NO. 2019-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA RECEIVING AND FILING THE FISCAL YEAR 2018-19 ANNUAL REPORT ON THE COLLECTION AND USE OF MITIGATION FEES FOR NEW DEVELOPMENT.

WHEREAS, the City of Coachella collects impact fees to mitigate the effects of increased demand for public facilities, transportation infrastructure, and parks; and

WHEREAS, pursuant to the Mitigation Fee Act (Government Code Section 66000 et seq.), the City is required to annually report certain information regarding the collection of development impact fees; and

WHEREAS, the Report for Fiscal Year 2018-19, attached as “Exhibit A,” identifies unexpended impact fee programs; and

WHEREAS, the Report was made available on November 26, 2019 at City Hall prior to this Council Meeting; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of Coachella does hereby receive and file the 2019 Annual Report on the collection and use of mitigation fees for new development.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-69 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

Providing necessary Parkland and Open-Space to meet the needs of new residential construction. Adopted February 10, 2010

Resolution 2006-100

Section 16.36.060 (H) 5. b. of the Municipal Code requires the City Council of Coachella to determine the per acre fair market value of land for establishment of fees payable in-lieu of dedication of such land for park and recreational purposes otherwise required: based on annual appraisals; EFFECTIVE Monday, October 16, 2006

Single Family Units - \$3,056.94

Multi-Family Units - \$2,567.83

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources			
Developer fees		47,285	
Interest/Investment income		-	
Total Sources		47,285	
Expenditures & Other Uses			
Contract services		-	
Interest Allocation		3,026	
Total Uses		3,026	
Total Available	(1,831,386)	44,259	(1,787,127)

<i>Five Year Test</i>	
<i>Using First In First Out Method</i>	
Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	29,628
Revenues Collected from 2016	83,055
Revenues Collected from 2017	128,640
Revenues Collected from 2018	268,346
Revenues Collected from 2019	47,285
Total Ending Fund Balance	556,953
<i>Five Year Test - Met</i>	

<i>Capital Improvement Facilities</i>			
Capital Improvement Facilities Actual Expenses	FY 2018-2019	% Complete	% funded with fee
Total	-		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Community Center - 40 Acre Parksite	20,000,000	0%	63%
Total Anticipated Future Projects	20,000,000		

To provide library access, books, and other reading and learning materials to a growing residential population.
 Adopted February 10, 2010

Single Family Units - \$577.88
 Multi-Family Units - \$485.42

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
<i>Revenues & Other Sources</i>			
Loan from General Fund			
Developer fees		18,570	
Interest/Investment income		30,353	
Total Sources		48,923	
<i>Expenditures & Other Uses</i>			
Transfer to CIP for Library construction		43,717	
Contract services			
Interest Allocation			
Total Uses		43,717	
Total Available	944,864	5,206	950,070

<i>Five Year Test</i>	
<i>Using First In First Out Method</i>	
Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	15,161
Revenues Collected from 2016	930,072
Revenues Collected from 2017	855,379
Revenues Collected from 2018	4,525
Revenues Collected from 2019	18,570
Total Ending Fund Balance	1,823,707
<i>Five Year Test: Met</i>	

<i>Capital Improvement Facilities</i>			
Capital Improvement Facilities Actual Expenses	FY 2018-2019	% Complete	% funded with fee
Pmnt on debt for Library Const (Coachella Lease Bonds)	43,717.06	100%	64%
Total	43,717.06	100%	

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Total Anticipated Future Projects	-		

Improvements to add/modify lane circulation capacity to maintain service levels for areas specifically impacted by new development. As noted in prior years budgets, as of the 2012 fee update this fund will be closed upon use of all the remaining cash balance.

Bridge & Grade Separation Fees for Project type	Measure	Fee
Residential	Dwelling unit	\$ 652
Hotel/Motel	Room	\$ 652
Office	1,000 s.f. (gross)	\$ 652
Retail	1,000 s.f. (gross)	\$ 652
Restaruant/Gaming	1,000 s.f. (gross)	\$ 834
Gasoline	1,000 s.f. (gross)	\$ 834
Open Uses (e.g. Car Sales)	acre	\$ 1,632

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources			
Developer fees			
Interest/investment income (accrual)		13,138	
Total Sources		13,138	
Expenditures & Other Uses			
Transfer to CIP for 52/ST-81/ST-69 Ave50		365,825	
Interest Allocation			
Total Uses		365,825	
Total Available	440,378	(352,687)	87,691

Five Year Test

Using First In First Out Method

Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	11,254
Revenues Collected from 2016	19,790
Revenues Collected from 2017	6,273
Revenues Collected from 2018	4,288
Revenues Collected from 2019	
Total Ending Fund Balance	41,605

Five Year Test - Closed Fund

Capital Improvement Facilities

Capital Improvement Facilities Actual Expenses	FY 2018-2019	% Complete	% funded with fee
Transfer to CIP for ST-69 AVE 50 BRIDGE/WHITEWATER	18,776.77	8%	3%
Transfer to CIP for ST-81 AVENUE 50 INTERCHARGE	51,581.03	7%	1%
Transfer to CIP for ST-98 Ave 50 Extension-La Entrada	301,466.80	8%	1%
Transfer to CIP for ST 2 - AVE 52 GS-CHECK 89621	-6,000.00	100%	1%
Total	365,824.60		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Total Anticipated Future Projects	-		

Purpose per the Nexus study: Improvements to add/improve shelters in accordance with the Regional Trans Plan and specifically impacted by new development.
 Updated February 10, 2010

- Residential - \$85/unit
- Hotel/Motel - \$85/Rm
- Office - \$99/1,000sq.ft.
- Retail - \$85/1,000sq.ft.
- Restaurant/Gaming - \$106/1,000sq.ft.
- Gasoline - \$118/1,000sq.ft.
- Open Uses - \$126/Acre

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
<i>Revenues & Other Sources</i>			
Developer fees			
Interest income		6,415	
Total Sources		6,415	
<i>Expenditures & Other Uses</i>			
Administration			
Interest Allocation			
Total Uses		-	
Total Available	231,291	6,415	237,706

Five Year Test

Using First In First Out Method

Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	
Revenues Collected from 2016	
Revenues Collected from 2017	
Revenues Collected from 2018	
Revenues Collected from 2019	
Total Ending Fund Balance	

Five Year Test -The Bus Shelter Fund balance is \$237,706 versus the five-year revenue collected of \$0, and exceeds the five-year test by \$237,706. The future project scheduled to draw down these funds below the five-year test are listed below. There continues to be a reasonable relationship between the fee and the purpose for which it was adopted.

Capital Improvement Facilities

Capital Improvement Facilities Actual Expenses	FY 2018-2019	% Complete	% funded with fee
		N/A	N/A
Total	\$ -		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Bus Shelters*	232,000	0%	87%
Total Anticipated Future Projects			

* to discuss w/DVBA - new apartment development (corner of 48th and Cesar Chavez Blvd, also 6th and C

To provide street improvements based on trip demand placed on road system by new development.

This is an old fee that is no longer used. Fund 127 is used for Streets & Transportation
 As stated in prior budgets, as of 2010 impact fee update this fund will be closed upon use of all the remaining cash balance

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources Developer fees Interest/Investment income (accrual)		109	
Total Sources		109	
Expenditures & Other Uses Interest Allocation		965	
Total Uses		965	
Total Available	3,993	(856)	3,137

<i>Five Year Test</i>	
<i>Using First In First Out Method</i>	
Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	
Revenues Collected from 2016	
Revenues Collected from 2017	
Revenues Collected from 2018	
Revenues Collected from 2019	
Total Ending Fund Balance	0
<i>Five Year Test - Closed Fund</i>	

<i>Capital Improvement Facilities</i>			
Capital Improvement Facilities Actual Expenses	FY 2018-2019	% Complete	% funded with fee
Total	\$ -		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Total Anticipated Future Projects			

The purpose of the fee is to ensure that new development funds its fair share of park facilities and equipment.

Single Family Residential - \$6,480.35/unit
 Multi-Family Residential - \$5,443.49/unit

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
<i>Revenues & Other Sources</i>			
Developer fees		231,604	
Interest/Investment income		10,973	
Other Sources - Loan payable to Fund 101			
Other - Fund 182			
Total Sources		242,577	
<i>Expenditures & Other Uses</i>			
Transfers out - Capital Improvement Project Fund		346,055	
Administration			
Other - Fund 182			
Total Uses		346,055	
Total Available	367,294	(103,478)	263,816

<i>Five Year Test</i>	
<i>Using First In First Out Method</i>	
Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	147,757
Revenues Collected from 2016	419,268
Revenues Collected from 2017	2,767,762
Revenues Collected from 2018	3,685
Revenues Collected from 2019	231,604
Total Ending Fund Balance	3,570,075
<i>Five Year Test - Met</i>	

<i>Capital Improvement Facilities</i>			
Capital Improvement Facilities Actual Expenses	2018-2019	% Complete	% funded with fee
F-15 KOUNKUEY DESIGN INITIATIVE	25,000.00	0%	63%
P-25 NECorner of Cesar Chavez	321,055.00	100%	86%
Total	\$ 346,055.00		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
F-15 Community Ctr Park (Health & Wellness Ctr)	20,000,000	0%	63%
Total Anticipated Future Projects	20,000,000		

To provide for street improvements based on trip demand placed on the road system by new development. This fee includes streets, bridges, interchanges, and grade separations.

Residential

Single Family Residential - \$3,357.48
 Multi-Family Residential - \$1,738.69

Non-Residential Construction

Commercial - \$4.62/sq.ft.
 Office - \$5.46/sq.ft.
 Industrial - \$3.75/sq.ft.

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources			
Developer fees		108,953	
Interest/Investment income (accrual)		43,706	
Other - Fund 182			
Total Sources		152,659	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund Administration		1,428,282	
Other - Fund 182			
Total Uses		1,428,282	
Total Available	1,334,106	(1,275,623)	58,483

Five Year Test

Using First In First Out Method

Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	361,086
Revenues Collected from 2016	259,489
Revenues Collected from 2017	267,627
Revenues Collected from 2018	901,607
Revenues Collected from 2019	108,953
Total Ending Fund Balance	1,898,762

Five Year Test - **Met**

Capital Improvement Facilities

Capital Improvement Facilities Actual Expenses	2018-2019	% Complete	% funded with fee
ST-66 SRTS FED CYCLE 3	\$ 140,545.72	100%	34%
ST-107 AVE 48/VAN BUREN	\$ 15.00	100%	27%
ST 106 Traffic Signal at Coral	\$ 231,925.46	93%	72%
ST-100 Avenue 49 Sidewalk I-Co	\$ 46,944.16	4%	4%
ST-93 AVE 50 WIDENING PROJECT	\$ 18,040.22	6%	7%
ST-110 Sidewalk ARABY	\$ 4,711.08	3%	16%
ST-70 Street Rehab Ph 13	\$ 202,691.07	100%	43%
ST-77 Street Rehab Pha 17	\$ 577,459.23	100%	27%
ST-107 Avenue 48 / Van Buren	\$ 0.34	100%	27%
ST-86 Caltrans ATP	\$ 21,401.17	100%	1%
ST-78 Ave 48 Widening Proj	\$ 184,548.12	56%	7%
Total	\$ 1,428,281.57		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
ST-78 Ave 48 Widening Project	3,658,000	56%	7%
ST-93 Ave 50 Widening Project	4,500,000	6%	7%
ST 106 TRAFFIC SIGNAL AT CORAL	400,000	93%	72%
ST-69 CIP - Ave 50 Bridge	1,700,000	3%	2%
Total Anticipated Future Projects	58,000		

To provide facilities and police equipment to accommodate new development.
 Adopted February 10, 2010

Residential
 Single Family - \$306.54/unit
 Multi-Family - \$257.49

Non-Residential
 Commercial - \$23.22/1,000sq.ft.
 Office - \$30.57/1,000sq.ft.
 Industrial - \$12.10/1,000sq.ft.

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources			
Developer fees		8,839	
Interest/Investment income (accrual)		16,666	
Total Sources		25,505	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Administration			
Other - Service Charges			
Total Uses			
Total Available	519,693	25,505	545,199

Five Year Test

Using First In First Out Method

Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	11,225
Revenues Collected from 2016	25,622
Revenues Collected from 2017	29,361
Revenues Collected from 2018	5,093
Revenues Collected from 2018	8,839
Total Ending Fund Balance	80,139

Five Year Test - The Police Facilities Fund balance is \$545,199 versus the five-year revenue collected of \$80,139, and exceeds the five-year test by \$465,059. The future project scheduled to draw down these funds below the five-year test is the design of a new Coachella Police Sub-Station detailed in Project # F-30 of the 19/20 Budget. The total estimated cost of design is \$514,920 and the cost of construction is estimated at \$15,000,000 which exceeds the excess five-year fund balance.

Capital Improvement Facilities

Capital Improvement Facilities Actual Expenses	2018-2019	% Complete	% funded with fee
Total	\$ -		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
CIP #F-30: Coachella Police Station - Design*	514,920	0%	64%
CIP #F-30: Coachella Police Station*	15,000,000	0%	64%
Total Anticipated Future Projects	514,920		

* to discuss with DVBA

To expand general government facilities to address new development, primarily public works and City Hall.

Residential

Single Family - \$2,357.61/unit
 Multi-Family - \$1,980.39/unit

Non-Residential

Commercial - \$178.54/1,000sq.ft.
 Office - \$235.13/1,000sq.ft.
 Industrial - \$93.04/sq.ft.

Adopted February 10, 2010

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources Developer fees Interest/Investment income (accrual)		228,097 93	
Total Sources		228,190	
Expenditures & Other Uses Transfers out - Capital Improvement Project Fund Administration Other -		223,900	
Total Uses		223,900	
Total Available	43,603	4,290	47,892

Five Year Test

Using First In First Out Method

Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	64,296
Revenues Collected from 2016	156,172
Revenues Collected from 2017	225,825
Revenues Collected from 2018	340,073
Revenues Collected from 2019	228,097
Total Ending Fund Balance	1,014,462

Five Year Test - **Met**

Capital Improvement Facilities

Capital Improvement Facilities Actual Expenses	2018-2019	% Complete	% funded with fee
H.N. & Frances C. Berger Foundation payment (Loan)	106,515.11	95%	100%
Interfund Loan-Permit Center	117,385.32	95%	100%
Total	\$ 223,900.43		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Total Anticipated Future Projects	-		

To expand fire protection and medical services facilities and equipment to address new development.

Residential
 Single Family - \$1,750.03/unit
 Multi-Family - \$1,470.02/unit

Non- Residential
 Commercial - \$381.04/1,000sq.ft.
 Office - \$501.80/1,000sq.ft.
 Industrial - \$198.57sq.ft.

Adopted February 10, 2010

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources Developer fees Interest/Investment income (accrual)		27,152	
Total Sources		27,152	
Expenditures & Other Uses Professional Services Transfers Out Other -			
Total Uses			
Total Available	922,149	27,152	949,301

Five Year Test

Using First In First Out Method

Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	55,219
Revenues Collected from 2016	123,874
Revenues Collected from 2017	173,355
Revenues Collected from 2018	17,792
Revenues Collected from 2019	
Total Ending Fund Balance	370,240

Five Year Test - The Fire Facilities Fund balance is \$949,301 versus the five-year revenue collected of \$370,240, and exceeds the five-year test by \$579,060. The future project scheduled to draw down these funds below the five-year test is the expansion of the Coachella Fire Station detailed in Project # F-7 of the 19/20 Budget. The total estimated cost of design is \$594,347 and the cost of construction is estimated at \$3,000,000 which exceeds the excess five-year fund balance.

Capital Improvement Facilities

Capital Improvement Facilities Actual Expenses	2018-2019	% Complete	% funded with fee
Total	-		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
F-7 Fire Station Expansion	3,594,347	0%	64%
Total Anticipated Future Projects	3,594,347		

To establish access to public art in the community.

Fees Based on Percentage of Building Cost:

- 1) One half of one percent for new commercial or industrial construction
- 2) One half of one percent for remodel or reconstruction of existing commercial or industrial property
- 3) One quarter of one percent for new residential subdivisions of two or more units
- 4) One quarter of one percent for new individual single family units constructed in an existing subdivision with a building permit over \$100,000 for that portion of the building permit valuation in excess of \$100,000

Adopted February 22, 2006

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources Developer fees Interest/Investment income (accrual)		2,134	
Total Sources		2,134	
Expenditures & Other Uses Transfers out - Capital Improvement Project Fund Administration Other -		50,000	
Total Uses		50,000	
Total Available	150,192	(47,866)	102,326

Five Year Test

Using First In First Out Method

Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	36,427
Revenues Collected from 2016	17,461
Revenues Collected from 2017	11,214
Revenues Collected from 2018	145,860
Revenues Collected from 2019	
Total Ending Fund Balance	210,962

Five Year Test - Not Applicable

Capital Improvement Facilities

Capital Improvement Facilities Actual Expenses	2018-2019	% Complete	% funded with fee
P-25 Northeast Corner of Cesar	50,000.00	100%	14%
Total	\$ 50,000.00		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Total Anticipated Future Projects			

For the purpose of providing adequate Sanitary District facilities to meet the demands of a growing residential and business population.

a.3 Capacity Charges

Pursuant to the provisions of AB 1600 (Govt. Code 66000 et.esq.) there is hereby established and levied upon all persons, firms, or corporations making connections to a community sewer system within the Coachella Sanitary District, a sewer capacity charge, as follows:

Specified Uses

Use	EDU	FEE
Single-family Per Equivalent Dwelling Unit	1	\$3,130
Multi-family		
One Bedroom, Studio	0.6	\$1,878
Two to Three Bedrooms	0.75	\$2,347.50
Four or more Bedrooms	1	\$3,130
Mobile Home	1	\$3,130
Motel / Hotel Room	0.5	\$1,565
Recreational Vehicle Space	0.5	\$1,565

For the purposes of establishing the capacity charge, one equivalent dwelling unit shall refer to a single family residential unit with an estimated sewage flow of 300 gallons per day and sewage strength not to exceed 200 milligrams per liter of both BOD and SS.

