Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ◆ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

January 18, 2023
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

If you would like to attend the meeting via zoom, here is the link:

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
Or one tap mobile :
Us: +16699006833,, 84544257915#,,,,* 380084# US
Or telephone:
Us: +1 669 900 6833
Webinar ID: 845 4425 7915
Passcode: 380084

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

Public comments may be received via email, telephonically, or via zoom with a limit of 250 words, or three minutes:

In real time:

If participating in real time via zoom or phone, during the public comment period, use the "raise hand" function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.

In writing:

Written comments may be submitted to the commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

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:

1. Planning Commission Metting Minutes January 4, 2023

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:

2. Coachella Vineyards

   TTM No. 37040, CUP No. 266, AR No. 16-03 Coachella Vineyards - One-Year Time Extension Request for a project consisting of a 200 room hotel, 100 townhomes and 188 RV units at the NEC of Tyler Street and Vista Del Norte (Applicant: Abraham Gottlieb)

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. City of Coachella 6th Cycle Housing Element – Continue to date uncertain

   General Plan Amendment No. 21-02 and Environmental Assessment No. 22-03 for consideration of the City of Coachella 6th Cycle Housing Element

INFORMATIONAL:

4. Lee Anderson's Covalda Date Company – Historical Information

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.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ◆ www.coachella.org

AGENDA

DE UNA REUNIÓN ESPECIAL DE
LA
COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

18 de Enero, 2023
6:00 PM

DE ACUERDO CON EL PROYECTO DE LEY 361 DE LA ASAMBLEA, JUNTO CON LA DECLARACIÓN DEL ESTADO DE EMERGENCIA DEL GOBERNADOR EMITIDA EL 4 DE MARZO DE 2020, ESTA REUNIÓN SE PODRÁ REALIZAR POR TELECONFERENCIA.

Si desea asistir a la reunión a través de zoom, aquí está el enlace:

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
O one tap mobile:
Us: +16699006833,, 84544257915#,,,,* 380084# US
O teléfono:
Us: +1 669 900 6833
ID del webinar: 845 4425 7915
Código de acceso: 380084

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

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

En vivo:

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

Por escrito:

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

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

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA AGENDA:

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

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 04 de Enero 2023.

COMUNICACIONES ESCRITAS:

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

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

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA: HYPERLINK "appIS133cebbe275746d7b73d3f0ba51beb40"

2. TTM No. 37040, CUP No. 266, AR No. 16-03 Viñedos de Coachella: Solicitud de extensión de un año para un proyecto que consiste en un hotel de 200 habitaciones, 100 casas adosadas y 188 unidades de vehículos recreativos en el NEC de Tyler Street y Vista Del Norte (Solicitante: Abraham Gottlieb).

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

3. GPA Núm. 21-02 Consideración del Sexto Ciclo del Elemento de Vivienda de la ciudad de Coachella (Recomendación para continuar)

INFORMATIVO:

4. Actualización sobre la investigación del personal con respecto a la Compañía Covalda Date de Lee Anderson

SE SUSPENDE LA SESIÓN:

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

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD

Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ◆ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

January 04, 2023
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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

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In writing:

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IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

CALL TO ORDER: **6:13 P.M.**

PLEDGE OF ALLEGIANCE:

Commissioner Leal

ROLL CALL:

Commissioners Present: Commissioner Gonzalez, Commissioner Leal (Serving as Acting Chairperson), Alternate Commissioner Gutierrez

Commissioners Absent: Vice Chair Navarrete

Staff Present: *Gabriel Perez, Development Services Director.
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Technician.

APPROVAL OF AGENDA:

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

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:
AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez.
NOES: None.
ABSTAIN: None.
ABSENT: Vice Chair Navarrete.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – September 21, 2022

IT WAS MOVED BY ALTERNATE COMMISSIONER GUTIERREZ AND SECONDED BY COMMISSIONER LEAL TO APPROVE THE MINUTES.

Approved by the following roll call vote:
AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez.
NOES: None.
ABSTAIN: None.
ABSENT: Vice Chair Navarrete.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Taco Shop 760 – Alcohol Sales
   Conditional Use Permit No. 360 to allow the on-sale, service and consumption of beer, wine, and distilled spirits (Type 47) within a 2,756 square-foot restaurant located at 48975 Grapefruit Blvd, Suite #3.
   Applicant: Alejandra Barcelo

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

   Public Hearing Opened at 6:31 pm by Commissioner Leal

   Owner made herself available and provided comments.

   Public Hearing Closed at 6:40 pm by Commissioner Leal

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE CONDITIONAL USE PERMIT NO. 360 WITH THE FINDINGS AND CONDITIONS LISTED ON RESOLUTION PC 2023-01 IN ADDITION TO ADDING THE FOLLOWING CONDITIONS:

1. The existing outdoor patio area is permitted to serve alcohol insofar as signage is provided informing patrons and employees of the restrictions of where alcohol can be consumed. The existing outdoor patio area shall comply with all Alcohol Beverage Control requirements for service of alcohol.

2. The applicant shall inform the Islamic Society of Palm Springs of the on-sale service of beer, wine and distilled spirits at Taco Shop 760.

Approved by the following roll call vote:
AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez.
NOES: None.

ABSTAIN: None.
ABSENT: Vice Chair Navarrete.

INFORMATIONAL:

- Applications for current Planning Commission seat vacancies are available and appointments will be made in February 2023.
- Director Perez indicated he would bring back an informational item on the Covalda Date Company that was once a business near the Southeast corner of 6th Street and Cesar Chavez Street.

ADJOURNMENT: 6:43 P.M.

Respectfully Submitted by,

_____
Gabriel Perez
Planning Commission Secretary

Complete Agenda Packets are available for public inspection in the Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

STAFF REPORT
1/18/2023

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

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

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant the second 12-Month Time Extension eligible for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 with the findings and conditions in City Council Resolution No. 2018-58 and City Council Resolution No. 2018-60, and establishing a new expiration date of March 26, 2024.

BACKGROUND:

The Planning Commission conducted a duly noticed public hearing on July 18, 2018 at which time the Commission voted to approve the Coachella Vineyards project. The Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well approval of Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review No. 16-03 as part of the overall proposed development of an RV Subdivision / Resort on the subject property.

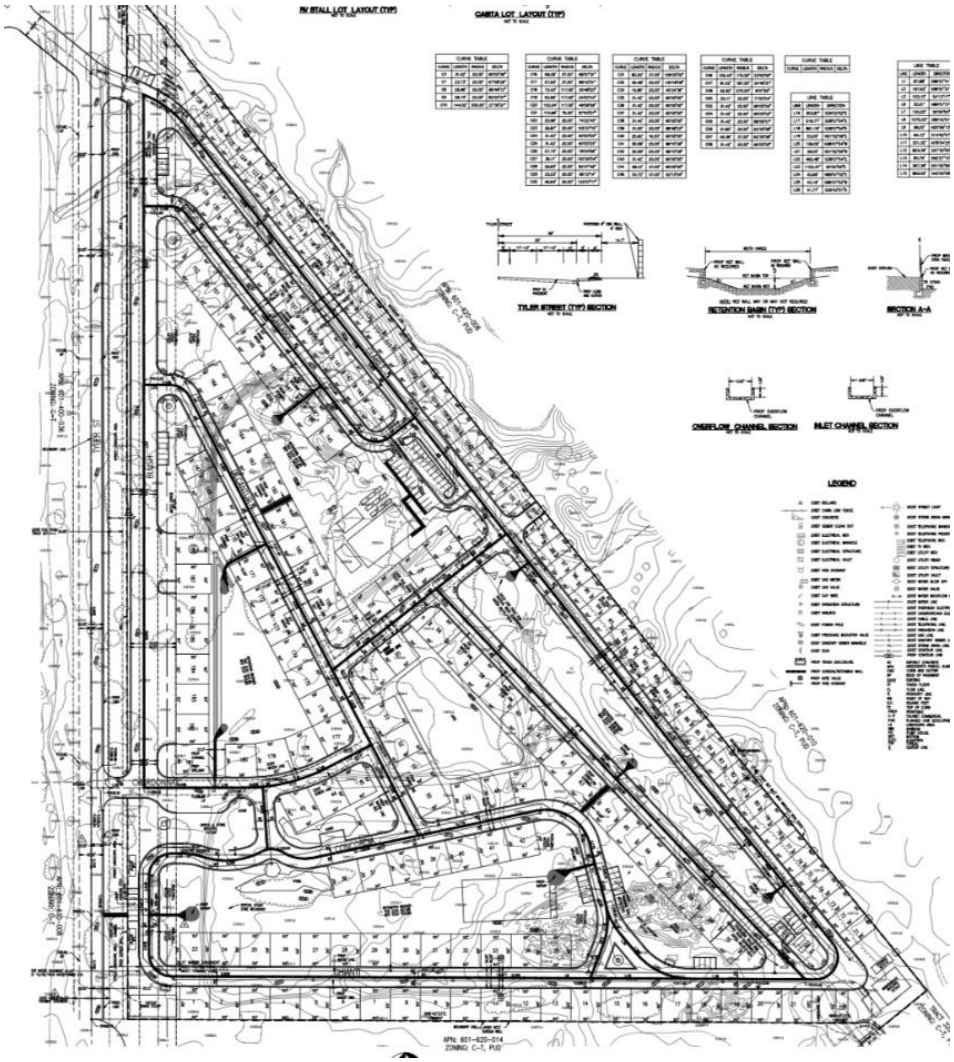
Pursuant to the Subdivision Map Act, and Title 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. The Planning Commission may grant up to three 12-month time extensions if a timely request is submitted stating the reasons for the project delays. On September 26, 2018 the City Council approved Resolution No. 2018-58 which adopted a Mitigated Negative Declaration pursuant to CEQA guidelines (Environmental Assessment No. 16-01) and approved Tentative Tract Map No. 37040. Similarly, the CUP and AR approvals run concurrent with the Tentative Map under State law, because they were associated with the subdivision map.

On October 7, 2020 the Planning Commission approved the first 12-month time extension for Tentative Tract Map No. 37040 and the associated CUP and AR, and established an expiration

date of September 26, 2021. Pursuant to AB 1561, an 18-month extension is granted to any housing entitlement that was in effect on or after March 4, 2020, and that would expire before December 31, 2021. As a result, the project entitlements automatically qualify for an 18-month extension and established an expiration date of March 26, 2023.

DISCUSSION/ANALYSIS:

As illustrated below, TTM 37040 proposes to subdivide approximately 29 acres into 188 lots for recreational vehicles. Of the 188 lots, 113 lots include an RV with a casita, while 75 lots are for RV's only. The lots that do not include a casita are located within the building restriction zone that traverses the project sites eastern boundary. Access for the RV project will be from Dillon Road and from Tyler Street.



The Coachella Vineyards Project proposes the overall development of the 48-acre site that includes a 188-space RV Park/Subdivision, 100 two-bedroom townhouses and an 11-story, 200-room hotel and associated facilities. The hotel and townhouses are part of the "remainder" parcel left over

from TTM 37040 to the south and which was further subdivided with a Parcel Map. The Project will be developed over two phases with the RV park as phase 1 and the townhouse and hotel project as phase 2. The proposed site plan is illustrated below:

Staff recommends that the Planning Commission approve a second 12-month time extension for Tentative Tract Map No. 37040 and the related CUP and AR actions, subject to the findings and conditions of approval in City Council Resolution No. 2018-58, City Council Resolution No. 2018-59, and City Council Resolution No. 2018-60 establishing a new expiration date of March 26, 2024.

Attachments:

1. Aerial Photo
2. TTM No. 37040 Exhibit
3. Development Plan Set
4. City Council Resolution No. 2018-58 (EA 16-01 Mitigated Negative Declaration)
5. City Council Resolution No. 2018-60 (TTM No. 37040)
6. City Council Resolution No. 2018-59 (CUP No. 266 and AR No. 16-03)

Tyler Ave
Project Site
Vista Del Norte

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP 37040

A SUBDIVISION OF LOT 71 AND PORTIONS OF LOT 72 OF TRACT 30117-1 PER MB 331/71-78 OF SECTION 21, T5S, R8E, S.B.M

SCHOOL DISTRICT
DESERT SANDS UNIFIED SCHOOL DISTRICT

OWNER/DEVELOPER
COACHELLA VINEYARD LUXURY RV PARK, LLC
45-920 MERITAGE LANE
COACHELLA, CA 92236

DEVELOPMENT CONSULTANT
RICK JOHNSON
DESERT LIVING & DEVELOPMENT SERVICES
P.O. BOX 2130
RANCHO MIRAGE, CA 92270
TELEPHONE: (760)578-5220

ENGINEER
FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: (760) 323-1842
FAX: (760) 323-1742
PHILLIP K. FOMOTOR, R.C.E. 47284

PREPARATION DATE:
DATE: 01/15/2016

LEGAL DESCRIPTION
APN 601-620-012
LOT 71 AND PORTIONS OF LOT 72 OF TRACT 30117-1 PER MB 331/71-78 OF SECTION 21, T5S, R8E, S.B.M

FEMA FLOOD ZONE
FMA ZONE D
PER FIRM PANEL 06065C2260G, REVISED 08/28/2008
DESCRIBED AS AREA WHERE FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE.

ZONING
EXISTING: C-T, PUD, COMMERCIAL TOURIST PLANNED UNIT DEVELOPMENT
PROPOSED: C-T, PUD, COMMERCIAL TOURIST PLANNED UNIT DEVELOPMENT

LAND USE
EXISTING: CE, ENTERTAINMENT COMMERCIAL
PROPOSED: CE, ENTERTAINMENT COMMERCIAL

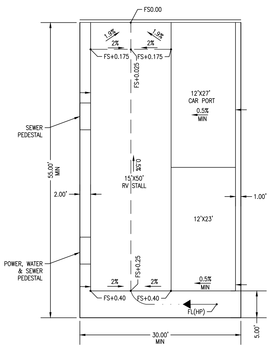
SITE ADDRESS
XXXXX TYLER ST
COACHELL, CA 92236

UTILITY PURVEYORS

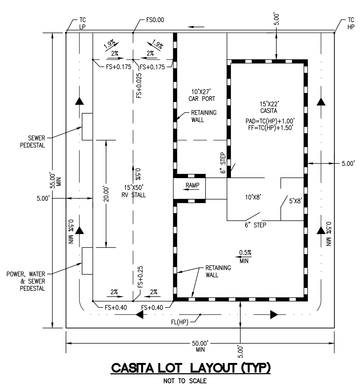
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO	(760) 202-4245
GAS:	THE GAS COMPANY	(909) 335-7625
TELEPHONE:	VERIZON COMPANY	(760) 778-3603
WATER	COACHELLA WATER AUTHORITY	(760) 501-8100
SEWER	COACHELLA SANITARY DISTRICT	(760) 501-8100
CABLE	TIME WARNER CABLE	(760) 340-1312

PROJECT DATA

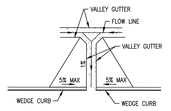
RV STALL	72 LOT
CASITA	113 LOT



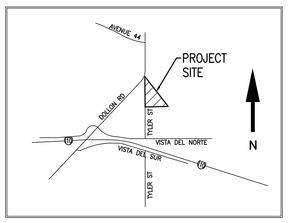
RV STALL LOT LAYOUT (TYP)
NOT TO SCALE



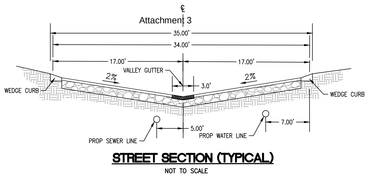
CASITA LOT LAYOUT (TYP)
NOT TO SCALE



SPILLWAY DETAIL (TYPICAL)
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



STREET SECTION (TYPICAL)
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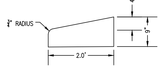
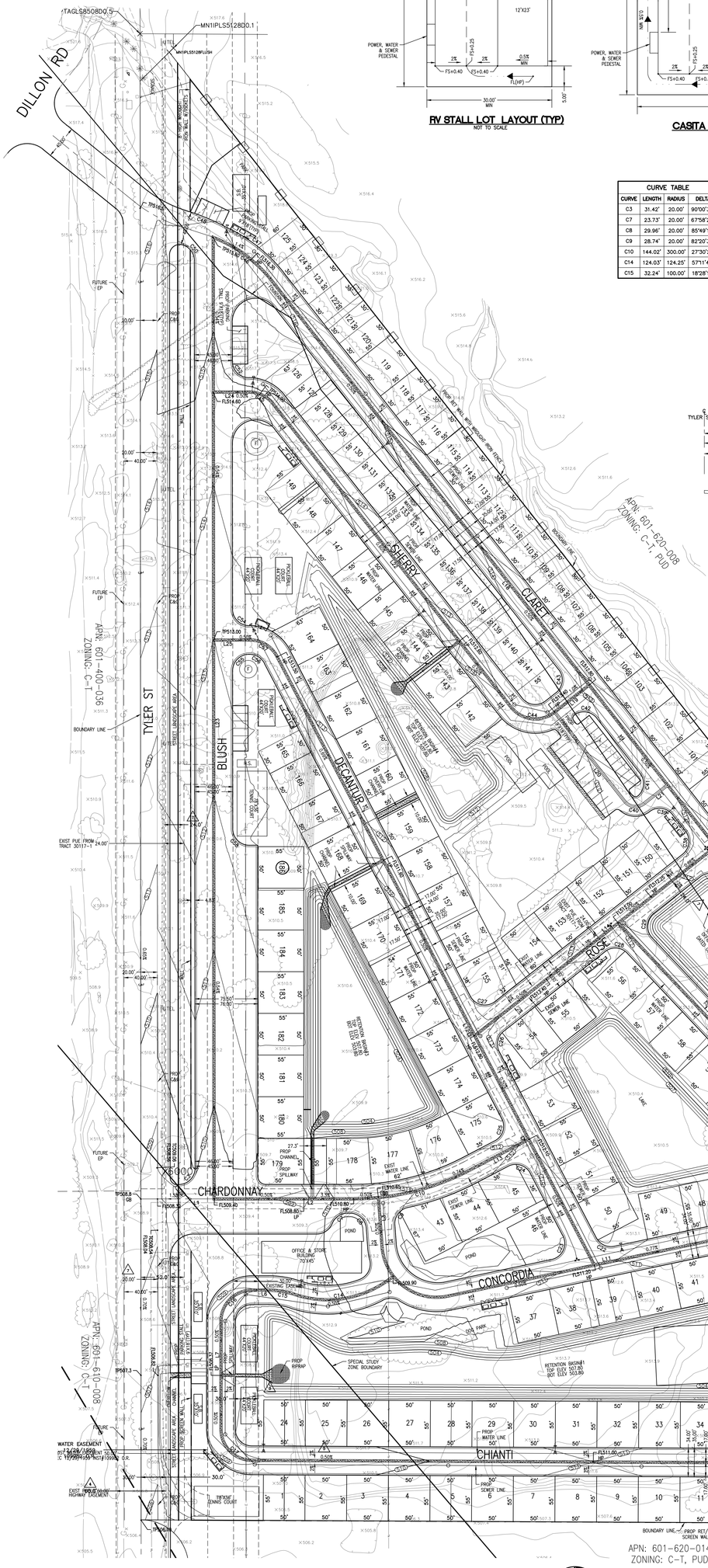


WEDGE CURB DETAIL
NOT TO SCALE


DILLON RD
TAG18508D0.5
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MN1PLS5128FLUSH
TYLER ST
APN: 601-400-036
ZONING: C-T
APN: 601-620-008
ZONING: C-T, PUD
APN: 601-620-010
ZONING: C-T, PUD
APN: 601-620-014
ZONING: C-T, PUD
TRACT 32860
ZONING: C-T, PUD
SHERRY
CLARET
DECANTUR
ROSE
BLUSH
CHARDONNAY
CONCORDIA
CHIANTI
BOUNDARY LINE
EXIST PUE (FROM TRACT 30117-1 24.00'
WATER EASEMENT
EXIST 100.0' HIGHWAY EASEMENT
RETENTION BASIN#1 TOP ELEV 507.80 BOT ELEV 503.80
RETENTION BASIN#2 TOP ELEV 509.80 BOT ELEV 505.80
RETENTION BASIN#3 TOP ELEV 513.80 BOT ELEV 509.80
SPECIAL STUDY ZONE BOUNDARY
PROP RIPRAP
PROP CHANNEL
PROP SPILLWAY
EXIST WATER LINE
EXIST SEWER LINE
PROP WATER LINE
PROP SEWER LINE
PROP RET/ SCREEN WALL
OFFICE & STORE BUILDING 703.45'
POOL BUILDING 1,200 SF
MAINTENANCE BUILDING 2,400 SF
TENNIS COURT
POND
PARK
FUTURE EP
PROP C&G
EXIST C&G
PROP SCREEN WALL
EXIST CHAIN LINK FENCE
PROP TRASH ENCLOSURE
PROP GATE VALVE
PROP FIRE HYDRANT
EXIST FIRE HYDRANT
EXIST ELECTRICAL BOX
EXIST ELECTRICAL MANHOLE
EXIST ELECTRICAL STRUCTURE
EXIST ELECTRICAL VAULT
EXIST GAS METER
EXIST GAS VALVE
EXIST GUY WIRE
EXIST IRRIGATION STRUCTURE
EXIST MAILBOX
EXIST POWER POLE
EXIST PRESSURE INDICATOR VALVE
EXIST SANITARY SEWER MANHOLE
EXIST SIGN
EXIST STREET LIGHT
EXIST STORM DRAIN MANHOLE
EXIST TELEPHONE MANHOLE
EXIST TELEPHONE PEDESTAL
EXIST TELEPHONE BOX
EXIST TV BOX
EXIST UTILITY BOX
EXIST UTILITY RISER
EXIST UTILITY STRUCTURE
EXIST UTILITY VAULT
EXIST WATER BLOW OFF
EXIST WATER VALVE
EXIST WATER BACKFLOW PREVENTER
EXIST WATER LINE
EXIST OVERHEAD ELECTRIC LINE
EXIST UNDERGROUND ELECTRIC
EXIST CABLE LINE
EXIST TELEPHONE LINE
EXIST IRRIGATION LINE
EXIST GAS LINE
EXIST SANITARY SEWER LINE
EXIST STORM DRAIN LINE
EXIST CONTOUR LINE
PROP CONTOUR LINE
PROP SCREEN/RETAINING WALL
PROP WATER LINE
PROP SEWER LINE
PROP RET/ SCREEN WALL
PROP RIPRAP
PROP CHANNEL
PROP SPILLWAY
EXIST WATER LINE
EXIST SEWER LINE

General Notes

Ownership of the Drawings:

These Drawings belong to the Architect, Ralph (Skip) Goodell, and represent his Instruments of Service.

These Drawings are not to be reproduced or altered or disclosed or assigned to any third party without the expressed written permission of Skip Goodell.

Intent of the Drawings:

These Drawings, the notes, the symbols used, etc. are NOT all inclusive and Do NOT relieve the General Contractor and his Subcontractors on this project of their responsibility to review all relevant codes and follow local ordinances. The General Contractor and his Subcontractors shall notify the Architect of any and all discrepancies, omissions and errors in these Drawings.

Prior to Commencement of Work, it is conditioned that the General Contractor and his Subcontractors to review these Drawings and that they examine the visible existing job site conditions. Unless otherwise expressed, it is understood that the General Contractor has accepted these Drawings as being complete and he will commence work per the Intent of the Drawings.

Architect's Advocacy to Settle Disputes:

The Architect will serve as the Advocate for the Owner of the Project. If a dispute between the Owner and the General Contractor cannot be resolved, the Architect's opinion and resolution to the dispute will be final. The Architect has the final authority to reject Work that does not conform to the Drawings.

The Architect will "Observe" Construction:

The Architect will observe construction for compliance with the Drawings and, if needed, to serve as an intermediary for Construction Draw Requests for the Contractor. There is no responsibility implied by "observe" to be the Project's inspector or superintendent.

Change Orders and Alterations to the Drawings:

Change Orders may become necessary to deal with "unknown" existing conditions; or, per City Inspector request; or per the Owner's request; or, per the Architect's request. Drawings may or may not have to be altered and with major alterations, may have to be submitted to the City.

Inspections:

The General Contractor is responsible to make application for, secure and pay for all permits and fees required by the various permitting agencies and utility purveyors.

The General Contractor shall be responsible to schedule all inspections. The permitted Drawings and the Permit must be maintained on the Job with a clean casing and accessible to the Inspector. The Permit should be conspicuously displayed and in a plastic bag.

Dimensions and Elevations:

Dimensions are to the Face of Studs unless otherwise notes. Shear sheathing and exterior materials will extend beyond these dimensions.

Elevations are to the top of concrete or flooring substrate.

For remodel work adjustments to framing shall allow for "Finish Alignment" for interior finishes and for exterior finishes.

For remodel work and additions, existing Dimensions provided on the plans provided by the Architect need to be double checked by the General Contractor and he Subcontractors prior to ordering materials, etc. Additionally, if available, the Owner will provide "As built" plans as a crow reference.

Access Panels:

The General Contractor is responsible to provide and install access panels and crawl spaces as required by the Building Code and for proper operation or maintenance of mechanical, electrical or other concealed equipment, whether or not indicated on the Drawings.

Bracing, shoring, and temporary supports:

The General Contractor is responsible to provide adequate support to hold Work securely in place and to sustain all loads including those that may occur during erection.

Means and Methods of Construction:

The General Contractor shall have sole control over and responsibility for Construction Means, Methods, Techniques, Sequences or Procedures, and for Safety Precautions and Programs in connection with the Work.

Governing Codes

All construction shall comply with or exceed the following standards:

2016 California Building Code CBC Part 2 Title 24 CCR
2016 California Residential Code CRC Part 2.5 Title 24 CCR
2016 California Electrical Code CEC Part 3 Title 24 CCR
2016 California Mechanical Code CMC Part 4 Title 24 CCR
2016 California Plumbing Code CPC Part 5 Title 24 CCR
2016 California Energy Code CEC Part 6 Title 24 CCR
2016 California Elevator Code Part 7 Title 24 CCR
2016 California Fire Code CFC Part 9 Title 24 CCR
2016 California Green Standards Code Cal Green Part 11 Title 24 CCR
2016 California Referenced Standards Code Part 12 Title 24 CCR
Title 18 CCR Public Safety, State Fire Marshal Regulations
NFPA 13, Automatic Sprinkler Systems, (CA Amended) 2013 Edition
NFPA 72, National Fire Alarm and Signaling Code, (CA Amended) 2013 Edition
Current Edition of the City's Municipal Code

Project Data

Legal Description:
APN 601-620-012
Lot 71 and protions of Lot 72 of Tract 30117-1 per MB 331/71-78 of Section 21, T.5S., R.8E., S.B.M.

Zoning:
Existing: C-T, PUD, Commercial Tourist Planned Unit Dev.
Proposed: C-T, PUD, Commercial Tourist Planned Unit Dev.

Land Use:
Existing: CE, Entertainment Commercial
Proposed: CE, Entertainment Commercial
The Current Status of the Property is it is all vacant

Land Size: 40 acres
RV Park: 20 acres to be subdivided into 185 RV Lots
Town Houses: 10 acres for the development of 100 Units
Hotel: 10 acres for 200 room hotel and health spa + parking structures

Site Address:
Tyler Street, Coachella, California 92236

School District:
Desert Sands Unified School District

Owner/Developer:
Coachella Vineyard Luxury RV Park, LLC
45-920 Mertage Lane, Coachella, California 92236
Phone

Civil Engineer:
Fomotor Engineering
225 South Civic Drive, Suite 1-5
Palm Springs, California 92262
Phone 760-323-1842

Project Description

Scope of Work:

RV Park:
1. Construct a New Single Family Residences - One Story Casita Studio Units (no bedrooms) with PV Parking Stalls adjacent on the individual lots. 70 Units
2. Work includes grading, foundations, metal or SIP panel framing, trusses, stucco, insulation, roofing, HVAC, plumbing, electrical, drywall, painting, doors, windows
3. Solar Systems for Private and Public Areas - Net Zero Energy design.
4. New 1 and 2 car garages
5. Public Parking Stalls including ADA and Van Parking
6. RV Lots without Casitas. 105 Lots complete with power, water, gas, and sewer connections.
7. New Landscaping on Site and within Common Areas
8. Private Drives, Utilities, Fencing, Common Area Lighting
9. Clubhouse with Restaurant, toilets, dance floor Outdoor Amphitheater (1 story), Administration Building (2 stories), 2 Bath Houses with Public Laundry Facilities and pool equipment rooms.
10. 4 Public Pools, picnic areas and patios with fencing as required - Each Pool will be submitted for separate permiting and plan approvals
11. Water and Pond Features - permitted separately as required
12. Tennis Courts, Pickleball Courts,
13. RV Storage Area - north end of Site
14. Maintenance Building - complete with workshop, 2 Offices and Toilet.
15. Trash Shelters, Mailboxes and Fire Hydrants

Town Houses:
1. 100 Units - approximately 2,000 Square Feet each, complete with 2 car garages on the bottom level, Living areas on the 2nd Level, and Bedrooms on the Upper Level (3 Story Units).
2. 5 Public Pools - elevated on the Second Floor and on the Rooftop Gardens
3. Elevators and exterior stairways and catwalks connecting the Second Floor Entrances and Rooftop Gardens.
4. Solar Systems over the Rooftop Gardens - designed to achieve a Net Zero Energy criteria.
5. Patios, Walkways
6. Covered Parking areas with Solar Rooftops
7. Trash Shelters, Mailboxes and Fire Hydrants
8. Private Circular Drive
9. Large On-grade Parking Lot below High Power Lines - This parking lot is to provide additional parking for Special Events for the Town Houses Community and for the Hotel.

