



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**July 21, 2021**  
6:00 PM

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THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO [GPerez@Coachella.org](mailto:GPerez@Coachella.org) AND [YBecerril@Coachella.org](mailto:YBecerril@Coachella.org).

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3002 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

PLEASE CLICK FOLLOW THE LINK BELOW TO JOIN THE WEBINAR:

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

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

**APPROVAL OF THE MINUTES:**

**WRITTEN COMMUNICATIONS:**

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

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

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

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

**INFORMATIONAL:**

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection in the  
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the  
City’s website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**7/21/2021**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Assistant Community Development Director

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

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC2021-15 recommending to the City Council approval of Tentative Parcel Map 37758 and Variance 21-05 to subdivide approximately 9 acres into two parcels consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2.

**EXECUTIVE SUMMARY:**

The applicant, Gregorio C. Cervantes, is requesting to subdivide an existing approximately 9-acre parcel located on the northeast corner Van Buren Street and 51<sup>st</sup> Avenue into two parcels consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2. The affected property is located in the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones and is further identified by Assessor's Parcel Number 768-050-001. Variance approval is required to allow a lot size of 3.7 acres in the A-T zone, which is a lot size less than the required minimum lot size of 5 acres. No grading or development is proposed as part of this application.

**DISCUSSION/ANALYSIS:**

**Environmental Setting:**

The subject site is an approximately 9-acre vacant parcel and it is located within the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones. Surrounding land uses and zoning classifications include the following:

**North:** Single-family residential neighborhood (Valencia) / R-S (Residential Single Family) Zone

**South:** Single-family residential neighborhood (Aventine) across 51<sup>st</sup> Avenue / R-S (Residential Single Family) Zone

**East:** Vacant recently approved TTM 38084/ R-S (Residential Single Family) Zone  
**West:** Vacant / R-S (Residential Single Family) Zone

### **ENVIRONMENTAL DETERMINATION**

The City of Coachella has determined that the proposed project is exempt from environmental review under Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects which are consistent with the development density established by existing general plan policies for which an EIR was certified shall not require any additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The project satisfies the above criteria and as such, no environmental review is required.

### **CONSISTENCY WITH THE GENERAL PLAN**

The project site has a land use designation of Neighborhood Center according to the Land Use Element of the General Plan 2035, which is intended for neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood.

The subject site is located within subarea 1- West Coachella Neighborhood of the General Plan. Subarea 11 includes policy guidance that encourages vacant and underutilized parcels with neighborhood patterns that support walkability, exemplify great urban neighborhoods as described by the General Plan designations.

### **CONSISTENCY WITH ZONING**

The subject site is in the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones, and the proposed parcel map is consistent with this designation, including minimum lot size, widths, depths, and sizes. Any future proposed development will be reviewed by Staff and presented to the Planning Commission for their review and approval with subsequent City Council review if required by the zoning code.

Minimum development standards for the R-E (Residential Estate) zone are as follows:

- Minimum Lot Size. Ten thousand (20,000) square feet.
- Minimum Lot Width. One hundred (100) feet.
- Minimum Lot Depth. One hundred (100) feet.

Minimum development standards for the A-T (Agricultural Transition) zone are as follows:

- Minimum Lot Size. 5 acres.
- Minimum Lot Width. Two hundred sixty (260) feet.
- Minimum Lot Depth. Two hundred sixty (260) feet.

The proposed lot size and configuration of the tentative parcel map meets these minimum development standards, except the “remainder” parcel of 3.7 acres, which is a lot size less than the required minimum lot size of 5 acres in the A-T Zone. Staff is supportive of the applicant’s variance request, as the existing site will be rezoned in a city-initiated General Plan/Zoning consistency effort to Neighborhood Commercial C-N, which allows for a minimum lot area of 5,000 square feet.