Other Uses

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources			
Developer fees		399,736	
Interest		216,641	
Total Sources		616,377	
Expenditures & Other Uses			
Transfer out		1,505,256	
Administration			
Total Uses		1,505,256	
Total Available	6,816,018	(888,879)	5,927,139

Five Year Test	
Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	296,841
Revenues Collected from 2016	345,178
Revenues Collected from 2017	451,422
Revenues Collected from 2018	671,412
Revenues Collected from 2019	399,736
Total Ending Fund Balance	2,164,588

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2018-2019	% Complete	% funded with fee
Debt Service Payments - built sanitary plant	\$ 1,505,255.69	100%	100%
Total	\$ 1,505,255.69		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
CV High School Lift Station Replacement	250,000	0%	100%
Mesquite Septic to Sewer Conversion	125,000	0%	100%
Shady Lane Septic to Sewer Conversion	150,805	0%	100%
Industrial Waste Line & Sewer Intertie	56,347	0%	100%
Capacity Improvements - Tyler	1,039,000	0%	100%
Capacity Improvements - Ave 50	281,000	0%	100%
Capacity Improvements - Airport Blvd	115,000	0%	100%
Capacity Improvements - Frederick	1,539,000	0%	100%
Capacity Improvements - Ave 52	5,500	0%	100%
Capacity Improvements - Van Buren	3,000	0%	100%
Total Anticipated Future Projects	7,434,652		

For the purpose of providing adequate water facilities to meet the demands of a growing residential and business population.

Section 4: In view of all the evidence, and based on the foregoing findings and conclusions, the City Council hereby resolves as follows:

- (a) Water System Backup Facilities Charges (Connection Fee) shall be as follows:

Equivalent Dwelling Units (EDU) are used to provide a common evaluation factor for all development types. One EDU is equal to one single family residential unit. Commercial developments are converted to "equivalent" residential units to facilitate the analysis.

Residential development includes all detached homes, apartment units, vacation homes, or mobile homes. The proposed Water System Backup Facilities Charges (Connection Fee) for residential units is \$2,940 per EDU.

Commercial development is based on a conversion factor of 2.85 EDUs per 10,000 square feet of floor space. Therefore, the charge for commercial development less than 10,001 square feet of floor space shall be \$8,379. For all commercial development with more than 10,000 square feet of floor space, the calculation shall be the total number of square feet of floor space divided by 10,000, multiplied by 2.85 and then multiplied by \$2,940.

- (b) Annual Increase in Water System Backup Facilities Charges (Connection Fee)

Commencing with fiscal year 2006-07, the Water System Backup Facilities Charges (Connection Fee) as determined hereinabove for residential and other uses shall increase on the first day of each fiscal year, that is, on July 1 of each year, by the same percent as the annual change in the December Construction Cost Index (CCI) for Los Angeles of the prior year, published in the "Engineering News Record". If said annual change is less

than two percent (2%), the change shall be deferred and combined with the increase for the next fiscal year.

Current fee

The current City of Coachella Capacity Charge for is \$384.53 per Equivalent Dwelling Unit (EDU). The City has not increased this capacity charge since fiscal year 2013-2014 therefore the following recommendations provide for the increase to include fiscal years 2013-2014 through 2014-2015.

Year	EDU/ACC	Capacity Fee/EDU
December 2013		\$3,845.33
December 2014	0.1%	\$3,814.35
December 2015	3.4%	\$3,946.17

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
Revenues & Other Sources			
Developer fees		202,541	
Interest/Investment income (accrual)		211,359	
Total Sources		413,901	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund		192,334	
Administration			
Other -			
Total Uses		192,334	
Total Available	6,554,892	221,567	6,776,459

Five Year Test	
Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2015	303,820
Revenues Collected from 2016	207,797
Revenues Collected from 2017	385,379
Revenues Collected from 2018	586,709
Revenues Collected from 2019	202,541
Total Ending Fund Balance	1,686,246

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2018-2019	% Complete	% funded with fee
W-47 Advanced Meter Infrastructure	\$ 192,333.75	100%	100%
Total	\$ 192,333.75		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Mesquite Water Association	300,000.00	0%	100%
Shady Lane Water System Consolidation	152,805.00	0%	100%
Castro's Water System Consolidation	139,050.00	0%	100%
3.6 Mg Reservoir Interior Relining	450,000.00	0%	100%
Whitewater Wash Bridge Pipeline @ ave 50	700,000.00	0%	100%
Whitewater Wash Bridge Pipeline @ Dillon Rd	270,000.00	0%	100%
4 Hot Tap Isolation Valves	80,000.00	0%	100%
Grapefruit Blvd - Ave 49 to Mitchel Drive - Water Con	410,000.00	0%	100%
Van Buren Ave - Water Connections	690,000.00	0%	100%
Grapefruit Blvd - Ave 52 to Ave 54 - Water	670,000.00	0%	100%
Total Anticipated Future Projects	4,861,855		

Description of fee, use and when adopted: to ensure that new development funds its fair share of general government facilities - primarily public works and city hall. Fund 125 will be phased out and combined with Fund 129 (City Hall).

Account Description	Beginning Fund Balance	FY 2018-2019	Ending Fund Balance
<i>Revenues & Other Sources</i>			
Developer fees		0	
Interest income		0	
Total Sources		0	
<i>Expenditures & Other Uses</i>			
Transfers out - Capital Improvement Project Fund		0	
Administration			
Other - Investment Services		0	
Total Uses		0	
Total Available	0	0	0

<i>Five Year Test</i>	
<i>Using First In First Out Method</i>	
Unspent Funds Represent Ending Fund Balance	June 30, 2019
Revenues Collected from 2014	6
Revenues Collected from 2015	350
Revenues Collected from 2016	0
Revenues Collected from 2017	0
Revenues Collected from 2018	0
Total Ending Fund Balance	356
<i>Five Year Test - Met</i>	

<i>Capital Improvement Facilities Actual Expenses</i>			
Capital Improvement Facilities	FY 2018-2019	% Complete	% funded with fee
None	\$ -	N/A	N/A
Total	\$ -		

Anticipated Future Projects	FY 2019-2024	% Complete	% funded with fee
Total Anticipated Future Projects			



STAFF REPORT
12/11/2019

To: Honorable Mayor and City Council Members

FROM: Luis Lopez, J.D., Development Services Director
Celina Jimenez, Grants Manager

SUBJECT: Adopt Resolution No. 2019-70 and Conduct a Public Hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) In Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority (the “CMFA”), a Joint Exercise of Powers Authority and Public Entity of the State of California, in an Amount Not to Exceed \$40,000,000, (the “Bonds”), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a 105-unit Multi-Family Rental Housing Project Located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California (the "Project").

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2019-70 and conduct a public hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the “CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$40,000,000, (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a 105-unit multifamily rental housing project located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California (the "Project"). Such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

BACKGROUND:

The California Municipal Finance Authority was organized on August 12, 2004 under the provision of the Joint Exercise of Powers Act of the Government Code of the State of California. The CMFA is a joint powers authority created to strengthen local communities by promoting economic development and charitable activities throughout the state of California. With the goal of giving back to California communities, the CMFA assists local governments, non-profits and businesses with the issuance of taxable and tax-exempt financing aimed at improving the standard of living in California. Members of the CMFA include towns, cities, counties and special districts within California.

The CMFA is committed to promoting economic and social programs in its member communities. The CMFA shares a minimum of 25% (approximately \$13,000) of all issuance fees collected directly with its member communities, and donates at a minimum another 25% to the California Foundation for Stronger Communities (Foundation), a blended component unit of the CMFA, for the support of local charities designated by its member agencies. The CMFA acts as a municipal conduit issuer and assists eligible institutions in obtaining financing through the issuance of revenue bonds. The bonds are special, limited obligations of the CMFA, payable solely from the revenues of the projects and other funds of the borrowers.

Tax-exempt bond financing is a proven low-cost method of raising capital. The CMFA provides access to this market for qualified borrowers by acting as the conduit issuer. Eligible costs for a CMFA financing may include the purchase of land, project design costs, construction, rehabilitation, improvement, equipment purchase and installation and legal fees. Up to 2% of the proceeds of a CMFA bond offering may be used to pay the cost of issuing bonds, such as for underwriter’s and legal fees. Also, the CMFA can issue taxable bonds to cover any additional costs of issuance or for additional undertakings that are not tax-exempt.

DISCUSSION/ANALYSIS:

The City has received a request from Chelsea Investment Corporation for the 6th & Cesar Chavez CIC, LP, a partnership of which Chelsea Investment Corporation (the “Developer”) or a related person to the Developer will be the general partner. The request is that the CMFA adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the “Code”) in one or more series from time to time, and at no time to exceed \$40,000,000 in aggregate principal amount, to finance or refinance the acquisition, construction, improvement and equipping of a 105-unit multifamily rental housing project located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California.

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of Coachella must conduct a public hearing (the “TEFRA Hearing”) providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

FISCAL IMPACT:

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the Borrower.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the "Foundation"), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Coachella, it is expected that that a portion of the issuance fee attributable to the City will be granted by the CMFA to the general fund of the City (approximately \$13,000). Such grant may be used for any lawful purpose of the City.

ALTERNATIVES:

1. Adopt Resolution No. 2019-70 and Conduct a Public Hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") In Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority (the "CMFA"), a Joint Exercise of Powers Authority and Public Entity of the State of California, in an Amount Not to Exceed \$40,000,000, (the "Bonds"), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a 105-unit Multi-Family Rental Housing Project Located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California (the "Project").
2. Continue this matter and provide staff with direction.
3. Take no action.

RECOMMENDED ALTERNATIVE:

Staff recommends Alternative #1 above.

Attachments: Resolution No. 2019-70
Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, December 11, 2019, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the “Code”) will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the “Authority”) of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$40,000,000 (the “Bonds”). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of 6th Street & Cesar Chavez Street Apartments, a 105-unit multi-family rental housing project located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by 6th Street & Cesar Chavez Street CIC, LP (the “Borrower”) or a partnership of which Chelsea Investment Corporation (the “Developer”) or a related person to the Developer is the general partner.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 6:00 p.m. or as soon thereafter as the matter can be heard, and will be held in the City of Coachella City Council Chambers, 1515 Sixth Street, Coachella, California 92236. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, City Clerk, City of Coachella, 53462 Enterprise Way, Coachella, California 92236.

Dated: November 20, 2019

RESOLUTION NO. 2019-70

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$40,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF 6TH & CESAR CHAVEZ APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, 6th & Cesar Chavez CIC, LP (the “Borrower”) a partnership of which Chelsea Investment Corporation (the “Developer”) or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the “Authority”) adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the “Code”) in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$40,000,000 in aggregate principal amount (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a 105-unit multifamily rental housing project located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California (the “Project”); and,

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Coachella (the “City”) because the Project is located within the territorial limits of the City; and,

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is one of the “applicable elected representatives” required to approve the issuance of the Bonds under Section 147(f) of the Code; and,

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing on December 11, 10`9 regarding the issuance of the Bonds, wherein the public was given an opportunity to testify, and now desires to approve the issuance of the Bonds by the Authority.

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

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-70 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of December, 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



**STAFF REPORT
12/11/2019**

TO: Honorable Mayor and City Council Members
FROM: Luis Lopez, Development Services Director
SUBJECT: Resolution No. SA-2019-03 approving the disposition of Vacant Real Property owned by the Former Coachella Redevelopment Agency, for a sales price of \$80,000, to the City of Coachella, consisting of two (2) parcels totaling 15,246 square feet located at 1609 Fourth Street (APN 778-042-009 and 778-042-010).

STAFF RECOMMENDATION:

Staff recommends that the City Council, acting as the Successor Agency to the Former Coachella Redevelopment Agency, authorize the City Manager to execute the attached Vacant Land Purchase Agreement with the City of Coachella, transmit the agreement to the Riverside County Oversight Board for review and approval, and take all necessary actions to facilitate the sale of a vacant .035 acre real property for a sales price of \$80,000.00 by adopting the attached draft resolution.

BACKGROUND:

Pursuant to State Statutes, on December 15, 2015, the Oversight Board of the Successor Agency to the Former Coachella Redevelopment Agency approved the Revised Long-Range Property Management Plan, identifying all real property assets and their permissible uses. On December 31, 2015, the State Department of Finance approved the Successor Agency’s Revised Long-Range Property Management Plan allowing disposition of old Redevelopment Agency surplus lots at fair market value. Therefore, the Agency can now sell off these parcels. Further, as of July 1, 2018, the County Oversight Board must review and approve all land conveyances by the Successor Agency prior to execution.

The subject parcels to be sold to the City of Coachella (“City”) is identified as Assessor Parcel Number (APN) 778-042-009 and 778-042-010, which is located on 1609 Fourth Street. The City owns the Veteran’s Memorial Park, the land diagonally across on Vine Avenue, between Fourth Street and Sixth Street. The City’s intended use for this property is a continued expansion of the Veterans Park activities by providing additional space for special events and public parking for special events at the Park or the larger Pueblo Viejo District.

Successor Agency's Long Range Property Management Plan

The City's Successor Agency was required to get approval of a Long-Range Property Management Plan (LRPMP) which identifies all the properties previously owned by the Former Coachella Redevelopment Agency, pursuant to State laws. The subject properties is identified as Property 12 and 13 with a permissible use of "for sale" as shown on the exhibit below.

PROPERTY 12	1609 4th Street, Coachella CA 92236 APN: 778-042-009
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This is the 1st of two (2) vacant parcels (Property Nos. 12 and 13) located in the Civic Center area, at the northeast corner of 4th and Vine Streets across from Veterans Park. The City has identified the parcels as overflow parking to serve and support Veterans Park. The zoning for these parcels is R-S (Single Family Residential), however, the General Plan would support park-related uses and medium-high density residential uses. There is a California Housing and Community Development Parks Grant for a park and an amphitheater and these parcels would be developed as part of that project.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 13

1609 4th Street, Coachella CA 92236
 APN: 778-042-010



This is the 2nd of two (2) vacant parcels (Property Nos. 12 and 13) located in the Civic Center area, at the northeast corner of 4th and Vine Streets across from Veterans Park. The City has identified the parcels as overflow parking to serve and support Veterans Park. The zoning for these parcels is R-S (Single Family Residential), however, the General Plan would support park-related uses and medium-high density residential uses. There is a California Housing and Community Development Parks Grant for a park and an amphitheater and these parcels would be developed as part of that project.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

The above statements in the LRPMP reflect the California Department of Finance's authorized actions for the City Successor Agency to dispose of these properties at fair market value and remit the proceeds of the sale to the State for distribution to the taxing agencies pursuant to the pertinent legislation (ABX1 26 which became effective in 2011, and has dissolved all redevelopment agencies as of February 1, 2012). Only those parcels that previously had governmental uses on them were allowed to be retained by the City or public entity (i.e., public parks, civic buildings, etc.)

Fair Market Value

Agency staff has established the fair market value sales price for these parcels, based on a land appraisal report prepared by TJC Property Services dated on November 17, 2019. The appraised value at this time is \$80,000.00 based on \$5.25 per square foot for the vacant 0.35 acre parcel.

FISCAL IMPACT:

The sale of the subject vacant land will require an appropriation of General Fund reserves in the amount of \$80,000 plus related closing costs. The sales proceeds will be disbursed to the taxing entities pursuant to State statutes and recognized Successor Agency obligations related thereto.

RECOMMENDATIONS:

Agency staff is recommending adoption of Resolution No. SA-2019-03 authorizing the sale of a 0.35 acre vacant parcels, located 1609 Fourth Street for a sales price of \$80,000.00 as identified in this staff report and the attachments.

Attachments: Resolution No. SA-2019-03
 Purchase and Sale Agreement / Joint Escrow Instructions
 LRPMP – Parcel Exhibits
 Appraisal Report – TJC Property Services

RESOLUTION NO. SA-2019-03

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY APPROVING THE DISPOSITION OF VACANT REAL PROPERTY PREVIOUSLY OWNED BY THE COACHELLA REDEVELOPMENT AGENCY FOR A SALES PRICE OF \$80,000.00 TO THE CITY OF COACHELLA, CONSISTING OF TWO PARCEL TOTALING 15,246 SQUARE FEET LOCATED AT 1609 FOURTH STREET (APN: 778-042-009 AND 778-042-010).