Hotel, Health Club, and Parking Structures:
1. 200 Guest Rooms 600 SF average - Five Star Design
2. Entrance/Lobby - 5,000 SF
3. 3 Restaurants - 3,000 SF each
4. 6 Retail Stores - 2,000 SF each
5. Lounge at rooftop - 9,000 SF
6. Cards Room - for 300 people - 8,000 SF
7. Ballroom for 600 people - 5,000 SF
8. Health Spa - 7,000 SF
9. (FOH) Front of House hallways and others - 22,000 SF
10. (BOH) Back of House service - 31,000 SF
11. TOTAL INDOOR: 232,000 SF
12. Outdoors - Porte Cochere
13. Family pool
14. Adult pool
15. Parking - approx 500 spots
16. Landscaping including Rooftop Gardens
17. Outdoor Banquet Space

Code Analysis

Occupancy:

RV Park:
Casitas - Group R-3 single family units and
Group U - Individual attached Garages
Group B - Clubhouse, Bath Houses, and Administration Buildings

Town Homes:
Group R-1 Multi-family Units - Clustered up to 5 units
Group U - Parking Garages for each Residential Unit
Group ? - Open Air Swimming Pools

Hotel and Parking Structures:
Hotel and Assembly Rooms - Group I Occupancy
Group A-1 for Assembly with Fixed Seating - Theaters, Concert Halls, TV studios admitting an Audience
Group A-2 for Assembly for Food or Drink - Restaurants, Banquet Halls and Night Clubs
Group A-3 for Assembly for recreation or amusement - Art Galleries, Dance Halls, Exhibition Halls, Gymnasiums, Indoor Swimming Pools, Lecture Halls,
Group B - Office, Administrative Offices
Group M - Retails Sales Areas
Group R-1 - Hotel Sleeping Units
Group U - Parking Garages

Construction Type:

RV Park:
Type V-B for Casitas
Type III-B for Clubhouse, Bath Houses, and Administration Buildings - 2 hour Exterior Walls, No fire resistance for structutrral frame, floors, ceilings, and roofs

Town Homes:
Type V-A - 1 hour Exterior Walls, 1 hour Structural Frame, and 1 hour Foor and Ceiling and Roof Assemblies

Hotel and Parking Structures:
Type I-A - 3 hour Exterior Walls, 3 hour Structural Frame, 2 hour Floor, Ceiling Assemblies, and 1.5 hour Roof Protection

Utility Purveyors

Water:
Coachella Valley Water District
760-501-8100

Sewer:
Coachella Sanitary District
760-391-5008

Gas:
Southern California Gas Company
800-427-2200

Cable:
Time Warner Cable
760-340-2225
Frontier Fios
855-525-9100

Electricity:
Imperial Irrigation District
800-303-7756

Telephone:
Verizon
800-483-4000

Trash:
Burrtec
760-340-2113

Vineyard Luxury RV Park, 100 Town Houses, 5 Star Hotel and Health Spa

North east corner of Tyler and Vista Del Norte
Coachella, California

Presented by Coachella Vineyard Luxury RV Park, LLC its Owner and Developer - Contact Patricia Nugent 760-200-6609

and by it's Consultants:
Self Reliance, Inc., Skip Goodell, its architect - 760-902-2432
Desert Modern Landscape Design, Elena Peterson, its Landscape Designer - 760-657-1844
Fomotor Engineering, Phillip Fomotor, its Civil Engineer - 760-323-1842

Vicinity Map

Overall Project Sheet List

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Overall Project Sheet List

Sheet Name	Sheet

LICENSED ARCHITECT RALPH GOODELL STATE OF CALIFORNIA
No. C-10132
REN: 10-31-2019

This work has been prepared by me or under my supervision and construction will be under my observation.

Self Reliance, Inc.
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760-902-2432
skipgoodell@britannywest.com

Coachella Vineyard Luxury RV Park, LLC
45920 Meritage Lane
Coachella, California 92236
Contact: Patricia Nugent
760-200-6609
villaspropertymanager@gmail.com

Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Cover Sheet

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A100

Scale: As indicated

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RV Park
188 Units

Townhouses
100 Units
2 bedroom units

Hotel
200 Rooms
Plus
Large Meeting
Room

1 Site Plan - All Phases
1" = 80'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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No.	Description	Date

All Phases
Site Plan
Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A101

Scale 1" = 80'-0"

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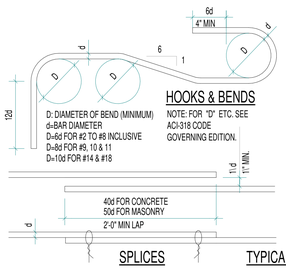
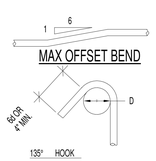


HOOKS & BENDS

D: DIAMETER OF BEND (MINIMUM)
d=BAR DIAMETER
D=6d FOR #2 TO #8 INCLUSIVE
D=8d FOR #9, 10 & 11
D=10d FOR #14 & #18

NOTE: FOR "D" ETC. SEE ACI-318 CODE GOVERNING EDITION.

SPLICES



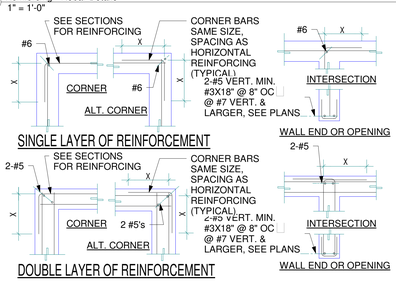
MAX OFFSET BEND

TIE OR STIRRUP

NOTES:
1. ALL BENDS SHALL BE MADE COLD
2. #14 & #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING

TYPICAL REINFORCING BAR DETAILS

③ Reinforcing - Rebar Details
1" = 1'-0"



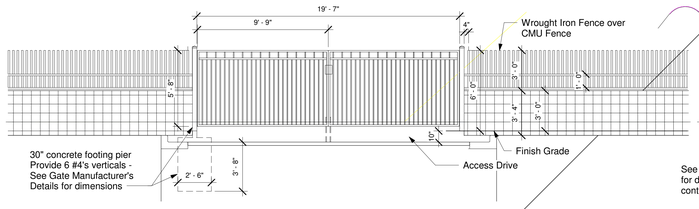
NOTES:
FOR CMU CONSTRUCTION AT CORNERS AND INTERSECTIONS OMIT END AND FACE SHELLS TO ALLOW GROUT TO FLOW BETWEEN CMU CAVITIES

X=40 BAR DIAMETERS IN CONCRETE

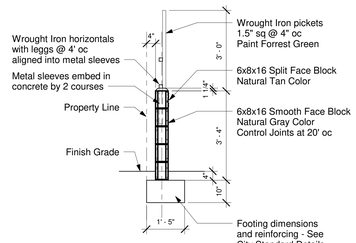
X=50 BAR DIAMETERS IN MASONRY (WALLS, BEAMS, FOUNDATIONS, ETC.)

② Reinforcing - Plan Layouts
1" = 1'-0"

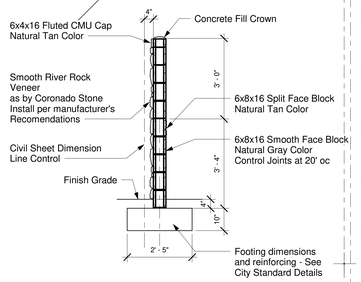
⑤ Access Gate
1/4" = 1'-0"

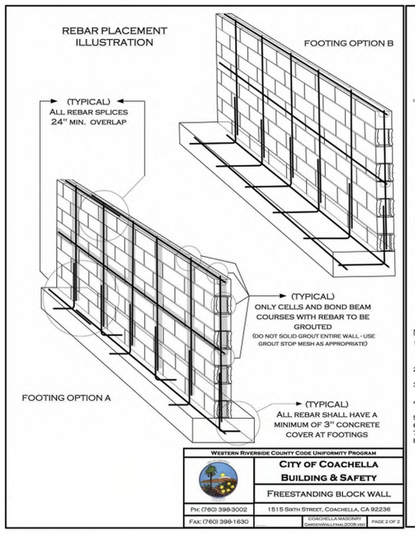


④ Fence with Wrought Iron
1/2" = 1'-0"



⑧ 6' CMU Wall with Veneer
1/2" = 1'-0"





Western Riverside County Code Uniformity Program
CITY OF COACHELLA
BUILDING & SAFETY
FREESTANDING BLOCK WALL
Ph: (760) 398-3002 | 1515 Sixth Street, Coachella, CA 92236
Fax: (760) 398-1630 | Coachella's Masonry Standard Wall (Typical 2006 IBC) | Page 2 of 2

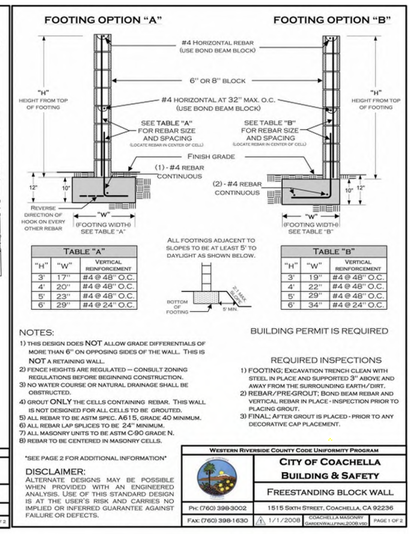


TABLE "A"

"H"	"W"	VERTICAL REINFORCEMENT
3'	17"	#4 @ 48" O.C.
4'	20"	#4 @ 48" O.C.
5'	23"	#4 @ 48" O.C.
6'	29"	#4 @ 24" O.C.

TABLE "B"

"H"	"W"	VERTICAL REINFORCEMENT
3'	19"	#4 @ 48" O.C.
4'	22"	#4 @ 48" O.C.
5'	29"	#4 @ 48" O.C.
6'	34"	#4 @ 24" O.C.

NOTES:
1) THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS OF MORE THAN 6" ON OPPOSING SIDES OF THE WALL. THIS IS NOT A RETAINING WALL.
2) FENCE HEIGHTS ARE REGULATED -- CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
3) NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
4) GROUT ONLY THE CELLS CONTAINING REBAR. THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
5) ALL REBAR TO BE ASTM SPEC. A615, GRADE 40 MINIMUM.
6) ALL REBAR LAP SPLICES TO BE 24" MINIMUM.
7) ALL MASONRY UNITS TO BE ASTM C-90 GRADE N.
8) REBAR TO BE CENTERED IN MASONRY CELLS.

SEE PAGE 2 FOR ADDITIONAL INFORMATION

BUILDING PERMIT IS REQUIRED

REQUIRED INSPECTIONS
1) FOOTING: EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 3" ABOVE AND AWAY FROM THE SURROUNDING EARTH/DIRT.
2) REBAR/PRE-GROUT: BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT.
3) FINAL: AFTER GROUT IS PLACED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.

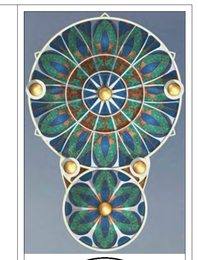
DISCLAIMER:
ALTERNATE DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS STANDARD DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

Western Riverside County Code Uniformity Program
CITY OF COACHELLA
BUILDING & SAFETY
FREESTANDING BLOCK WALL
Ph: (760) 398-3002 | 1515 Sixth Street, Coachella, CA 92236
Fax: (760) 398-1630 | 1/1/2008 | Coachella's Masonry Standard Wall (Typical 2006 IBC) | Page 1 of 2

⑨ Coronado River Rock Veneer
1/2" = 1'-0"

Fencing Notes:
- All new CMU Fences height indicators are above Finish Grade.
- Provide Expansion Joints at 20' on center - Typical
- CMU is Natural Dark Gray Color
-

① Site Plan - All Phases FENCES
1" = 80'-0"



LICENSED ARCHITECT RALPH GOODELL STATE OF CALIFORNIA
No. C-10132
REN: 10-31-2019

This work has been prepared by me or under my supervision and construction will be under my observation.

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31190 Calle Cayuga
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Contact: Skip Goodell
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Contact: Patricia Nugent
760-200-6609
villaspropertymanager@gmail.com

Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

FENCES

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A103

Scale: As indicated

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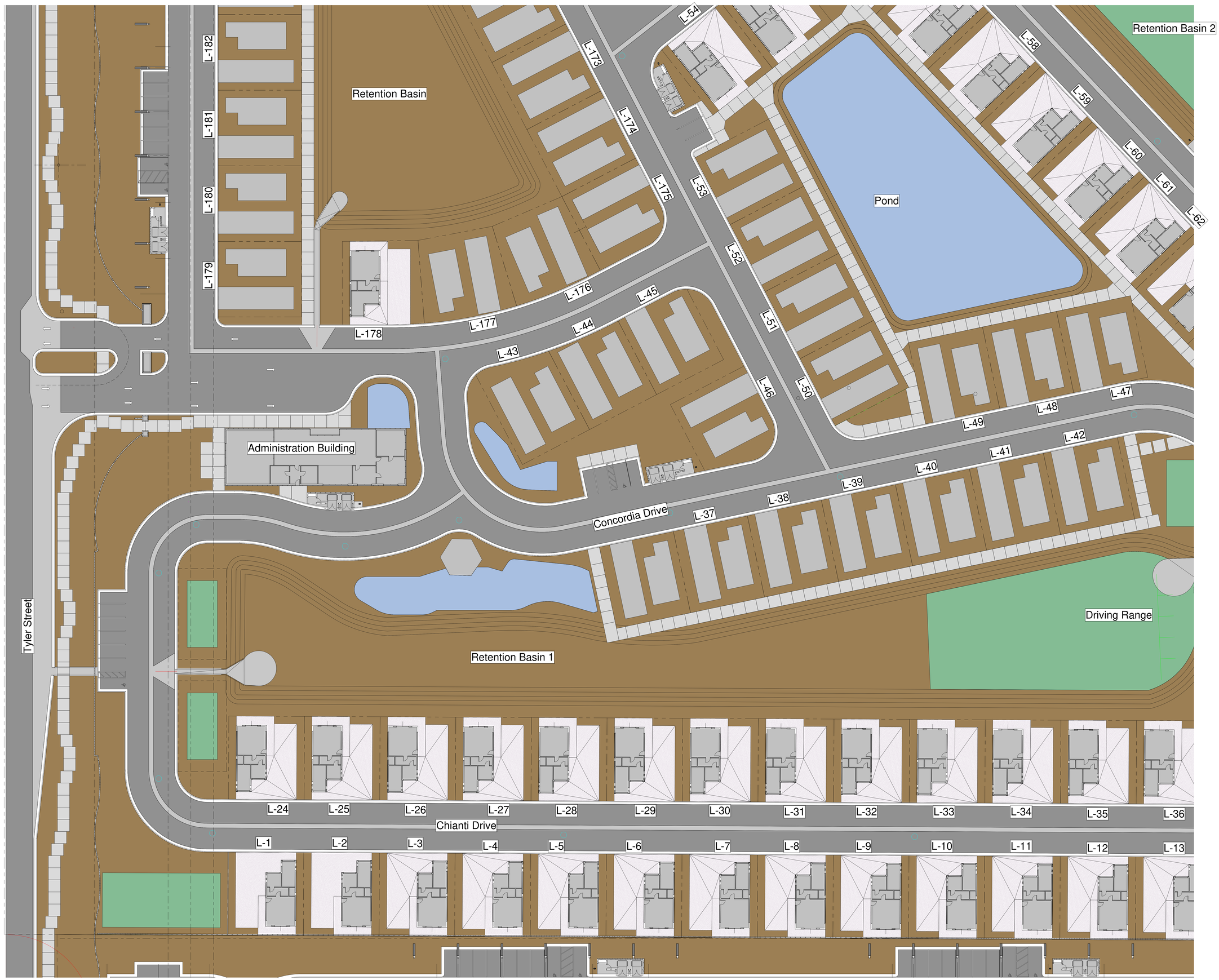

1 Site Plan - Southwest
1" = 20'-0"

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Coachella, California 92236

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No.	Description	Date

RV Park Partial Site Plan Southwest

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A104

Scale 1" = 20'-0"

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1 Site Plan - Southeast
1" = 20'-0"

LICENSED ARCHITECT
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No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

RV Park Partial Site Plan Southeast

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A105

Scale 1" = 20'-0"

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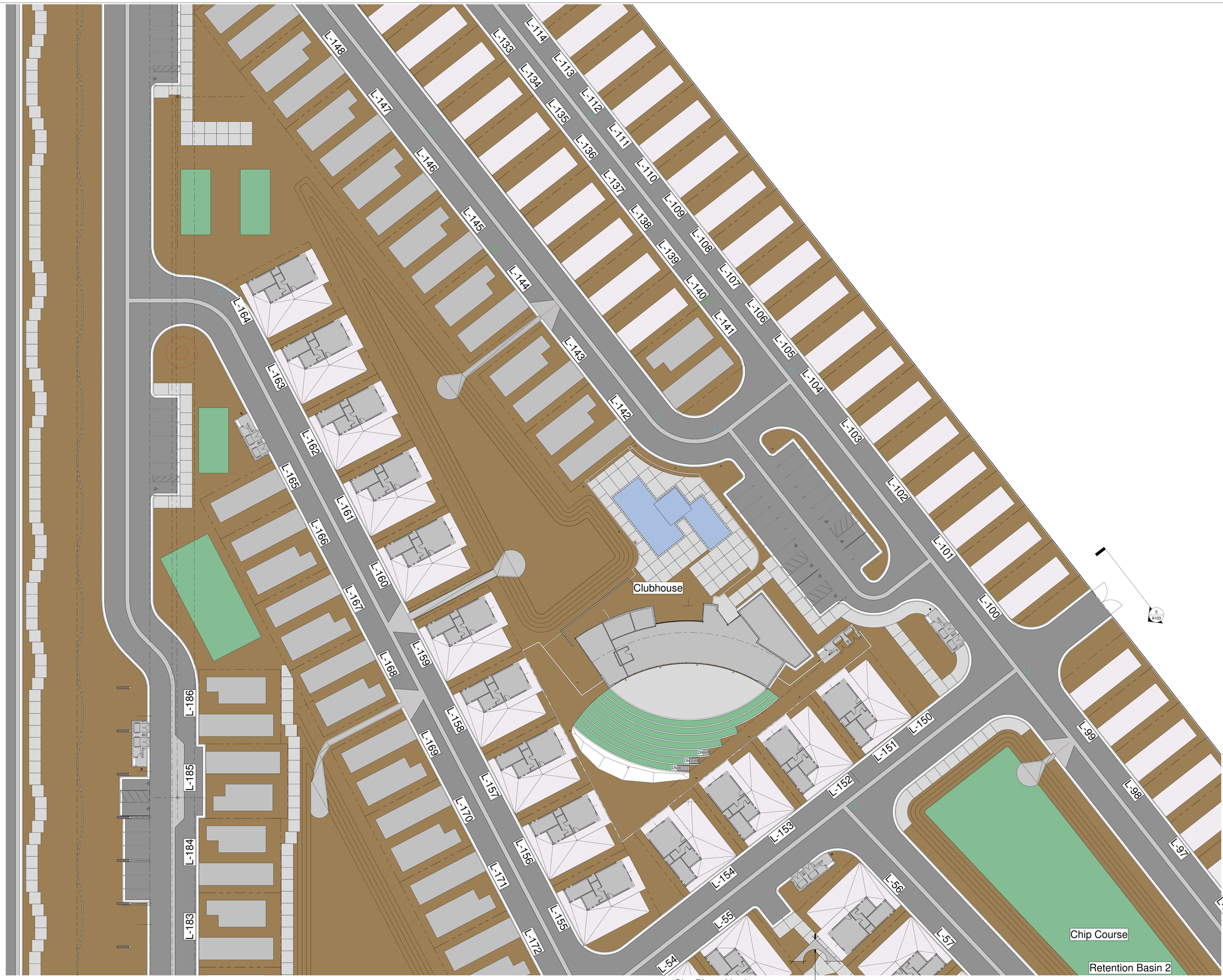

1 Site Plan - Northern
1" = 20'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

RV Park Partial Site Plan Northern

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A106

Scale 1" = 20'-0"

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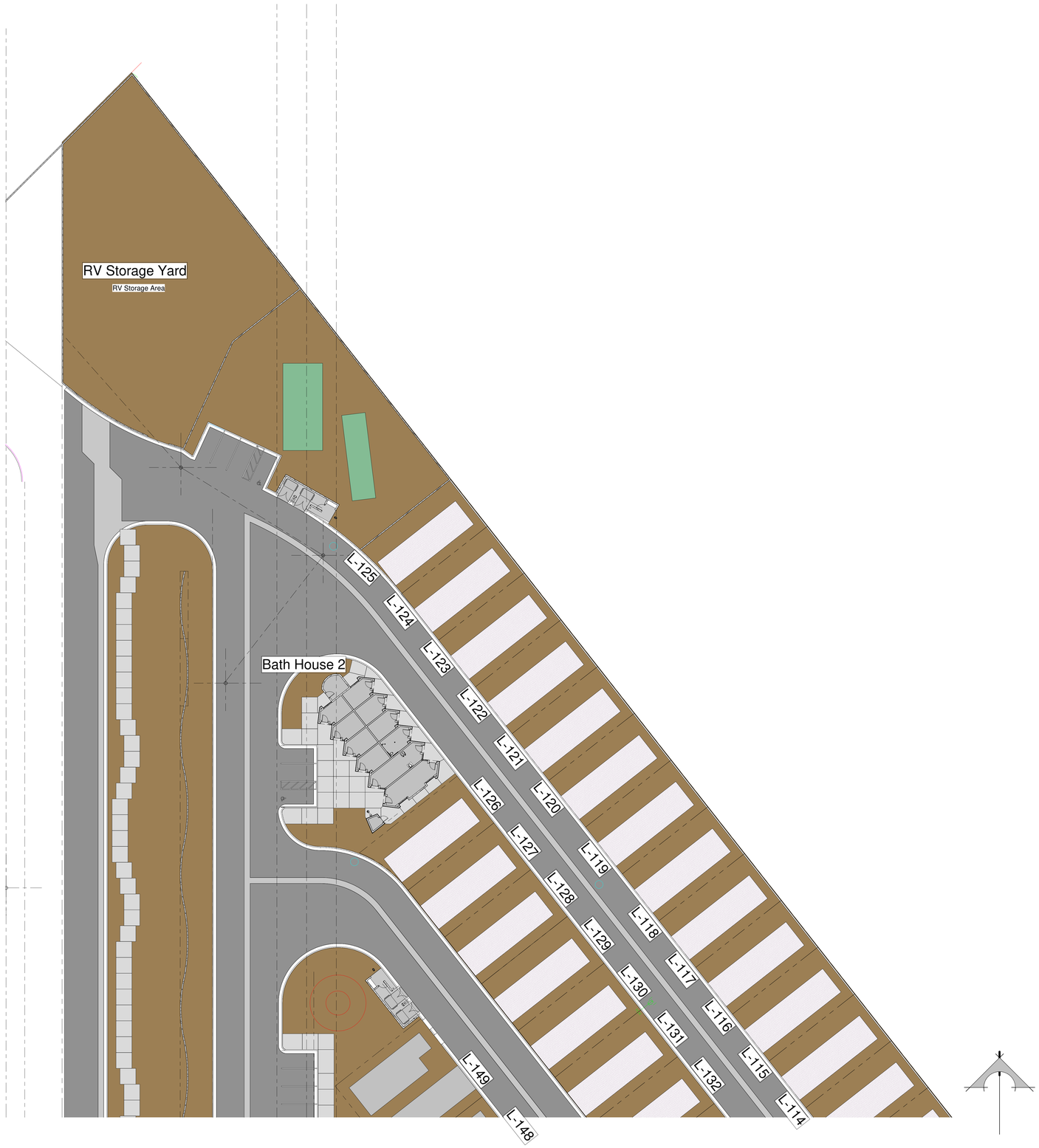

1 Site Plan - Northern Tip
1" = 20'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

This work has been prepared by me or under my supervision and construction will be under my observation.

Self Reliance, Inc.
31190 Calle Cayuga
Cathedral City,
California 92234
Contact: Skip Goodell
760-902-2432
skipgoodell@britannywest.com

Coachella Vineyard Luxury RV Park, LLC
45920 Meritage Lane
Coachella, California 92236
Contact: Patricia Nugent
760-200-6609
villaspropertymanager@gmail.com

Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

RV Park Partial Site Plan Northern Tip

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A107

Scale 1" = 20'-0"

5/29/2018 12:28:51 PM

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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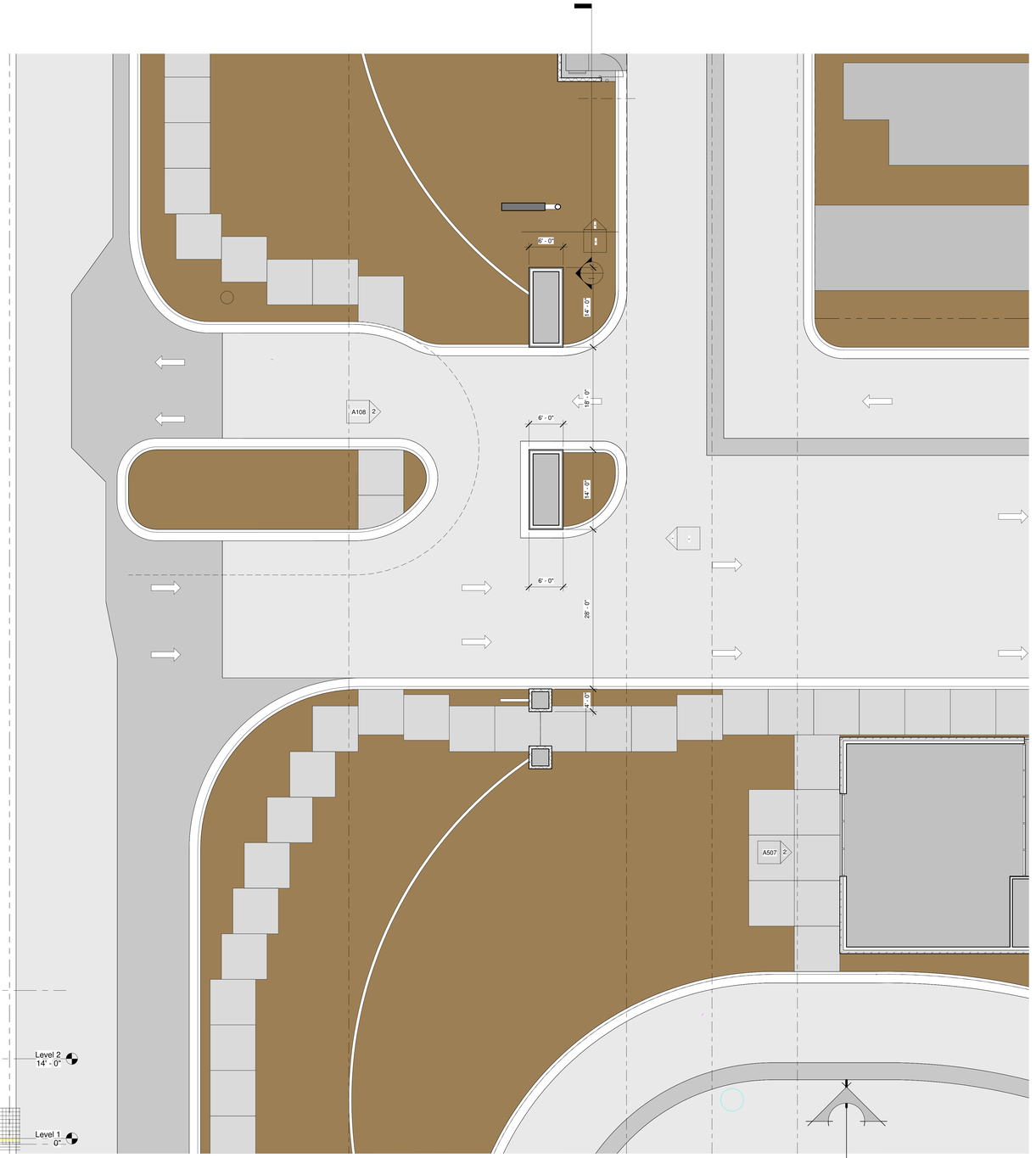
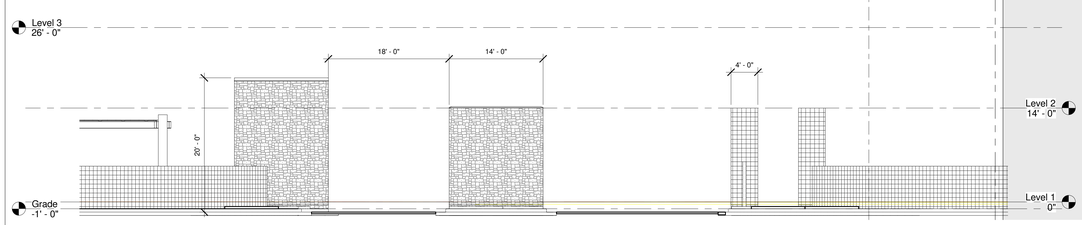
Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date



1 Main Entry Plan
1/8" = 1'-0"



2 Elevation - Front of Main Entrance
1/8" = 1'-0"

Main Entry Plan and Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A108

Scale 1/8" = 1'-0"

5/29/2018 12:28:53 PM

RV Park
188 Units

Townhouses
100 Units
2 bedroom units

Hotel
200 Rooms
Plus
Large Meeting
Room

Bldg A
Bldg B
Bldg C
Bldg D
Bldg E
Bldg F
Bldg G
Bldg H
Bldg J
Bldg K
Bldg L
Bldg M
Bldg N
Bldg P
Bldg Q
Bldg R
Bldg S

M.B. 401/79-88

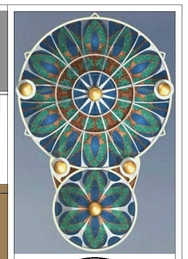
PROPOSED STORMDRAIN FOR TRACT 32860-1

STORM DRAIN RECHARGE AREA AS SHOWN ON APPROVED PLANS

(S89° 42'29"E)
(796.87')

(976.99')

1 Site Plan - Townhouses and Hotel
1" = 30'-0"



LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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31190 Calle Cayuga
Cathedral City,
California 92234
Contact: Skip Goodell
760-902-2432
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RV Park, LLC

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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Site Plan - Town Houses and Hotel

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A109

Scale 1" = 30'-0"

5/29/2018 12:29:01 PM

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP 37040

A SUBDIVISION OF LOT 71 AND PORTIONS OF LOT 72 OF TRACT 30117-1 PER MB 331/71-78 OF SECTION 21, T5S, R8E, S.B.M

SCHOOL DISTRICT
DESERT SANDS UNIFIED SCHOOL DISTRICT

OWNER/DEVELOPER
COACHELLA VINEYARD LUXURY RV PARK, LLC
45-920 MERITAGE LANE
COACHELLA, CA 92236

DEVELOPMENT CONSULTANT
RICK JOHNSON
DESERT LIVING & DEVELOPMENT SERVICES
P.O. BOX 2130
RANCHO MIRAGE, CA 92270
TELEPHONE: (760)578-5220

ENGINEER
FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: (760) 323-1842
FAX: (760) 323-1742
PHILLIP K. FOMOTOR, R.C.E. 47284

PREPARATION DATE:
DATE: 01/15/2016

LEGAL DESCRIPTION
APN 601-620-012
LOT 71 AND PORTIONS OF LOT 72 OF TRACT 30117-1 PER MB 331/71-78 OF SECTION 21, T.5S., R.8E., S.B.M

FEMA FLOOD ZONE
FMA ZONE D
PER FIRM PANEL 06065C2260G, REVISED 08/28/2008
DESCRIBED AS AREA WHERE FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE.