### **DESIGN CHARACTERISTICS**

#### **General Considerations:**

Proposed Tentative Parcel Map 37758 involves the subdivision of an approximately 9-acre parcel on the northeast corner of Van Buren Street and 51<sup>st</sup> Avenue into two parcels. The proposed subdivision consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2. There are 5 existing nonconforming residential buildings that would remain on the parcel identified as “Remainder Parcel” on Tentative Parcel Map No. 37758 (Attachment 2). All future development would be subject to approval by the Planning Commission through the Architectural Review process.

#### **ALTERNATIVES:**

1. Adopt Resolution No. PC-2021-15 recommending approval of Tentative Parcel Map 37758 to the City Council, subject to the findings and conditions of the staff report.
2. Continue Tentative Parcel Map 37758 and provide staff and the applicant with direction.
3. Deny Tentative Parcel Map 37758 with findings.

#### **RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

#### Attachments:

1. Resolution No. PC2021-15  
Exhibit A - Tentative Parcel Map 37758
2. Vicinity Map
3. Imperial Irrigation District Comment Letter
4. Applicant letter – Request for deferred off-site improvements

**RESOLUTION NO. PC-2021-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 37758 AND VARIANCE No. 21-05 TO SUBDIVIDE APPROXIMATELY 9 ACRES INTO TWO PARCELS FOR FUTURE DEVELOPMENT AND ALLOW A LOT SIZE LESS THAN 5 ACRES IN THE AGRICULTURAL TRANSITION (A-T) ZONE. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF VAN BUREN STREET AND 51<sup>ST</sup> AVENUE. APPLICANT: GREGORY C. CERVANTES.**

WHEREAS, Gregory C. Cervantes filed Tentative Parcel Map No. 37758 and Variance 21-05 to subdivide approximately 9 acres (APN 768-050-001) into two (2) parcels, located on the northeast corner of Van Buren Street and 51<sup>st</sup> Avenue, more particularly described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64600, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on July 7, 2021, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map as presented by the applicant, adopting the finding, conditions, and staff recommendations

WHEREAS, the Planning Commission does recommend the approval to the City Council of Tentative Parcel Map No. 37083, subject to the following findings and conditions as modified by the Planning Commission:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommends that the City Council approve Tentative Parcel Map 37758 as set forth in Exhibit A and Variance No. 21-05 with the findings and conditions listed below.

**Findings for Tentative Parcel Map 37758**

1. The proposed map and design of improvements are consistent with the General Plan, the City of Coachella Official Zoning Map and any specific plan governing the site. The proposed subdivision is within a land use designation of Neighborhood Center according to the General Plan 2035 Land Use Element. The subdivision is consistent with the development intensity permitted by the Neighborhood Center Land Use category. Tentative Parcel Map (TPM) 37758 is generally in compliance with the standards of the Zoning Ordinance with respect to the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones, including minimum lot size, lot depth and minimum lot width. TPM 37758 is inconsistent with the minimum lot size of 5 acres in the A-T (Agricultural

Transition) Zone for the proposed 3.7 acre “Remainder” lot and is subject to approval of Variance 21-05.

2. The site is physically suitable for the future commercial and residential development and density. The proposed subdivision will provide adequate sized lots for future commercial and residential development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. All drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of commercial and residential uses. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create two lots for future development with adequate street frontage, access, and utility connections required to all properties. There are no known easements that would conflict with the proposed subdivision.
6. The City of Coachella has determined that the proposed project is exempt from environmental review under Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects which are consistent with the development density established by existing general plan policies for which an EIR was certified shall not require any additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The project satisfies the above criteria and as such, no environmental review is required.

#### **Findings for Variance No, 2021-05**

1. That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter as the subject site is an in-fill parcel surrounded by largely single-family residential uses and the applicant requests to subdivide the property into two parcels consistent the General Plan Update 2035.
2. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property

in the same zone and vicinity. The portion of the subject site with A-T (Agricultural Transition) Zoning is occupied by existing residential units and is no longer used for agricultural production. The subject site is surrounded by R-S (Residential Single Family) and R-M (Residential Multiple Family) Zoning which permits lot sizes as small as 7,200 sq. ft.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question. The subject site is in a zone that is no longer envisioned in the General Plan Update 2035 and is envisioned for neighborhood center and residential multiple family uses that would be consistent with and support surrounding residential developments.
4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The variance would not be detrimental as it would support lot sizes that would remain larger than surrounding lots and the parcels created through the tentative parcel map would enable potential development consistent with the General Plan land use of Neighborhood Center.
5. That the granting of the variance will not adversely effect any element of the general plan. In fact, the proposed variance would allow a lot size supported by the General Plan 2035.