WHEREAS, on January 11, 2012 the City Council of the City of Coachella approved Resolution No. 2012-05 electing to become the Successor Agency to the Coachella Redevelopment Agency (“Successor Agency”) pursuant to Part 1.85 of Division 24 of the California Health and Safety Code; and,

WHEREAS, pursuant to Section 34179, subsection (a) of the California Health and Safety Code, the Oversight Board of the Successor Agency to the Coachella Redevelopment Agency (“Oversight Board”) was established as a result of Resolution 2012-05 referenced above; and,

WHEREAS, pursuant to Section 34181(a) of the California Health and Safety Code the Oversight Board is required to direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency for those parcels that are not used for governmental purposes; and,

WHEREAS, on December 22, 2015 the Oversight Board adopted Resolution No. OB-2015-05 approving the Revised Long-Range Property Management Plan prepared by the Successor Agency Pursuant to Health and Safety Code Section 34191.5, and determined that the approval of the Long-Range Property Management Plan is Exempt from the California Environmental Quality Act, and taking certain actions in connection therewith; and,

WHEREAS, the property known as Assessor Parcel Numbers 778-042-009 & 778-042-010, proposed to be sold are identified in the Successor Agency’s Long-Range Property Management Plan as “Properties Number 12 and 13 having a permissible use of “Sale of Property” and the Successor Agency staff has negotiated a purchase and sale agreement with the buyer, the City of Coachella (“City”); and,

WHEREAS, on December 31, 2015 the State of California Department of Finance approved the Coachella Successor Agency’s Long-Range Property Management Plan; and,

WHEREAS, the Successor Agency procured an Appraisal Report by TJC Property Services, dated November 17, 2019, which identifies the fair market value of the subject property in question as \$5.25 per square foot, based on certain assumptions that there were no encumbrances on the property.

NOW, THEREFORE BE IT RESOLVED by the Successor Agency to the Coachella Redevelopment Agency that the foregoing Recitals are true and correct and are hereby adopted by the Successor Agency. Based on those Recitals, the Successor Agency unanimously finds and declares as follows:

SECTION 1. Pursuant to Section 34181, subsection a, of the California Health and Safety Code, the Board hereby hereby designates and authorizes Coachella City Manager William B. Pattison as Agency staff to execute the sale of two (2) vacant parcels of land located at 1609 Fourth Street for a sales price of \$80,000.00 to the City.

SECTION 2. The Successor Agency staff is to execute any and all documents necessary to complete the Land Sale transaction pursuant to the Land Sale Agreement and joint escrow instructions.

PASSED, APPROVED and ADOPTED this 11th day of December 2019.

Steven A. Hernandez
Chair

ATTEST:

Angela M. Zepeda
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. SA-2019-03 was duly adopted by the Board of Directors of the Successor Agency to the Coachella Redevelopment Agency at a regular meeting thereof, held on the 11th day of December 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 and 2 of Block 25 of Map of Coachella, in the City of Coachella, County of Riverside, as per map Recorded in Book 4, Page(s) 52 of Maps, in the office of the County of Riverside Recorder's Office.

Appraisal of Real Property

1609 4th Street

Vacant Land
1609 4th St.
Coachella, Riverside County, California 92236

Prepared For:

TJC Property Services

Effective Date of the Appraisal:

November 17, 2019

Report Format:

Appraisal Report – Comprehensive Format

IRR - Orange County

File Number: 212-2019-0089





1609 4th Street
1609 4th St.
Coachella, California



November 20, 2019

John Cutler
TJC Property Services
157 Santa Ana Avenue
Long Beach, CA 90803

SUBJECT: Market Value Appraisal
1609 4th Street
Coachella, Riverside County, California 92236
IRR - Orange County File No. 212-2019-0089

Dear Mr. Cutler:

Integra Realty Resources – Orange County is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The subject property is owned by the City of Coachella and is being appraised for the City for internal asset valuation purposes. The client for the assignment is TJC Property Services, and the intended users are TJC Property Services and the City of Coachella.

The subject is two vacant parcels with a combined site area of 0.35 acres or 15,246 square feet. The property is zoned to the Pueblo Viejo Specific Plan, TR-PV - Transition Area Pueblo Viejo Zone, which allows for a wide range of commercial, retail and office uses.

The subject property was purchased by the City of Coachella Redevelopment Agency (RDA) in 2007. The RDA was dis-banned, and the City of Coachella took ownership of the property. There are no recorded documents for this transfer; it is unclear when the transfer occurred. However, it is considered an inter-company transfer from one government agency to another and would not be a market transaction.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Comprehensive Format. This format contains the greatest depth and detail of IRR’s available report types.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	November 17, 2019	\$80,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. There are no extraordinary assumption in the appraisal report

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. There are no hypothetical conditions in the appraisal report.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - ORANGE COUNTY

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Summary of Salient Facts and Conclusions

Property Name	1609 4th Street	
Address	1609 4th St. Coachella, Riverside County, California 92236	
Property Type	Land - Other	
Owner of Record	City of Coachella	
Tax ID	778-042-009 and 778-042-010	
Land Area	0.35 acres; 15,246 SF	
Zoning Designation	Pueblo Viejo Specific Plan, TR-PV - Transition Area Pueblo Viejo Zone	
Highest and Best Use	Commercial, retail or office	
Exposure Time; Marketing Period	nine to 12 months; nine to 12 months	
Effective Date of the Appraisal	November 17, 2019	
Date of the Report	November 20, 2019	
Property Interest Appraised	Fee Simple	
Sales Comparison Approach		
Number of Sales	6	
Range of Sale Dates	Jul 18 to Nov 19	
Range of Prices per SF (Unadjusted)	\$4.88 - \$14.08	
Market Value Conclusion	\$80,000	(\$5.25/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than TJC Property Services and City of Coachella may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. There are no extraordinary assumption in the appraisal report

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. There are no hypothetical conditions in the appraisal report.

Quality Assurance

Delivering superior value is a top priority at IRR and we place a premium on feedback from our valued clients. By learning more about your experience with IRR, we will be better able to serve your needs – to enhance our products, service offerings, and client communications.

Attached is a short survey applicable to this appraisal report and the service that you received. Please take a few minutes to share your experience of IRR with us. Your feedback will be reviewed by our Quality Control team. If you desire a follow-up telephone call, please provide your contact information and a member of our Quality Control team will contact you.

Access the online survey here: quality.irr.com.

Thank you in advance for assisting us with this important endeavor. Please feel free to contact your Local Office using the contact information provided within the letter of transmittal or our Quality Control team at quality@irr.com, with any questions or suggestions you may have.

General Information

Identification of Subject

The subject is two vacant parcels with a combined site area of 0.35 acres or 15,246 square feet. The property is zoned to the Pueblo Viejo Specific Plan, TR-PV - Transition Area Pueblo Viejo Zone, which allows for a wide range of commercial, retail and office uses. A legal description is included in the Addenda.

Property Identification	
Property Name	1609 4th Street
Address	1609 4th St. Coachella, California 92236
Tax ID	778-042-009 and 778-042-010
Owner of Record	City of Coachella

Sale History

The subject property was purchased by the City of Coachella Redevelopment Agency (RDA) in 2007. The RDA was dis-banned, and the City of Coachella took ownership of the property. There are no recorded documents for this transfer; it is unclear when the transfer occurred. However, it is considered an inter-company transfer from one government agency to another and would not be a market transaction.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, November 17, 2019. The date of the report is November 20, 2019. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;

- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of Property Rights Appraised

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for internal asset valuation. The client is TJC Property Services. The intended users are TJC Property Services and City of Coachella. The appraisal is not intended for any other use or user. No party or parties other than TJC Property Services and City of Coachella may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Comprehensive Format. This format contains the greatest depth and detail of IRR’s available report types.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Meredith McDonald conducted an on-site inspection of the property on November 17, 2019. J. Richard Donahue, MAI, did not inspect the property that is the subject of this appraisal report, but fully participated in the analysis.

Economic Analysis

Riverside County Area Analysis

Riverside County is located in southern California. It is 7,206 square miles in size and has a population density of 341 persons per square mile. Riverside County is part of the Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area, hereinafter called the Riverside MSA, as defined by the U.S. Office of Management and Budget.

Population

Riverside County has an estimated 2019 population of 2,455,509, which represents an average annual 1.3% increase over the 2010 census of 2,189,641. Riverside County added an average of 29,541 residents per year over the 2010-2019 period, and its annual growth rate exceeded the Riverside MSA rate of 0.8%.

Looking forward, Riverside County's population is projected to increase at a 1.1% annual rate from 2019-2024, equivalent to the addition of an average of 26,384 residents per year. Riverside County's growth rate is expected to exceed that of the Riverside MSA, which is projected to be 0.8%.

	Population			Compound Ann. % Chng	
	2010 Census	2019 Estimate	2024 Projection	2010 - 2019	2019 - 2024
California	37,253,956	39,964,848	41,541,098	0.8%	0.8%
Riverside County, CA	2,189,641	2,455,509	2,587,428	1.3%	1.1%

Source: EnviroNics Analytics

Employment

Total employment in Riverside County is currently estimated at 734,790 jobs. Between year-end 2008 and the present, employment rose by 139,751 jobs, equivalent to a 23.5% increase over the entire period. There were gains in employment in eight out of the past ten years despite the national economic downturn and slow recovery. Riverside County's rate of employment growth over the last decade surpassed that of the Riverside MSA, which experienced an increase in employment of 20.6% or 254,019 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Riverside County unemployment rate has been slightly higher than that of the Riverside MSA, with an average unemployment rate of 9.2% in comparison to a 9.0% rate for the Riverside MSA. A higher unemployment rate is a negative indicator.

Recent data shows that the Riverside County unemployment rate is 4.1% in comparison to a 4.0% rate for the Riverside MSA, a negative sign for Riverside County.

Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Riverside County	% Change	Riverside MSA	% Change	Riverside County	Riverside MSA
2008	595,039		1,234,796		8.6%	8.3%
2009	560,255	-5.8%	1,166,669	-5.5%	13.1%	12.9%
2010	556,934	-0.6%	1,161,715	-0.4%	13.8%	13.7%
2011	565,831	1.6%	1,175,605	1.2%	13.2%	13.0%
2012	585,592	3.5%	1,214,765	3.3%	11.6%	11.5%
2013	613,752	4.8%	1,267,516	4.3%	9.9%	9.9%
2014	641,737	4.6%	1,336,977	5.5%	8.2%	8.1%
2015	680,905	6.1%	1,405,523	5.1%	6.7%	6.6%
2016	706,809	3.8%	1,434,303	2.0%	6.1%	6.0%
2017	732,428	3.6%	1,486,597	3.6%	5.2%	5.1%
2018*	734,790	0.3%	1,488,815	0.1%	4.3%	4.2%
Overall Change 2008-2018	139,751	23.5%	254,019	20.6%		
Avg Unemp. Rate 2008-2018					9.2%	9.0%
Unemployment Rate - December 2018					4.1%	4.0%

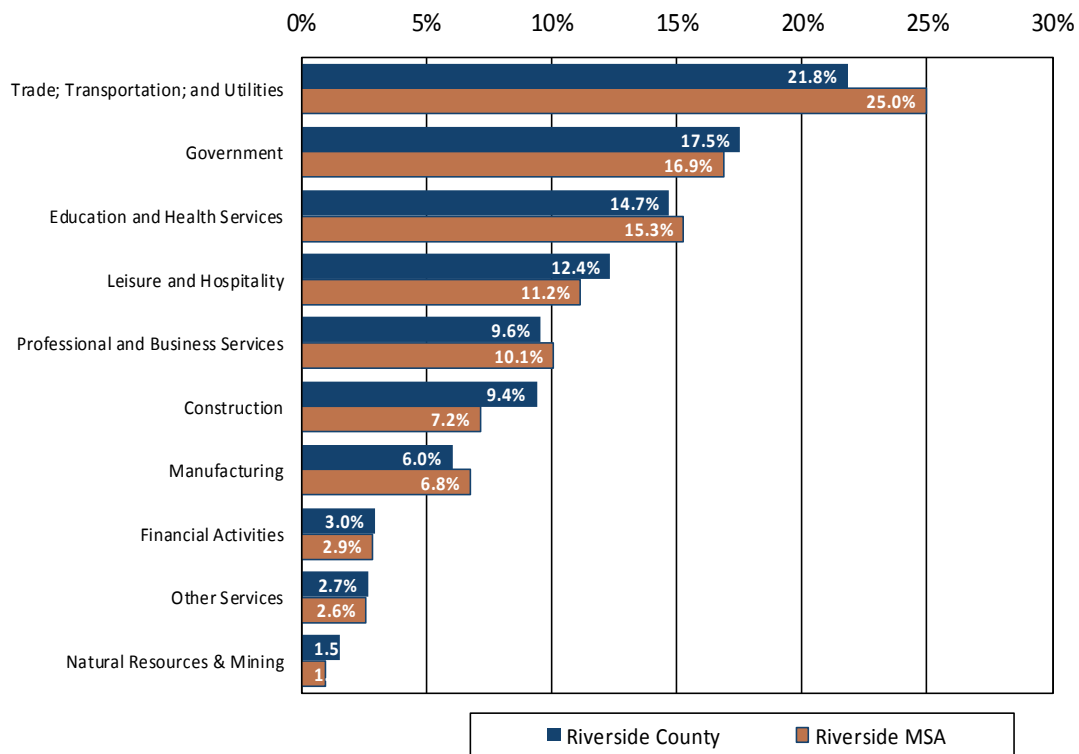
*Total employment data is as of September 2018; unemployment rate data reflects the average of 12 months of 2018.

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the Riverside County job market is depicted in the following chart, along with that of the Riverside MSA. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Riverside County jobs in each category.

Employment Sectors - 2018



Source: Bureau of Labor Statistics and Economy.com

Household Income

Riverside County has a lower level of household income than the Riverside MSA. Median household income for Riverside County is \$65,414, which is 12.3% less than the corresponding figure for the Riverside MSA.

Median Household Income - 2019

	Median
Riverside County, CA	\$65,414
California	\$74,558
Comparison of Riverside County, CA to California	- 12.3%

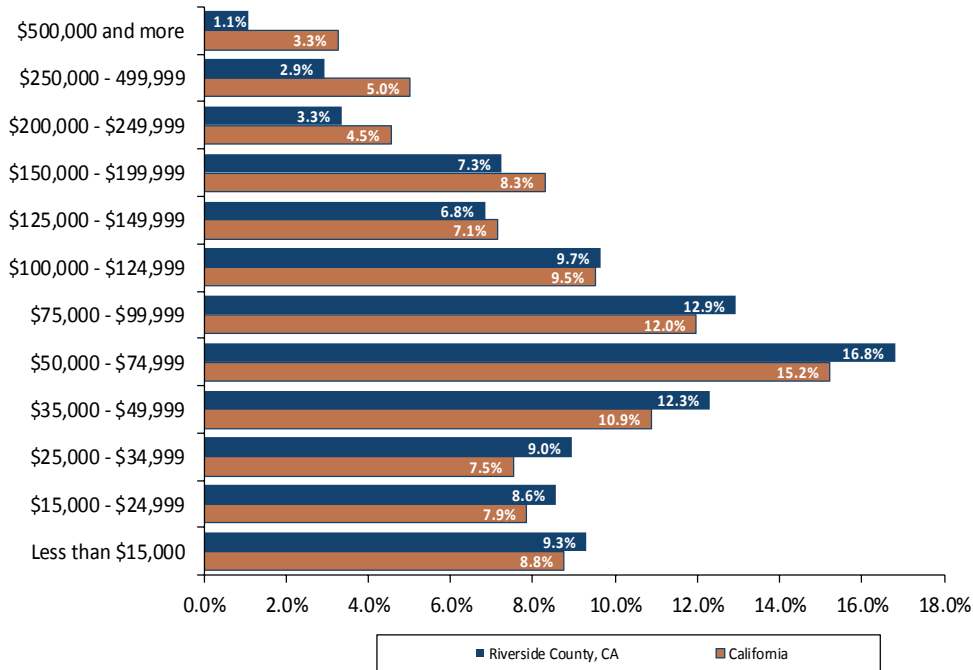
Source: Environics Analytics

The following chart shows the distribution of households across twelve income levels. Riverside County has a greater concentration of households in the middle income levels than the Riverside MSA. Specifically, 29% of Riverside County households are between the \$35,000 - \$75,000 levels in household income as compared to 26% of Riverside MSA households. A lesser concentration of



households is apparent in the higher income levels, as 44% of Riverside County households are at the \$75,000 or greater levels in household income versus 50% of Riverside MSA households.

Household Income Distribution - 2019



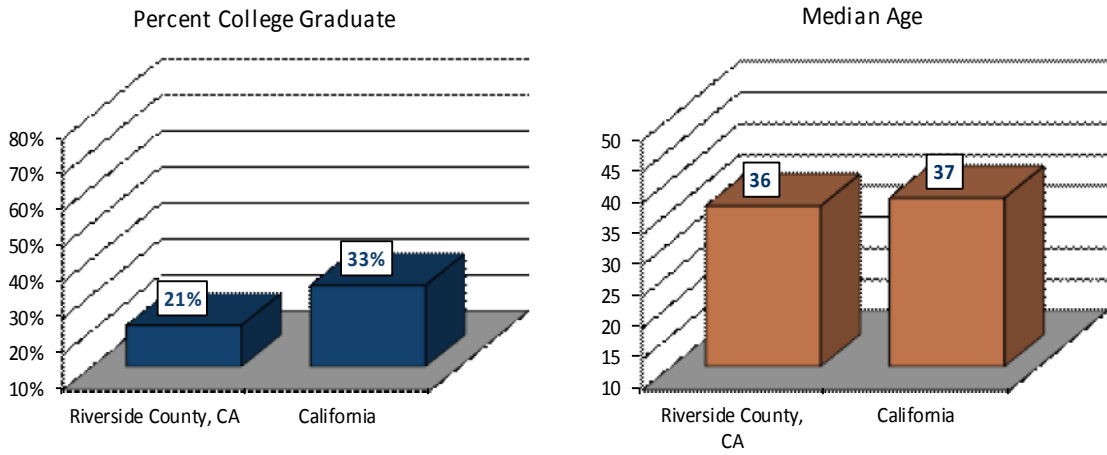
Source : Environics Analytics

Education and Age

Residents of Riverside County have a lower level of educational attainment than those of the Riverside MSA. An estimated 21% of Riverside County residents are college graduates with four-year degrees, versus 33% of Riverside MSA residents. People in Riverside County are slightly younger than their Riverside MSA counterparts. The median age for Riverside County is 36 years, while the median age for the Riverside MSA is 37 years.