ZONING
EXISTING: C-T, PUD, COMMERCIAL TOURIST PLANNED UNIT DEVELOPMENT
PROPOSED: C-T, PUD, COMMERCIAL TOURIST PLANNED UNIT DEVELOPMENT

LAND USE
EXISTING: CE, ENTERTAINMENT COMMERCIAL
PROPOSED: CE, ENTERTAINMENT COMMERCIAL

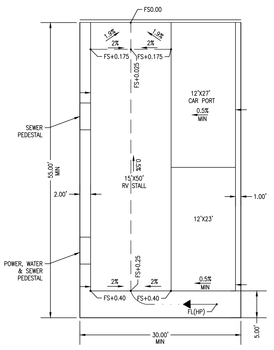
SITE ADDRESS
XXXXX TYLER ST
COACHELL, CA 92236

UTILITY PURVEYORS

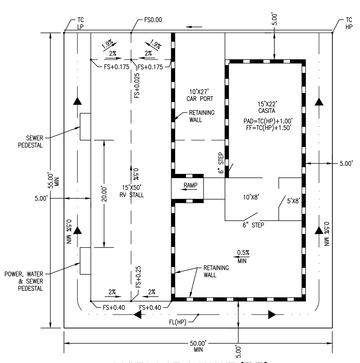
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO	(760) 202-4245
GAS:	THE GAS COMPANY	(909) 335-7625
TELEPHONE:	VERIZON COMPANY	(760) 778-3603
WATER	COACHELLA WATER AUTHORITY	(760) 501-8100
SEWER	COACHELLA SANITARY DISTRICT	(760) 501-8100
CABLE	TIME WARNER CABLE	(760) 340-1312

PROJECT DATA

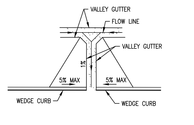
RV STALL	72 LOT
CASITA	113 LOT



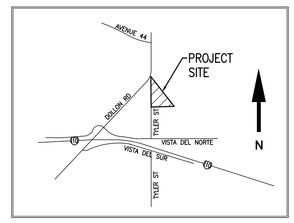
RV STALL LOT LAYOUT (TYP)
NOT TO SCALE



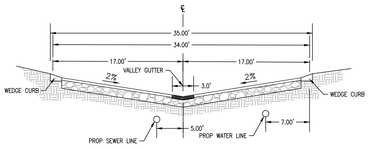
CASITA LOT LAYOUT (TYP)
NOT TO SCALE



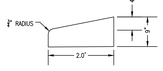
SPILLWAY DETAIL (TYPICAL)
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



STREET SECTION (TYPICAL)
NOT TO SCALE



WEDGE CURB DETAIL
NOT TO SCALE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42'	20.00'	90°00'36"
C7	23.73'	20.00'	67°58'29"
C8	29.96'	20.00'	85°49'12"
C9	28.74'	20.00'	82°20'37"
C10	144.02'	300.00'	27°30'21"
C14	124.03'	124.25'	57°11'45"
C15	32.24'	100.00'	18°28'11"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	58.09'	37.00'	89°57'31"
C17	57.93'	37.00'	89°42'51"
C18	73.43'	117.50'	35°48'20"
C19	50.95'	117.50'	24°50'44"
C20	102.54'	117.50'	49°59'59"
C21	113.96'	75.00'	87°03'27"
C22	25.96'	20.00'	74°22'45"
C23	36.87'	20.00'	105°37'15"
C24	31.42'	20.00'	90°00'00"
C25	31.42'	20.00'	90°00'00"
C26	27.72'	20.00'	79°24'56"
C27	35.11'	20.00'	100°35'04"
C28	29.60'	20.00'	84°47'46"
C29	33.23'	20.00'	95°12'14"
C30	46.64'	20.00'	133°37'17"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C31	83.52'	37.00'	129°20'02"
C32	45.48'	20.00'	130°16'08"
C33	15.85'	20.00'	45°24'36"
C35	31.42'	20.00'	90°00'00"
C36	31.42'	20.00'	90°00'00"
C37	31.42'	20.00'	90°00'00"
C38	31.42'	20.00'	90°00'00"
C39	31.00'	20.00'	89°48'23"
C40	25.92'	16.50'	90°00'00"
C41	30.08'	20.00'	86°10'39"
C42	30.08'	20.00'	86°10'39"
C43	31.42'	20.00'	90°00'00"
C44	58.12'	37.00'	90°00'00"
C45	33.72'	37.00'	52°13'04"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C46	100.43'	170.00'	33°50'55"
C47	81.02'	187.00'	24°49'31"
C48	42.52'	270.00'	9°01'25"
C50	25.11'	20.00'	71°55'54"
C52	31.42'	20.00'	90°00'04"
C54	31.42'	20.00'	90°00'03"
C55	31.42'	20.00'	89°59'57"
C56	21.82'	20.00'	62°30'08"
C57	40.36'	37.00'	62°30'08"
C58	31.42'	20.00'	90°00'00"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA

LINE TABLE		
LINE	LENGTH	DIRECTION
L16	353.87'	S39°02'52"E
L17	516.77'	S38°07'54"E
L18	861.19'	S38°07'54"E
L19	53.00'	N51°52'06"E
L20	136.05'	N38°07'54"W
L21	36.00'	S51°52'06"W
L22	462.48'	S38°07'54"E
L23	1153.37'	S0°02'55"E
L24	42.69'	N89°57'02"E
L25	43.16'	S89°57'02"W
L26	41.77'	S39°42'51"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.88'	S89°57'41"W
L2	167.52'	S89°57'31"W
L3	59.14'	S4°13'17"E
L6	20.01'	N89°57'31"E
L7	130.00'	S0°00'00"E
L8	1070.00'	S89°42'51"E
L9	58.02'	N20°56'12"E
L10	94.12'	S14°52'07"E
L11	331.32'	N78°04'25"E
L12	823.39'	S27°32'50"E
L13	80.75'	S62°27'10"W
L14	367.36'	S51°52'06"W
L15	893.50'	S43°20'08"E

TYLER STREET (TYP) SECTION
NOT TO SCALE

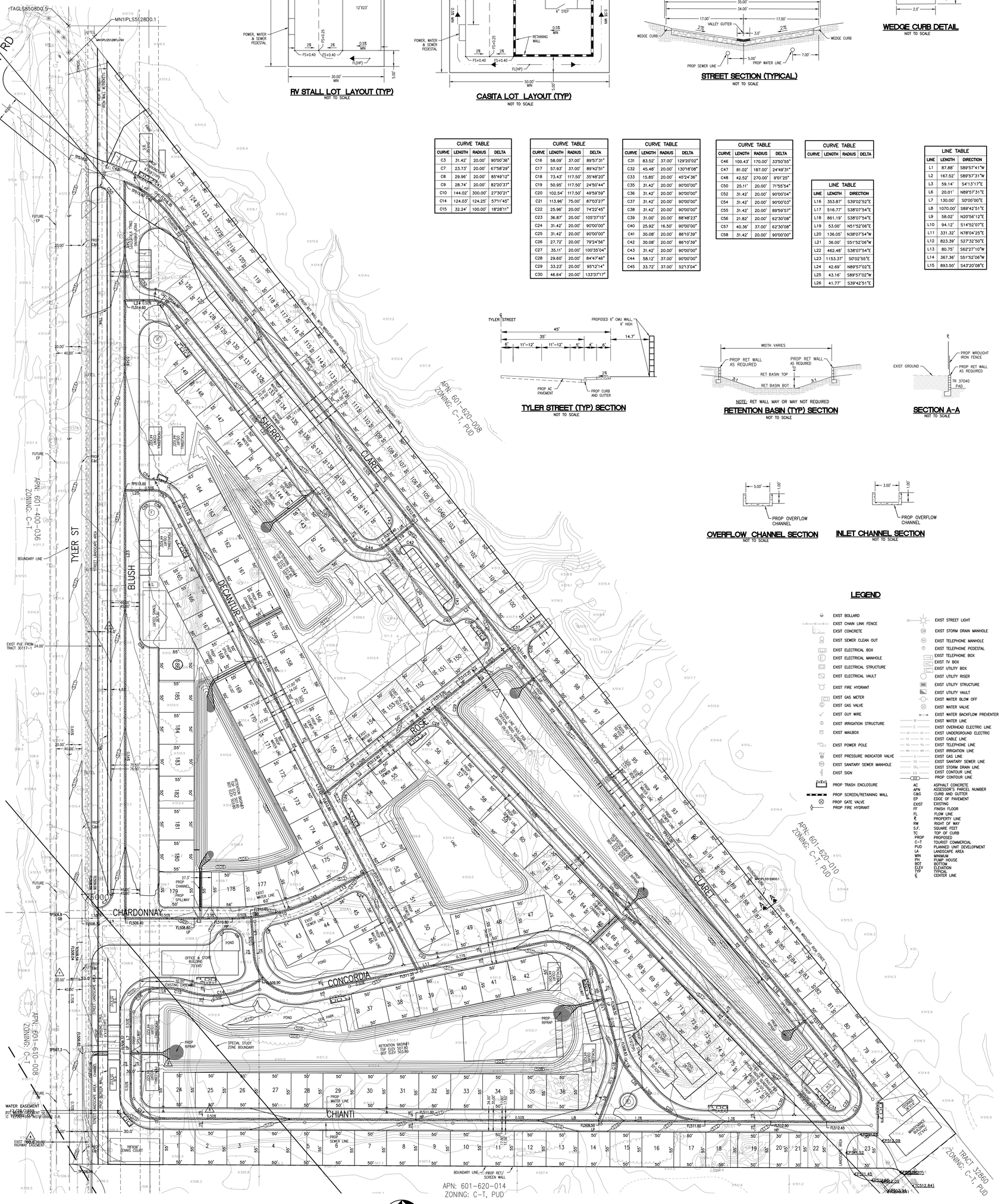
NOTE: RET WALL MAY OR MAY NOT REQUIRED

RETENTION BASIN (TYP) SECTION
NOT TO SCALE

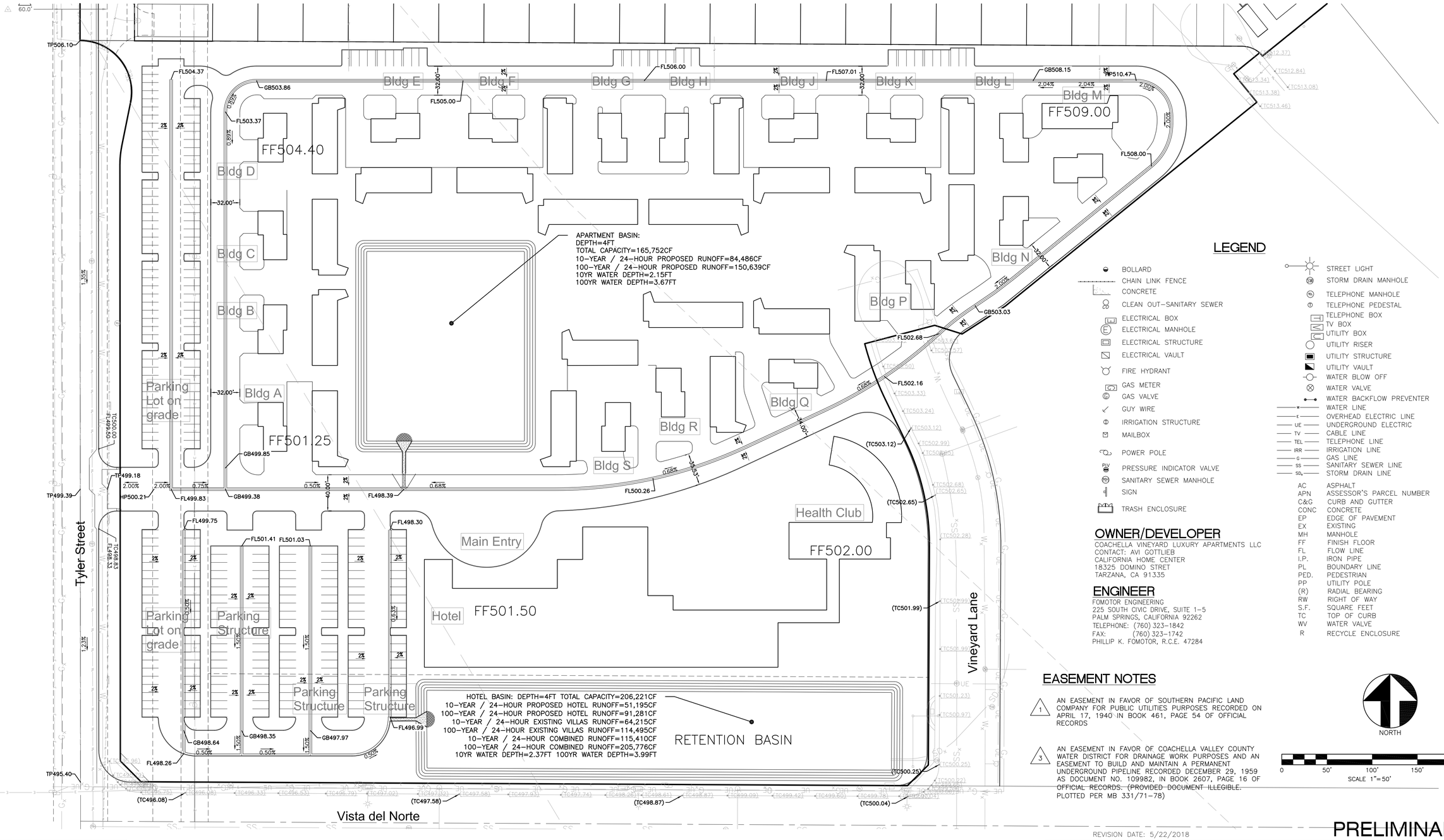
SECTION A-A
NOT TO SCALE

OVERFLOW CHANNEL SECTION
NOT TO SCALE

INLET CHANNEL SECTION
NOT TO SCALE


DILLON RD
TYLER ST
APN: 601-400-036
ZONING: C-T
APN: 601-620-008
ZONING: C-T, PUD
APN: 601-620-010
ZONING: C-T, PUD
APN: 601-620-014
ZONING: C-T, PUD
TRACT 32860
ZONING: C-T, PUD
CLARET
ROSE
DECANTUR
BLUSH
SHERRY
CHARDONNAY
CONCORDIA
CHIANTI
BOUNDARY LINE
PROP RET WALL WITH WROUGHT IRON FENCE
RETENTION BASIN 1
TOP ELEV 507.80
BOT ELEV 503.80
RETENTION BASIN 2
TOP ELEV 508.00
BOT ELEV 504.00
RETENTION BASIN 3
TOP ELEV 509.00
BOT ELEV 505.00
PROP CHANNEL
PROP SPILLWAY
PROP RIPRAP
SPECIAL STUDY ZONE BOUNDARY
EXIST PUE (FROM TRACT 30117-1 24.00'
EXIST 100.0' HIGHWAY EASEMENT PER DOCUMENT
WATER EASEMENT
EXIST SEWER LINE
EXIST WATER LINE
PROP SEWER LINE
PROP WATER LINE
FUTURE EP
FUTURE CB
POND
OFFICE & STORE BUILDING 703.45'
SWIMMING POOL
TENNIS COURT
MAINTENANCE BUILDING 2,400 S.F.
LANDSCAPE AREA
STREET LANDSCAPE AREA
PROP 6' CMU WALL
EXIST 6' CMU WALL
EXIST 6' WROUGHT IRON FENCE
PROP RET/ SCREEN WALL
EXIST CONCRETE DITCH
EXIST CHAIN LINK FENCE
EXIST 6' WOOD FENCE
EXIST 6' BLOCK WALL
EXIST 6' BLOCK WALL W/ WOOD FENCE
EXIST 6' BLOCK WALL W/ WROUGHT IRON FENCE
EXIST 6' BLOCK WALL W/ CHAIN LINK FENCE
EXIST 6' BLOCK WALL W/ BARBED WIRE

CONCEPTUAL GRADING PLAN
FOR
VINEYARD HOTEL & APARTMENTS
COACHELLA, CA



LEGEND

- BOLLARD
- CHAIN LINK FENCE
- CONCRETE
- CLEAN OUT–SANITARY SEWER
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- ELECTRICAL STRUCTURE
- ELECTRICAL VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- IRRIGATION STRUCTURE
- MAILBOX
- POWER POLE
- PRESSURE INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SIGN
- TRASH ENCLOSURE
- STREET LIGHT
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- TV BOX
- UTILITY BOX
- UTILITY RISER
- UTILITY STRUCTURE
- UTILITY VAULT
- WATER BLOW OFF
- WATER VALVE
- WATER BACKFLOW PREVENTER
- W — WATER LINE
- E — OVERHEAD ELECTRIC LINE
- UE — UNDERGROUND ELECTRIC
- TV — CABLE LINE
- TEL — TELEPHONE LINE
- IRR — IRRIGATION LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE

AC	ASPHALT
APN	ASSESSOR'S PARCEL NUMBER
C&G	CURB AND GUTTER
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
MH	MANHOLE
FF	FINISH FLOOR
FL	FLOW LINE
I.P.	IRON PIPE
PL	BOUNDARY LINE
PED.	PEDESTRIAN
PP	UTILITY POLE
(R)	RADIAL BEARING
RW	RIGHT OF WAY
S.F.	SQUARE FEET
TC	TOP OF CURB
WV	WATER VALVE
R	RECYCLE ENCLOSURE

OWNER/DEVELOPER
COACHELLA VINEYARD LUXURY APARTMENTS LLC
CONTACT: AVI GOTTLIEB
CALIFORNIA HOME CENTER
18325 DOMINO STRET
TARZANA, CA 91335

ENGINEER
FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1–5
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: (760) 323–1842
FAX: (760) 323–1742
PHILLIP K. FOMOTOR, R.C.E. 47284

EASEMENT NOTES

1 AN EASEMENT IN FAVOR OF SOUTHERN PACIFIC LAND COMPANY FOR PUBLIC UTILITIES PURPOSES RECORDED ON APRIL 17, 1940 IN BOOK 461, PAGE 54 OF OFFICIAL RECORDS

3 AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT FOR DRAINAGE WORK PURPOSES AND AN EASEMENT TO BUILD AND MAINTAIN A PERMANENT UNDERGROUND PIPELINE RECORDED DECEMBER 29, 1959 AS DOCUMENT NO. 109982, IN BOOK 2607, PAGE 16 OF OFFICIAL RECORDS. (PROVIDED DOCUMENT ILLEGIBLE. PLOTTED PER MB 331/71–78)

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PRELIMINARY

REVISION DATE: 5/22/2018

DIGALERT
DIAL BEFORE YOU DIG — TOLL FREE 1–800–227–2600 — TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

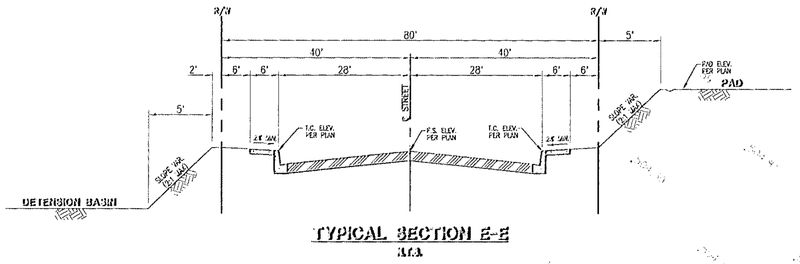
FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1–5
PALM SPRINGS, CA. 92262
(760) 323–1842 FAX (760) 323–1742

CITY OF COACHELLA, STATE OF CALIFORNIA

CONCEPTUAL GRADING PLAN

LOT 71 AND PORTIONS OF LOT 72
OF TRACT 30117–1 MB 331/71–78

SHEET 1 OF 1 SHEETS

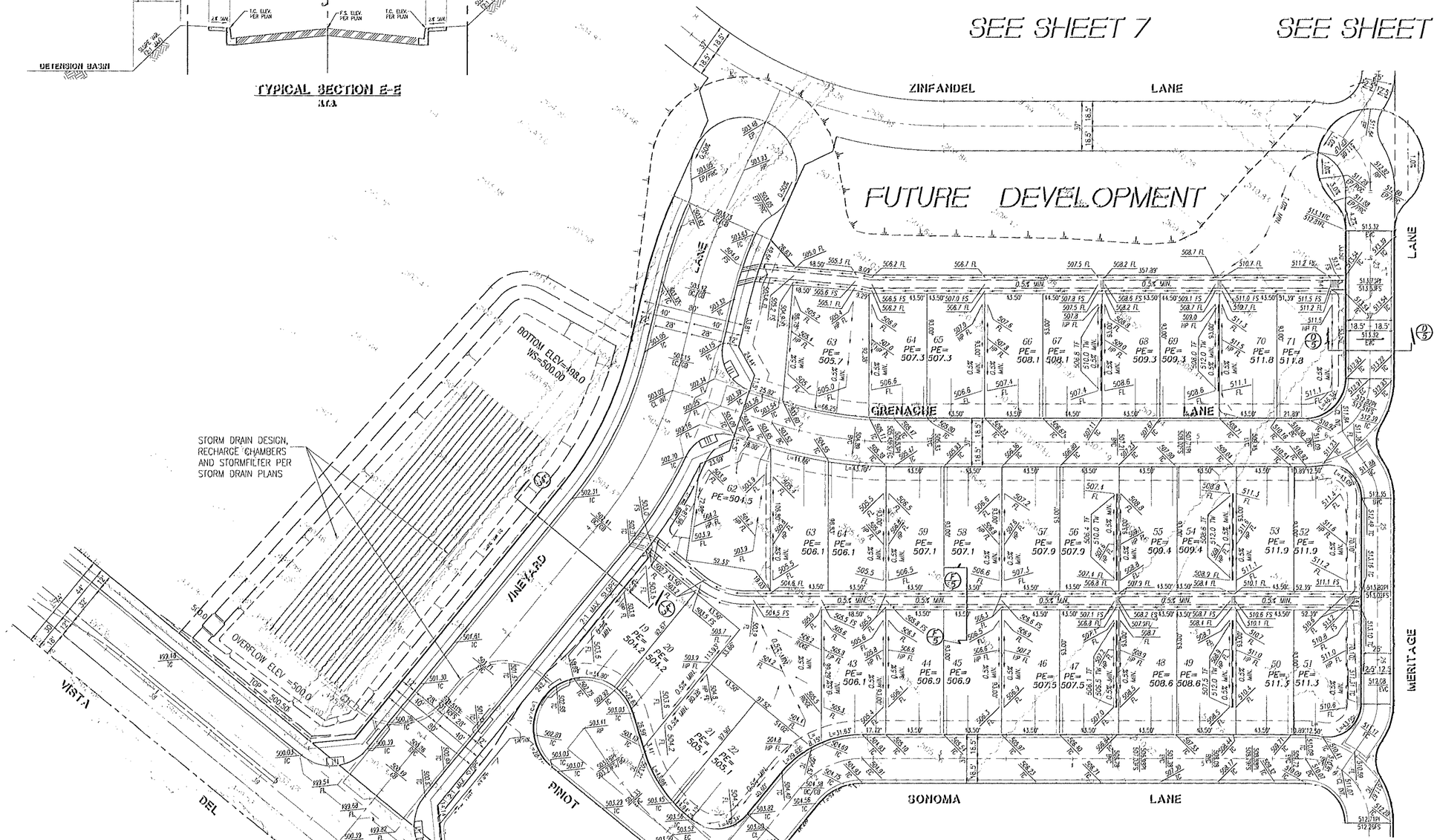


TYPICAL SECTION E-E
N.T.S.

FUTURE DEVELOPMENT

SEE SHEET 7

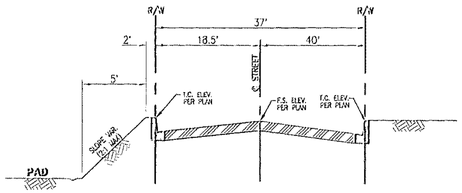
SEE SHEET 3



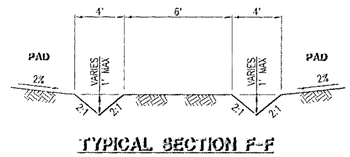
SEE SHEET 6

SEE SHEET 6

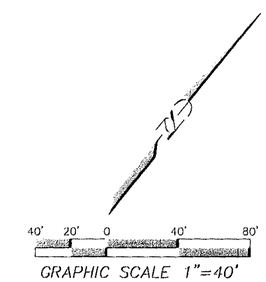
SEE SHEET 4



TYPICAL SECTION D-D
N.T.S.



TYPICAL SECTION F-F
N.T.S.



GRAPHIC SCALE 1"=40'

REGISTERED PROFESSIONAL ENGINEER NIGEL OWSLEY NO. 39827 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

Don't Dig...Until You Call U.S.A. Toll Free 1-800-422-4133 for the location of buried utility lines. Don't disrupt vital services.

UNDERGROUND UTILITIES & STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER

NO.	REVISIONS	APPR	DATE

COACHELLA PUBLIC WORKS

PREPARED BY:
SAWAYA ENGINEERING CONSULTANTS, INC
235 E. IMPERIAL HIGHWAY, SUITE 207 FULLERTON, CA 92835
(714) 441-1568 FAX (714) 441-1589
CIVIL ENGINEERING / LAND PLANNING / SURVEYING

PREPARED UNDER THE SUPERVISION OF:
KALIM R. SAWAYA R.C.E. 44179 07/06/2005 DATE

REGISTERED PROFESSIONAL ENGINEER KALIM R. SAWAYA No. 44179 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL:
DATE 7-20-05 NIGEL OWSLEY R.C.E. No. 39827 EXP. 12-31-2005

APPROVED BY:
DATE 7-20-05 DIRECTOR OF PUBLIC WORKS / CITY ENG. REGISTERED CIVIL ENGINEER NO. 23551 ELDON K. LEE EXP. 12-31-2005

DESIGNED BY:
DRAWN BY:
DATE DRAWN:
SCALE: 1"=40'

BENCHMARK:
FD. NGS BENCHMARK F-1326, BRASS DISK AT SOUTHEAST CORNER OF BRIDGE OVER THE COACHELLA CANAL.