**Conditions:**

1. Tentative Parcel Map No. 37758 is approved for 24 months from the final date of City Council approval unless a one year time extension is requested by the applicant and approved by the Planning Commission. Exhibit A is approved herein by reference.

**Environmental Compliance**

2. (Advisory) Future development projects may be required to extend and connect to City public sewer and water system.

**Final Map**

3. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
4. All public streets shall be dedicated to City of Coachella.
5. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.

6. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.

### **Grading and Drainage**

7. 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.
8. 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.
9. 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.

10. 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.
11. Applicant shall obtain approval of site access and circulation from Fire Marshall.
12. 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**

13. 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 %.
14. 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.
15. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
16. Applicant shall construct and dedicate the following street improvements to conform to the General Plan and/or requirements of Traffic Study.
  - 1) Van Buren Street- Public Roadway as shown on the RAC and per these comments shall include the following:
    - a. Dedication of land along northbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle lanes with 94 feet of right-of-way as per City of Coachella General Plan.
    - b. Street measured at Center line to easterly curb shall have a width of 37-foot
    - c. Applicant shall construct street along Tentative Parcel Map No. 37758 frontage on Van Buren Street to the Satisfaction of the City Engineer prior to the issuance of the first COO.

- d. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
  - e. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to the satisfaction of the City Engineer.
  - f. Applicant shall underground all existing dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
17. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or Traffic Study.
- 1) 51<sup>st</sup> Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. Dedication of land along westbound lane within project limits is required. This street is classified as Collector with Bicycle lanes with 90 feet of right-of-way as per City of Coachella General Plan.
  - b. Street measured at Center line to northerly curb shall have a width of 35-foot
  - c. Applicant shall construct street along Tentative Parcel Map No. 37758 frontage on 51<sup>st</sup> Avenue to the Satisfaction of the City Engineer prior to the issuance of the first COO.
  - d. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
  - e. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to the satisfaction of the City Engineer.
  - f. Applicant shall underground all existing dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
18. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

**Sewer, Water and Storm Drain Improvements**

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

### **General**

21. 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.
22. 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.
23. 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.
24. 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**

25. " 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.
26. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

**PASSED APPROVED** and **ADOPTED** this 21<sup>st</sup> day of July 2021.

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Stephanie Virgen, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Yesenia Becerril  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2021-15, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 21<sup>st</sup> day of July 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Yesenia Becerril  
Planning Secretary

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 37758**  
 BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.B.&M.

FEIRO ENGINEERING, INC.

JANUARY, 2021

**UTILITIES:**  
 ELECTRIC  
 GAS  
 TELEPHONE  
 WATER  
 SEWER  
 CABLE

IID (IMPERIAL IRRIGATION DISTRICT) 800-303-7756  
 SO. CA. GAS (THE GAS COMPANY) 800-427-2200  
 FRONTIER COMMUNICATIONS 855-370-0308  
 CVWD 760-398-2651  
 SEWER 760-398-2651  
 SPECTRUM 760-340-2225

**OWNER/APPLICANT:**  
 GREGORY C. CERVANTES 800-303-7756  
 BEATRICE A. CERVANTES 800-427-2200  
 82265 PADOVA DRIVE 855-370-0308  
 INDIO, CA 92203 760-398-2651  
 PHONE : (760) 989-1025 760-398-2651  
 EMAIL : cervantesucr@gmail.com 760-340-2225

**ENGINEER:**  
 FEIRO ENGINEERING, INC.  
 P. O. BOX 12980  
 PALM DESERT, CA. 92255  
 (760) 346-8015 PHONE

- TENTATIVE MAP APPLICATION CHECKLIST NOTES:**
1. NO STREETS ARE PROPOSED.
  2. NO DRIVEWAYS ARE PROPOSED.
  3. NO WATERCOURSE LOCATED ON SITE.
  4. NO PROPOSED PHASING.
  5. NO WATER IMPROVEMENTS ARE PROPOSED.
  6. NO SEWER IMPROVEMENTS ARE PROPOSED.
  7. NO GRADING IS PROPOSED.
  8. NO PADS WILL BE CONSTRUCTED.