Education & Age - 2019



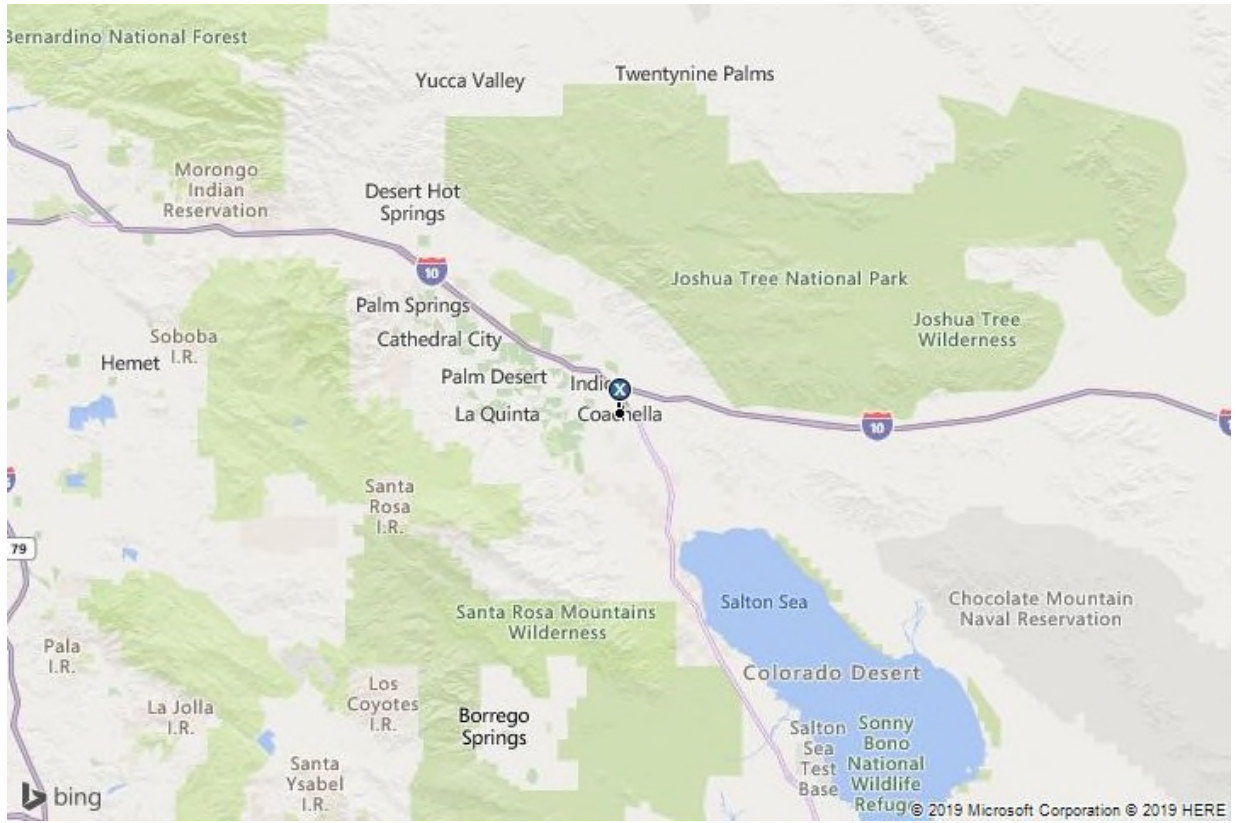
Source: Environics Analytics

Conclusion

The Riverside County economy will be affected by a growing population base and lower income and education levels. Riverside County experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. Moreover, Riverside County benefits from being part of the Riverside MSA, which has exhibited a higher rate of GDP growth than the nation overall. We anticipate that the Riverside County economy will improve and employment will grow, strengthening the demand for real estate.



Area Map



Surrounding Area Analysis

Location

The subject is located in the central portion of the city of Coachella, near the downtown area and civic center. It is located at the northeast corner of 4th Street and Vine Avenue. The city of Coachella is the easternmost city in the Coachella Valley. It is located 28 miles east of Palm Springs, 80 miles east of Riverside, and 130 miles east of Los Angeles. Coachella is a largely rural and agricultural community in the desert, and one of the fastest growing cities in the United States. When it was first incorporated in 1946, it had only 1,000 residents.

Access and Linkages

Primary highway access to the area is via Cesar Chavez Street/Harrison Street and Indio Boulevard, both of which are commercial arterials in the area. Public transportation is provided by Sunline Transit Agency and Riverside County Transportation Authority. Overall, the primary mode of transportation in the area is the car.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics				Riverside County,	
2019 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	CA	California
Population 2010	17,085	51,684	102,347	2,189,641	37,253,956
Population 2019	19,146	59,574	115,861	2,455,509	39,964,848
Population 2024	20,065	62,986	121,739	2,587,428	41,541,098
Compound % Change 2010-2019	1.3%	1.6%	1.4%	1.3%	0.8%
Compound % Change 2019-2024	0.9%	1.1%	1.0%	1.1%	0.8%
Households 2010	3,828	12,199	26,827	686,260	12,577,498
Households 2019	4,208	13,762	30,174	759,595	13,477,890
Households 2024	4,391	14,486	31,662	797,459	14,007,885
Compound % Change 2010-2019	1.1%	1.3%	1.3%	1.1%	0.8%
Compound % Change 2019-2024	0.9%	1.0%	1.0%	1.0%	0.8%
Median Household Income 2019	\$35,882	\$41,443	\$45,048	\$65,414	\$74,558
Average Household Size	4.5	4.3	3.8	3.2	5.8
College Graduate %	4%	7%	11%	21%	33%
Median Age	29	29	31	36	37
Owner Occupied %	60%	61%	60%	68%	56%
Renter Occupied %	40%	39%	40%	32%	44%
Median Owner Occupied Housing Value	\$212,698	\$251,684	\$281,183	\$366,814	\$530,982
Median Year Structure Built	1995	2000	1997	1989	1976
Average Travel Time to Work in Minutes	23	24	24	36	64

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 59,574, and the average household size is 4.3. Population in the area has grown since the 2010 census, and this trend

is projected to continue over the next five years. Compared to Riverside County overall, the population within a 3-mile radius is projected to grow at a similar rate.

Median household income is \$41,443, which is lower than the household income for Riverside County. Residents within a 3-mile radius have a considerably lower level of educational attainment than those of Riverside County, while median owner occupied home values are considerably lower.

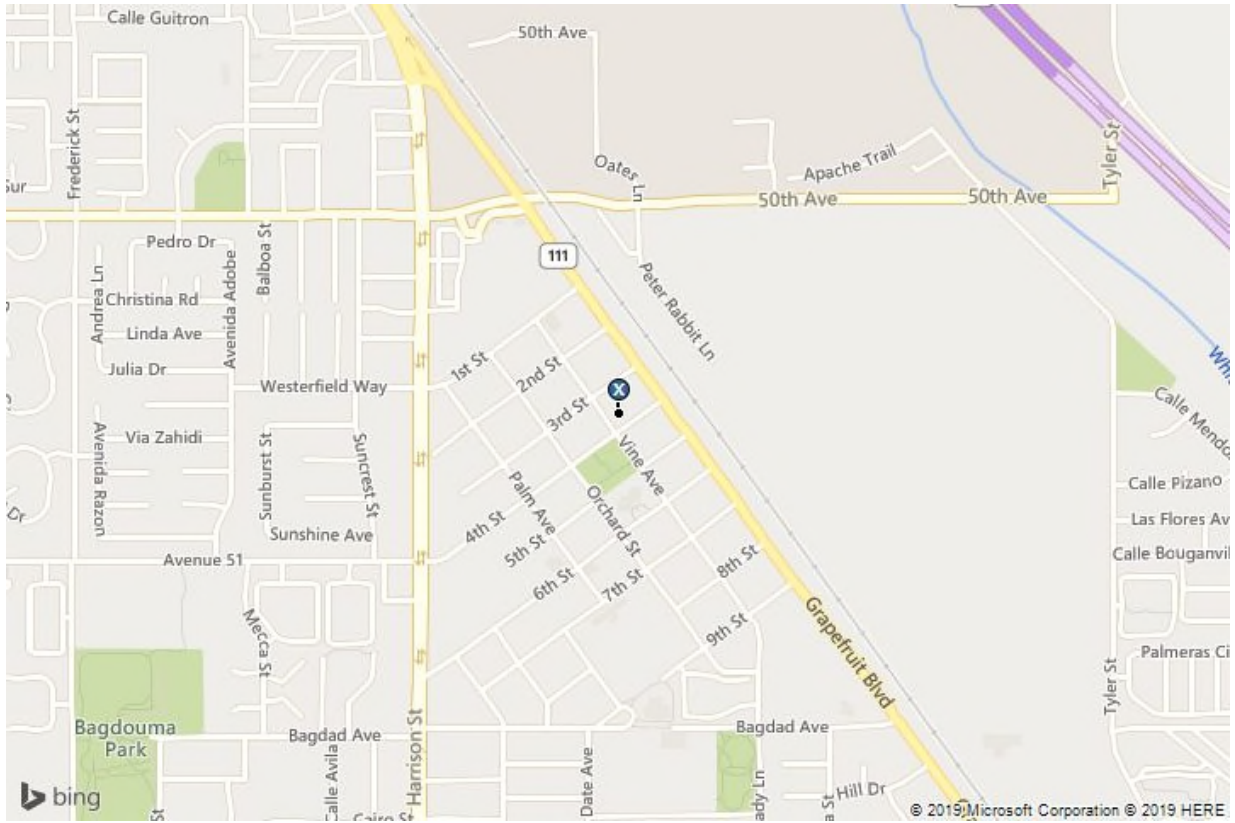
Land Use

The area is rural in character and approximately 50% developed.

Outlook and Conclusions

In conclusion, the subject property's neighborhood and surrounding area is characterized as part of a sparsely populated desert area.

Surrounding Area Map



Retail Market Analysis

Given prevailing land use patterns and the subject's zoning, a likely use of the property is for retail development.

Metro Area Overview

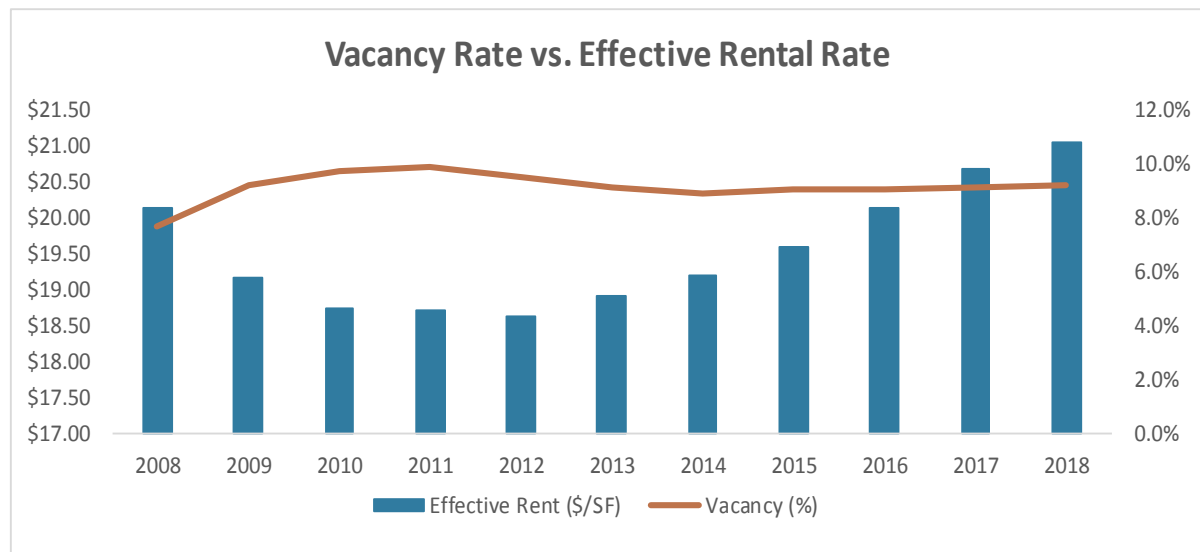
The subject is located in the San Bernardino/Riverside metro area as defined by REIS. Supply and demand indicators, including inventory levels, absorption, vacancy, and rental rates for community retail space types are presented in the ensuing table.

San Bernardino/Riverside Community Retail Market Trends

Year	Inventory (SF)	Occupied (SF)	Vacancy (SF)	Vacancy (%)	Completions (SF)	Absorption (SF)	Effective Rent (\$/SF)	Effective Rate (% Change)	Gross Revenue (\$/SF)
2008	28,702,000	26,490,000	2,212,000	7.7%	389,000	-621,000	\$20.14	-4.7%	\$21.09
2009	28,702,000	26,057,000	2,645,000	9.2%	0	-433,000	\$19.16	-4.9%	\$20.13
2010	28,869,000	26,079,000	2,790,000	9.7%	167,000	22,000	\$18.74	-2.2%	\$19.62
2011	28,874,000	26,006,000	2,868,000	9.9%	5,000	-73,000	\$18.72	-0.1%	\$19.54
2012	28,874,000	26,131,000	2,743,000	9.5%	0	125,000	\$18.61	-0.6%	\$19.47
2013	28,874,000	26,242,000	2,632,000	9.1%	0	111,000	\$18.90	1.6%	\$19.86
2014	28,874,000	26,297,000	2,577,000	8.9%	0	55,000	\$19.20	1.6%	\$20.19
2015	28,979,000	26,381,000	2,598,000	9.0%	185,000	84,000	\$19.60	2.1%	\$20.56
2016	29,101,000	26,494,000	2,607,000	9.0%	122,000	113,000	\$20.12	2.7%	\$21.08
2017	29,364,000	26,698,000	2,666,000	9.1%	263,000	204,000	\$20.66	2.7%	\$21.60
2018	29,570,000	26,840,000	2,730,000	9.2%	206,000	142,000	\$21.03	1.8%	\$21.91
Q3 2019	29,684,000	26,745,000	2,939,000	9.9%	0	24,000	\$21.37	0.3%	\$22.09
2008 - 2018 Average	28,980,273	26,337,727	2,642,545	9.1%	121,545	-24,636	\$19.53	0.0%	\$20.46

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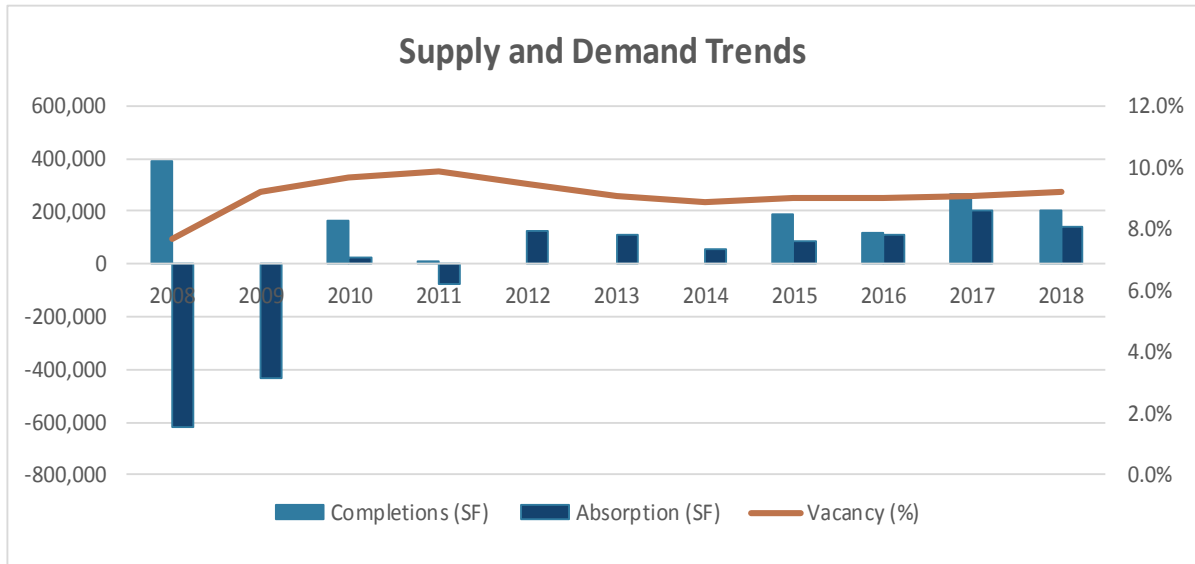
San Bernardino/Riverside Metro Trends and Insights



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- The current vacancy rate in the metro area is 9.9%; the vacancy rate has increased by 80 bps from 2013.

- From 2013, gross revenue in the metro area has averaged \$20.87/SF and has increased by 9.4%.
- Effective rent averages \$21.37/SF in the metro area; effective rents have increased by 13.1% from 2013.



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- The inventory in the metro area has increased by 2.8% from 2013, while the occupied stock has increased by 1.9%.
- Between 2013 and 2018, completions averaged 129,333 SF annually and reached a peak of 263,000 SF in 2017.
- Between 2013 and 2018, absorption figures reached a peak of 204,000 SF in 2017 and a low of 55,000 SF in 2014.