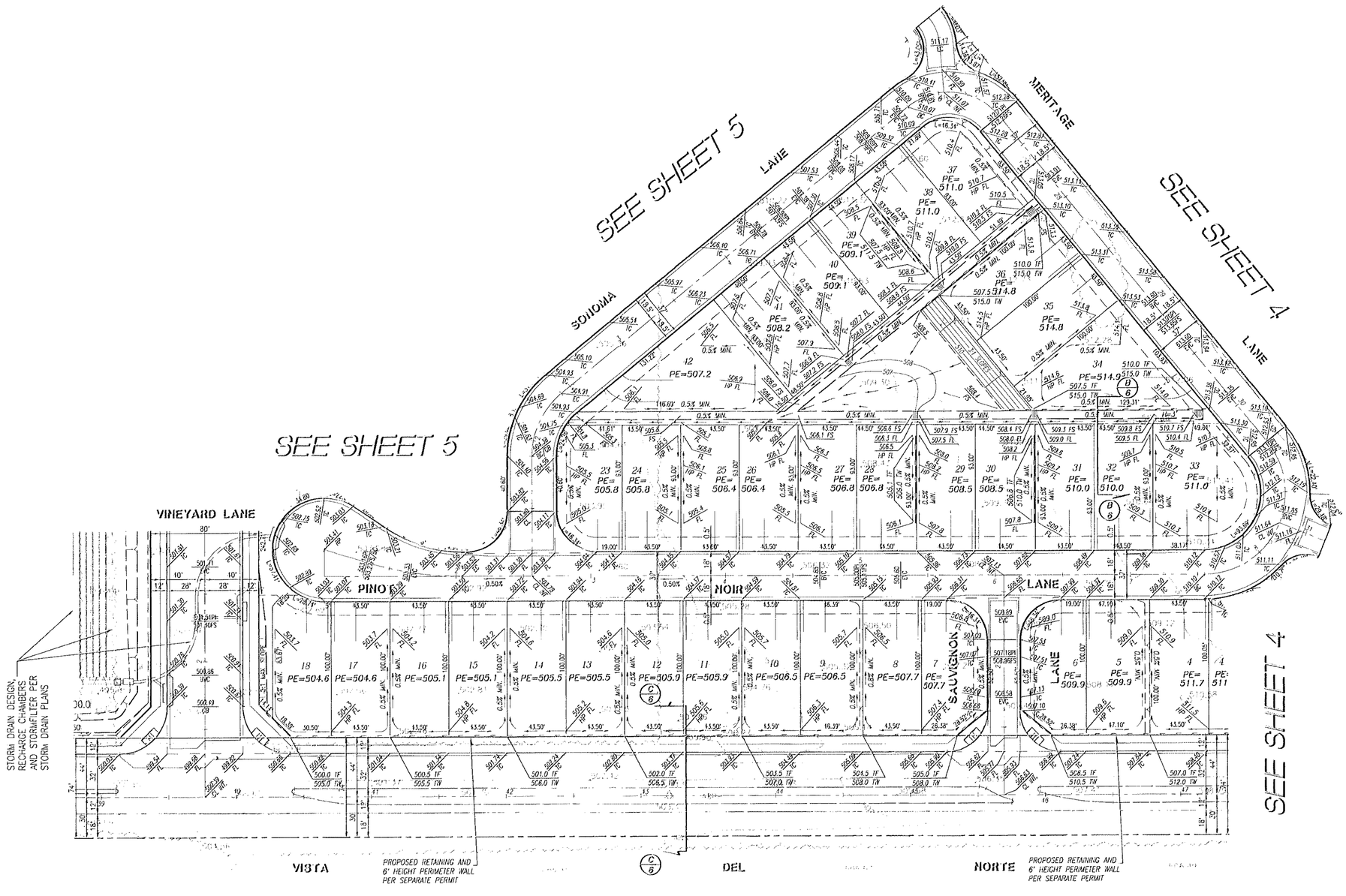
DATE 1978 ELEVATION: 41.11 (NAVD 88) (ADD 500' TO THE BENCHMARK ELEVATION FOR ELEVATIONS SHOWN ON THIS PLAN).

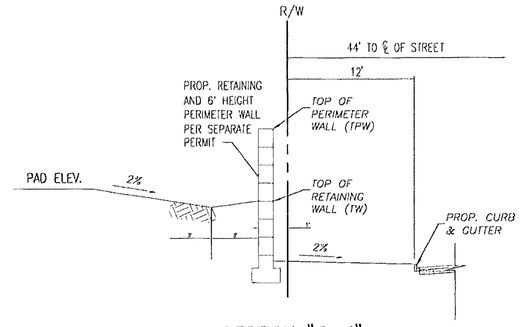
CITY OF COACHELLA
TRACT 32860 - PHASE 1
ROUGH GRADING PLAN

W.O. No. | FOR: | DWG. | PLAN No.

SHEET 5 OF 7 SHEETS

Plotted: 07/05/05 16:32:24 By: SRS DWG: H:\205-002-villas\imp\grading\Grd-s05.dwg





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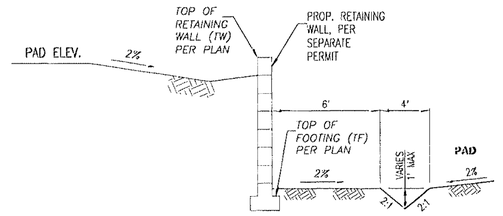

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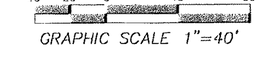

GRAPHIC SCALE 1"=40'

REGISTERED PROFESSIONAL ENGINEER NIGEL OWSLEY NO. 39827 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

Don't Dig...Until You Call U.S.A. Toll Free 1-800-422-4133 for the location of buried utility lines. Don't disrupt vital services.

UNDERGROUND UTILITIES & STRUCTURES

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NO.	REVISIONS	APPR	DATE

COACHELLA PUBLIC WORKS

PREPARED BY:
SAWAYA ENGINEERING CONSULTANTS, INC
285 E. MAPLE / HIGHWAY, SUITE 207 FULLERTON, CA 92835
(714) 449-8228 Tel (714) 525-8500 FAX
CIVIL ENGINEERING / LAND PLANNING / SURVEYING

PREPARED UNDER THE SUPERVISION OF:
SHAHIN R. SAWAYA R.C.E. 44179 07/06/2005 DATE

REGISTERED PROFESSIONAL ENGINEER SHAHIN R. SAWAYA No. 44179 Exp. 6-30-07 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL:
DATE 12-20-05 NIGEL OWSLEY R.C.E. No. 39827 EXP. 12-31-2005

APPROVED BY:
DIRECTOR OF PUBLIC WORKS / CITY ENG
DATE 7-27-06 REGISTERED CIVIL ENGINEER NO. 23551 ELDON K. LEE EXP. 12-31-2005

DESIGNED BY:
DRAWN BY:
DATE DRAWN:
SCALE: 1"=40'

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DATE 1978 ELEVATION: 41.11 (NAVD 88) (ADD 500' TO THE BENCHMARK ELEVATION FOR ELEVATIONS SHOWN ON THIS PLAN).

CITY OF COACHELLA

TRACT 32860 - PHASE 1
ROUGH GRADING PLAN

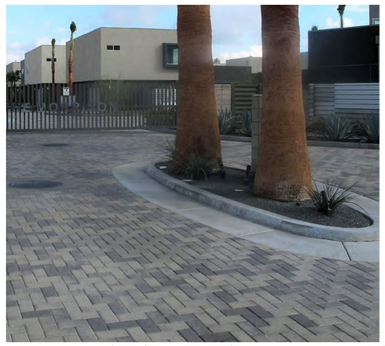
W.O. No. | FOR: | DWG.

SHEET 6 OF 7 SHEE

PLAN No. 28

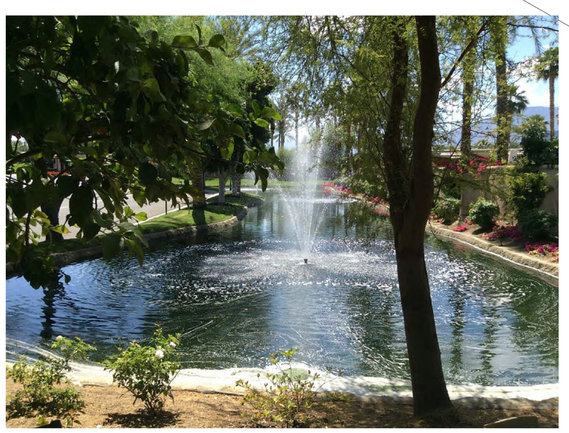
CITRUS AND FIG GROVES

B-SALT FOUNTAIN



SPECIAL PAVING

DATE PALM AT ENTRANCE



LAKE WITH GEYSER

WASHIGTONIA HYBRID PALMS ALONG THE STREET

PROPOSED ARTIFICIAL 9 HOLE GOLF COURSE

DECOMPOSED GRANITE PATHWAY

SHADE TREES FOR PARKING LOT

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2017
STATE OF CALIFORNIA

Self Reliance, Inc.
31190 Calle Cayuga
Cathedral City,
California 92234
Contact: Skip Goodell
760-902-2432
skipgoodell@britannywest.com

Coachella
Vineyard Luxury
RV Park, LLC
45920 Meritage Lane
Coachella, California 92236
Contact: Patricia Nugent
760-200-6609
villaspropertymanager@gmail.com

Project Name

Coachella Vineyard Luxury RV Park

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract
30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

MASTER LANDSCAPE PLAN

Project Number	RVPark2016
Date	May 9, 2016
Drawn By	
Checked By	

L-1.0

Scale

PHOENIX DACTYLIFERA - DATE PALMS

WASHINGTONIA HYBRID - FAN PALM

CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM

CERCIDIUM 'DESERT MUSEUM' - PALO VERDE

PROSOPIS HYBRID 'PHOENIX'

OLEA EUROPAEA - OLIVE TREE FRUITLESS

ACACIA SMALLII - SWEET ACACIA

LEUCOPHYLLUM 'GRAY CLOUD'

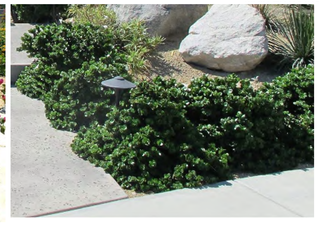
MUHLENBERGIA CAPILARIS - REGAL MIST

RUSELIA EQUISETIFORMIS - CORAL FOUNTAIN

TECOMA 'SIERRA GOLD'

ACACIA REDOLENS

BOUGAINVILLEA 'OH LA LA'



DALEA GREGGII - TRAILING INDIGO BUSH

LANTANA 'NEW GOLD'

ROSMARINUS O. 'PROSTRATUS'

DALEA CAPITATA

DURANTA REPENS 'SWEET MEMORY'

DASYLIRION WHEELERI - DESERT SPOON

HESPERALOE PARVIFOLIA
RED YUCCA

PLANTING LEGEND

		PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
TREES				
	52	24"/36"-BOX Multi tr.	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM
	41	24"-BOX	CITRUS TREE TO BE SELECTED	CITRUS COACHELLA VALLEY GROWN
	21	36"-BOX Multi tr.	OLEA EUROPAEA	FRUITLESS OLIVE TREE
	56	24"-BOX Multi tr.	ACACIA SMALLII OR PROSOPIS HYBRID 'PHOENIX'	SWEET ACACIA OR PHOENIX MESQUITE
	15	24"-BOX	FIG TREE	FIG TREES COACHELLA VALLEY GROWN
PALMS				
	66	18' HT. DIAMOND CUT	PHOENIX DACTYLIFERA	DATE PALMS
	321	10'-12' HT. SKINNED	WASHINGTONIA FILIFERA HYBRID	HYBRID FAN PALM
	62	24"-BOX Multi tr.	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
SHRUBS				
	24	5-GAL	ACACIA REDOLENS	ACACIA
	249	5-GAL	BOUGAINVILLEA 'OH LA LA'	BOUGAINVILLEA NO SUBSTITUTIONS BY MONROVIA ONLY
	70	5-GAL	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY
	220	5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
	36	5-GAL	DALEA CAPITATA	'SIERRA GOLD'
	67	5-GAL	DALEA GREGGII	TRAILING INDIGO BUSH
	82	5-GAL	DASYLIRION WHEELERI	DESERT SPOON
	11	5-GAL	DURANTA 'SWEET MEMORY'	SWEET MEMORY
	36	5-GAL	HESPERALOE PARVIFOLIA	RED YUCCA
	134	5-GAL	LANTANA 'NEW GOLD'	YELLOW LANTANA
	81	5-GAL	LEUCOPHYLLUM 'GRAY CLOUD'	TEXAS RANGER
	199	5-GAL	MUHLENBERGIA CAPILARIS	REGAL MIST
	122	5-GAL	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSMARY
	46	5-GAL	RUSSELIA EQUISETIFORMIS	CORAL FOUNTAIN
	43	5-GAL	TECOMA 'SIERRA APRICOT'	SIERRA APPRICOT
	9	5-GAL	TECOMA STANS	YELLOW BELLS
	28	15-GAL ESP. W/ WIRES	BOUGAINVILLEA 'BARBARA KARST' TECOMA STANS	BOUGAINVILLEA YELLOW BELLS
			3'-5' DIA DESERT SELECT BOULDERS BY SOUTHWEST BOULDERS AND STONE	
DG			2" DEPTH 3/8" MINUS COMPACTED BRIMSTONE DECOMPOSED GRANITE BY SOUTHWEST BOULDERS AND STONE	
			4"-6" DIA. HICHORY CREEK FRACTURED GRANITE BY SOUTH WEST BOULDERS AND STONE	

PLANTING NOTES

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3. ALL TREES WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT BARRIER.

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2017
STATE OF CALIFORNIA

Self Reliance, Inc.
31190 Calle Cayuga
Cathedral City,
California 92234
Contact: Skip Goodell
760-902-2432
skipgoodell@britannywest.com

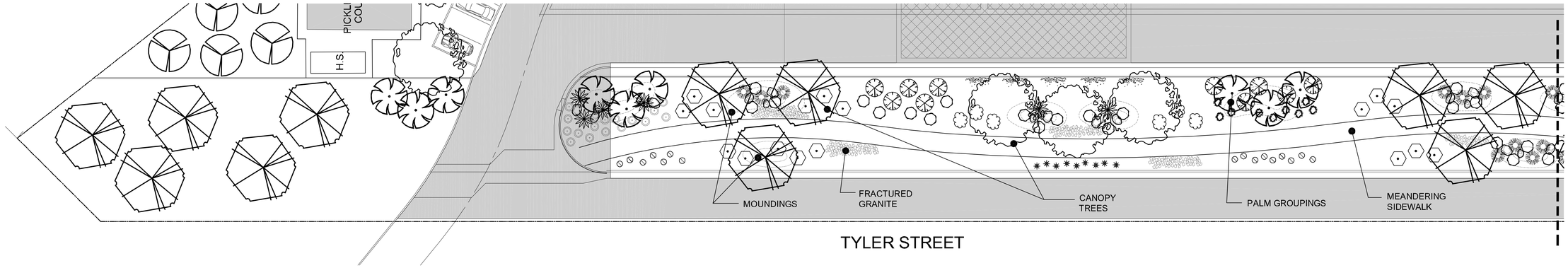
Coachella Vineyard Luxury RV Park, LLC
45920 Meritage Lane
Coachella, California 92236
Contact: Patricia Nugent
760-200-6609
villaspropertymanager@gmail.com

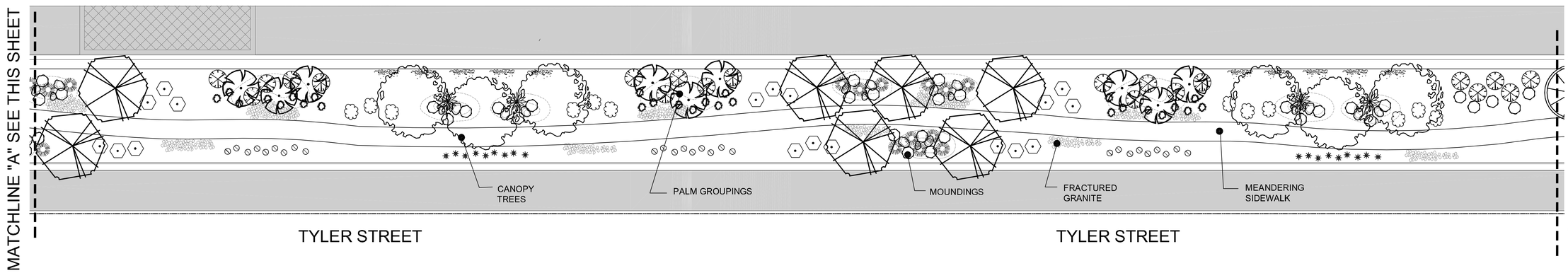
Project Name
Coachella Vineyard Luxury RV Park
Tentative Tract Map 37040
Coachella, California 92236
A Subdivision of Lot 71 and Portions of Lot 72 of Tract
30117-1 Per MB 331/71-78 of Section 21, T5S, R8E, S.B.M

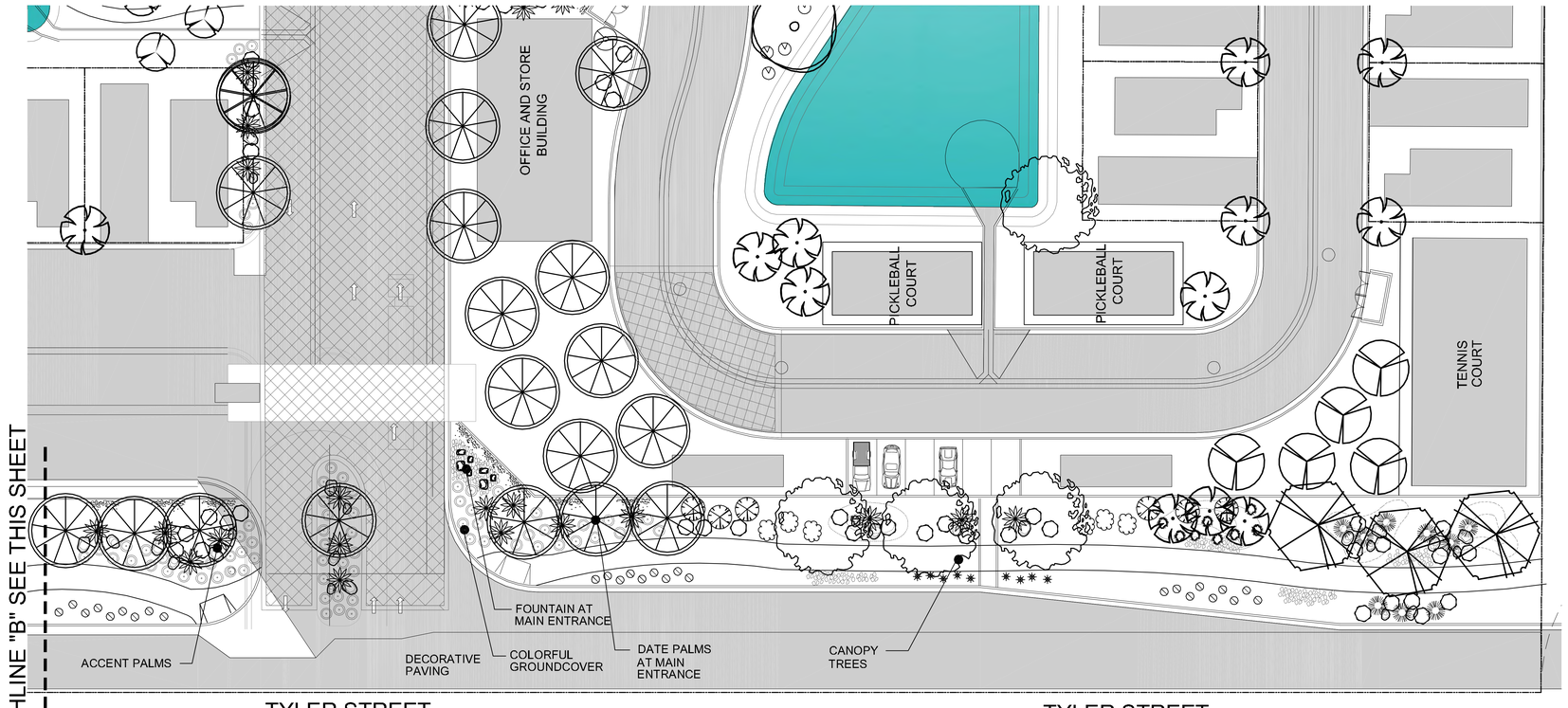
No.	Description	Date

MASTER LANDSCAPE PLAN

Project Number	RVPark2016
Date	May 9, 2016
Drawn By	
Checked By	
	L-1.1
Scale	







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No. C-10132
REN: 10-31-2017
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Coachella Vineyard Luxury RV Park

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Coachella, California 92236

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No.	Description	Date

TYLER DETAILED STREETSCAPE PLAN

Project Number	RVPark2016
Date	May 9, 2016
Drawn By	
Checked By	

L-1.2

Scale

NORTH

0' 16' 32' 48' 64'

SCALE 1/16"=1'-0"

PHOENIX DACTYLIFERA - DATE PALMS

WASHINGTONIA HYBRID - FAN PALM

CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM

HESPERALOE PARVIFOLIA
RED YUCCA

CERCIDIUM 'DESERT MUSEUM' - PALO VERDE

PROSOPIS HYBRID 'PHOENIX'

OLEA EUROPAEA - OLIVE TREE FRUITLESS

ACACIA SMALLII - SWEET ACACIA

MUHLENBERGIA CAPILARIS - REGAL MIST

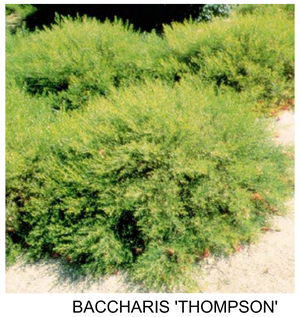
RUSELIA EQUISETIFORMIS - CORAL FOUNTAIN

TECOMA 'SIERRA GOLD'

DURANTA REPENS 'SWEET MEMORY'

LEUCOPHYLLUM 'GRAY CLOUD'

ACACIA REDOLENS



BACCHARIS 'THOMPSON'

BOUGAINVILLEA 'OH LA LA'

CARISSA 'BOXWOOD BEAUTY'

BOUGAINVILLEA 'BARBARA KARST'

DALEA CAPITATA

DALEA GREGGII - TRAILING INDIGO BUSH

LANTANA 'NEW GOLD'

ROSMARINUS O. 'PROSTRATUS'

DASYLIRION WHEELERI - DESERT SPOON

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2017
STATE OF CALIFORNIA

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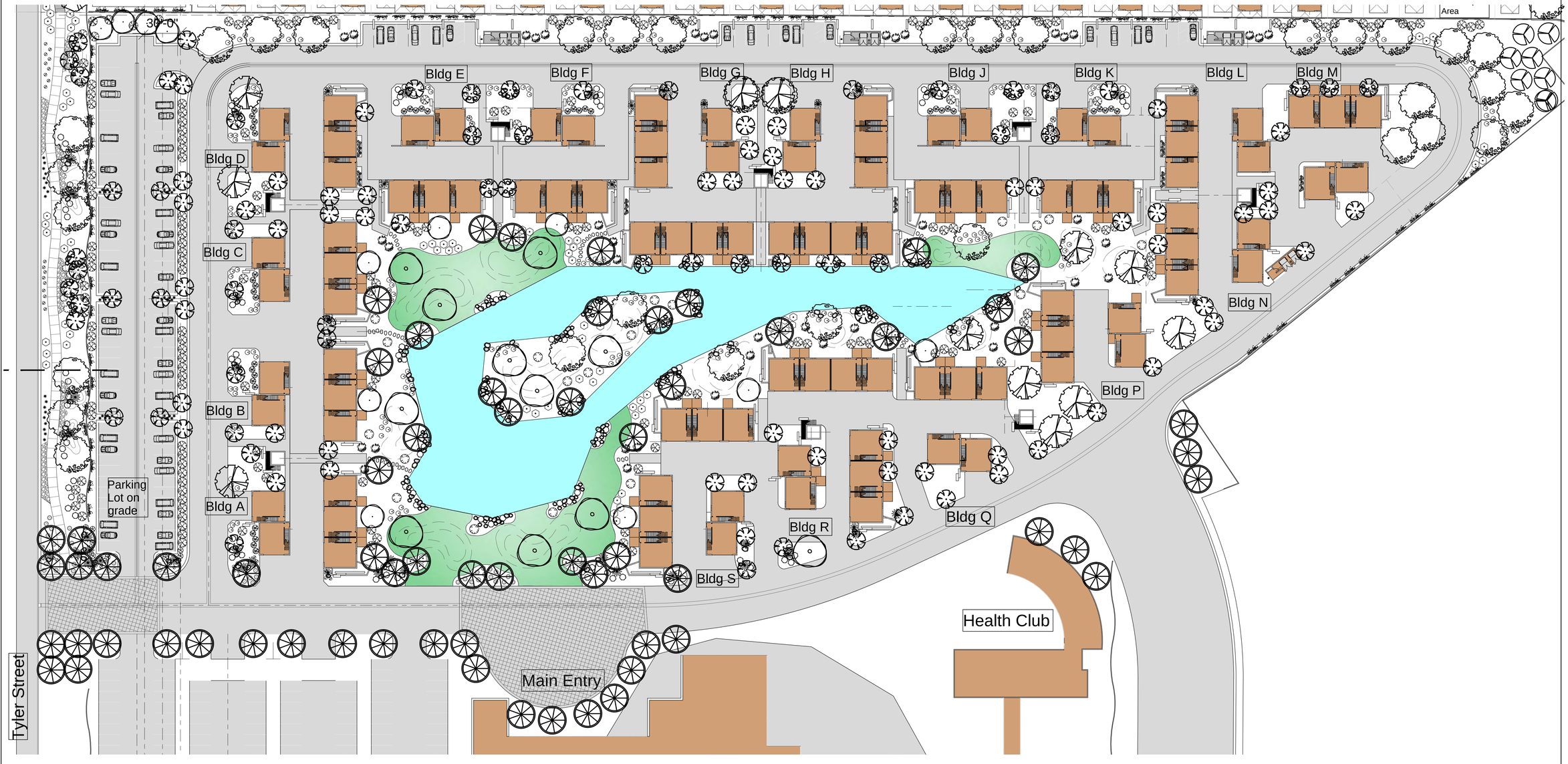
No.	Description	Date

PLANT
PALETTE

Project Number	RVPark2016
Date	May 9, 2016
Drawn By	
Checked By	

LP-1

Scale



PLANTING LEGEND

FOR TOWNHOMES

TREES		PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
	12	36"-BOX Multi tr.	DALBERGIA SISSOO TIPUANA TIPU	INDIAN ROSEWOOD TIPU TREE
	11	36"-BOX Multi tr.	QUERCUS VIRGINIANA or OLEA EUROPAEA 'SWAN HILL'	SOUTHERN LIVE OAK FRUITLESS OLIVE TREE
	33	36"-BOX Multi tr.	ACACIA SMALLII OR PROSOPIS HYBRID 'PHOENIX'	SWEET ACACIA OR PHOENIX MESQUITE
	12	36"-BOX Multi tr.	MELALEUCA QUINQUENERVIA or ACACIA STENOPHYLLA	PAPERBARK TREE SHOESTRING ACACIA
PALMS				
	39	18' HT. DIAMOND CUT	PHOENIX DACTYLIFERA	DATE PALMS
	111	10' -12' HT. SKINNED	WASHINGTONIA FILIFERA HYBRID	HYBRID FAN PALM
	33	24"-BOX Multi tr.	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	14	4'-5' HT. SPECIMEN	BEAUCARNEA RECURVATA	PONYTAIL PALM

SHRUBS				
	40	5-GAL	BOUGAINVILLEA 'OH LA LA'	BOUGAINVILLEA NO SUBSTITUTIONS BY MONROVIA ONLY
	82	5-GAL	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY
	141	5-GAL	CARISSA 'GREEN CARPET'	GREEN CARPET
	45	5-GAL	CORDIA PARVIFOLIA	GREEN CARPET
	43	5-GAL	DALEA FRUTESCENS	DALEA
	11	5-GAL	DALEA GREGGII	TRAILING INDIGO BUSH
	22	5-GAL	DURANTA 'SWEET MEMORY'	SWEET MEMORY
	60	5-GAL	HESPERALOE PARVIFOLIA	RED YUCCA
	89	5-GAL	LANTANA 'NEW GOLD'	YELLOW LANTANA
	184	5-GAL	LEUCOPHYLLUM 'GRAY CLOUD'	TEXAS RANGER
	21	5-GAL	LEUCOPHYLLUM 'LYNN'S LEGACY'	LYNN'S LEGACY
	175	5-GAL	MUHLENBERGIA CAPILARIS	REGAL MIST
	40	5-GAL	MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW
	198	5-GAL	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSMARY
	21	3' HT. SPECIMEN	YUCCA ROSTRATA	YUCCA
	52	15-GAL ESP. W/ WIRES	CALLIANDRA INAEQUILATERA TECOMA STANS	PINK POWDER PUFF YELLOW BELLS

DG
3'-5' DIA DESERT SELECT BOULDERS BY SOUTHWEST BOULDERS AND STONE
2" DEPTH 3/8" MINUS COMPACTED BRIMSTONE DECOMPOSED GRANITE BY SOUTHWEST BOULDERS AND STONE
4"-6" DIA. HICHORY CREEK FRACTURED GRANITE BY SOUTH WEST BOULDERS AND STONE

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MASTER LANDSCAPE PLAN

NORTH

0' 40' 80' 120' 160'

SCALE 1"=40'

LANDSCAPE ARCHITECTURAL SERVICES BY:

DESERT MODERN

LANDSCAPE DESIGN

LANDSCAPE PLANS FOR:

TRACT MAP 37040

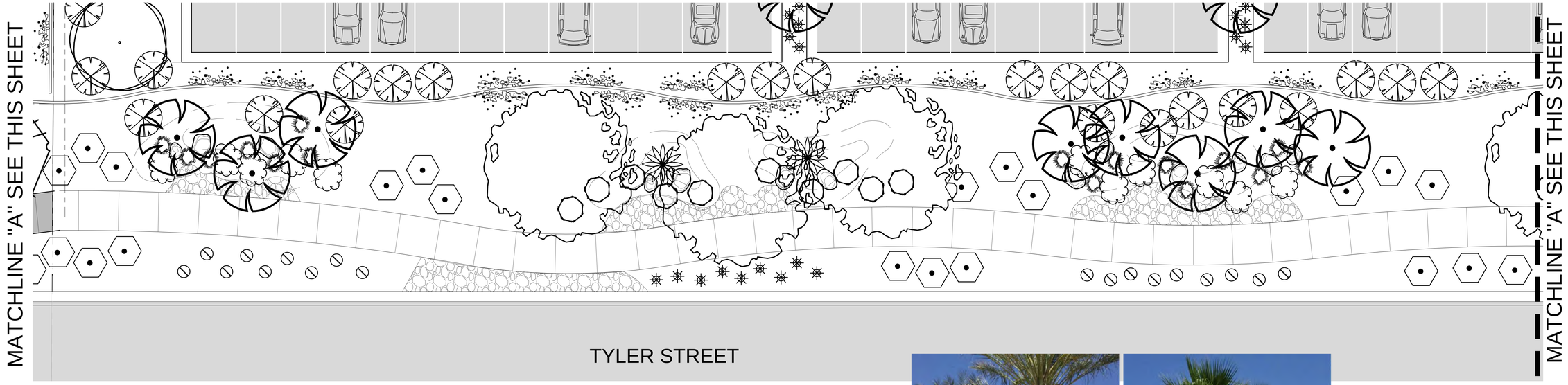
CITY OF COACHELLA, CALIFORNIA

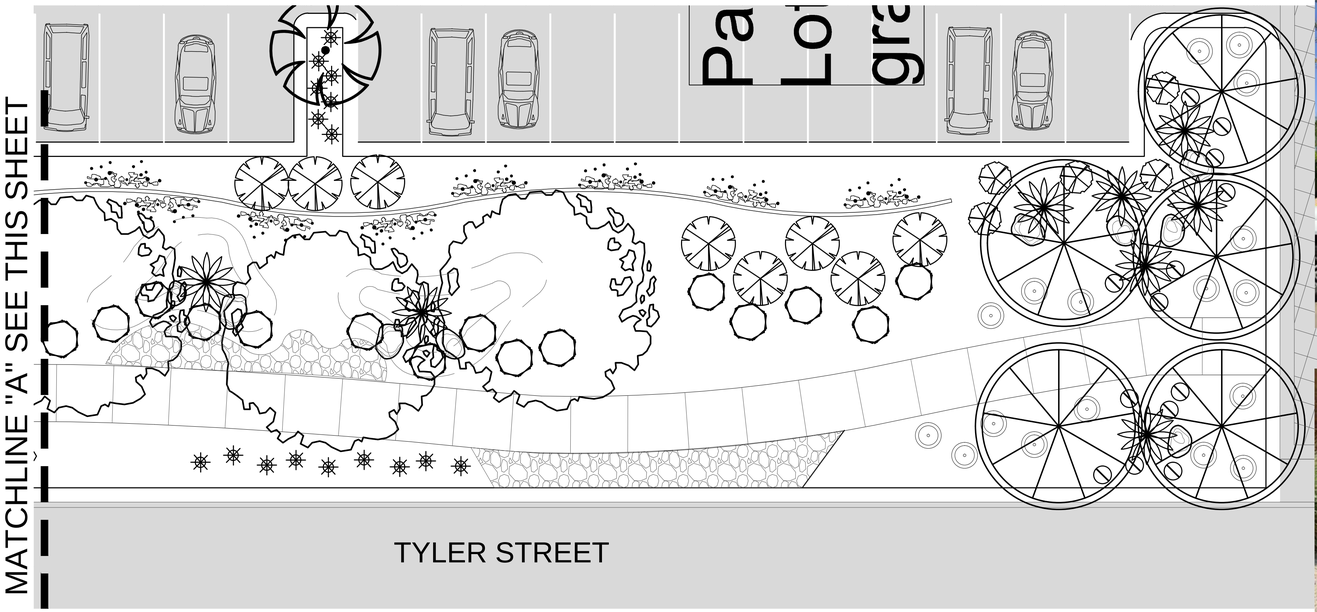
DESERT MODERN LANDSCAPE DESIGN
401 S. EL CIELO ROAD #100
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE (760)567-1844 E-mail: adrianpeterson@yahoo.com
www.desertmodernlandscape.com

REVISION
04-18-17

SCALE: 1"=40'-0"

SHEET
L-1.0





PHOENIX DACTYLIFERA - DATE PALMS

WASHINGTONIA HYBRID - FAN PALM

CHAMAEROPS HUMILIS

LEUCOPHYLLUM 'GREEN CLOUD'

ROSMARINUS O. 'PROSTRATUS'

CARISSA 'GREEN CARPET'

PROSOPIS HYBRID 'PHOENIX'

MUHLENBERGIA CAPILARIS

HESPERALOE PARVIFOLIA

LANTANA 'NEW GOLD' - YELLOW LANTANA

LANDSCAPE ARCHITECTURAL SERVICES BY:

DESERT MODERN

LANDSCAPE DESIGN

LANDSCAPE PLANS FOR:

TRACT MAP 37040

CITY OF COACHELLA, CALIFORNIA

DESERT MODERN LANDSCAPE DESIGN
401 EL EL CIELO ROAD #100
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE (760)567-1844 E-mail: adrianpeterson@yahoo.com
www.desertmodernlandscape.com

REVISION
04-18-17

SCALE: 1"=10'-0"

SHEET

L-1.1

TYLER STREET LANDSCAPE PLAN

NORTH

0' 10' 20' 30' 40'

SCALE 1"=10'

DETAILED OPEN SPACE / LAKE LANDSCAPE PLAN

NORTH

0' 20' 40' 60' 80'

SCALE 1"=20'

LANDSCAPE PLANS FOR:

TRACT MAP 37040

CITY OF COACHELLA, CALIFORNIA

LANDSCAPE ARCHITECTURAL SERVICES BY:

DESERT MODERN

LANDSCAPE DESIGN

DESERT MODERN LANDSCAPE DESIGN
401 S. EL CIELO ROAD #110
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE (760)567-1644 E-mail: adrianaserrano@yahoo.com
www.desertmodernlandscape.com

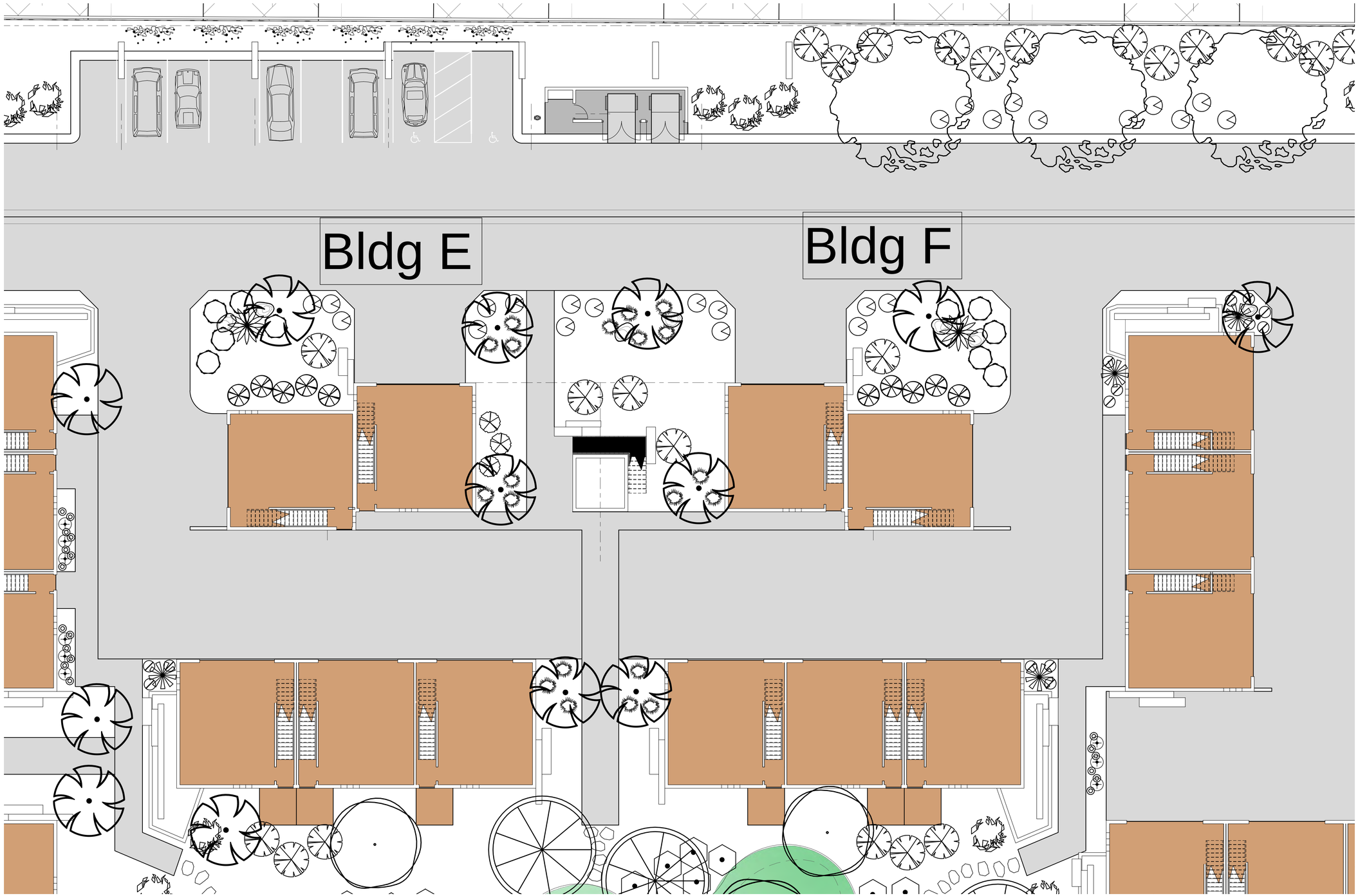
REVISION

	04-18-17

SCALE: 1"=20'-0"

SHEET

L-1.2



DETAILED LANDSCAPE PLAN

NORTH

0' 10' 20' 30' 40'

SCALE 1"=10'

LANDSCAPE ARCHITECTURAL SERVICES BY:

DESERT MODERN

LANDSCAPE DESIGN

LANDSCAPE PLANS FOR:

TRACT MAP 37040

CITY OF COACHELLA, CALIFORNIA

DESERT MODERN LANDSCAPE DESIGN
401 S. EL CIELO ROAD #105
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TELEPHONE (760)567-1844 E-mail: adinapeterson@yahoo.com
www.desertmodernlandscape.com

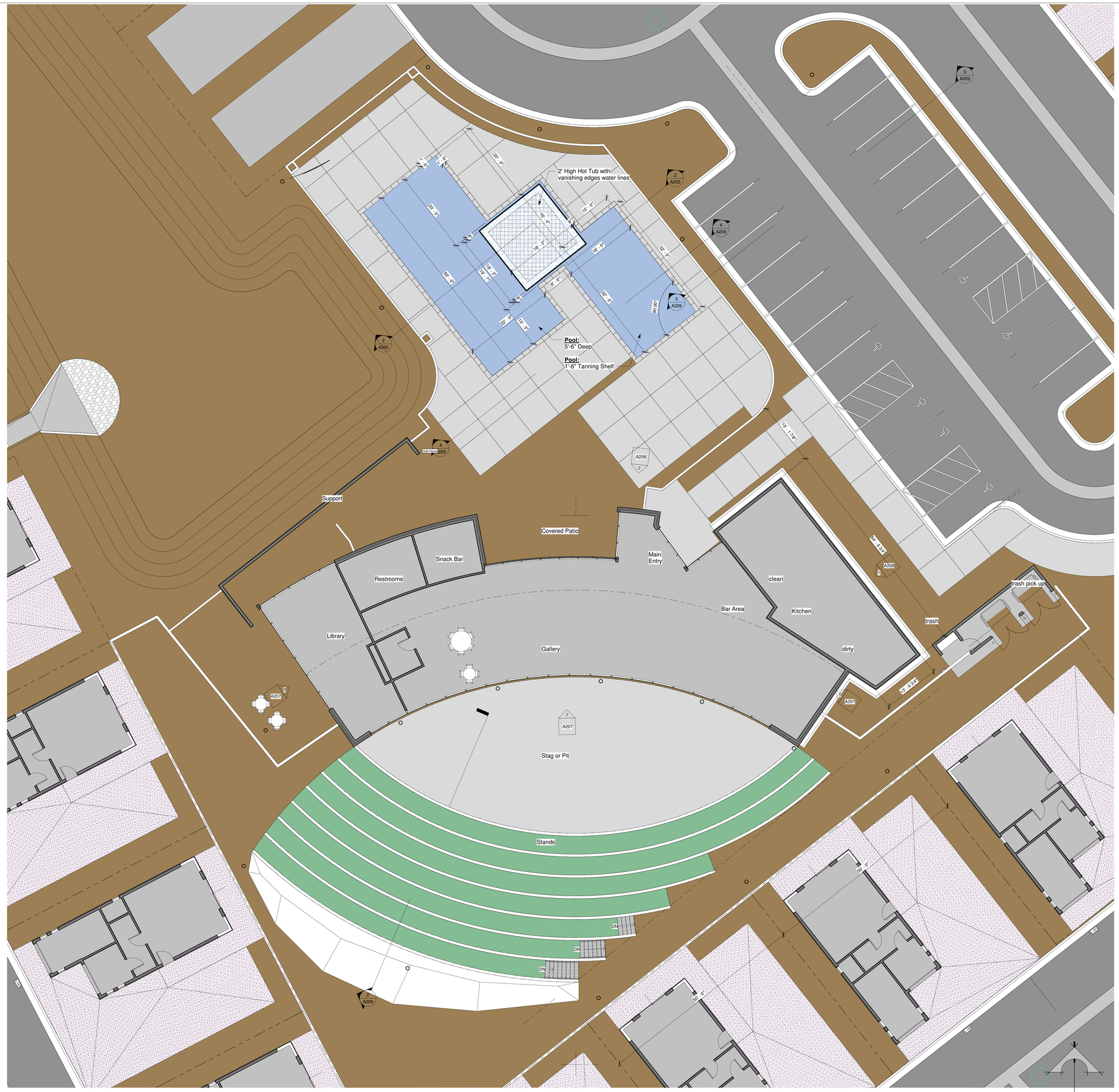
REVISION

04-18-17

SCALE: 1"=10'-0"

SHEET

L-1.3



1 Clubhouse Site Plan
1/8" = 1'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

This work has been prepared by me or under my supervision and construction will be under my observation.

Self Reliance, Inc.
31190 Calle Cayuga
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skipgoodell@britannywest.com

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45920 Meritage Lane
Coachella, California 92236
Contact: Patricia Nugent
760-200-6609

villaspropertymanager@gmail.com

Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

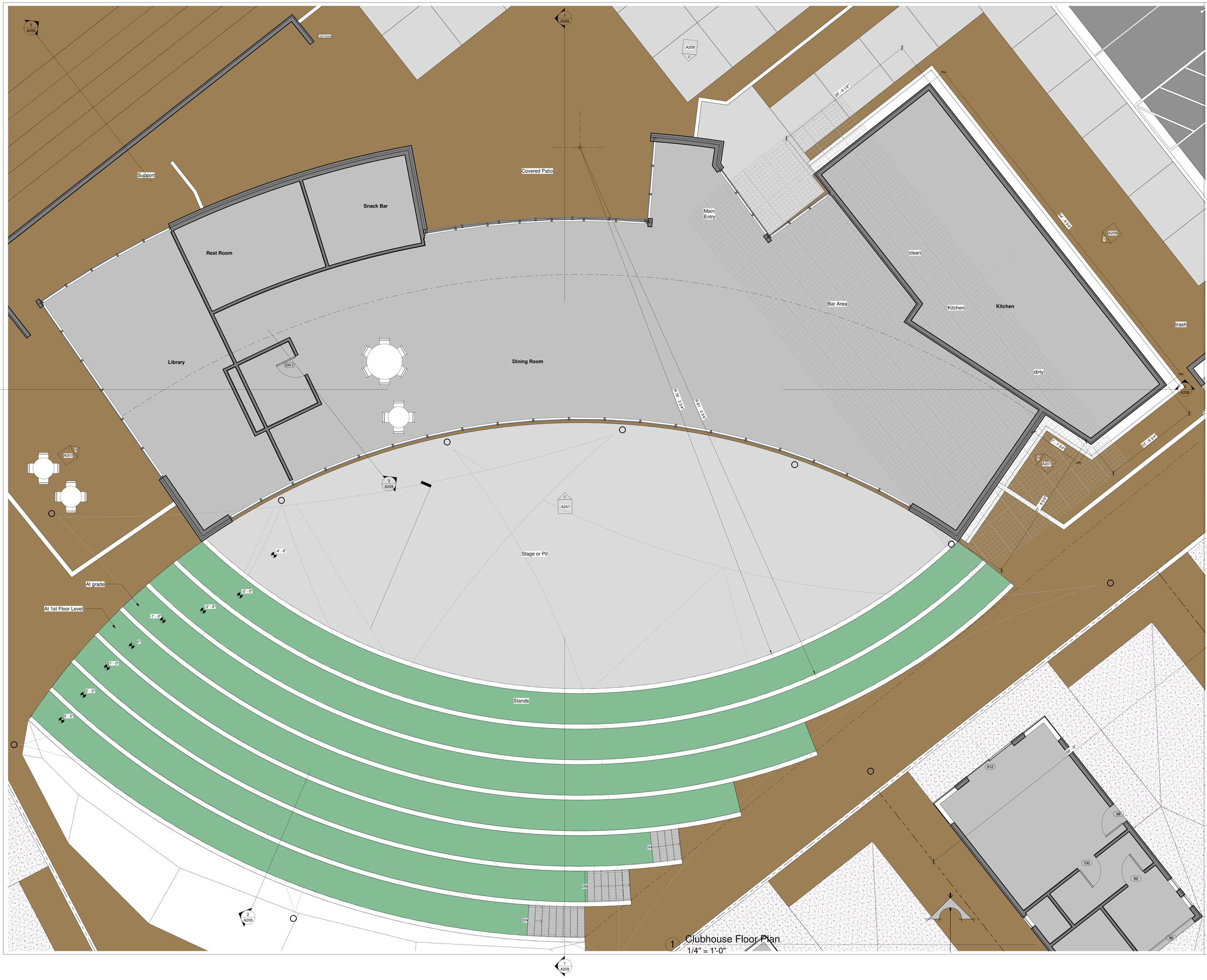
Clubhouse Site Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A201

Scale 1/8" = 1'-0"

5/29/2018 12:29:23 PM



1 Clubhouse Floor Plan
1/4" = 1'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Coachella, California 92236

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No.	Description	Date

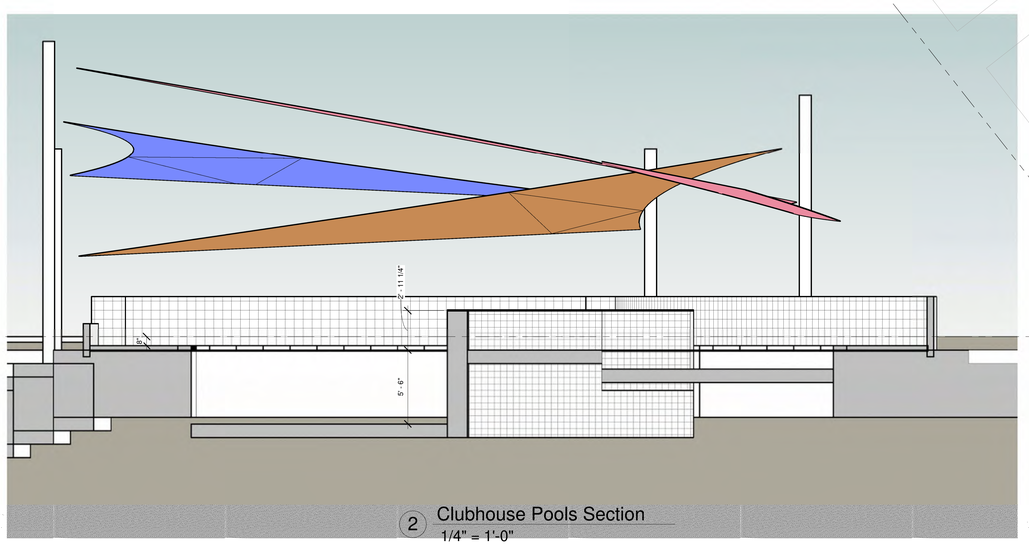
Clubhouse Floor Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

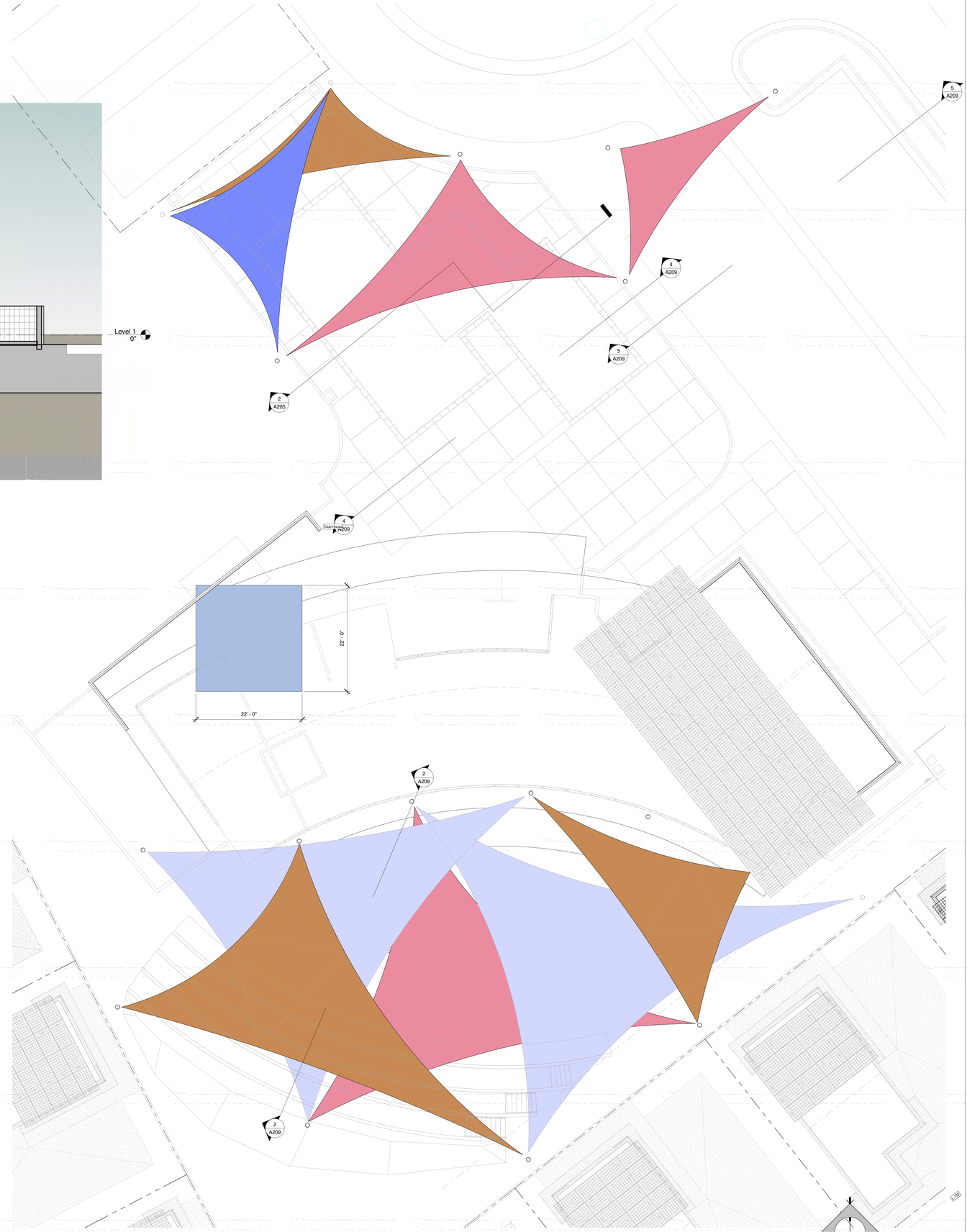
A202

Scale 1/4" = 1'-0"

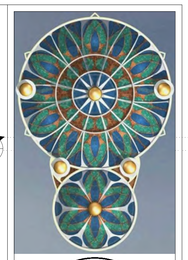
5/29/2018 12:29:37 PM



2 Clubhouse Pools Section
1/4" = 1'-0"



1 Clubhouse Sails Plan
1/8" = 1'-0"



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REN: 10-31-2019
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No.	Description	Date

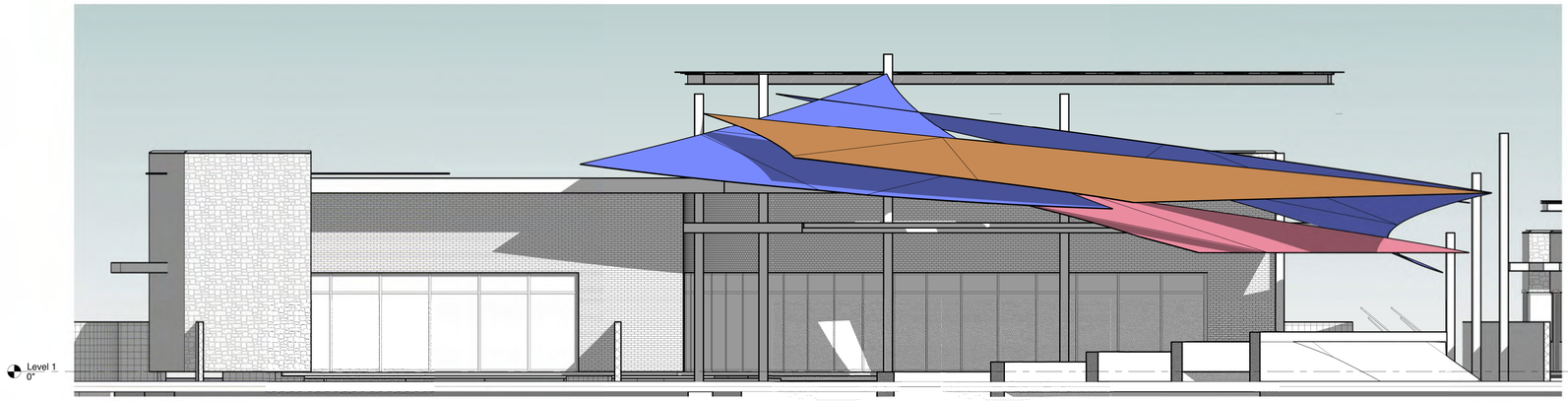
Clubhouse Sails Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

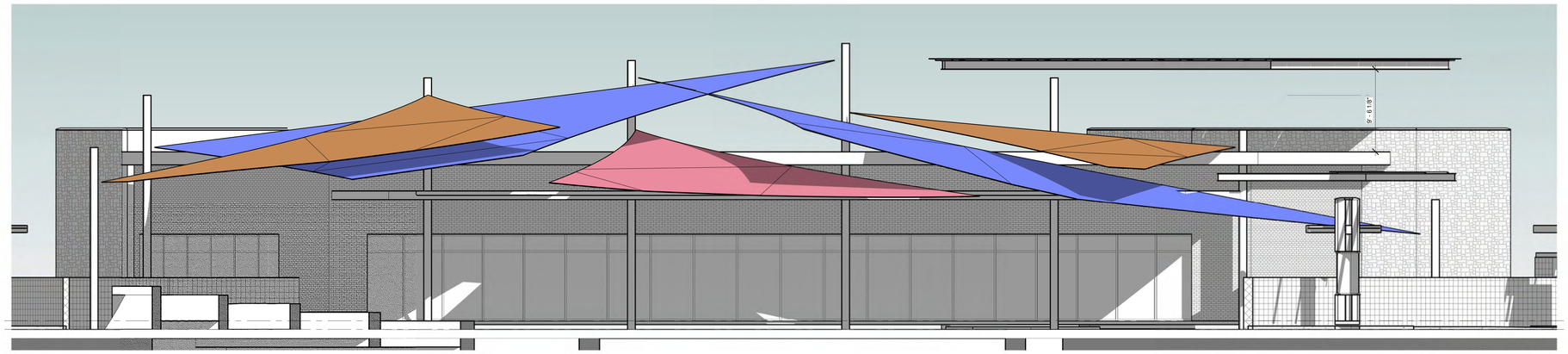
A205

Scale: As indicated

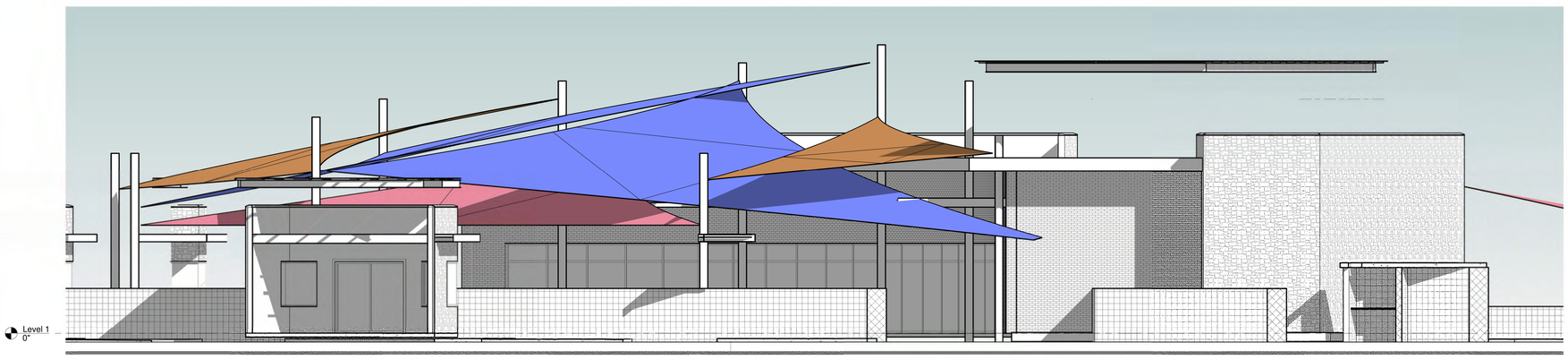
5/29/2018 12:29:42 PM



3 Clubhouse West Elevation
3/16" = 1'-0"



2 Clubhouse South Elevation
3/16" = 1'-0"



5 Clubhouse Southeast Elevation
3/16" = 1'-0"

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No. C-10132
REN: 10-31-2019
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Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