**APN:**  
 768-050-001

**SITE AREA:**  
 391,396 sq. ft. OR 8.9852 ACRES

**SCHOOL DISTRICT:**  
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

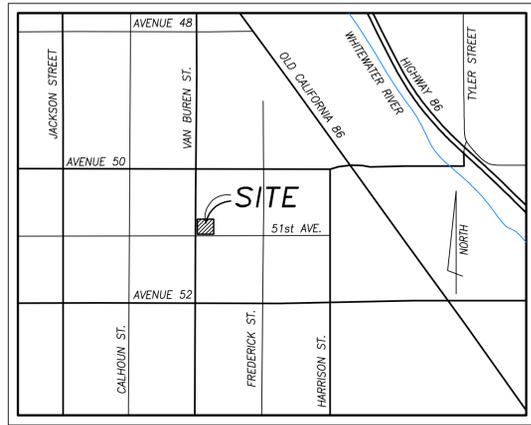
**PROPOSED LAND USE:**  
 RESIDENTIAL/AGRICULTURAL USE

**EXISTING & PROPOSED ZONING:**  
 R-E (RESIDENTIAL ESTATE) &  
 A-T (AGRICULTURAL TRANSITION)

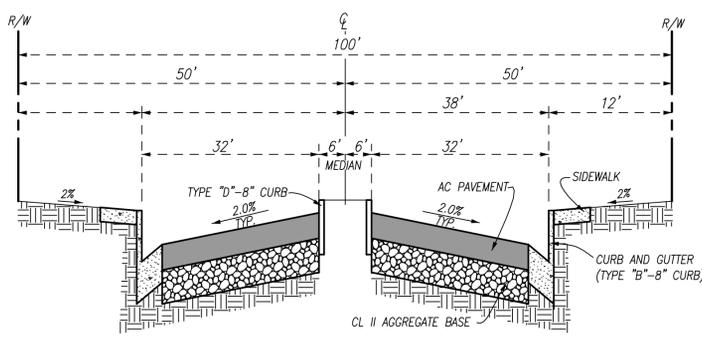
**GENERAL PLAN DESIGNATION:**  
 SUBDIVISION RESIDENTIAL

**LEGAL DESCRIPTION:**  
 THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL RECORDS.

EXCEPTING THEREFROM THE WESTERLY 30 FEET AND THE SOUTHERLY 20 FEET FOR PUBLIC HIGHWAY.