Submarket Overview

The subject is located in the Palm Desert submarket. In order to evaluate the market appeal of the subject's submarket in comparison to others in the San Bernardino/Riverside metro area, we compare key supply and demand indicators for all retail space types in the following table.

San Bernardino/Riverside Retail Submarket Comparison

Submarket	Anchor/ Non-anchor Flag	Inventory (Buildings)	Inventory (SF)	Asking Rent (\$/SF)	Vacancy (%)	Free Rent (mos)	Tenant Improvements (\$)
Victorville	A	26	2,895,000	\$10.60	5.3%	5.76	\$19.67
Victorville	N	33	1,562,000	\$18.13	10.2%	5.51	\$18.94
Rancho Ccmga./Chino	A	66	4,898,000	\$13.53	10.7%	4.87	\$21.07
Rancho Ccmga./Chino	N	101	5,245,000	\$25.94	8.6%	4.91	\$19.23
Cltn./San Bernardino	A	60	5,604,000	\$11.12	10.1%	4.13	\$29.00
Cltn./San Bernardino	N	93	4,185,000	\$21.37	11.1%	4.26	\$26.35
Mrno. Vly./Riverside	A	60	5,088,000	\$13.25	9.3%	5.95	\$15.17
Mrno. Vly./Riverside	N	91	5,334,000	\$22.56	6.9%	5.95	\$18.20
S Riverside County	A	55	5,146,000	\$13.99	6.6%	5.68	\$14.69
S Riverside County	N	78	4,687,000	\$23.95	11.9%	5.79	\$15.44
Palm Desert	A	50	4,264,000	\$11.81	13.9%	7.34	\$33.81
Palm Desert	N	63	3,527,000	\$26.15	13.6%	7.27	\$32.97
Anchor Averages/Totals		317	27,895,000	\$12.38	9.5%	5.62	\$22.24
Nonanchor Averages/Totals		459	24,540,000	\$23.02	10.1%	5.62	\$21.86

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Palm Desert Submarket Comparison

- The submarket's anchor asking rent is \$11.81, which is less than the market average of \$12.38.
- The submarket's non-anchor asking rent is \$26.15, which is greater than the market average of \$23.02.
- The submarket's vacancy rate for anchor locations is 13.90%, which is greater than the market average of 9.50%.
- The submarket's vacancy rate for non-anchor locations is 13.60%, which is greater than the market average of 10.11%.
- The submarket contains 15.77% of the market anchor building inventory and 13.73% of the market non-anchor building inventory.
- Both the anchor and non-anchor submarket locations are offering free rent period greater than the free rent period offered by the overall market.
- Both the anchor and non-anchor submarket locations are offering a TI (\$/SF) greater than the TI (\$/SF) offered by the overall market.

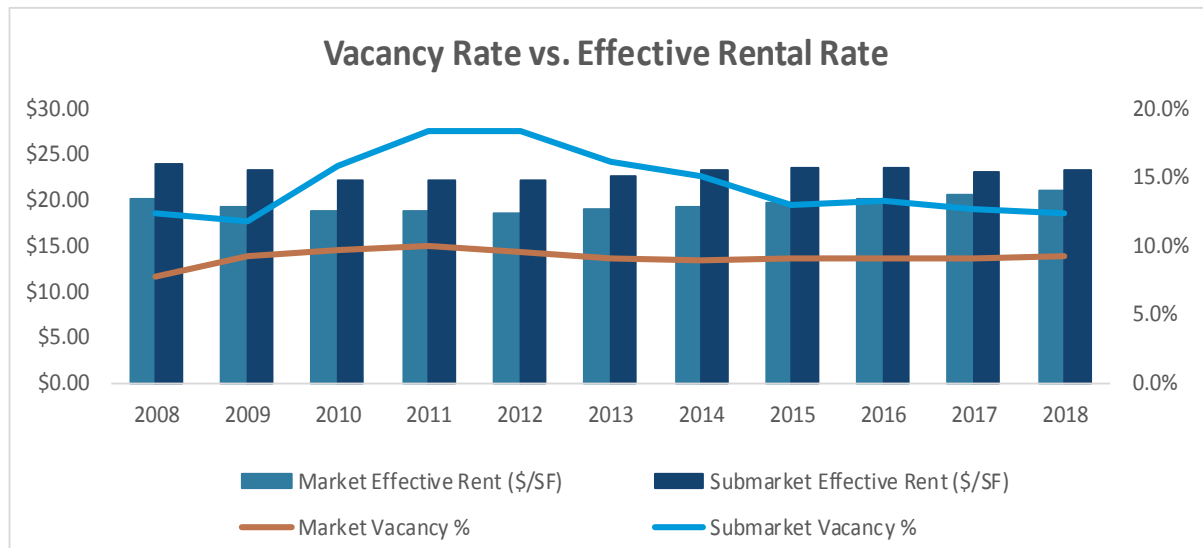
Palm Desert Submarket Trends and Insights

Supply and demand indicators for community retail space types in the Palm Desert submarket are displayed in the ensuing table.

Palm Desert Community Retail Submarket Trends

Year	Inventory (SF)	Occupied (SF)	Vacancy (SF)	Vacancy (%)	Completions (SF)	Absorption (SF)	Effective Rent (\$/SF)	Effective Rate (% Change)	Gross Revenue (\$/SF)
2008	4,438,000	3,892,000	546,000	12.3%	0	-169,000	\$24.01	-0.7%	\$23.13
2009	4,438,000	3,919,000	519,000	11.7%	0	27,000	\$23.15	-3.6%	\$22.65
2010	4,438,000	3,737,000	701,000	15.8%	0	-182,000	\$22.07	-4.7%	\$20.76
2011	4,438,000	3,621,000	817,000	18.4%	0	-116,000	\$22.11	0.2%	\$20.18
2012	4,438,000	3,626,000	812,000	18.3%	0	5,000	\$22.17	0.3%	\$20.23
2013	4,438,000	3,723,000	715,000	16.1%	0	97,000	\$22.63	2.1%	\$21.22
2014	4,438,000	3,772,000	666,000	15.0%	0	49,000	\$23.15	2.3%	\$22.01
2015	4,358,000	3,791,000	567,000	13.0%	0	19,000	\$23.56	1.8%	\$22.90
2016	4,438,000	3,848,000	590,000	13.3%	80,000	57,000	\$23.51	-0.2%	\$22.70
2017	4,438,000	3,874,000	564,000	12.7%	0	26,000	\$23.05	-2.0%	\$22.36
2018	4,438,000	3,892,000	546,000	12.3%	0	18,000	\$23.29	1.1%	\$22.67
Q3 2019	4,438,000	3,874,000	564,000	12.7%	0	0	\$23.26	0.4%	\$22.56
2008 - 2018 Average	4,430,727	3,790,455	640,273	14.4%	7,273	-15,364	\$22.97	-0.3%	\$21.89

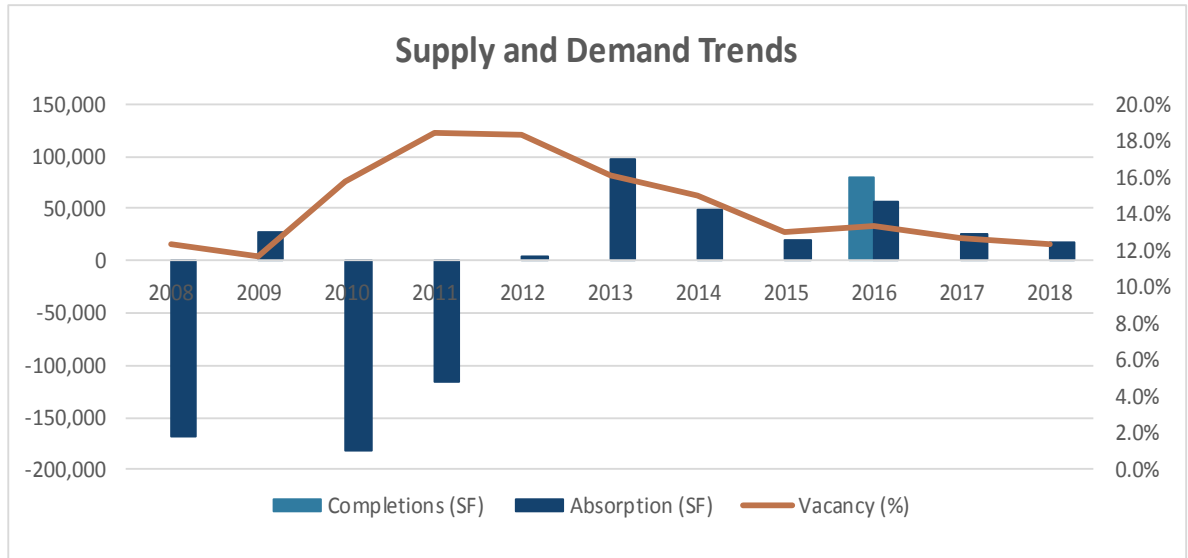
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- The current vacancy rate in the submarket is 12.7%; the vacancy rate has decreased by 340 bps from 2013.
- From 2013, gross revenue in the submarket area has averaged \$22.31/SF and has increased by 6.3%.
- Effective rent averages \$23.26/SF in the submarket; effective rents have increased by 2.8% from 2013.





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- The inventory in the submarket has remained constant from 2013, while the occupied stock has increased by 4.1%.
- Between 2013 and 2018, completions averaged 13,333 SF annually and reached a peak of 80,000 SF in 2016.
- Between 2013 and 2018, absorption figures reached a peak of 97,000 SF in 2013 and a low of 18,000 SF in 2018.

New and Proposed Construction

The following table summarizes properties that are under construction, planned, and/or proposed in the San Bernardino/Riverside metro area.

San Bernardino/Riverside Retail Construction by Phase and Subtype						
Retail Subproperty Type	Under Construction		Planned Construction		Proposed Construction	
	Properties	Sq. Ft.	Properties	Sq. Ft.	Properties	Sq. Ft.
Neighborhood	0	0	10	572,076	13	736,603
Mixed Use	0	0	0	0	8	3,793,000
Power Center	0	0	3	1,061,994	5	935,000
Community	1	40,000	6	1,088,287	3	568,600
Free Standing	0	0	0	0	0	0
Regional	0	0	1	518,817	0	0
Totals	1	40,000	20	3,241,174	29	6,033,203

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San Bernardino/Riverside Retail Construction Insights

- There is one property under construction, 20 properties in the planned construction phase, and 29 properties in the proposed construction phase in the metro area.
- Community properties within the planned construction phase have an average size of 181,381 SF and range in size between 56,976 SF and 267,897 SF.
- Mixed Use properties within the proposed construction phase have an average size of 474,125 SF and range in size between 44,000 SF and 1,500,000 SF.
- Of the 40,000 SF under construction, 0.0% are Neighborhood properties, 0.0% are Mixed Use properties, and 100.00% are Community properties.
- Of the 3,241,174 SF planned for construction, 17.65% are Neighborhood properties, 0.0% are Mixed Use properties, and 33.58% are Community properties.
- Of the 6,033,203 SF proposed for construction, 12.21% are Neighborhood properties, 62.87% are Mixed Use properties, and 9.42% are Community properties.

The following table summarizes properties that are under construction, planned, and/or proposed in the subject's submarket.

Palm Desert Submarket Construction by Phase and Subtype						
Retail Subproperty Type	Under Construction		Planned Construction		Proposed Construction	
	Properties	Sq. Ft.	Properties	Sq. Ft.	Properties	Sq. Ft.
Neighborhood	0	0	1	62,000	2	155,000
Mixed Use	0	0	0	0	1	1,500,000
Power Center	0	0	0	0	1	140,000
Community	0	0	0	0	0	0
Free Standing	0	0	0	0	0	0
Regional	0	0	0	0	0	0
Totals	0	0	1	62,000	4	1,795,000

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Retail Market Outlook and Conclusions

Based on the key metro and submarket area trends, construction outlook, and the performance of competing properties, IRR expects the mix of property fundamentals and economic conditions in the San Bernardino/Riverside metro area to remain neutral over the next few years and have little impact on the subject. The subject's specific Coachella Valley submarket is also expected to remain neutral over the next few years with limited growth.

Property Analysis

Land Description and Analysis

Location

The subject property is two vacant parcels located at the northeast corner of 4th Street and Vine Avenue in the city of Coachella.

Land Area

The following table summarizes the subject's land area.

Land Area Summary		
Tax ID	SF	Acres
778-042-009	9,148	0.21
778-042-010	6,098	0.14
Total	15,246	0.35

Source: Public Records

Shape and Dimensions

The site is square in shape, with dimensions of approximately 125 feet in width and 125 feet in depth. Site utility based on shape and dimensions is average.

Topography

The site is generally level and at street grade. The topography does not result in any particular development limitations.

Drainage

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that there are not any unusual drainage issues that would affect the development of the subject.

Flood Hazard Status

The following table provides flood hazard information.

Flood Hazard Status

Community Panel Number	06065C2270H
Date	March 6, 2018
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

Environmental Hazards

An environmental assessment report was not provided for review, and during our inspection, we did not observe any obvious signs of contamination on or near the subject. However, environmental issues are beyond our scope of expertise. It is assumed that the property is not adversely affected by environmental hazards.

Ground Stability

A soils report was not provided for our review. Based on our inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, we are not experts in soils analysis. We assume that the subject's soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning.

Streets, Access and Frontage

Details pertaining to street access and frontage are provided in the following table.

Streets, Access and Frontage

Street	4th Street	Vine Street
Frontage Feet	125	125
Paving	Asphalt	Asphalt
Curbs	Concrete	Concrete
Sidewalks	Concrete	Concrete
Lanes	2 way, 1 lane each way	2 way, 1 lane each way
Direction of Traffic	East/West	North/South
Condition	Average	Average
Traffic Levels	Low	Low
Signals/Traffic Control	None	None
Access/Curb Cuts	One	One
Visibility	Average	Average

Utilities

The availability of utilities to the subject is summarized in the following table.

Utilities	
Service	Provider
Water	Coachella Valley Water District
Sewer	Coachella Valley Water District
Electricity	Southern California Edison
Natural Gas	Southern California Gas
Local Phone	Varies

Zoning

The subject is zoned Pueblo Viejo Specific Plan, TR-PV - Transition Area Pueblo Viejo Zone, by City of Coachella. The Pueblo Viejo Specific Plan zone is intended to allow for an orderly transaction in uses from single-family, industrial and mixed-commercial into a low-intensity commercial area that intends to utilize and improve existing structures, encourages infill development and co-exists with surrounding single-family residential use for convenience services and a transition between automobile uses and the core of the Pueblo Viejo. Uses would include professional offices, small retail establishments, bed and breakfasts, short-term rental, and similar uses to the downtown area, except at a lower level of intensity that limits deliveries, on-site parking and impacts to existing residential land uses. The area would serve to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran’s Park and City Hall, approximately one mile south. The following table summarizes our understanding and interpretation of the zoning requirements that affect the subject.

Zoning Summary	
Zoning Jurisdiction	City of Coachella
Zoning Designation	Pueblo Viejo Specific Plan
Description	TR-PV - Transition Area Pueblo Viejo Zone
Legally Conforming?	Not applicable (vacant land)
Zoning Change Likely?	No
Permitted Uses	Commercial, retail, office
Category	Zoning Requirement
Minimum Lot Area	5,000 feet
Minimum Street Frontage (Feet)	50 feet
Minimum Lot Width (Feet)	None
Minimum Lot Depth (Feet)	None
Maximum Building Height	50 feet
Maximum Floor Area Ratio	0.5 FAR
Parking Requirement	Varies depending on use

According to the local planning department, there are no pending or prospective zoning changes.

Other Land Use Regulations

We are not aware of any other land use regulations that would affect the property.



Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include commercial, retail, office. We are not aware of any other particular restrictions on development.



4th Street Looking West
(Photo Taken on November 17, 2019)



4th Street Looking East
(Photo Taken on November 17, 2019)



Vine Avenue Looking North
(Photo Taken on November 17, 2019)



Vine Avenue Looking South
(Photo Taken on November 17, 2019)



Subject Property from 4th Street
(Photo Taken on November 17, 2019)



Subject Property Along Vine Avenue
(Photo Taken on November 17, 2019)

Assessor's Parcel Map

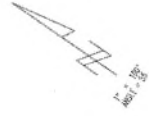
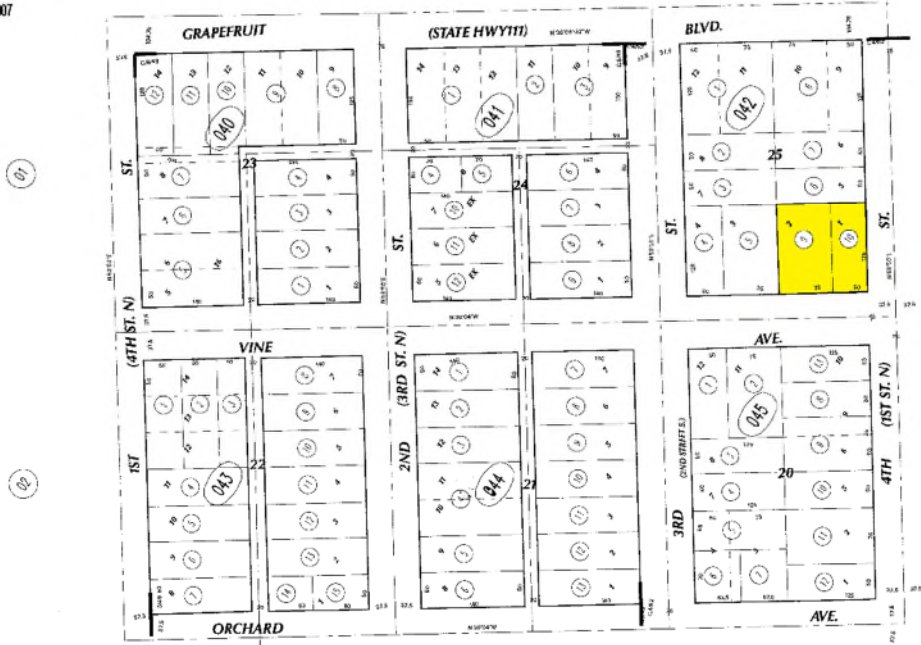
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLY WITH LOCAL, LEGISLATIVE OR FEDERAL REQUIREMENTS.