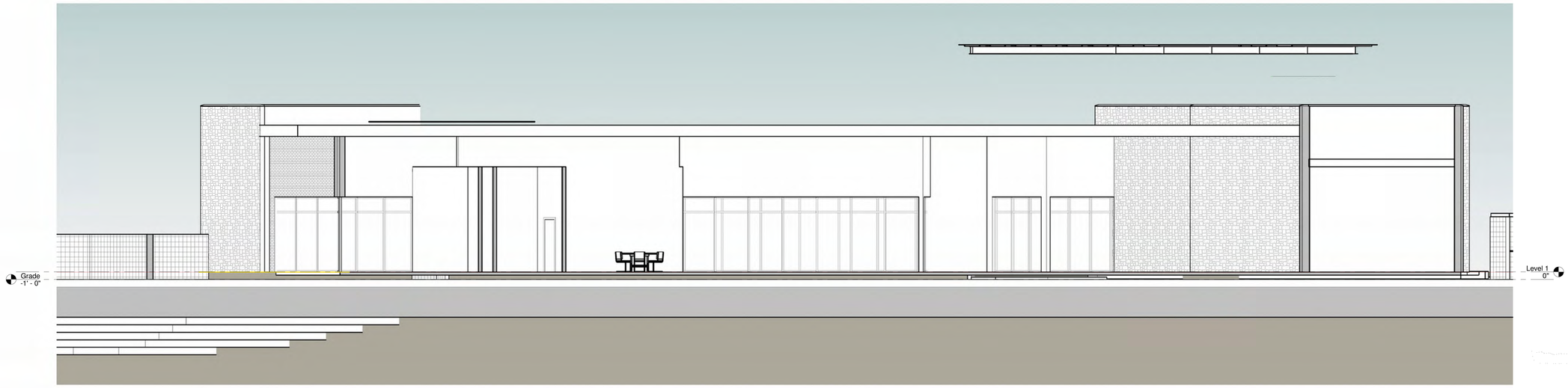
Clubhouse Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

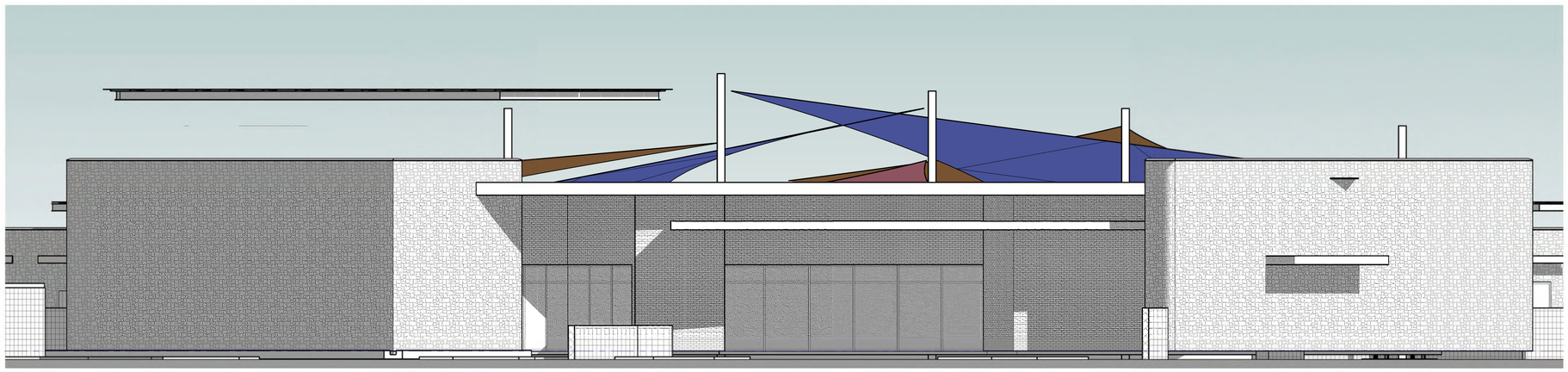
A207

Scale 3/16" = 1'-0"

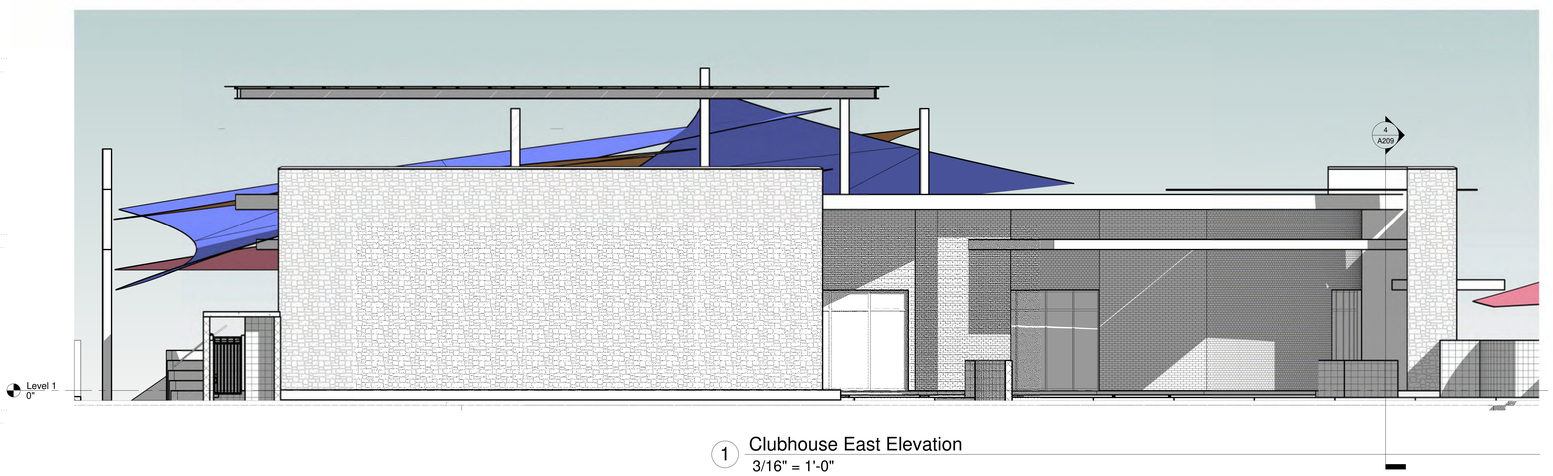
5/29/2018 12:30:03 PM



3 Clubhouse Building Section AA
3/16" = 1'-0"



2 Clubhouse North Elevation
3/16" = 1'-0"



1 Clubhouse East Elevation
3/16" = 1'-0"

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No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

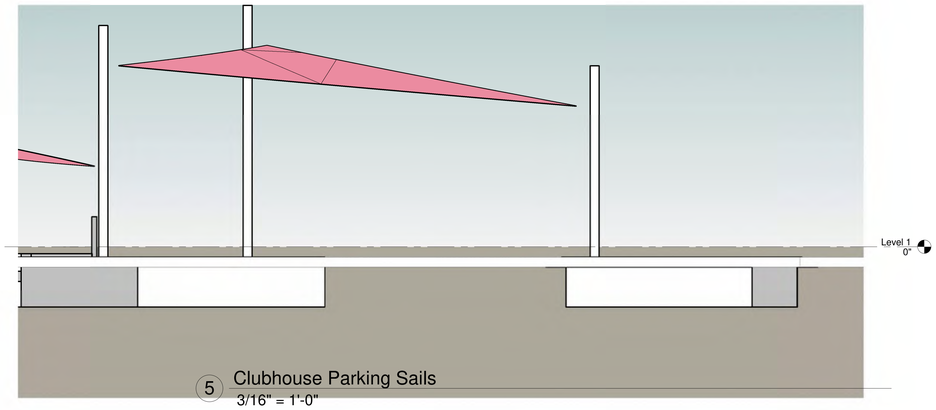
Clubhouse Elevations and Building Sections

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

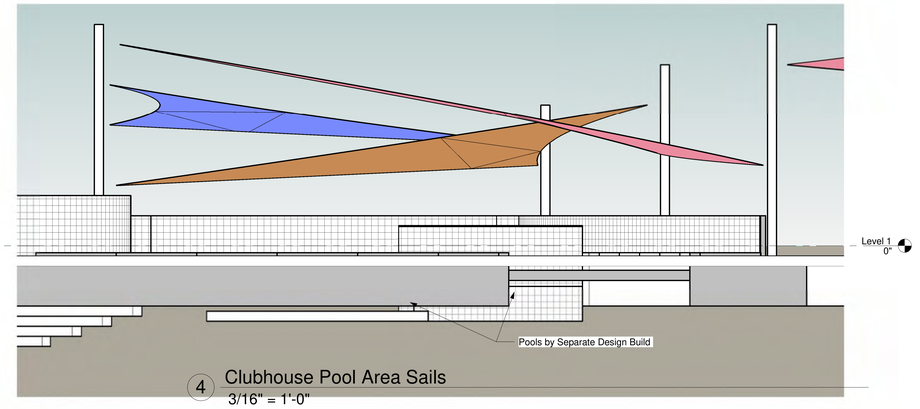
A208

Scale 3/16" = 1'-0"

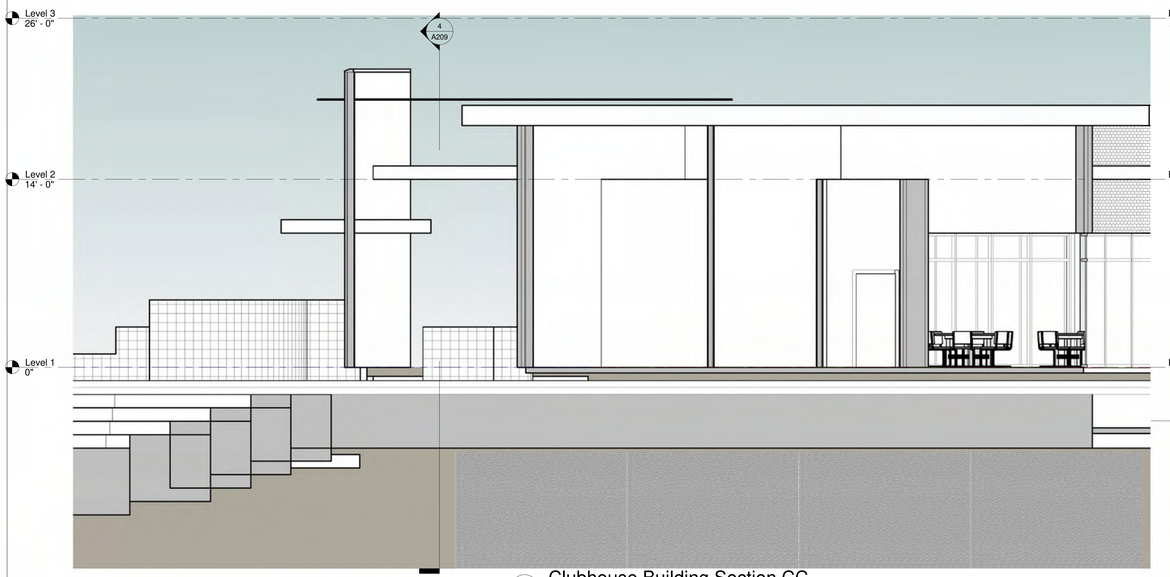
5/29/2018 12:30:16 PM



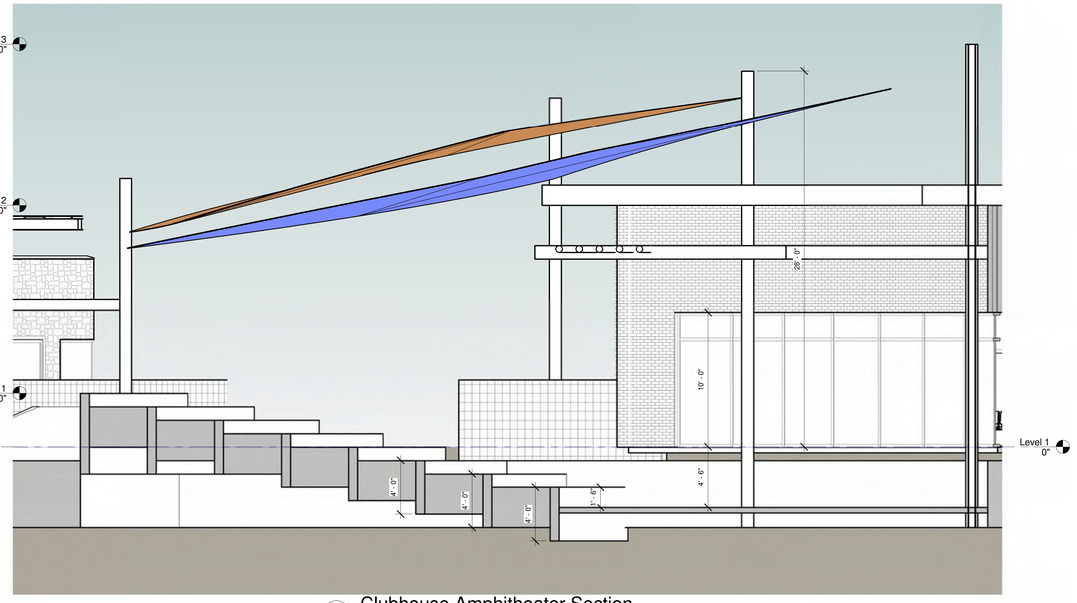
5 Clubhouse Parking Sails
3/16" = 1'-0"



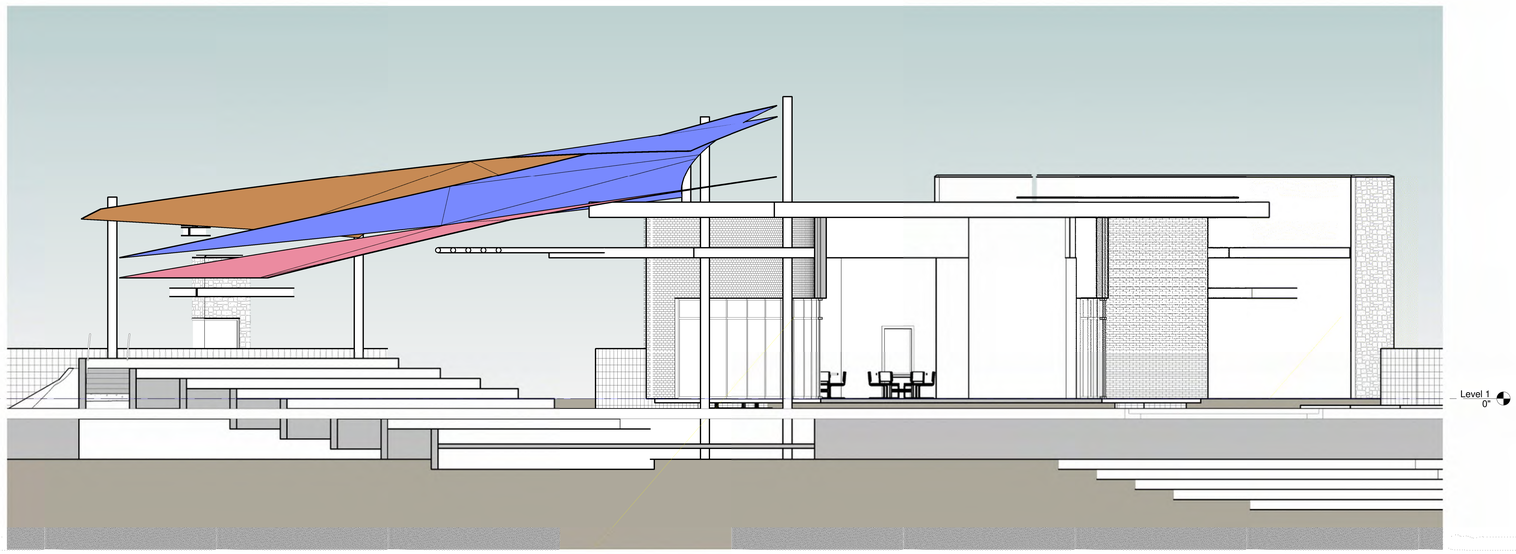
4 Clubhouse Pool Area Sails
3/16" = 1'-0"



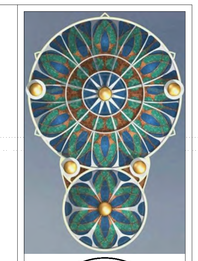
3 Clubhouse Building Section CC
1/4" = 1'-0"



2 Clubhouse Amphitheater Section
1/4" = 1'-0"



1 Clubhouse Building Section BB
3/16" = 1'-0"



LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

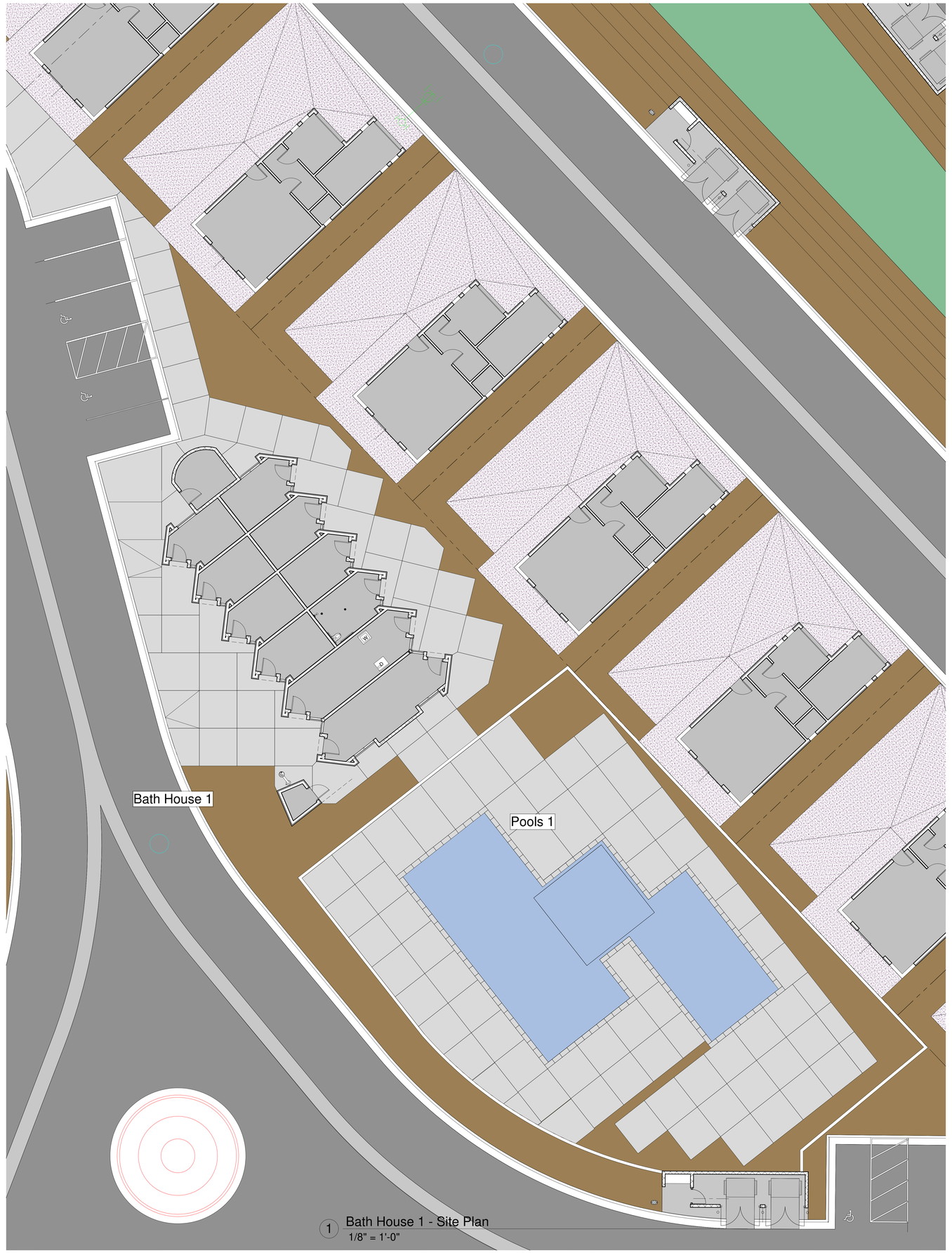
Clubhouse Building Sections

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A209

Scale	As indicated

5/29/2018 12:30:21 PM



1 Bath House 1 - Site Plan
1/8" = 1'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Bath House 1 Site Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A301

Scale 1/8" = 1'-0"

5/29/2018 12:30:31 PM

LICENSED ARCHITECT
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No. C-10132
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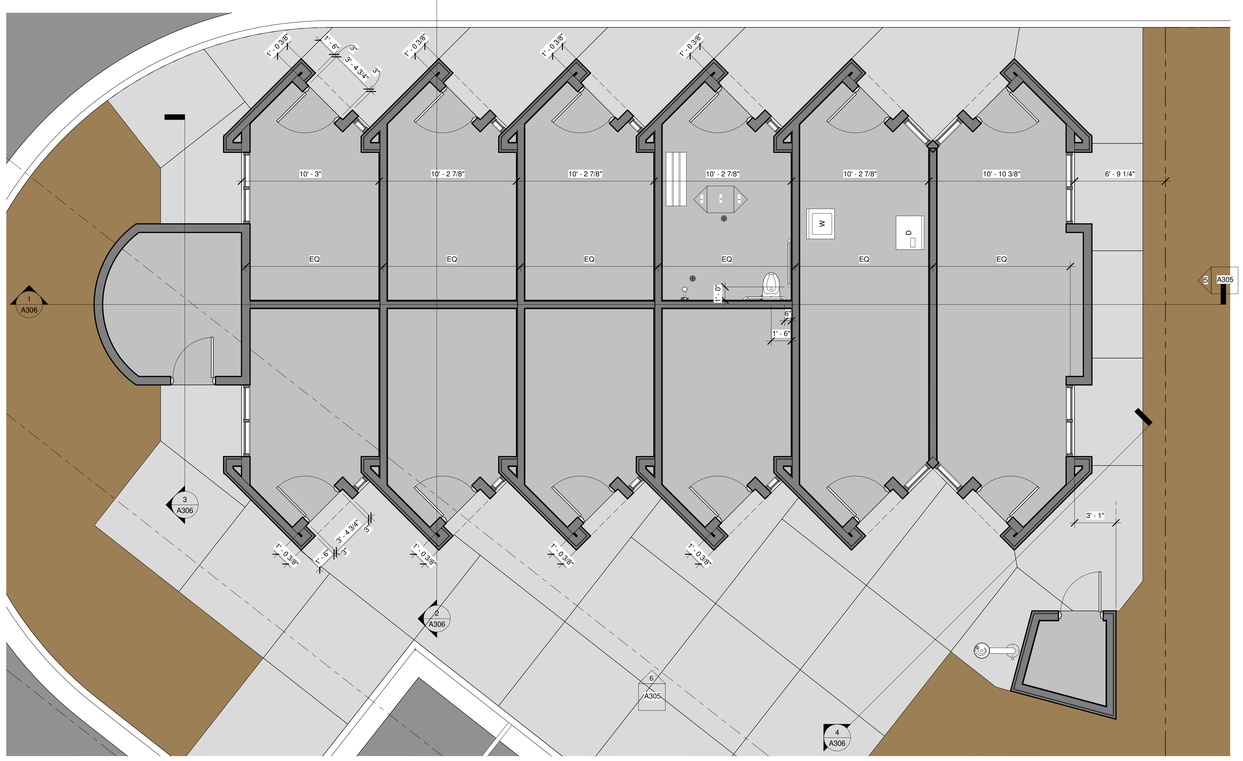
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M



2 Bath House 2 - Floor Plan
1/4" = 1'-0"

No.	Description	Date

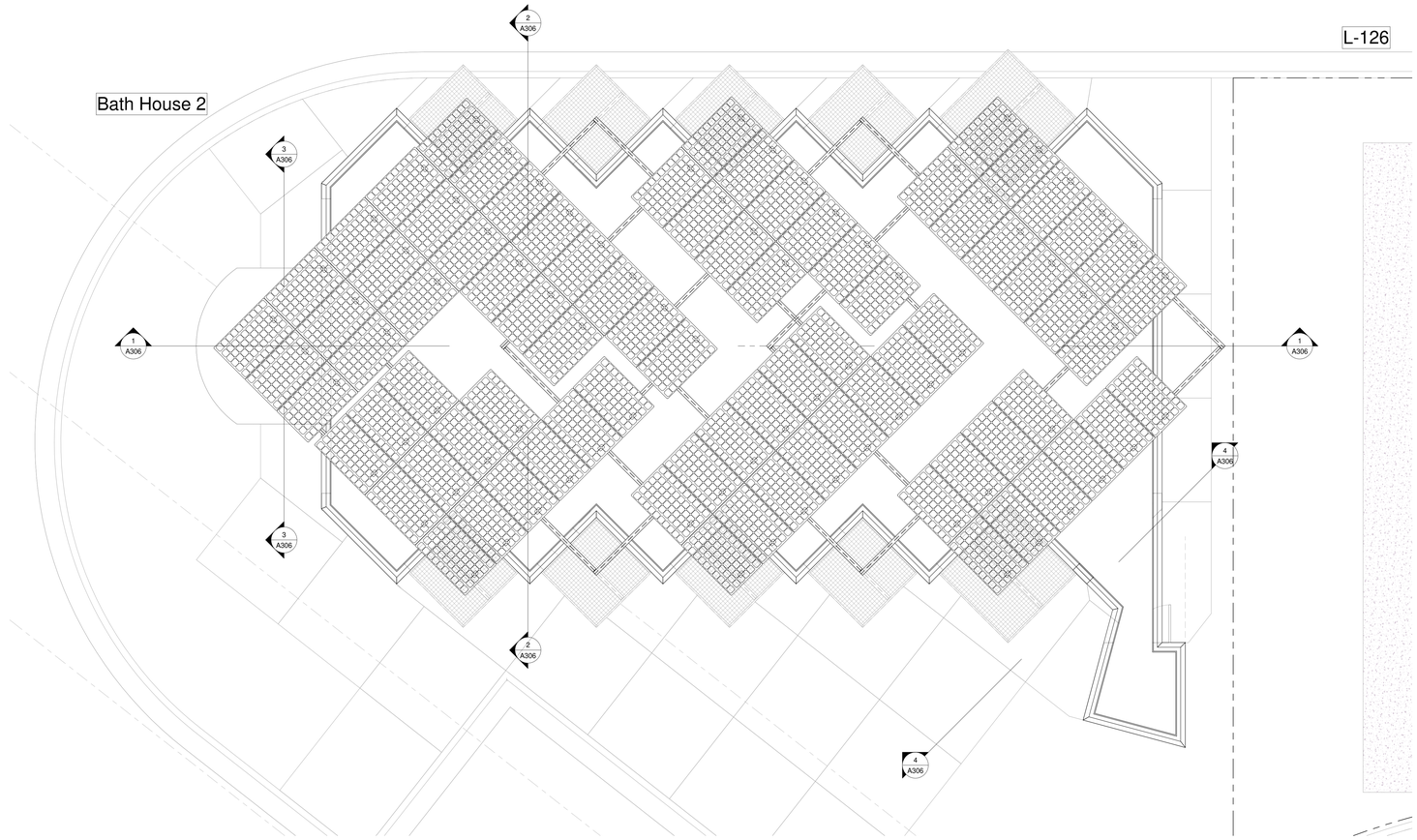
Bath House Floor and Ceiling Plans

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A303

Scale 1/4" = 1'-0"

5/29/2018 12:30:33 PM



3 Bath House 2 Trellis Plan
1/4" = 1'-0"

2 Bath House 2 - Roof Plan
1/4" = 1'-0"

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No. C-10132
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Coachella, California 92236

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No.	Description	Date

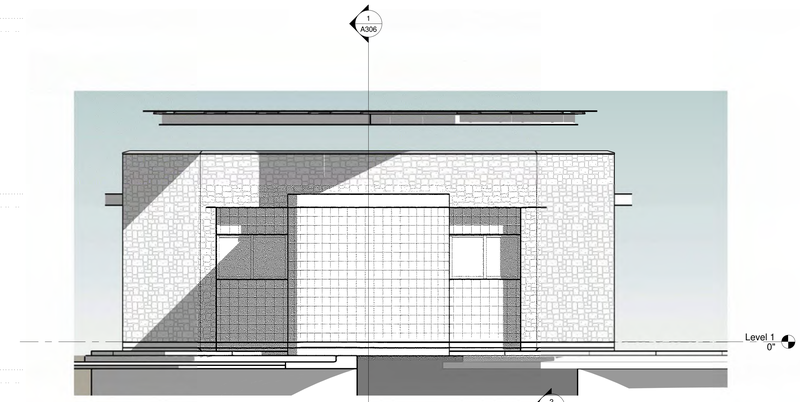
Bath House Roof Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