**VICINITY MAP**  
 NOT TO SCALE



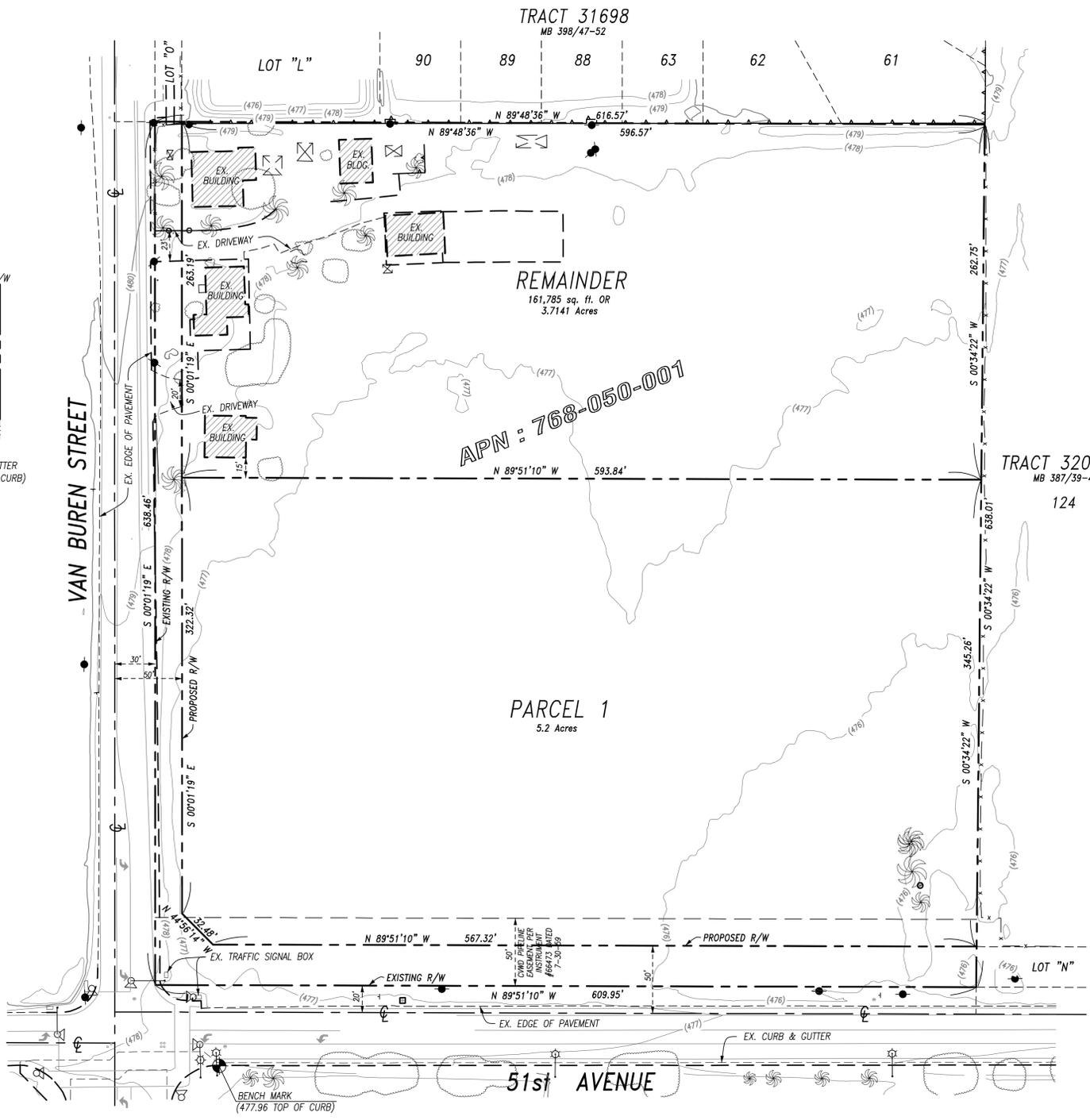
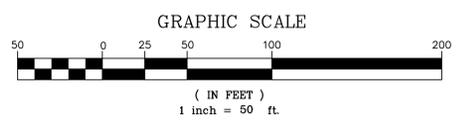
**EXISTING STREET TYPICAL SECTION**  
 NOT TO SCALE

**51st AVENUE & VAN BUREN STREET**  
 MINOR ARTERIAL (100' R/W)

**BENCHMARK & SITE BENCHMARK:**  
 CITY OF COACHELLA BENCH MARK #1006. 3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS 7766" IN THE TOP OF CURB AT THE SOUTHEAST CURB RETURN. IT IS 22' SOUTH OF THE CENTERLINE OF AVENUE 51, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE ECR OF THE SOUTHWEST CURB RETURN. ELEVATION=(477.960) NVD29

**SITE BENCHMARK:**  
 INDICATES THE BENCHMARK AT THE SITE WHICH THE ENGINEER OF RECORD SHALL USE TO CERTIFY PAD ELEVATION AND FINAL GRADING CERTIFICATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THIS BENCHMARK AND THE BENCHMARK USED BY THE CONTRACTOR PRIOR TO ANY GRADING.