POR. SEC 5 T. 6S., R. 8E
CITY OF COACHELLA

T.R.A. 012-010

778-04
783-25

MAR 15 2007



ASSESSOR'S MAP 047878 PG.04
Riverside County, Calif.

DATE: 03/15/07

MB 6/49 MAP OF COACHELLA
MB 4/52 MAP OF COACHELLA

041 2006



Aerial Photograph



Real Estate Taxes

The subject property is owned by the City of Coachella; as such, the parcels are tax exempt.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

The subject is vacant land; only the highest and best use as vacant is provided.

Highest and Best Use As Vacant

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The site is zoned Pueblo Viejo Specific Plan, TR-PV - Transition Area Pueblo Viejo Zone. Permitted uses include commercial, retail, office. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Given prevailing land use patterns in the area, commercial, retail or office is given further consideration in determining the highest and best use of the site as vacant.

Financially Feasible

Based on our analysis of the market, there is currently limited demand for commercial, retail or office in the subject's area. It appears that a newly developed commercial, retail or office on the site would not have a value commensurate with its cost; thus commercial, retail or office is not considered to be financially feasible at the current time. However, given anticipated population and employment growth in the subject's area, we expect rents and improved property values to increase to a level at which commercial, retail or office would be financially feasible in the future.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than holding the property for future development of a commercial, retail or office. Accordingly, it is our opinion that holding the property for future commercial, retail or office, based on the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Holding the property for future development of a commercial, retail or office is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as vacant.

Most Probable Buyer

Taking into account the functional utility of the site and area development trends, the probable buyer is a developer.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties. Our sales research focused on transactions within the following parameters:

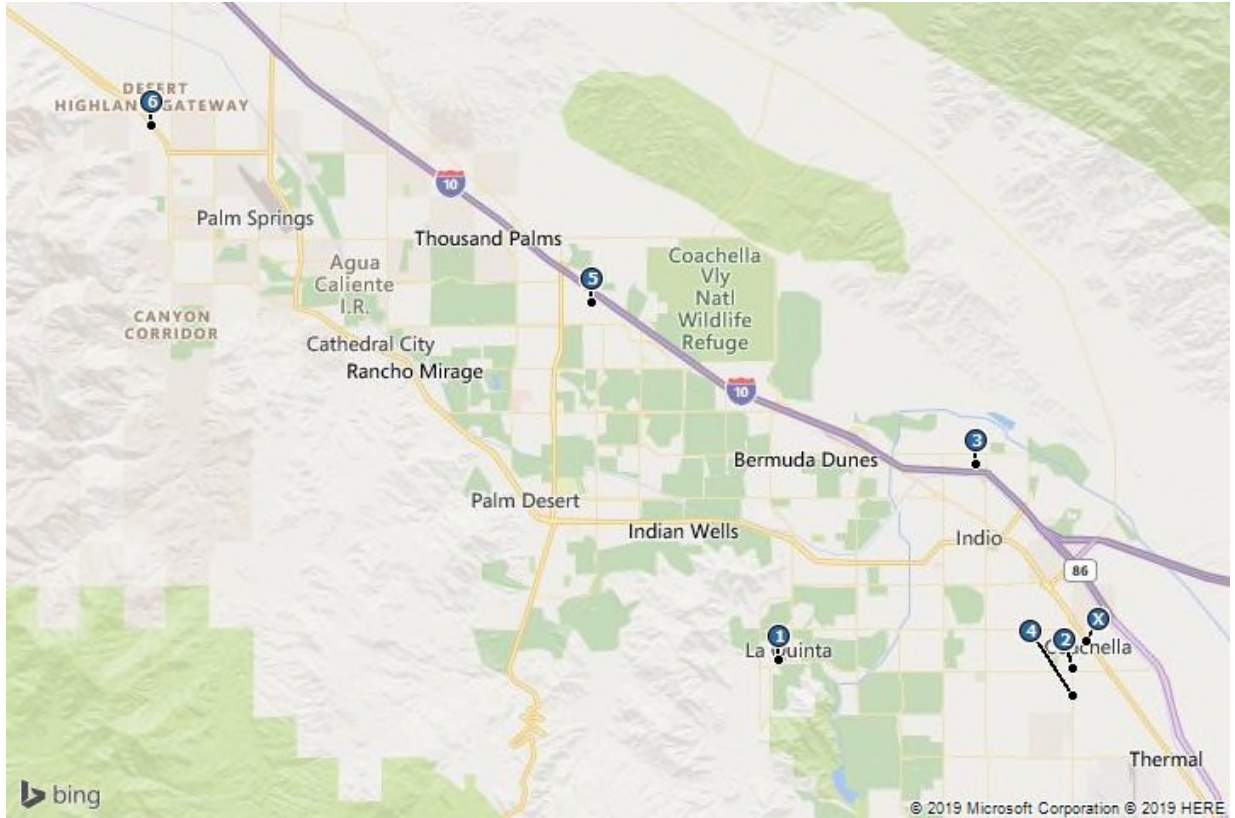
- Location: In the Coachella Valley, within 20 miles of the subject property
- Size: Under one acre
- Use: Commercial
- Transaction Date: Within the past two years, or since January 2018

For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The sales most relevant to analyzing the subject's land value are summarized in the following table:

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land
1	APN 770-152-015 Calle Cadiz, West of Desert Club Drive La Quinta Riverside County CA <i>Comments: This is the sale of a midblock lot in a downtown-type area of La Quinta. The area is comprised of a mix of commercial, retail and residential. Zoning allows for a wide range of commercial and retail. The buyer plans to construct a retail store.</i>	Jul-19 Closed	\$180,000	15,246 0.35	Village Commercial	\$11.81
2	APN 768-422-015 53049 Cesar Chavez Street Coachella Riverside County CA <i>Comments: This is the sale of a vacant lot located on a commercial arterial in Coachella. The buyer's plan were unknown; the site is zoned for a wide range of commercial and retail uses and meets minimum lot size</i>	Jul-19 Closed	\$34,000	6,970 0.16	Commercial/M ixed Use	\$4.88
3	APN 610-311-010 Caspian Street Indio Riverside County CA <i>Comments: This is the sale of a vacant lot located in Indio, near a major commercial/retail hub. It is located on a secondary street with average access and is in proximity to the freeway.</i>	May-19 Closed	\$140,000	12,197 0.28	Community Commercial	\$11.48
4	APN 768-422-016 53079 Cesar Chavez Street Coachella Riverside County CA <i>Comments: This is the sale of a midblock lot located on Cesar Chavez Street, previously known as Harrison Street, in Coachella. The zoning allows for a range of commercial and retail uses. The buyer plans to hold the property for future development.</i>	Jul-18 Closed	\$80,000	13,835 0.32	General Commercial	\$5.78
5	APN 694-240-012 73731 Spyder Circle Palm Desert Riverside County CA <i>Comments: This is the current escrow of a vacant lot located in Palm Desert. The site is zoned Service Industry, which allows for a wide range of commercial, retail and industrial uses. The buyer plans to construct an 8,000 square foot auto repair building for their existing business. Escrow is expected to close within the next 60 days, or by the end of 2019.</i>	Jul-19 In-Contract	\$260,000	20,038 0.46	Service Industry	\$12.98
6	APN 504-060-001, -002, -003 and -023 NWC Cabrillo Rd and Palm Canyon Rd. Palm Springs Riverside County CA <i>Comments: This is the current escrow of four parcels located at the corner of Cabrillo Road and Palm Canyon (Highway 111), near downtown Palm Springs. The parcels are vacant and zoning allows for a wide range of commercial uses. The site has good frontage on Highway 111. The escrow price is estimated based on confidentiality agreements in place.</i>	Nov-19 In-Contract	\$325,000	23,086 0.53	General Commercial	\$14.08
Subject				15,246	TR-PV -	
1609 4th Street				0.35	Transition Area	
Coachella, CA					Pueblo Viejo Zone	

Comparable Land Sales Map





Sale 1
Calle Cadiz, West of Desert Club Drive

Sale 2
53049 Cesar Chavez Street



Sale 3
Caspian St

Sale 4
53079 Cesar Chavez Street



Sale 5
73731 Spyder Circle

Sale 6
NWC Cabrillo Rd and Palm Canyon Rd.

Adjustment Factors

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factors	
Effective Sale Price	Accounts for atypical economics of a transaction, such as demolition cost, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale, related parties transaction.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility from main thoroughfares; traffic counts.
Size	Inverse relationship that often exists between parcel size and unit value.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.

When considering market conditions, we note that the sales took place from July 2018 to November 2019, and that market conditions generally have been stable over this period through the effective date of value. Accordingly, we apply no adjustments.

Analysis and Adjustment of Sales

Our analysis of the comparable sales is described in the following paragraphs.

Land Sale 1 is a 0.35 acre, or 15,246 square foot, parcel located at Calle Cadiz, west of Desert Club Drive, La Quinta, Riverside County, CA. The property sold in July 2019 for \$180,000, or \$11.81 per square foot. This comparable is located in an area considered superior based on general demographic information discussed later in this section and adjusted accordingly.

Land Sale 2 is a 0.16 acre, or 6,970 square foot, parcel located at 53049 Cesar Chavez Street, Coachella, Riverside County, CA. The property sold in July 2019 for \$34,000, or \$4.88 per square foot. This comparable is located in close proximity to the subject property, but does have superior access and exposure along a strong commercial arterial.

Land Sale 3 is a 0.28 acre, or 12,197 square foot, parcel located at Caspian Street, Indio, Riverside County, CA. The property sold in May 2019 for \$140,000, or \$11.48 per square foot. This comparable is located in an area considered superior based on general demographic information discussed later in this section and adjusted accordingly.

Land Sale 4 is a 0.32 acre, or 13,835 square foot, parcel located at 53079 Cesar Chavez Street, Coachella, Riverside County, CA. The property sold in July 2018 for \$80,000, or \$5.78 per square foot. This comparable is located in close proximity to the subject property, but does have superior access and exposure along a strong commercial arterial.

Land Sale 5 is a 0.46 acre, or 20,038 square foot, parcel located at 73731 Spyder Circle, Palm Desert, Riverside County, CA. The property is currently in escrow, expected to close within the next 60 to 90 days, for \$260,000, or \$12.98 per square foot. This comparable is located in an area considered superior based on general demographic information discussed later in this section and adjusted accordingly. It has similar access and exposure on a secondary street.

Land Sale 6 is a 0.53 acre, or 23,086 square foot, parcel located at NWC Cabrillo Rd and Palm Canyon Rd., Palm Springs, Riverside County, CA. The property is currently in escrow and expected to close by the end of 2019. The escrow price is confidential, but the broker indicated an approximate price of \$325,000, or \$14.08 per square foot. This comparable is located in an area considered superior based on general demographic information discussed later in this section and adjusted accordingly, with superior access and exposure on Palm Canyon Road, also known as Highway 111, the main arterial thoroughfare in the area.

The following table summarizes the adjustments we make to the comparable sales.

Land Sales Adjustment Grid							
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6
Name	1609 4th Street	APN 770-152-015	APN 768-422-015	APN 610-311-010	APN 768-422-016	APN 694-240-012	APN 504-060-001, -002, -003 and -023
Address	1609 4th St.	Calle Cadiz, West of Desert Club Drive	53049 Cesar Chavez Street	Caspian Street	53079 Cesar Chavez Street	73731 Spyder Circle	NWC Cabrillo Rd and Palm Canyon Rd.
City	Coachella	La Quinta	Coachella	Indio	Coachella	Palm Desert	Palm Springs
County	Riverside	Riverside	Riverside	Riverside	Riverside	Riverside	Riverside
State	California	CA	CA	CA	CA	CA	CA
Sale Date		Jul-19	Jul-19	May-19	Jul-18	Jul-19	Nov-19
Sale Status		Closed	Closed	Closed	In-Contract	In-Contract	In-Contract
Sale Price		\$180,000	\$34,000	\$140,000	\$80,000	\$260,000	\$325,000
Square Feet	15,246	15,246	6,970	12,197	13,835	20,038	23,086
Acres	0.35	0.35	0.16	0.28	0.32	0.46	0.53
Price per Square Foot		\$11.81	\$4.88	\$11.48	\$5.78	\$12.98	\$14.08
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		-	-	-	-	-	-
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Not applicable	Not applicable
% Adjustment		-	-	-	-	-	-
Conditions of Sale		-	-	-	-	-	-
% Adjustment		-	-	-	-	-	-
Market Conditions	11/17/2019	Jul-19	Jul-19	May-19	Jul-18	In-Contract	In-Contract
Annual % Adjustment		-	-	-	-	-	-
Cumulative Adjusted Price		\$11.81	\$4.88	\$11.48	\$5.78	\$12.98	\$14.08
Location		-30%	-	-30%	-	-30%	-30%
Access/Exposure		-	-5%	-	-5%	-	-20%
Size		-	-	-	-	-	-
Shape and Topography		-	-	-	-	-	-
Zoning		-	-	-	-	-	-
Net \$ Adjustment		-\$3.54	-\$0.24	-\$3.44	-\$0.29	-\$3.89	-\$7.04
Net % Adjustment		-30%	-5%	-30%	-5%	-30%	-50%
Final Adjusted Price		\$8.26	\$4.63	\$8.03	\$5.49	\$9.08	\$7.04
Overall Adjustment		-30%	-5%	-30%	-5%	-30%	-50%
Range of Adjusted Prices		\$4.63 - \$9.08					
Indicated Value		\$5.00					

Location can influence the price paid for a property. Influencing attributes can include proximity to transportation linkages, visibility, housing, population density, rents, vacancy and the conformity of the surrounding properties. The overall demographics and values in the subject's area are considered slightly below average when compared with neighboring communities in the Coachella Valley. Demographic information from Site To Do Business reflects the following for median income levels and median home prices for the subject and the comparables.

Comparable	Location	Median Income Levels	Median Home Values
SUBJECT	Coachella	\$39,024	\$212,424
Comparable No. 1	La Quinta	\$62,550	\$386,645
Comparable No. 2	Coachella	\$32,484	\$191,387
Comparable No. 3	Indio	\$71,871	\$318,988
Comparable No. 4	Coachella	\$32,484	\$191,387
Comparable No. 5	Palm Desert	\$55,372	\$373,243
Comparable No. 6	Palm Springs	\$56,707	\$491,026

The median income levels and home values range from 30% to 45% greater than the subject property. Adjustments are indicated.

For access and exposure, consideration includes direct access from the nearby streets, as well as frontage and traffic counts. The subject is located on a secondary street with below average exposure for retail properties. Traffic counts are low for retail standards. Comparable Nos. 2 and 4 are located on Cesar Chavez Street, which is also known as Harrison Street, a strong commercial arterial in the area. Comparable No. 6 is located at the corner of Palm Canyon Road (Highway 111) and Cabrillo Road. These three comparables are considered to have superior access and exposure; however, the access and exposure is considered more superior for Comparable No. 6 due to the location on Highway 111. A greater adjustment is indicated for Comparable No. 6

The comparables range in size from 6,970 square feet to 23,086 square feet, compared to the subject's total site area of 15,246 square feet. A review of the market data reveals no clear and measurable difference in value due to site size in this market, and no adjustments are indicated for site size.

The comparables have nearly level topography or sloping areas that would not put limitations on development. No adjustments are made.

The shape adjustment considers the site dimensions (street frontage, shape, width and depth) of the site and its general physical usefulness. Sites may differ in value as a result of a site's shape, width or depth and how easily the site utility can be maximized. Shapes, depths or widths that are in the wrong proportions can limit or even prohibit development. The comparable sites all have street frontage on improved roadways, and sufficient width and depth to provide for good intensity of use. The shapes of the majority of the comparable sites, although varied, allow for good site utilization and are considered similar to the subject and no adjustments are made for shape/utility.

The subject and comparables reflect generally similar commercial zoning and no adjustments are made.

Land Value Conclusion

Prior to adjustments, the sales reflect a range of \$4.88 - \$14.08 per square foot. After adjustment, the range is narrowed to \$4.63 - \$9.08 per square foot, with an average of \$7.09 per square foot.

Comparable Nos. 2 and 4 are located within the city of Coachella, but have superior access and exposure. These two comparables reflect adjusted prices of \$4.63 and \$5.49 per square foot. The remaining comparables are located in areas considered significantly superior, based on demographic information reviewed. They do not appear to provide direct support for the value concluded, as the adjustment for location is high in this market, but they do provide an indication of market activity in the area. The greatest weight is given Comparable Nos. 2 and 4.