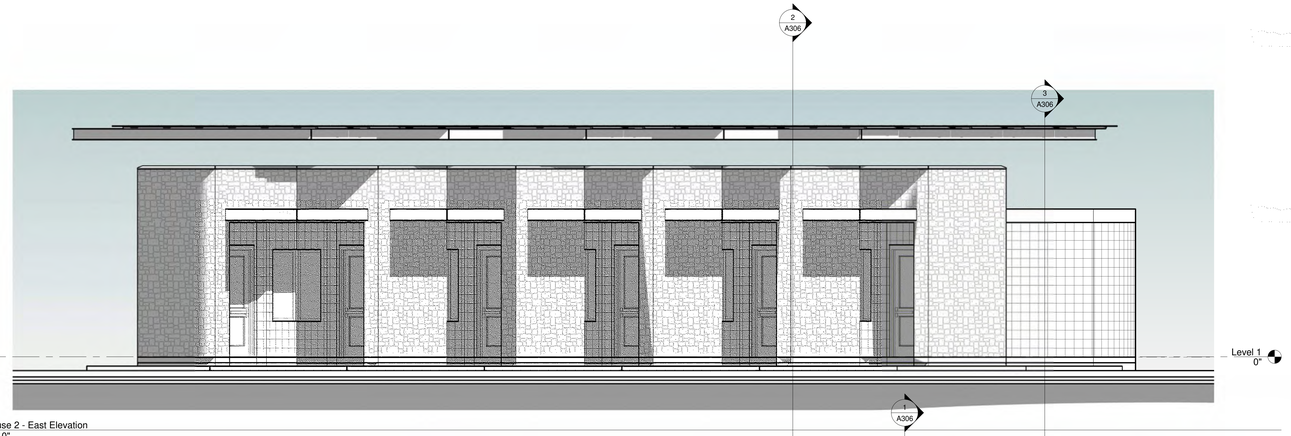
A304

Scale 1/4" = 1'-0"

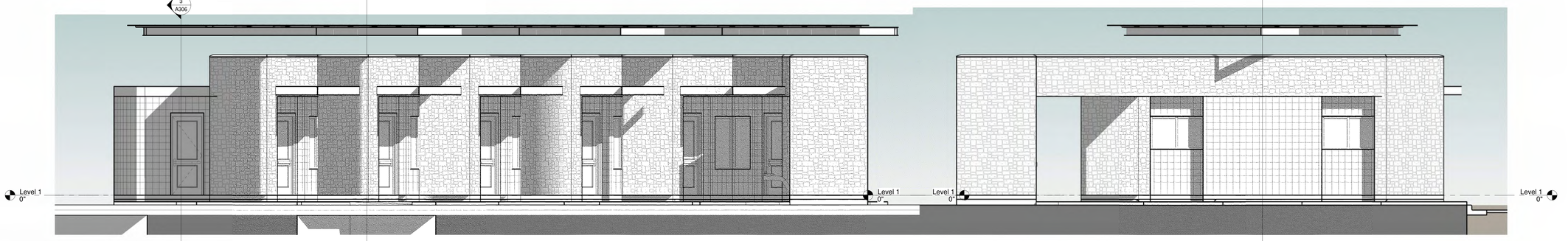
5/29/2018 12:30:35 PM



8 Bath House 2 - North Elevation
1/4" = 1'-0"

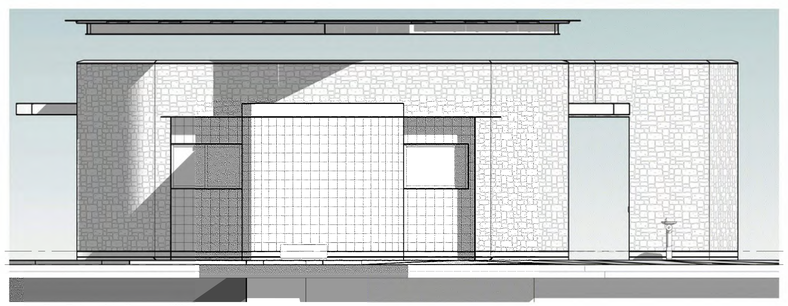


7 Bath House 2 - East Elevation
1/4" = 1'-0"

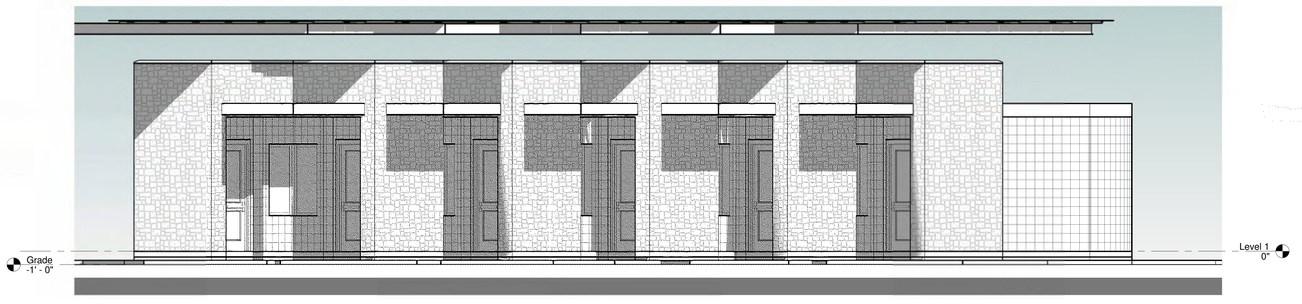


6 Bath House 2 - West Elevation
1/4" = 1'-0"

5 Bath House 2 - South Elevation
1/4" = 1'-0"

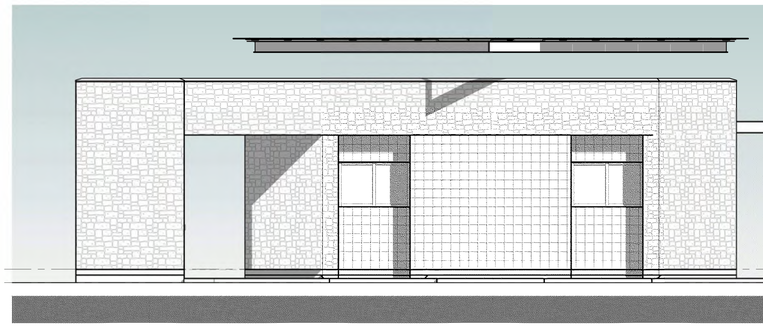


2 Bath House 1 - North Elevation
1/4" = 1'-0"



3 Bath House 1 - East Elevation
1/4" = 1'-0"

4 Bath House 1 - West Elevation
1/4" = 1'-0"



1 Bath House 1 - South Elevation
1/4" = 1'-0"

LICENSED ARCHITECT
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No. C-10132
REN: 10-31-2019
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No.	Description	Date

Bath House Elevations

Project Number	RVPark2016
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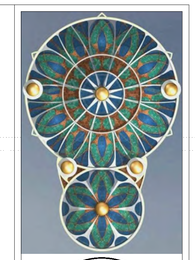
Drawn By	Author
Checked By	Checker

A305

Scale 1/4" = 1'-0"

5/29/2018 12:30:54 PM



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RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Bath House Building Sections

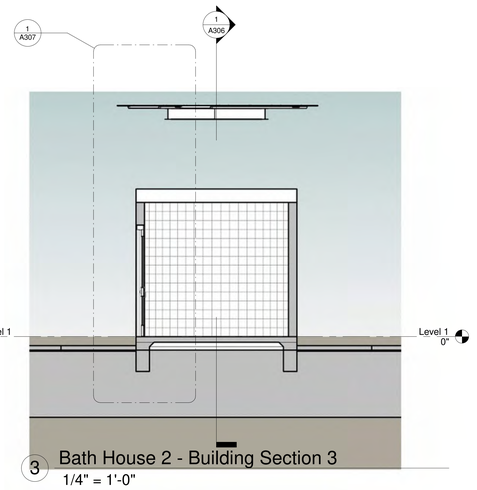
Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A306

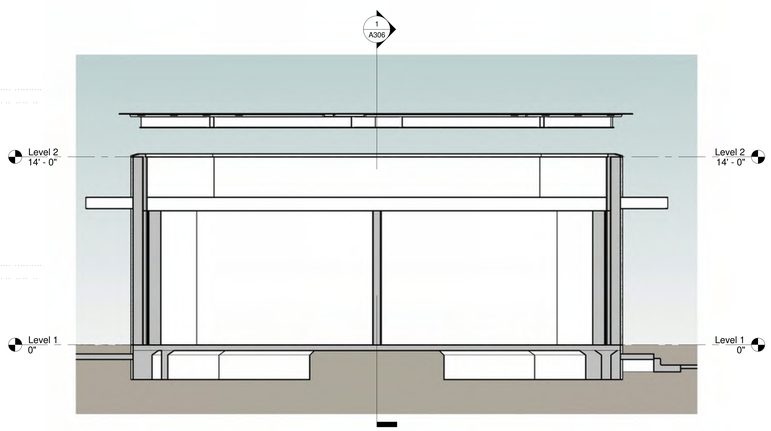
Scale 1/4" = 1'-0"

5/29/2018 12:30:59 PM

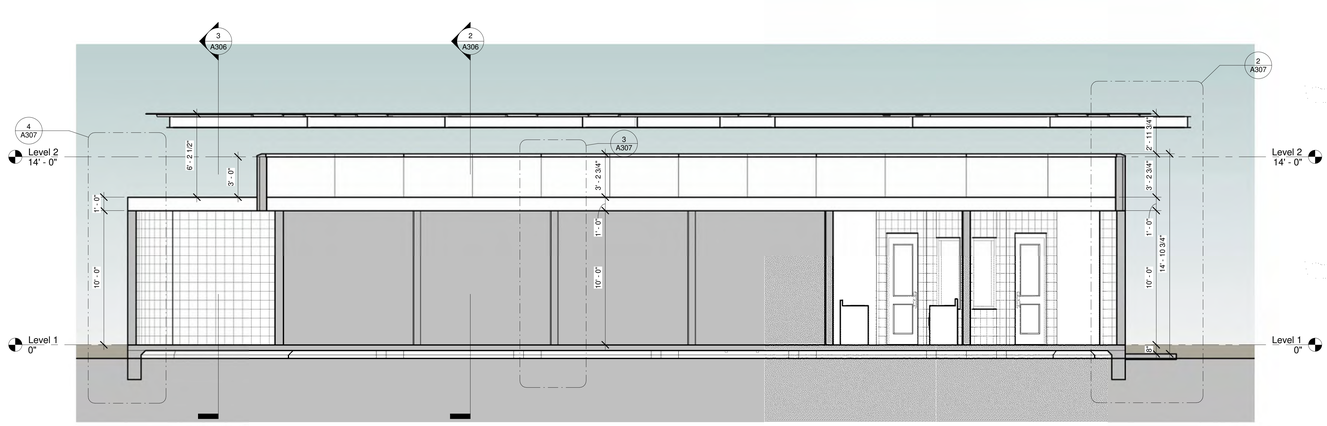
4 Bath House 2 - Building Section 4
1/4" = 1'-0"



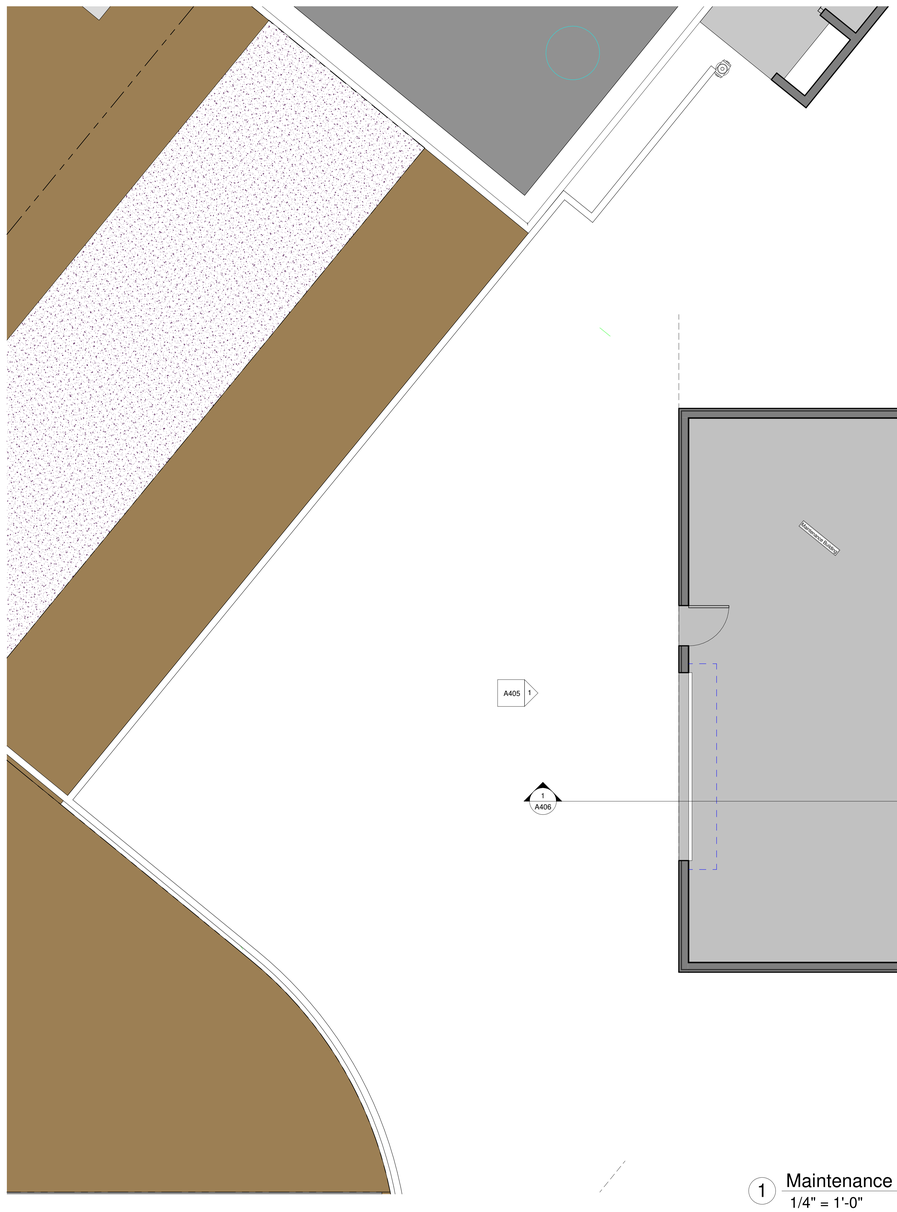
3 Bath House 2 - Building Section 3
1/4" = 1'-0"

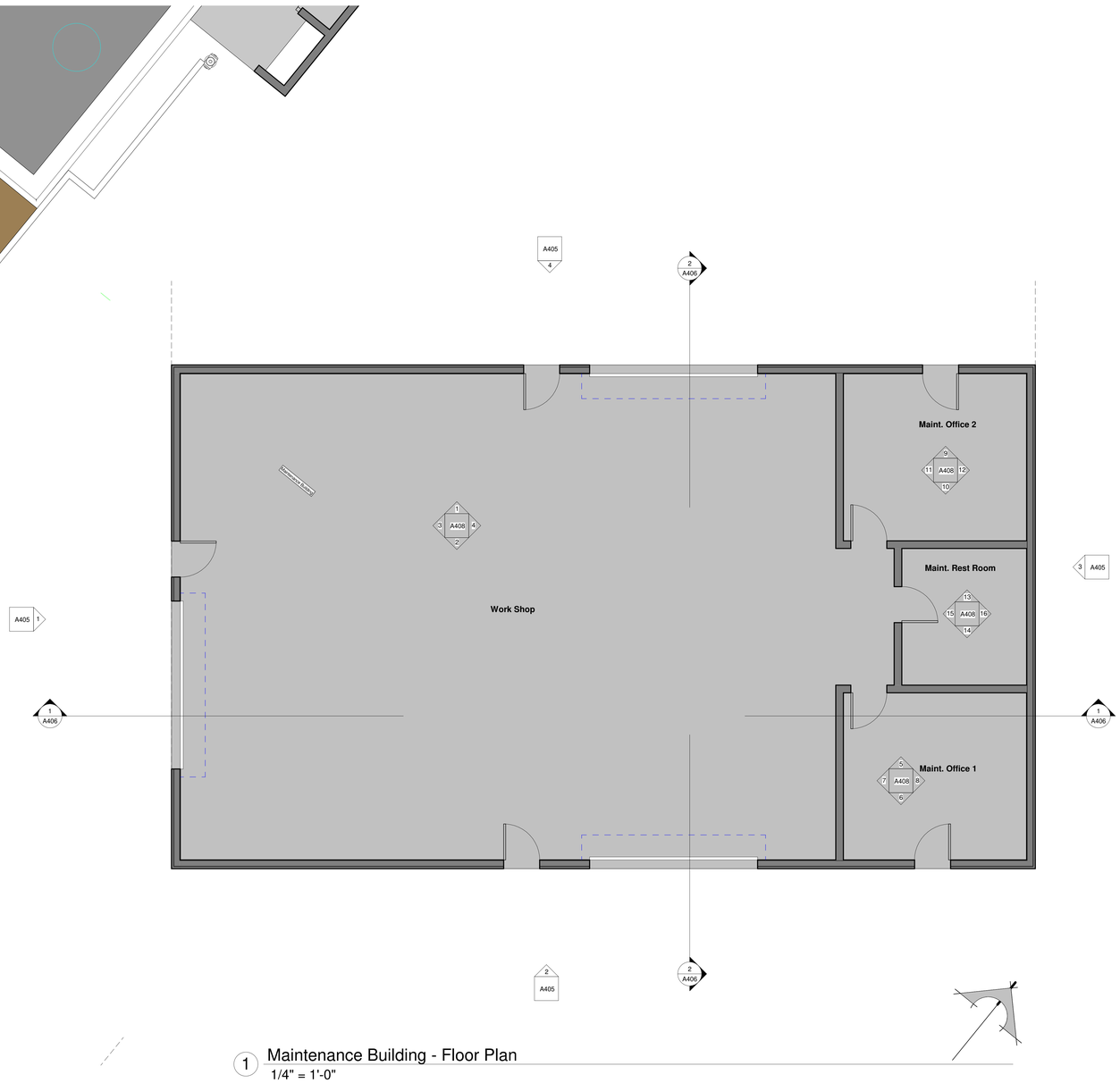


2 Bath House 2 - Building Section 2
1/4" = 1'-0"



1 Bath House 2 - Building Section 1
1/4" = 1'-0"





1 Maintenance Building - Floor Plan
1/4" = 1'-0"

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Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

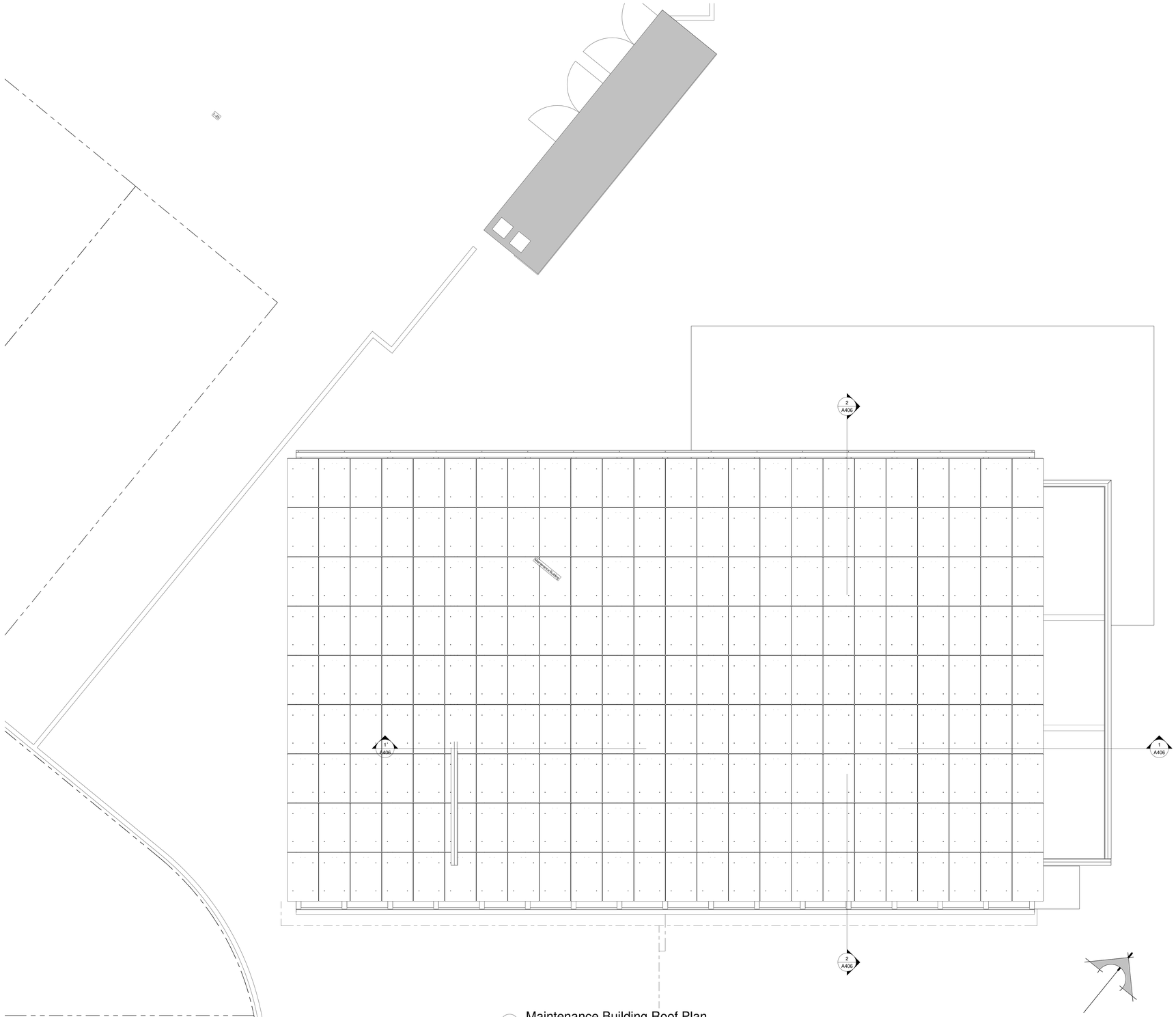
Maintenance Building Floor Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A402

Scale 1/4" = 1'-0"

5/29/2018 12:31:02 PM



1 Maintenance Building Roof Plan
1/4" = 1'-0"

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No.	Description	Date

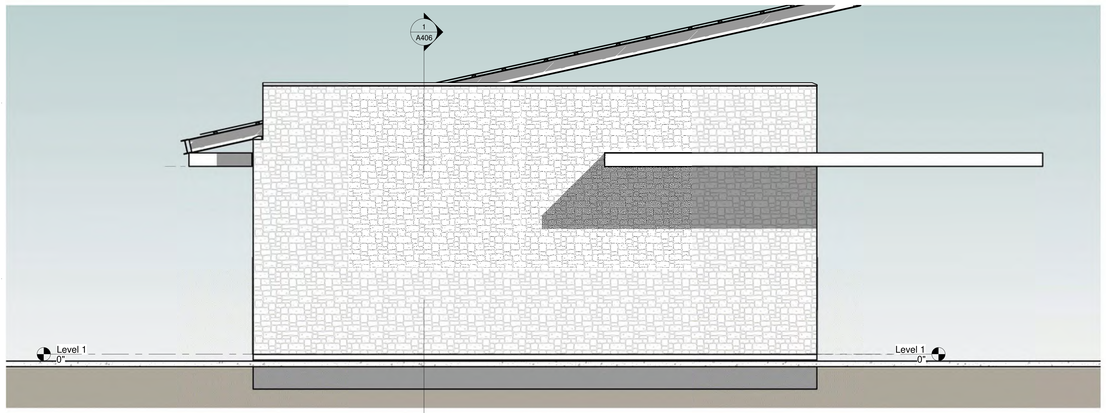
Maintenance Building Roof Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

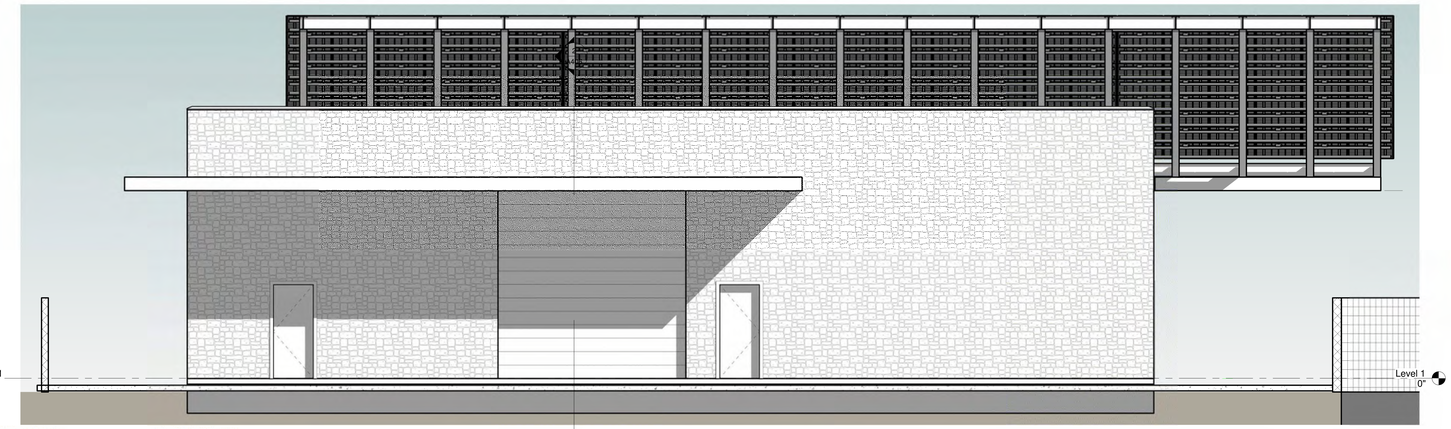
A403

Scale	1/4" = 1'-0"

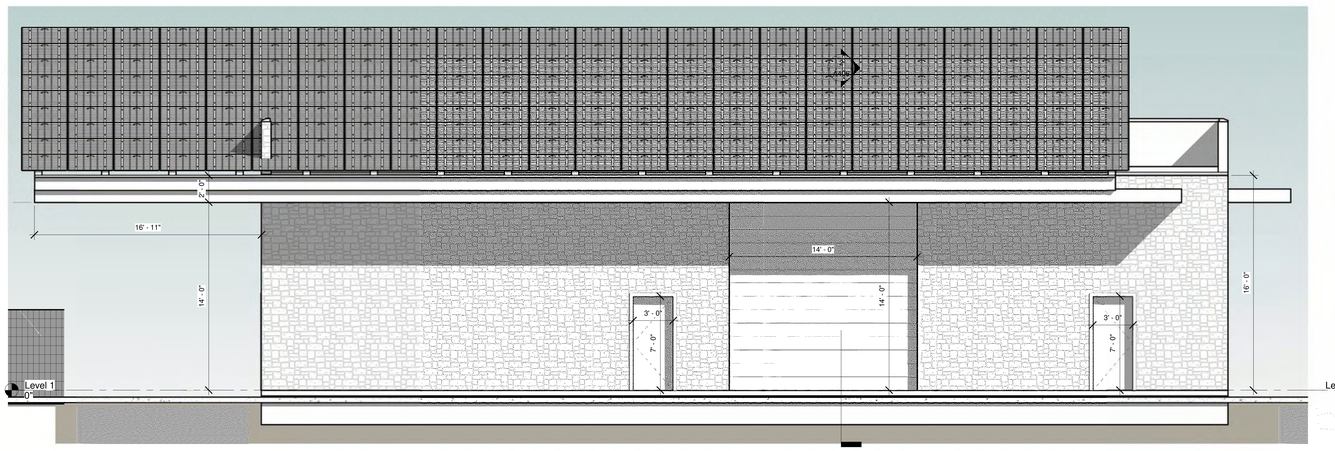
5/29/2018 12:31:06 PM



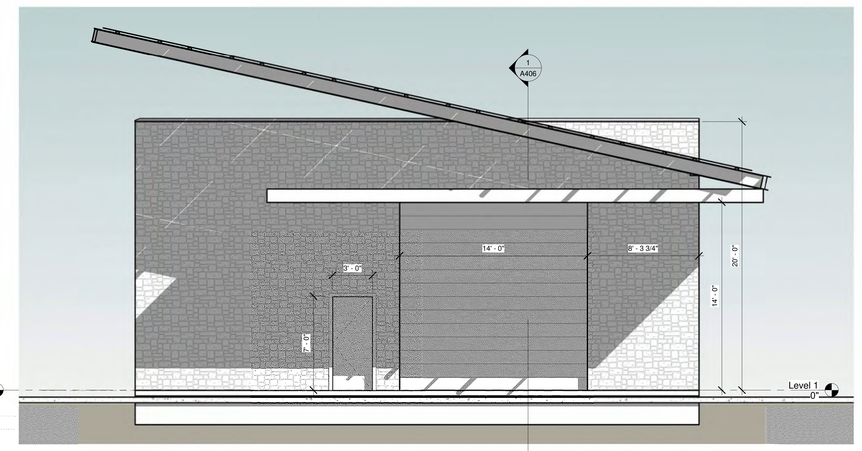
3 Maintenance Building - East Elevation
1/4" = 1'-0"



4 Maintenance Building - North Elevation
1/4" = 1'-0"



2 Maintenance Building - South Elevation
1/4" = 1'-0"



1 Maintenance Building - West Elevation
1/4" = 1'-0"

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REN: 10-31-2019
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Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Maintenance Building Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

A405

Scale 1/4" = 1'-0"

5/29/2018 12:31:25 PM

1 Administration Building - First Floor Plan
1/4" = 1'-0"

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Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract
30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Admin
Building
First Floor
Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A502

Scale 1/4" = 1'-0"

5/29/2018 12:31:28 PM

1 Administration Building - Second Floor Plan
1/4" = 1'-0"

LICENSED ARCHITECT
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Coachella, California 92236