**SOURCE OF TOPOGRAPHY:**  
 THE TOPOGRAPHY SHOWN HEREON WAS OBTAINED BY A AERIAL MAPPING PREPARED BY CENTRAL COAST AERIAL MAPPING, INC., INC. DATED 8-20-2019



**LEGEND & ABBREVIATIONS:**

Centerline	CENTERLINE	R/W	RIGHT-OF-WAY
Property Line	PROPERTY LINE	D/W	DRIVEWAY
High Point	H.P.	T.C.	TOP OF CURB
Grade Break	G.B.	F.L.	FLOW LINE
Existing Ground	E.G.	E.P.	EDGE OF EXISTING PAVEMENT
Finish Grade	F.G.	T.P.	TOP OF PAVEMENT
Finish Surface	F.S.	T.G.	TOP OF GRATE
Finish Floor Elevation	F.F.	INV	INVERT ELEVATION
Pad Elevation	[G]	[C]	"C" CHISELED ON CURB
Planter	P	[S]	"S" CHISELED ON CURB
Top of Wall	T.W.	[E]	"E" CHISELED ON CURB
Top of Retaining Wall	T.R.W.	(99.9)	EXISTING ELEVATION
Water Surface	W.S.	99.9	PROPOSED ELEVATION
Bottom of Wall	B.W.	---	PROPERTY LINE / RIGHT-OF-WAY
Top of Footing	T.F.	---	CENTERLINE
Bottom of Footing	B.F.	(99)	EXISTING CONTOUR
Drainage Swale	---	99	FINISH CONTOUR
Existing Slope	---	---	TRAFFIC TURN LANE
Finish Slope	---	---	STANDPIPE
Existing Curb and Gutter	---	---	SIGN
Existing Block Wall	---	---	MANHOLE
Power Pole	---	---	WATER VALVE
Ex. Fenceline	---	---	PALM TREE
Ex. Cover Structure	---	---	TREE
Traffic Light	---	---	
Overhead Light	---	---	



REVISIONS:	DATE	INITIAL	APPROVED BY:

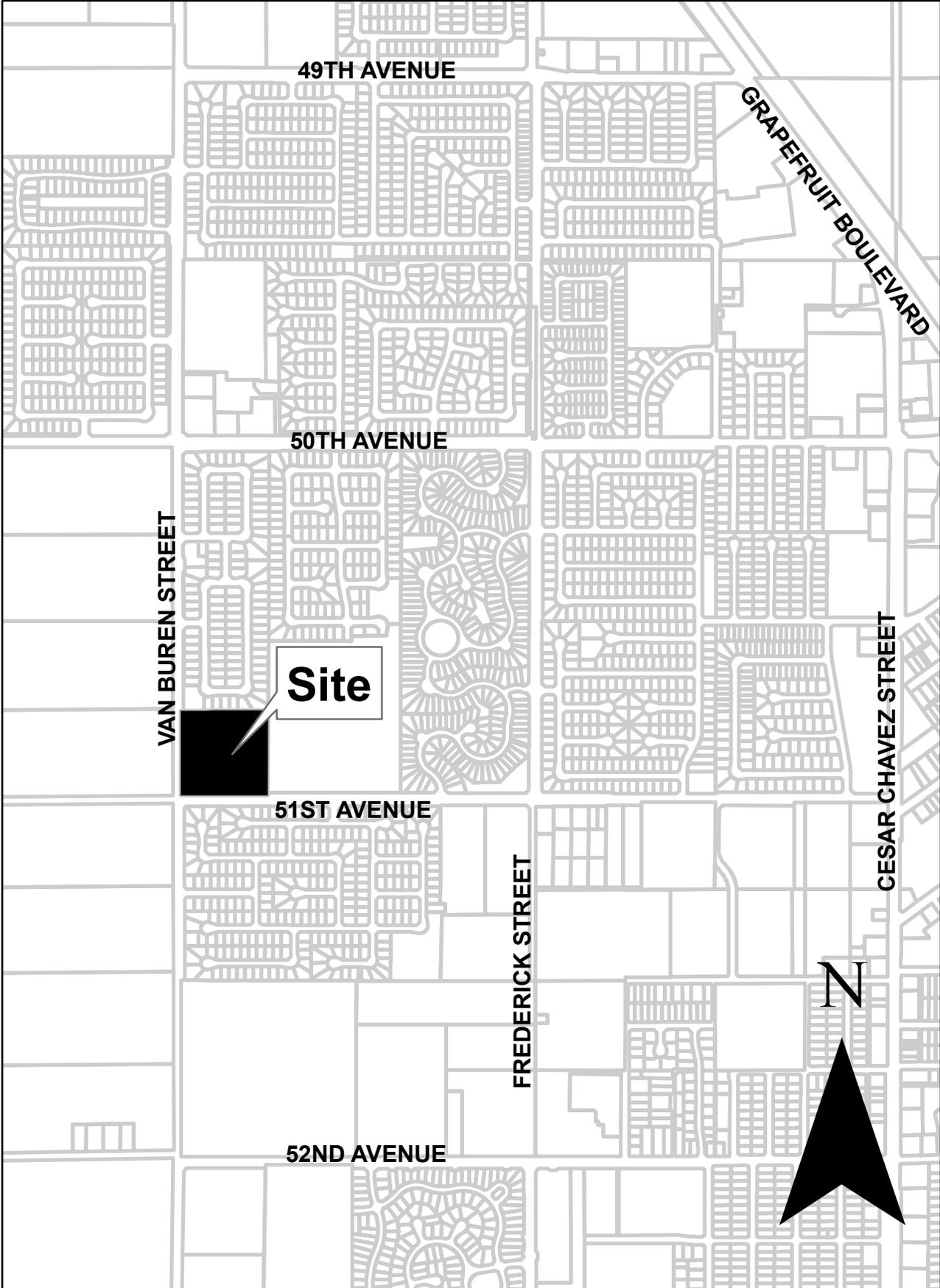
APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_