Based on the preceding analysis, we reach a land value conclusion as follows:

Land Value Conclusion	
Indicated Value per Square Foot	\$5.00
Subject Square Feet	<u>15,246</u>
Indicated Value	\$76,230
Rounded	<u>\$80,000</u>

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	November 17, 2019	\$80,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. There are no extraordinary assumption in the appraisal report
- The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.
1. There are no hypothetical conditions in the appraisal report.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on our review of recent sales transactions for similar properties and our analysis of supply and demand in the local market, it is our opinion that the probable exposure time for the subject at the concluded market value stated previously is nine to 12 months.

Marketing Time

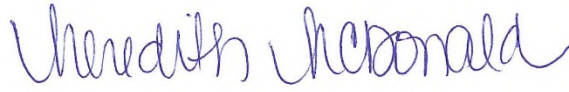
Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. As we foresee no significant changes in market conditions in the near term, it is our opinion that a reasonable marketing period for the subject is likely to be the same as the exposure time. Accordingly, we estimate the subject’s marketing period at nine to 12 months.



Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Meredith McDonald made a personal inspection of the property that is the subject of this report. J. Richard Donahue, MAI, did not inspect the subject property, but fully participated in the analysis.
12. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
13. As of the date of this report, J. Richard Donahue, MAI, FRICS has completed the continuing education program for Designated Members of the Appraisal Institute.



Meredith McDonald
Certified General Real Estate Appraiser
California Certificate # AG043409



J. Richard Donahue, MAI
Certified General Real Estate Appraiser
California Certificate # AG008427



Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Orange County, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. Integra Realty Resources – Orange County is not a building or environmental inspector. Integra Orange County does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the

- appraisal reports, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Orange County, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. There are no extraordinary assumption in the appraisal report

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. There are no hypothetical conditions in the appraisal report.
-

Addendum A
Appraiser Qualifications



J. Richard Donahue, MAI

Experience

Mr. Donahue joins Integra Realty Resources – Orange County as Senior Managing Director. He has been appraising in Southern California since 1977, specializing in valuation and consulting services related to public agency and right-of-way clients and for major, investment grade commercial properties and special purposes properties. Mr. Donahue is experienced in valuing partial and full acquisitions related to eminent domain actions. These services include fee, easement and temporary easement valuations. Mr. Donahue has specialty experience in the appraisal of conservation easements, air right valuations, sub-surface easements, utility easements and transmission line easements. He also has expertise in valuing an extensive variety of investment grade real estate and special purpose properties for lending, investment consulting and other purposes. Mr. Donahue's services include a wide range of specialized studies including tax appeals, market demand, feasibility, investment analysis, assessment allocation, reuse analysis, and the valuation of partial interests including leasehold, leased fee and minority interests. He also acts as a review appraiser for multiple public agencies. Mr. Donahue has been a featured speaker at Appraisal Institute functions, a USPAP Instructor, and previously served on the organization's national Board of Directors as Regional Chair, Member of the Executive Committee and Chair of the National Audit Committee. He is a recipient of the Bert L. Thornton Professional Service Award of the Southern California Chapter of the Appraisal Institute, awarded in recognition of many years of unselfish dedication to the Appraisal Institute and its Professional Goals and for the exemplary conduct displayed during their professional career.

Professional Activities & Affiliations

Appraisal Institute: Past Member of the National Board of Directors and Executive Committee

Appraisal Institute: Past Chair of the Audit Committee

Appraisal Institute: Past President of Southern California Chapter

Appraisal Institute: Former Instructor - USPAP and AI Business Ethics courses

Appraisal Institute: Southern California Chapter Instructor - The Valuation of Religious Properties

Licenses

California, Certified Real Estate Appraiser, AG008427, Expires April 2021

Education

B.A., History, California Polytechnic University, Pomona

Qualified Before Courts & Administrative Bodies

U.S. Bankruptcy Court, Southern California District

Orange County Superior Court

San Bernardino County Assessors Appeal Court

Orange County Assessors Appeals Court

Various Arbitration Courts in Los Angeles and Orange counties

Integra Realty Resources
Orange County

2151 Michelson Drive
Suite 205
Irvine, CA 92612

T 714-665-6515

irr.com



Meredith McDonald

Experience

Ms. McDonald, Senior Analyst, is a Certified General Real Estate Appraiser with over 17 years of experience in commercial real estate appraisal. Starting her career in real estate property management, Ms. McDonald made the transition to appraisal in 2002. Ms. McDonald has significant experience in complex full and partial acquisitions for right of way projects, transactional lending work, and other intended uses. Properties appraised have included single and multi-tenant office buildings, neighborhood, community, and super regional shopping centers, special use properties, fee simple and leased fees, single/multi-tenant industrial buildings, and proposed residential subdivisions. Ms. McDonald's previous experience includes over five years in property management in both retail and office properties, lease management and construction management. Ms. McDonald is in the process of becoming a Candidate for Designation with the Appraisal Institute to get her MAI Certification. Ms. McDonald has served on the Executive Board of Directors for Chapter 67 of the International Right of Way Association for the past nine years, serving as Treasurer, Secretary, Membership Chair, Nomination and Elections Chair. For the 2019-2020 Fiscal Year, Ms. McDonald will serve as President-Elect, moving on to President the following year.

Professional Activities & Affiliations

Associate Member: Appraisal Institute
 Member: International Right of Way Association
 International Right of Way Association: Chapter 67 President-Elect 2019-2020
 International Right of Way Association: Chapter 67 Secretary 2018-2019
 International Right of Way Association: Chapter 67 Treasurer 2017-2018
 International Right of Way Association: Chapter 67 Elections Chair 2015-2019
 International Right of Way Association: Chapter 67 Membership Chair 2011-2014

Licenses

California, Certified General Real Estate Appraiser, AG043409, Expires December 2019

Education

Fullerton College, Fullerton, CA

Appraisal Institute Coursework:
 Basic Appraisal Principles
 National 15-Hour USPAP
 Demonstration Appraisal Report Writing
 Condemnation Appraising: Principles and Applications

Allied Business School Coursework:
 Intermediate Real Estate Appraisal
 Fundamentals of Real Estate Appraisal
 Real Estate Principles
 Real Estate Practices



About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B
Property Information





myFirstAm® Property Profile

, , CA

Property Information		
Owner(s):	City Of Coachella	Mailing Address: 1515 6th St, Coachella, CA 92236
Owner Phone:	Unknown	Property Address: , , CA
Vesting Type:		Alt. APN:
County:	Riverside	APN: 778-042-009
Map Coord:		Census Tract:
Lot#:	2	Block: 25
Subdivision:	Coachella	Tract:
Legal:	Lot 2 Blk 25 Mb 004/052 Coachella	

Property Characteristics		
Use:	Residential (Nec)	Year Built / Eff. : /
Zoning:		Sq. Ft. :
Bedrooms:		Lot Size Ac / Sq Ft: 0.21 / 9148
# Rooms:		# of Units:
Pool:		Bathrooms:
Stories:		Fireplace:
Gross Area:		Quality:
		Heating:
		Air:
		Style:
		Improvements:
		Parking / #: /
		Garage Area :
		Basement Area:

Sale and Loan Information		
Sale / Rec Date:	11/05/2007 / 11/15/2007	*\$/Sq. Ft.:
Sale Price:	\$209,000	2nd Mtg.:
Doc No.:	695740	1st Loan:
Doc Type:	Deed	Loan Type:
Seller:	Rancho Housing Alliance Inc	Transfer Date: 11/15/2007
		Prior Sale Amt: \$206,000
		Prior Sale Date: 05/23/2007
		Prior Doc No.: 561615
		Prior Doc Type: Deed

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value:	Tax Year / Area: / 12-018
Total Value:	Tax Value:
Total Tax Amt:	Improved:



myFirstAm® Transaction History

, , CA

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : SALE/TRANSFER

Buyer:	Coachella Redevelopment Agcy	Seller:	Rancho Housing Alliance Inc
Transaction Date:	11/05/2007	Sale Price:	\$209,000
Recording Date:	11/15/2007	Sale Price Type:	Full Value
Recorded Doc #:	695740	Title Company:	Chicago Title
Document Type:	Deed Transfer	Vesting Type:	Company

History Record # 2 : SALE/TRANSFER

Buyer:	Rancho Housing Alliance Inc	Seller:	Rangel Jaime & Monica
Transaction Date:	05/23/2007	Sale Price:	\$206,000
Recording Date:	08/31/2007	Sale Price Type:	Full Value
Recorded Doc #:	561615	Title Company:	Chicago Title
Document Type:	Deed Transfer	Vesting Type:	Company

History Record # 3 : SALE/TRANSFER

Buyer:	Rangel,Jaime & Monica	Seller:	Tostado Jesus M
Transaction Date:	12/05/2005	Sale Price:	\$20,000
Recording Date:	01/25/2006	Sale Price Type:	Full Value
Recorded Doc #:	56769	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Joint Tenant



myFirstAm® Property Profile

1609 4th St, Coachella, CA 92236

Property Information			
Owner(s):	City Of Coachella	Mailing Address:	1515 6th St, Coachella, CA 92236
Owner Phone:	Unknown	Property Address:	1609 4th St, Coachella, CA 92236
Vesting Type:		Alt. APN:	
County:	Riverside	APN:	778-042-010
Map Coord:		Census Tract:	045707
Lot#:	1	Block:	25
Subdivision:	Coachella	Tract:	
Legal:	Lot 1 Blk 25 Mb 004/052 Coachella		

Property Characteristics			
Use:	Residential (Nec)	Year Built / Eff. :	1906 /
Zoning:		Lot Size Ac / Sq Ft:	0.14 / 6098
Bedrooms:		Bathrooms:	1.00
# Rooms:		Quality:	
Pool:		Air:	
Stories:	1	Improvements:	
Gross Area:	944	Garage Area :	
		Sq. Ft. :	944
		# of Units:	1
		Fireplace:	
		Heating:	Yes
		Style:	
		Parking / #:	/
		Basement Area:	

Sale and Loan Information			
Sale / Rec Date:	11/05/2007 / 11/15/2007	*\$/Sq. Ft.:	\$221.40
Sale Price:	\$209,000	2nd Mtg.:	
Doc No.:	695740	1st Loan:	
Doc Type:	Deed	Loan Type:	
Seller:	Rancho Housing Alliance Inc	Transfer Date:	11/15/2007
		Prior Sale Amt:	\$206,000
		Prior Sale Date:	05/23/2007
		Prior Doc No.:	561615
		Prior Doc Type:	Deed

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value:	Tax Year / Area: / 12-018
Total Value:	Tax Value:
Total Tax Amt:	Improved:

RECORDING REQUESTED BY
Chicago Title Company
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Coachella Redevelopment Agency, A
California public body, corporate and
politic
1515 Sixth Street
Coachella, Ca. 92336

APN: 765-253-010-1
Escrow No: 07551228-812-YG0
Title No: 77044933-FO3

DOC # 2007-0695740

11/15/2007 08:00A Fe
Page 1 of 3 Doc T Tax

Item 32.

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM	
V-AVT: 12								CTY	UNI	044

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$229.90
computed on full value of property conveyed, AND

13

T
044

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rancho Housing Alliance Inc., A California Public Benefit Corporation

hereby GRANT(S) to

Coachella Redevelopment Agency, A California public body, corporate and politic

the following described real property in the City of Coachella County of Riverside, State of California:

Lot 1 and 2 of Block 25 of Map of Coachella, in the City of Coachella, County of Riverside, as per map Recorded in Book 4, Page(s) 52 of Maps, in the office of the County Recorder of said County.

Commonly known as: 1609 Fourth Street, Coachella, CA 92236

Dated: November 5, 2007

Rancho Housing Alliance Inc.,
a California Public Benefit Corporation

Jeffrey Hays, Executive Director.

STATE OF CALIFORNIA

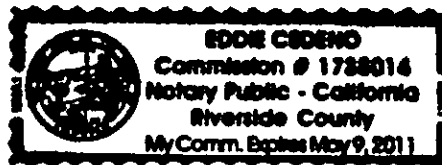
COUNTY OF Riverside } ss:

On NOV. 05, 2007, before me, Eddie Cedeno a Notary Public,
personally appeared Jeffrey Hays

personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized
capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the
person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



FOR NOTARY SEAL OR STAMP



Certificate of Acceptance

This is to certify that the interest real property conveyed by the deed or grant dated November 7, 2007 from Rancho Housing Alliance Inc., to the Coachella Redevelopment Agency, a political corporation and/or governmental agency, is hereby accepted by order of the Coachella City Council, and the grantee consents to recordation thereof by its duly authorized officer.

Dated November 7, 2007

By 
Steve Brown, Assistant City Manager



GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : Eddie Cedeño
 Notary Identification Number : 1738014
 County Where Bond Is Filed : Riverside
 Date Commission Exp : 5-9-2011

DATE: 11, 15, 07

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally appeared, _____ personally known to me (or proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument. WITNESS my hand and official seal. Signature

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

DATE: _____

SPL, Inc. as agent

Signature



To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : SALE/TRANSFER

Buyer:	City Of Coachella	Seller:	Coachella Redevelopment Agency
Transaction Date:	05/21/2012	Sale Price:	
Recording Date:	05/29/2012	Sale Price Type:	
Recorded Doc #:	244583	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	

History Record # 2 : SALE/TRANSFER

Buyer:	Coachella Redevelopment Agcy	Seller:	Rancho Housing Alliance Inc
Transaction Date:	11/05/2007	Sale Price:	\$209,000
Recording Date:	11/15/2007	Sale Price Type:	Full Value
Recorded Doc #:	695740	Title Company:	Chicago Title
Document Type:	Deed Transfer	Vesting Type:	Company

History Record # 3 : SALE/TRANSFER

Buyer:	Rancho Housing Alliance Inc	Seller:	Rangel Jaime & Monica
Transaction Date:	05/23/2007	Sale Price:	\$206,000
Recording Date:	08/31/2007	Sale Price Type:	Full Value
Recorded Doc #:	561615	Title Company:	Chicago Title
Document Type:	Deed Transfer	Vesting Type:	Company

Continued on next page...

History Record # 4 : SALE/TRANSFER

Item 32.

Buyer:	Rangel,Monica & Jamie	Seller:	Tostado Jesus M
Transaction Date:	11/08/2005	Sale Price:	\$220,000
Recording Date:	12/23/2005	Sale Price Type:	Full Value
Recorded Doc #:	1059220	Title Company:	Ticor Title
Document Type:	Deed Transfer	Vesting Type:	Joint Tenant

FINANCE

Mortgage Recording Date:	12/23/2005	Mortgage Transfer Type:	Resale
Mortgage Document #:	1059221	Mortgage Rate Type:	Var
Lender:	Resmae Mortgage Corp	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Joint Tenant
Loan Amount:	\$187,000	Mortgage Rate:	
Borrower 1:	Rangel Jamie	Borrower 2:	Rangel Monica
Borrower 3:		Borrower 4:	

History Record # 5 : FINANCE

Mortgage Recording Date:	03/01/1989	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0000062819	Mortgage Rate Type:	
Lender:	Capitol Thrift & Loan	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$21,760	Mortgage Rate:	
Borrower 1:	Tostado Jesus M	Borrower 2:	
Borrower 3:		Borrower 4:	



First American

Item 32.

myFirstAm® Tax Map

1609 4th St, Coachella, CA 92236

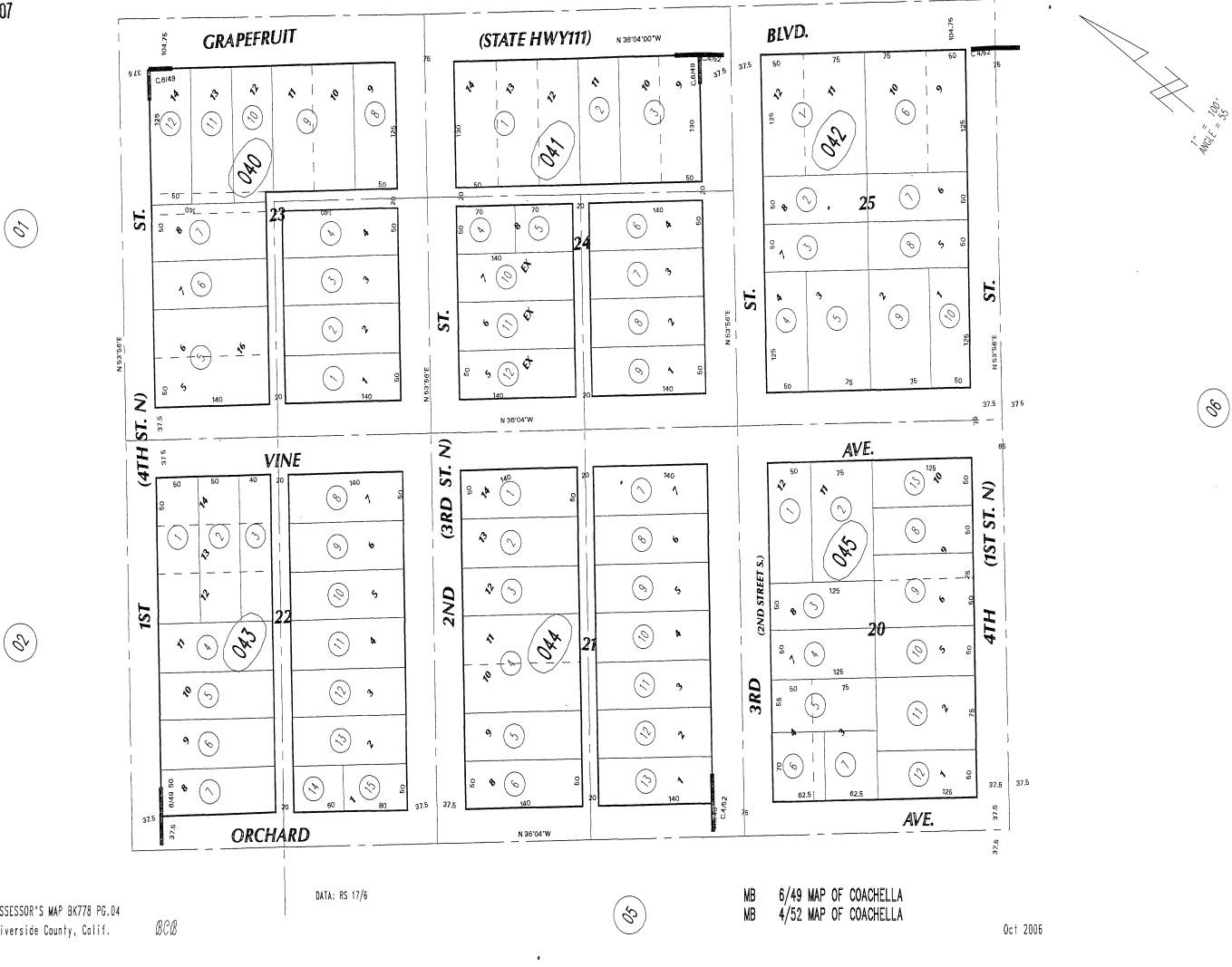
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SEC 5 T. 6S., R. 8E
CITY OF COACHELLA

T.R.A. 012-018

778-04
765-25

MAR 15 2007



ASSESSOR'S MAP BK778 PG.04
Riverside County, Calif.