Civil Engineering Land Surveying  
 P.O. Box 12980 Palm Desert, California 92255  
 (760) 346-8015  
 www.feiro.net  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 Herald Steven Lantis LS No. 7627 DATE

In the City of Coachella  
**Tentative Parcel Map**  
 Tentative Parcel Map No. 37758  
 Parcels 1 - 4; APN 768-050-001  
 FOR: Greg Cervantes

SHEET NUMBER:  
**1**  
 OF 1 SHEETS  
 .DWG FILE:  
 276c1tpm01  
 LAYOUT:  
 TPM-01  
 JOB NUMBER:  
 276c-001



Vicinity Map

Gregorio C. Cervantes, Jr  
Coachella, California

July 6, 2021

Honorable Stephanie Virgen, Chairwoman, and  
Distinguished Members of the City of Coachella Planning Commission  
City of Coachella  
1515 6<sup>th</sup> Street  
Coachella, California 92236

Commissioners: Ruben R. Gonzalez, Sahara Huazano, Miguel Navarrete, Frank Figueroa, and Miguel Leal:

Greeting to all! I am issuing this correspondence to relation to application and Tentative Parcel Map No. 37758. My property is located on the corner of 51<sup>st</sup> Avenue an Van Buren Street. My application is related to a formal submission for a partition of my property into two sectors.

Please be advised, Feiro Engineering, Civil Engineering and Land Surveying are my engineering and consultants on this partition of said property. They have been the company of record since the inception of this application. To note, my correspondence has been directed to Mr. Louis Lopez and Mr. Gabriel Perez.

To the issue, I am respectfully requesting a formal postponement of any immediate posting of improvement bonds on this property [partition] until I can coordinate the best use of this property with city staff and our elected representatives. I shall be transparent with my future property plans and shall decide the best appropriate development for my property with the complete support of the city of Coachella's representatives.

In closing, my engineers and I shall be present for this action item and will be prepared to answer any questions related to said application. Thank you for your attention and consideration regarding my request. I certainly appreciate your thorough review.

Best regards,



Gregorio C. Cervantes, Jr