DATA: RS 17/6

MB 6/49 MAP OF COACHELLA
MB 4/52 MAP OF COACHELLA

Oct 2006

Addendum C
Comparable Data



Location & Property Identification

Property Name: Calle Cadiz, West of Desert Club Drive

Sub-Property Type: Commercial

Address: Calle Cadiz

City/State/Zip: La Quinta, CA 92270

County: Riverside

Market Orientation: Suburban

Property Location: Midblock

IRR Event ID: 2294200



Sale Information

Sale Price: \$180,000

Effective Sale Price: \$180,000

Sale Date: 07/16/2019

Sale Status: Closed

\$/Acre(Gross): \$514,286

\$/Land SF(Gross): \$11.81

\$/Acre(Usable): \$514,286

\$/Land SF(Usable): \$11.81

Grantor/Seller: Philip W. Bartenetti and Scott B. Howard and Timothy P. Walbridge, Trustees

Grantee/Buyer: Arc Business Ventures, Inc.

Assets Sold: Real estate only

Property Rights: Fee Simple

% of Interest Conveyed: 100.00

Exposure Time: 5 (months)

Financing: Cash to seller

Document Type: Deed

Recording No.: 2019-0262185

Verified By: Meredith McDonald

Verification Date: 11/18/2019

Confirmation Source: Amie Arbid (broker)

Verification Type: Confirmed-Seller Broker

Legal/Tax/Parcel ID: 770-152-015

Acres(Usable/Gross): 0.35/0.35

Land-SF(Usable/Gross): 15,246/15,246

Usable/Gross Ratio: 1.00

Shape: Rectangular

Topography: Level

Corner Lot: No

Frontage Feet: 107

Zoning Code: VC

Zoning Desc.: Village Commercial

Source of Land Info.: Public Records

Comments

This is the sale of a midblock lot in a downtown-type area of La Quinta. The area is comprised of a mix of commercial, retail and residential. Zoning allows for a wide range of commercial and retail. The buyer plans to construct a retail store.

Improvement and Site Data



Location & Property Identification

Property Name: 53049 Cesar Chavez Street
 Sub-Property Type: Commercial
 Address: 53049 Cesar Chavez St.
 City/State/Zip: Coachella, CA 92236
 County: Riverside

Market Orientation: Suburban
 Property Location: Midblock
 IRR Event ID: 2294189



Sale Information

Sale Price: \$34,000
 Effective Sale Price: \$34,000
 Sale Date: 07/08/2019
 Recording Date: 07/08/2019
 Sale Status: Closed
 \$/Acre(Gross): \$212,500
 \$/Land SF(Gross): \$4.88
 \$/Acre(Usable): \$212,500
 \$/Land SF(Usable): \$4.88
 Grantor/Seller: My Desert Properties, LLC
 Grantee/Buyer: Miguel Munoz, Trustee
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Exposure Time: 12 (months)
 Financing: Cash to seller
 Document Type: Deed
 Recording No.: 2019-0248547
 Verification Type: Secondary Verification

Corner Lot: No
 Frontage Feet: 50
 Zoning Code: C1
 Zoning Desc.: Commercial/Mixed Use
 Source of Land Info.: Public Records

Comments

This is the sale of a vacant lot located on a commercial arterial in Coachella. The buyers plan were unknown; the site is zoned for a wide range of commercial and retail uses and meets minimum lot size requirements.

Improvement and Site Data

Legal/Tax/Parcel ID: 768-422-015
 Acres(Usable/Gross): 0.16/0.16
 Land-SF(Usable/Gross): 6,969/6,969
 Usable/Gross Ratio: 1.00
 Shape: Square
 Topography: Level



Location & Property Identification

Property Name: Caspian St
 Sub-Property Type: Commercial
 Address: Caspian St
 City/State/Zip: Indio, CA 92201
 County: Riverside

Market Orientation: Suburban

IRR Event ID: 2294046



Sale Information

Sale Price: \$140,000
 Effective Sale Price: \$140,000
 Sale Date: 05/15/2019
 Recording Date: 05/24/2019
 Listing Price: \$169,000
 Sale Status: Closed
 \$/Acre(Gross): \$499,992
 \$/Land SF(Gross): \$11.48
 Grantor/Seller: Juan A. Granados and Delia A. Granados, husband and wife

Grantee/Buyer: John W. Broyles and Pamela Cleland-Boyles, husband and wife

Assets Sold: Real estate only
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Exposure Time: 8 (months)
 Financing: Cash to seller
 Document Type: Deed
 Recording No.: 2019-0185842
 Verified By: Meredith McDonald
 Verification Date: 11/15/2019
 Verification Type: Confirmed-Seller Broker
 Secondary Verific. Source: CoStar

MSA: Inland Empire (California)
 Legal/Tax/Parcel ID: 610-311-010
 Acres(Gross): 0.28
 Land-SF(Gross): 12,197
 Shape: Irregular
 Topography: Level
 Corner Lot: No
 Frontage Desc.: 90 feet on Caspian St.
 Zoning Code: C-3
 Zoning Desc.: Community Commercial
 Source of Land Info.: Other

Comments

This is the sale of a vacant lot located in Indio, near a major commercial/retail hub. It is located on a secondary street with average access and is in proximity to the freeway.

Improvement and Site Data



Location & Property Identification

Property Name: 53079 Cesar Chavez Street
 Sub-Property Type: Commercial
 Address: 53079 Cesar Chavez St.
 City/State/Zip: Coachella, CA 92236
 County: Riverside

Market Orientation: Suburban

IRR Event ID: 2294048



Sale Information

Sale Price: \$80,000
 Effective Sale Price: \$80,000
 Sale Date: 07/27/2018
 Recording Date: 07/27/2018
 Sale Status: Closed
 \$/Acre(Gross): \$251,883
 \$/Land SF(Gross): \$5.78
 \$/Acre(Usable): \$258,065
 \$/Land SF(Usable): \$5.92

Grantor/Seller: Guardados Corp
 Grantee/Buyer: Brenda Y F & Levi Flores
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Exposure Time: 6 (months)
 Financing: Cash to seller
 Document Type: Deed
 Recording No.: 2018-0302460
 Verification Type: Not Verified
 Secondary Verific. Source: CoStar

MSA: Inland Empire (California)
 Legal/Tax/Parcel ID: 768-422-016
 Acres(Gross): 0.32
 Land-SF(Usable/Gross): 13,504/13,835
 Shape: Square
 Topography: Level
 Corner Lot: No
 Frontage Desc.: 105 feet on Harrison St
 Zoning Code: C1
 Zoning Desc.: General Commercial
 Source of Land Info.: Other

Comments

This is the sale of a midblock lot located on Cesar Chavez Street, previously known as Harrison Street, in Coachella. The zoning allows for a range of commercial and retail uses. The buyer plans to hold the property for future development.

Sale Analysis

Proposed Use Desc.: Commercial, MultiFamily, Office, Retail

Improvement and Site Data



Location & Property Identification

Property Name: 73731 Spyder Circle
 Sub-Property Type: Commercial
 Address: 73731 Spyder Cir.
 City/State/Zip: Palm Desert, CA 92211
 County: Riverside

Market Orientation: Suburban
 Property Location: Midblock
 IRR Event ID: 2294223



Sale Information

Sale Price: \$260,000
 Effective Sale Price: \$260,000
 Sale Date: 07/01/2019
 Contract Date: 07/01/2019
 Sale Status: In-Contract
 \$/Acre(Gross): \$565,217
 \$/Land SF(Gross): \$12.98
 \$/Acre(Usable): \$565,217
 \$/Land SF(Usable): \$12.98
 Grantor/Seller: Not available
 Grantee/Buyer: Unknown
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 % of Interest Conveyed: 100.00
 Exposure Time: 4 (months)
 Document Type: Deed
 Recording No.: Not available
 Verified By: Meredith McDonald
 Verification Date: 11/18/2019
 Confirmation Source: Milenka Stark (broker)
 Verification Type: Confirmed-Seller Broker

Shape: Irregular
 Topography: Level
 Corner Lot: No
 Frontage Feet: 125
 Zoning Code: SI
 Zoning Desc.: Service Industry
 Source of Land Info.: Public Records

Comments

This is the current escrow of a vacant lot located in Palm Desert. The site is zoned Service Industry, which allows for a wide range of commercial, retail and industrial uses. The buyer plans to construct an 8,000 square foot auto repair building for their existing business. Escrow is expected to close within the next 60 days, or by the end of 2019.

Improvement and Site Data

Legal/Tax/Parcel ID: 694-240-012
 Acres(Usable/Gross): 0.46/0.46
 Land-SF(Usable/Gross): 20,037/20,037
 Usable/Gross Ratio: 1.00



Location & Property Identification

Property Name: NWC Cabrillo Rd and Palm Canyon Rd.
 Sub-Property Type: Commercial
 Address: Cabrillo Rd
 City/State/Zip: Palm Springs, CA 92262
 County: Riverside

Market Orientation: Suburban
 Property Location: NWC Cabrillo Road and Palm Canyon Road

IRR Event ID: 2294050



Sale Information

Sale Price: \$325,000
 Effective Sale Price: \$325,000
 Sale Date: 11/01/2019
 Listing Price: \$325,000
 Sale Status: In-Contract
 \$/Acre(Gross): \$613,208
 \$/Land SF(Gross): \$14.08
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 Exposure Time: 1 (months)
 Verified By: Meredith McDonald
 Verification Date: 11/15/2019
 Verification Type: Confirmed-Seller Broker
 Secondary Verific. Source: CoStar

Topography: Level
 Corner Lot: Yes
 Frontage Type: 2 way, 3 lanes each way
 Zoning Code: C1
 Zoning Desc.: General Commercial
 Source of Land Info.: Other

Comments

This is the current escrow of four parcels located at the corner of Cabrillo Road and Palm Canyon (Highway 111), near downtown Palm Springs. The parcels are vacant and zoning allows for a wide range of commercial uses. The site has good frontage on Highway 111. The escrow price is estimated based on confidentiality agreements in place.

Sale Analysis

Proposed Use Desc.: MultiFamily, Retail

Improvement and Site Data

MSA: Inland Empire (California)
 Legal/Tax/Parcel ID: 504-060-001, -002, -003 and -023
 Acres(Gross): 0.53
 Land-SF(Usable/Gross): 23,087/23,086
 Shape: Irregular



Amended Long-Range Property Management Plan

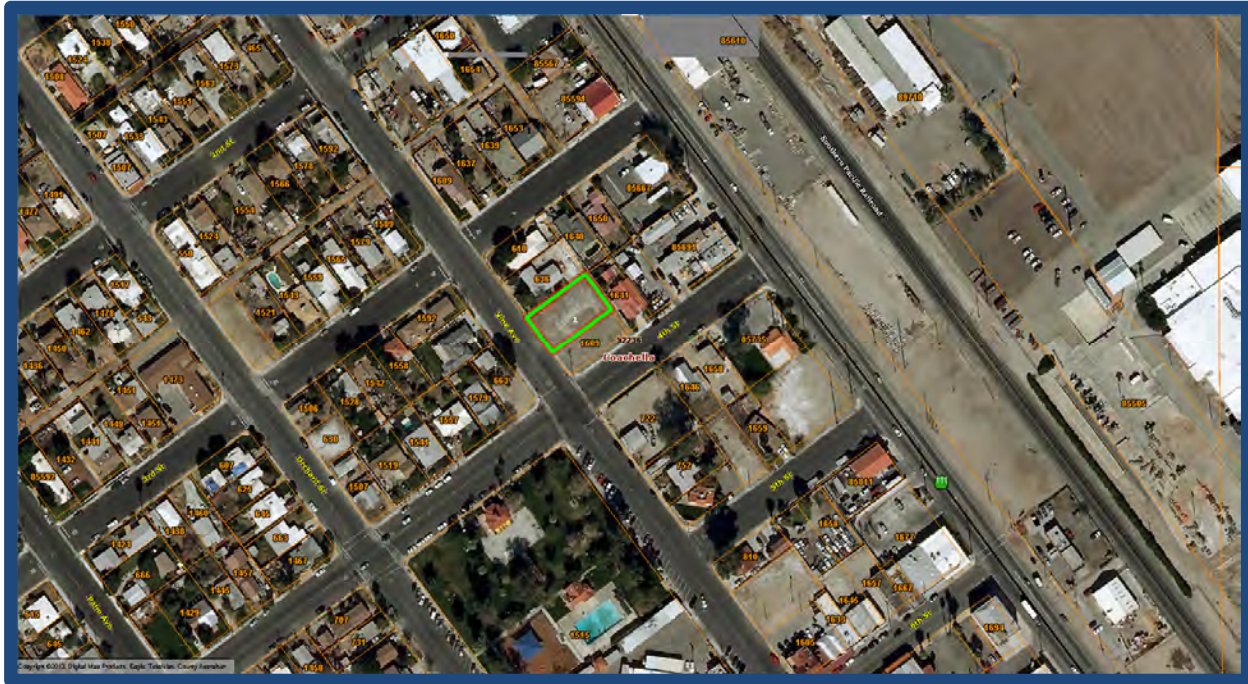


PROPERTIES TRANSFERRED FROM THE FORMER CDC TO THE SUCCESSOR AGENCY

ASSET	ADDRESS NUMBER	ASSESSOR PARCEL	PAGE
Property 1	86-874 Industrial Way	763-131-020	3
Property 2	86-812 Industrial Way	763-131-021	4
Property 3	86-770 Industrial Way	763-131-022	5
Property 4	No Site Address	763-131-052	6
Property 5	86-889 Avenue 52	763-131-017	7
Property 6	86-789 Avenue 52	763-131-016	8
Property 7	86-709 Avenue 52	763-131-015	9
Property 8	No Site Address	763-131-001	10
Property 9	86-351 Avenue 52	763-131-002	11
Property 10	86-918 Avenue 52	763-131-019	12
Property 11	86-969 Avenue 52	763-131-018	13
Property 12	1609 4 th Street	778-042-009	14
Property 13	1609 4 th Street	778-042-010	15
Property 14	1308 6 th Street	778-093-005	16
Property 15	6 th Street	778-110-001	17
Property 16	Frederick South of Avenue 51	768-210-002	18
Property 17	Frederick South of Avenue 51	768-210-005	19
Property 18	51-877 Hernandez Street	763-412-030	20
Property 19	1130 4th Street	778-080-005	21
Property 20	No Site Address	778-071-005	22
Property 21	Douma and Damascus	768-222-004	23
Property 22	1561 7th Street	778-103-011	24
Property 23	85-350 Bagdad Avenue	778-120-003	25
Property 24	811 Palm Avenue	778-091-001	26

PROPERTY 12

1609 4th Street, Coachella CA 92236
APN: 778-042-009



This is the 1st of two (2) vacant parcels (Property Nos. 12 and 13) located in the Civic Center area, at the northeast corner of 4th and Vine Streets across from Veterans Park. The City has identified the parcels as overflow parking to serve and support Veterans Park. The zoning for these parcels is R-S (Single Family Residential), however, the General Plan would support park-related uses and medium-high density residential uses. There is a California Housing and Community Development Parks Grant for a park and an amphitheater and these parcels would be developed as part of that project.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 13

1609 4th Street, Coachella CA 92236
APN: 778-042-010



This is the 2nd of two (2) vacant parcels (Property Nos. 12 and 13) located in the Civic Center area, at the northeast corner of 4th and Vine Streets across from Veterans Park. The City has identified the parcels as overflow parking to serve and support Veterans Park. The zoning for these parcels is R-S (Single Family Residential), however, the General Plan would support park-related uses and medium-high density residential uses. There is a California Housing and Community Development Parks Grant for a park and an amphitheater and these parcels would be developed as part of that project.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.