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No.	Description	Date

Admin Building Second Floor Plan

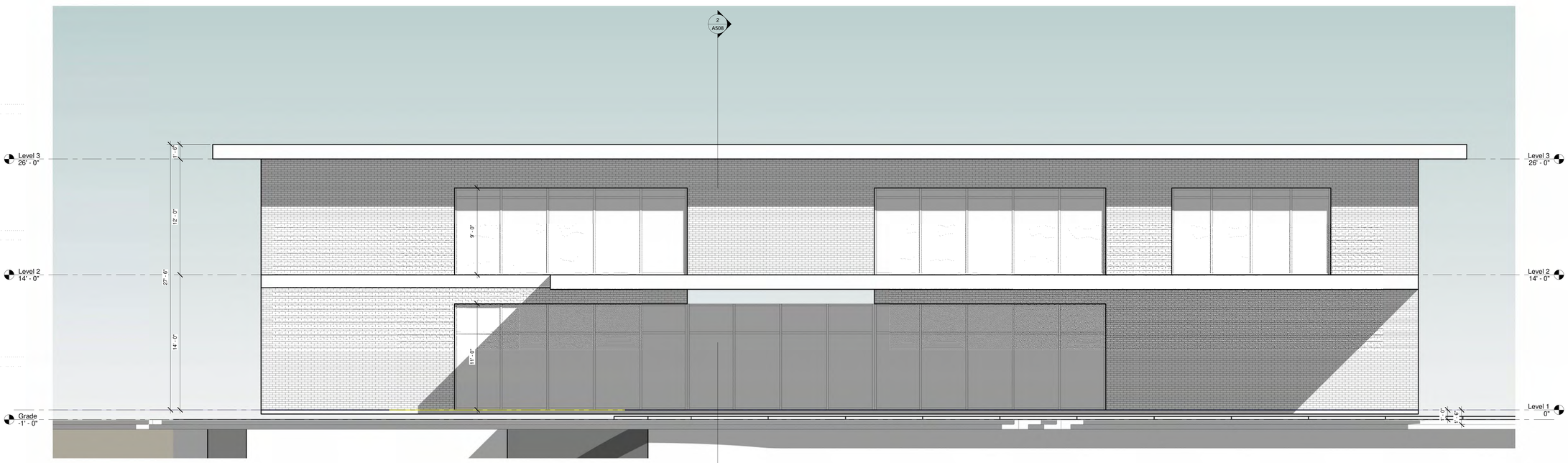
Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A503

Scale 1/4" = 1'-0"

5/29/2018 12:31:29 PM

2 Administration Building - South Elevation
1/4" = 1'-0"



1 Admistration Building - North Elevation
1/4" = 1'-0"

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No.	Description	Date

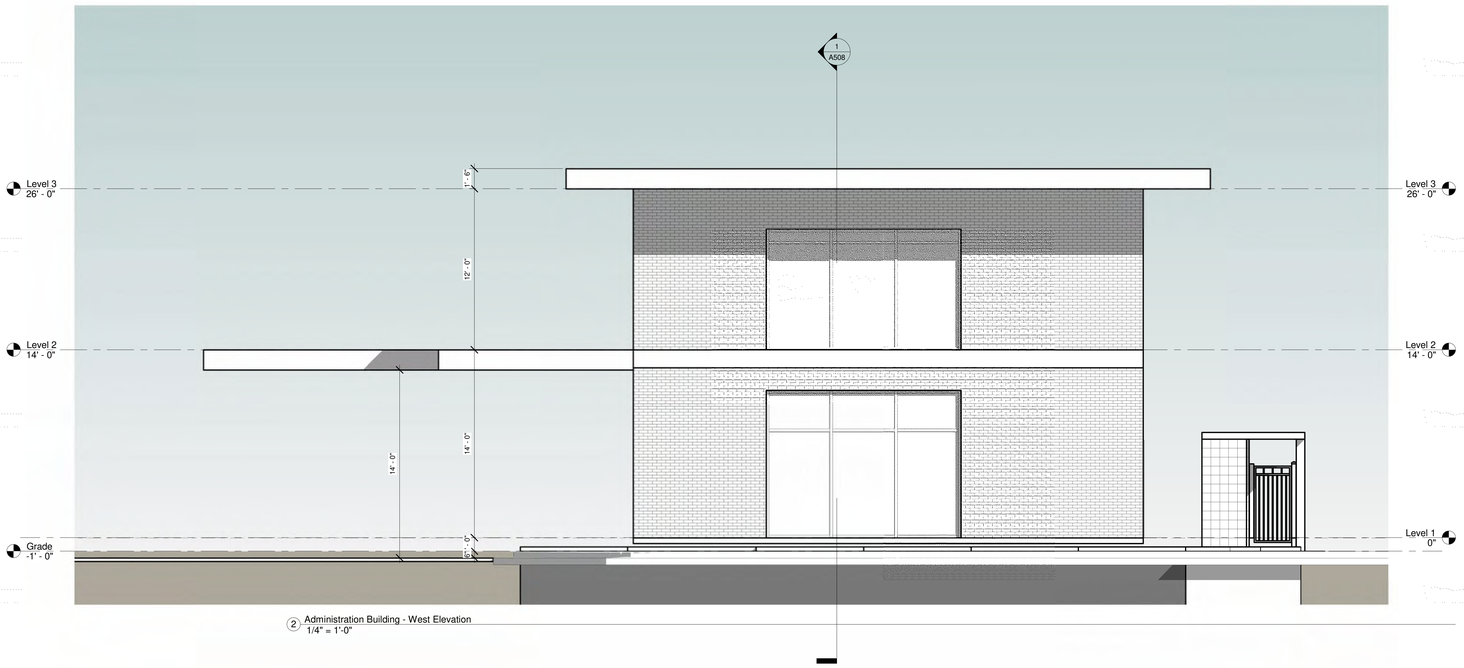
Admin Building Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

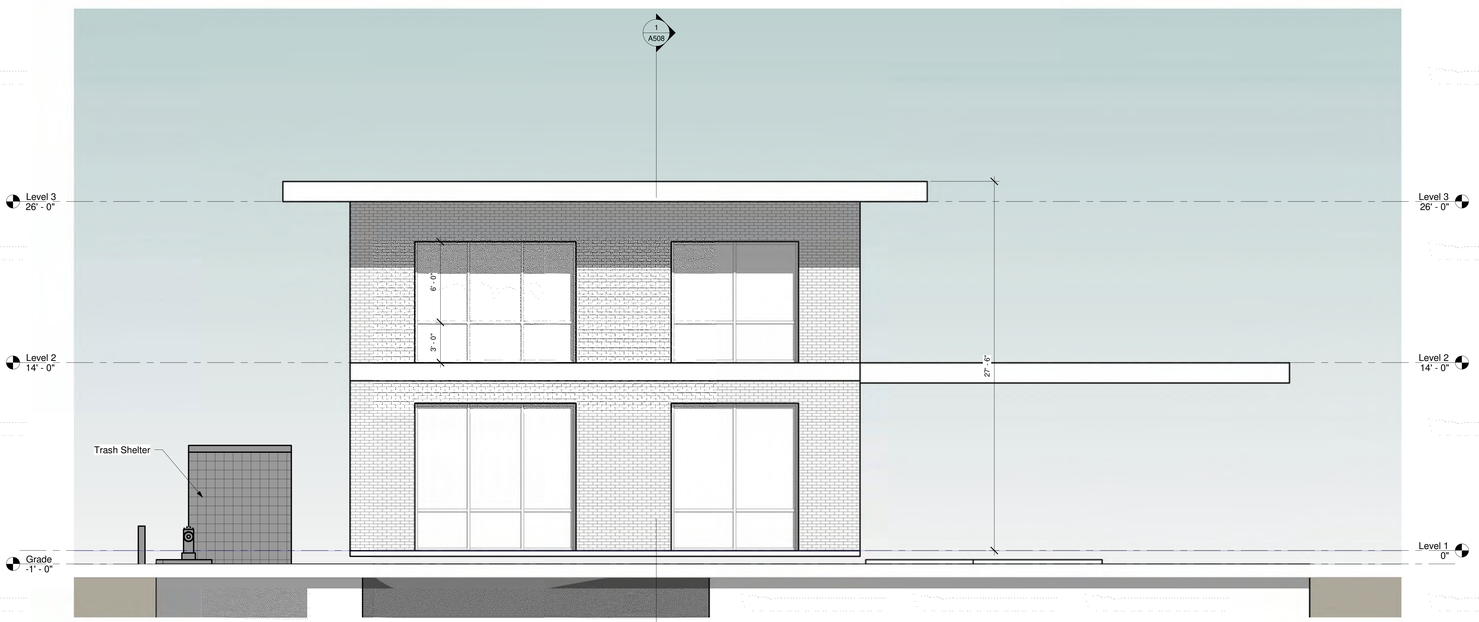
A506

Scale 1/4" = 1'-0"

5/29/2018 12:31:35 PM



2 Administration Building - West Elevation
1/4" = 1'-0"



1 Administration Building - East Elevation
1/4" = 1'-0"

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REN: 10-31-2019
STATE OF CALIFORNIA

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Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

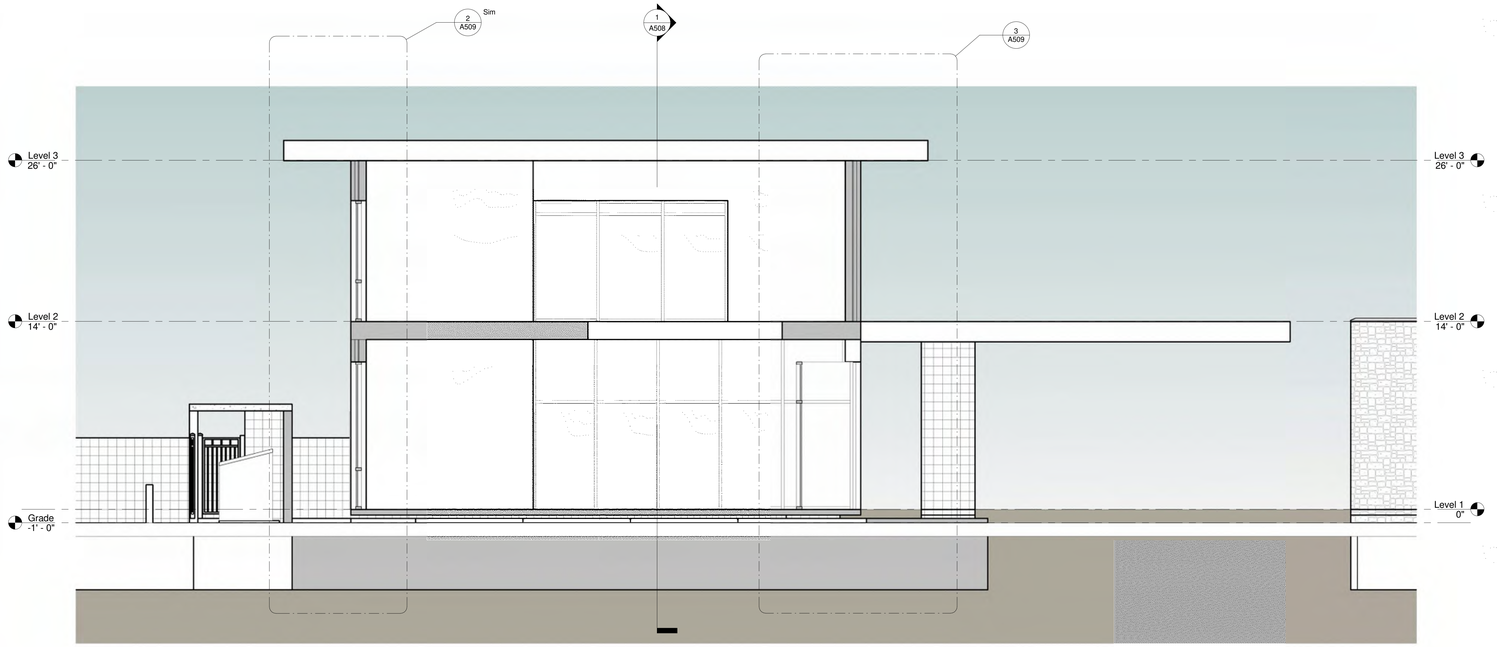
Admin Building Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

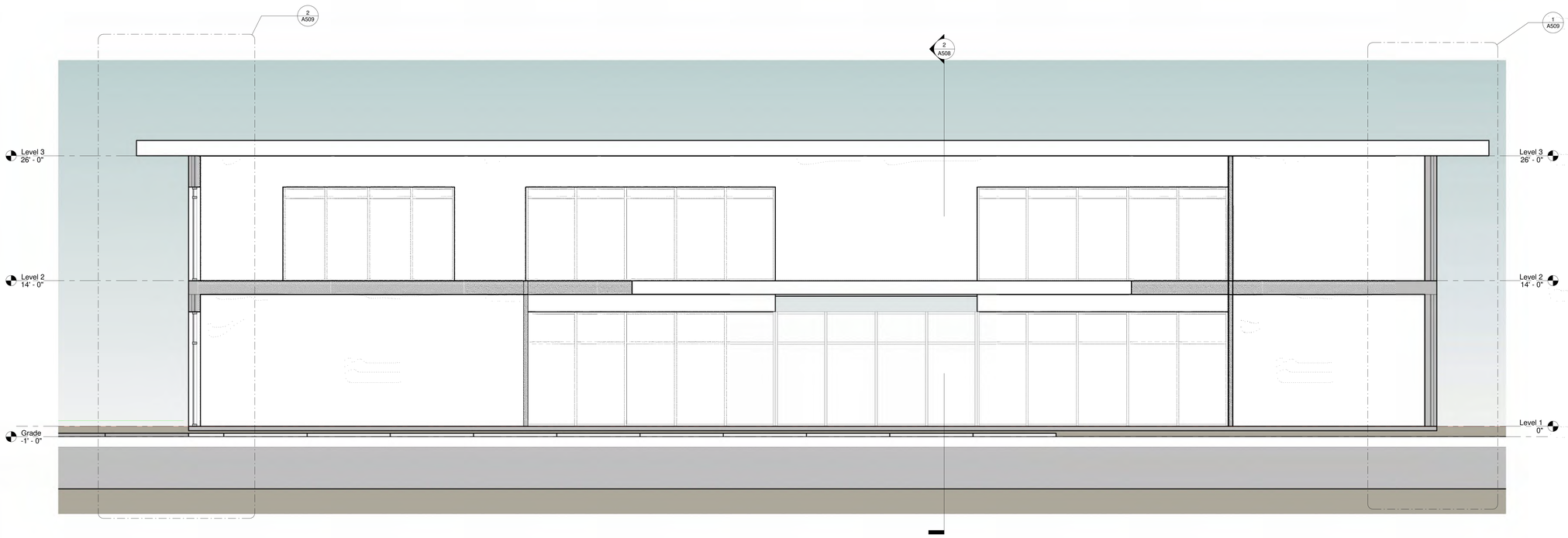
A507

Scale 1/4" = 1'-0"

5/29/2018 12:31:40 PM



2 Administration Building Section BB
1/4" = 1'-0"



1 Administration Builidng Section AA
1/4" = 1'-0"

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No. C-10132
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Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract
30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Admin
Building
Building
Sections

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A508

Scale 1/4" = 1'-0"

5/29/2018 12:31:44 PM

RV Park
188 Units

2 Site Plan - RV Park
1" = 50'-0"

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Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

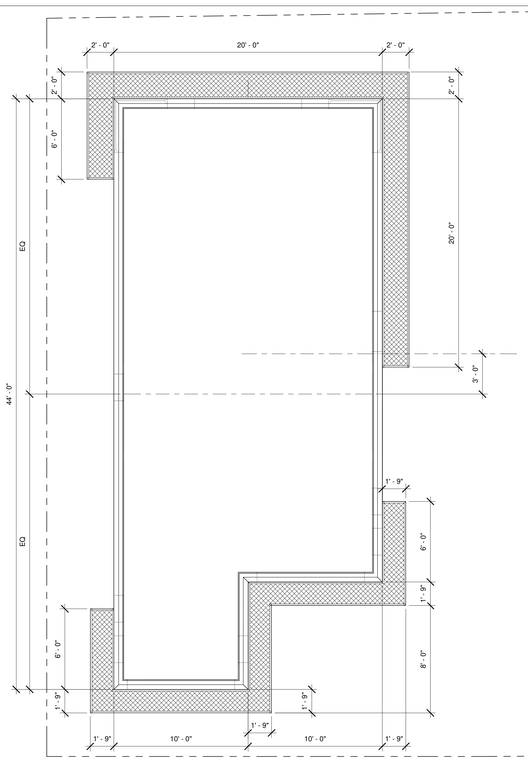
RV Park Lots and Casitas Site Plan Key

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

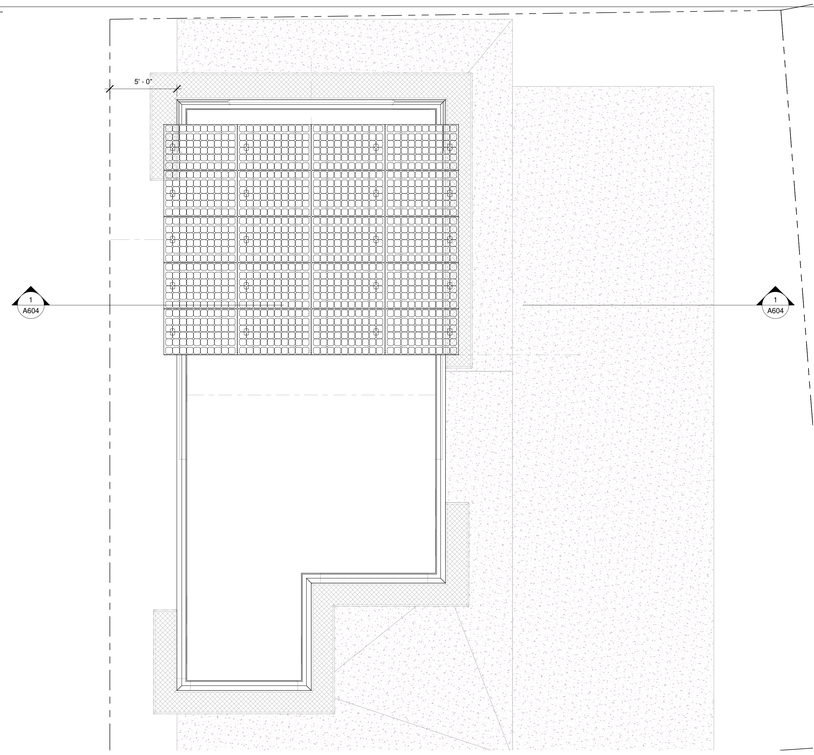
A601

Scale 1" = 50'-0"

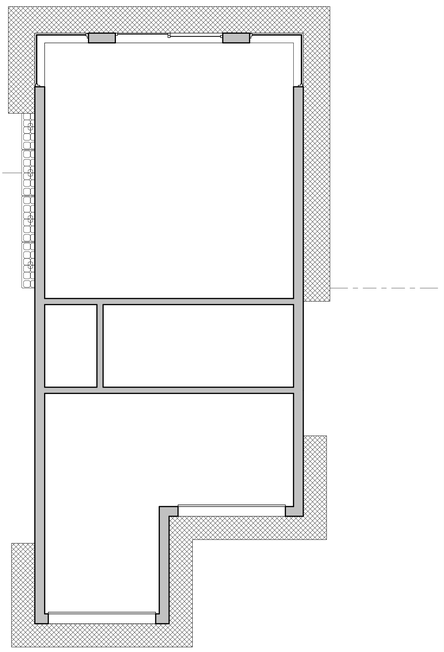
5/29/2018 12:32:05 PM



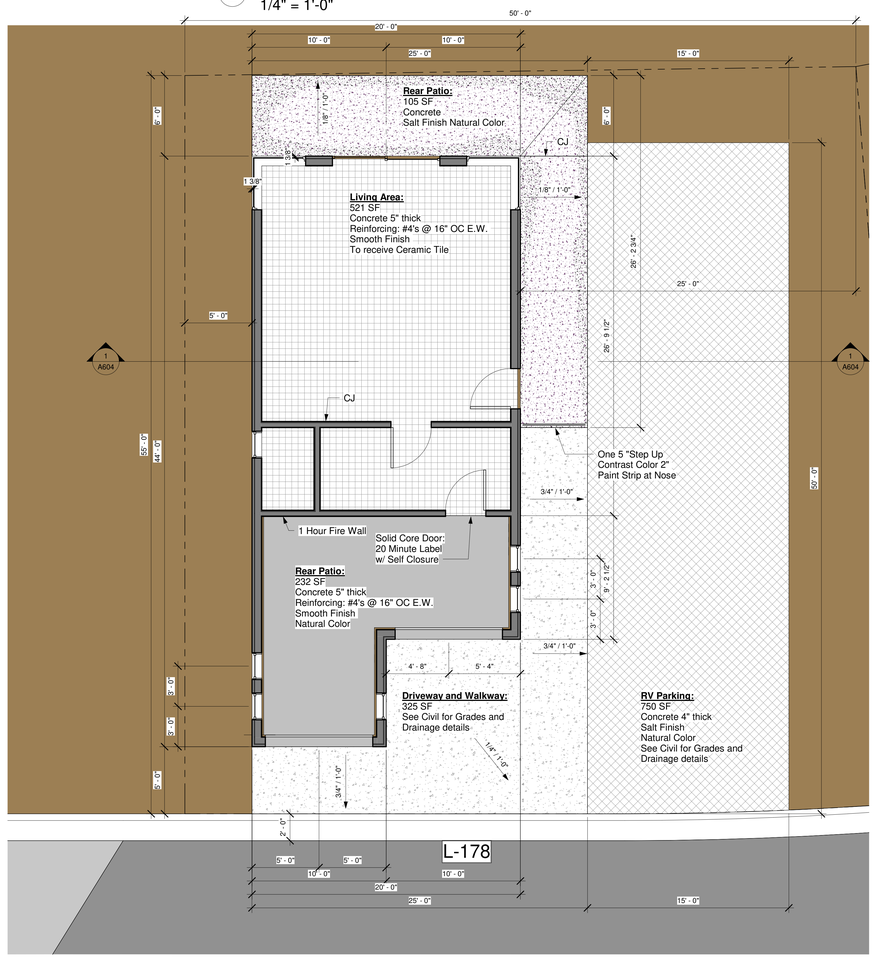
3 Casita Canopy Plan
1/4" = 1'-0"



2 Casita Roof Plan
1/4" = 1'-0"



4 Casita Ceiling Plan
1/4" = 1'-0"



1 Casita Floor Plan
1/4" = 1'-0"

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REN: 10-31-2019
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No.	Description	Date

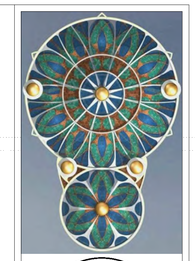
Casita Floor Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A602

Scale 1/4" = 1'-0"

5/29/2018 12:32:09 PM



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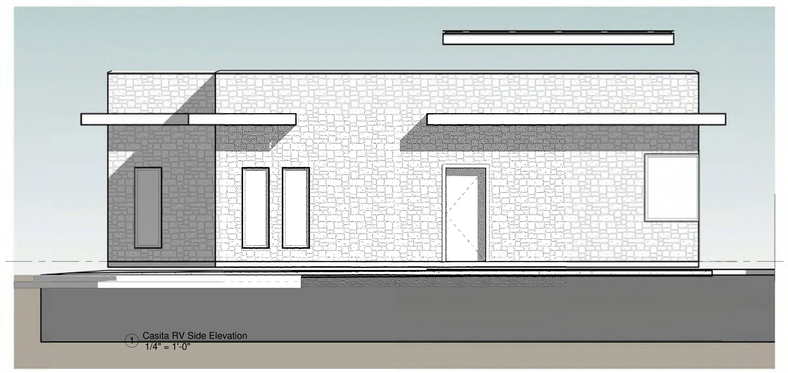
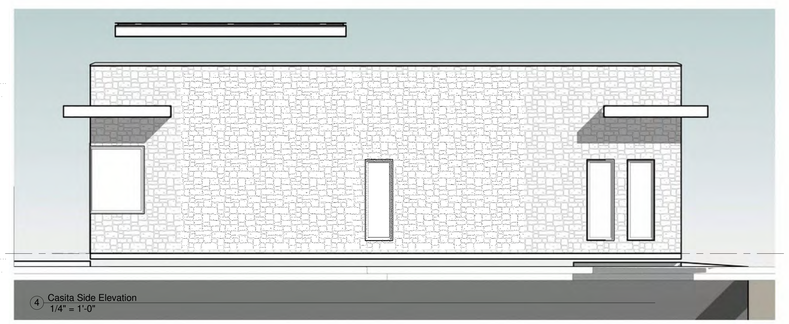
Level 1
0"

3 Casita Rear Elevation
1/4" = 1'-0"



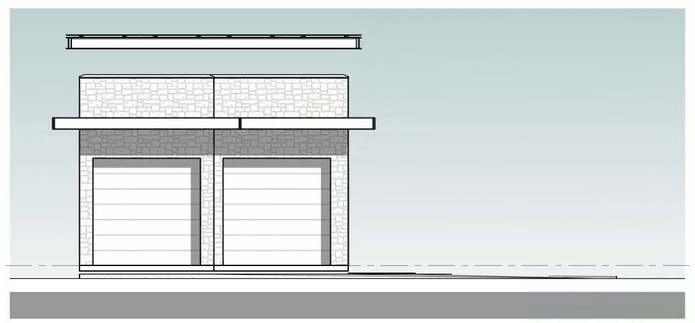
Level 1
0"

1 Casita RV Side Elevation
1/4" = 1'-0"



Level 1
0"

4 Casita Side Elevation
1/4" = 1'-0"



Level 1
0"

2 Casita Front Elevation
1/4" = 1'-0"

No.	Description	Date

Casita Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

A603

Scale 1/4" = 1'-0"

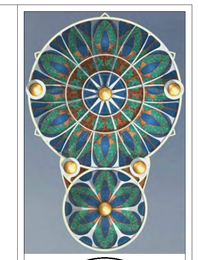
5/29/2018 12:32:17 PM

RV Park
188 Units

Townhouses
100 Units
2 bedroom units

Hotel Site

1 Site Plan - Townhouses
1" = 30'-0"



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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

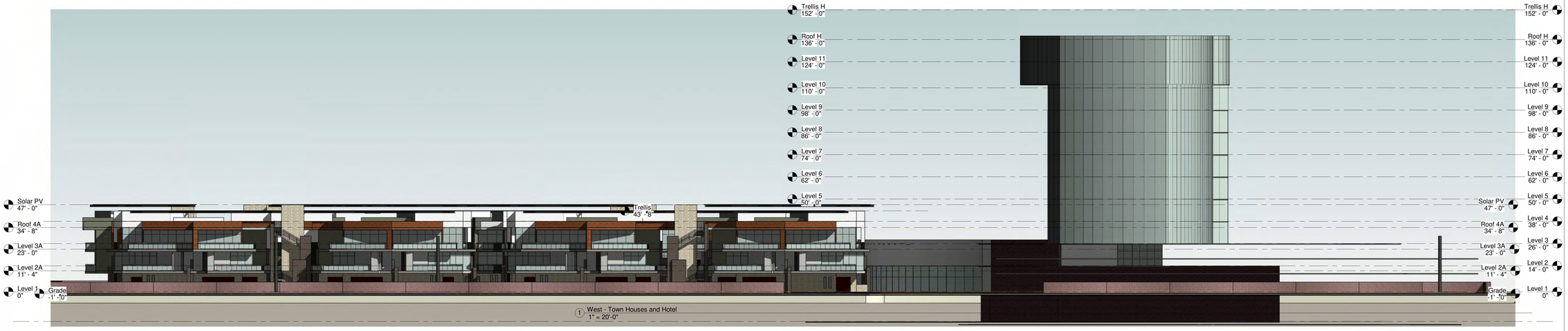
TH - Site Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

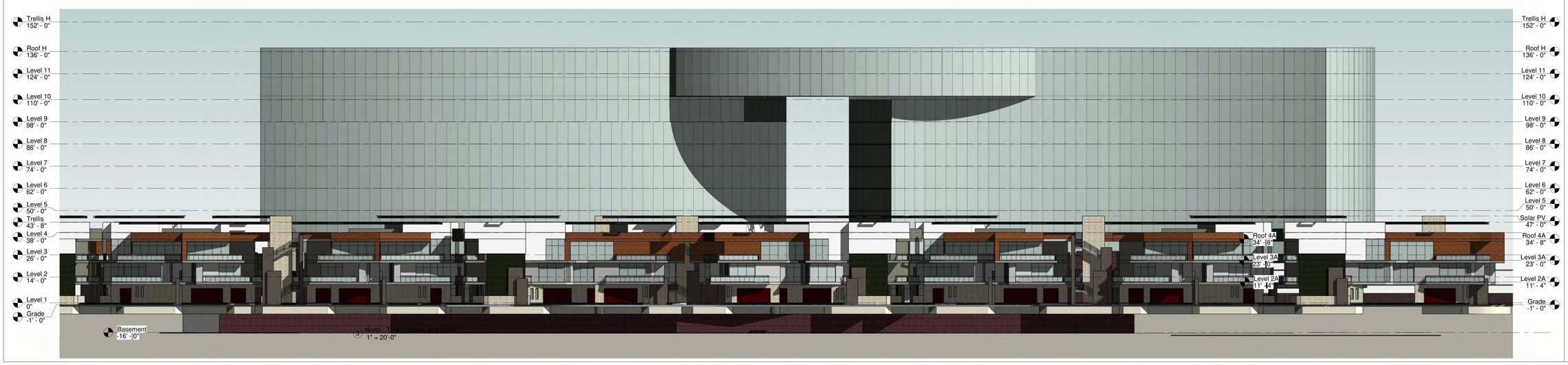
A801

Scale 1" = 30'-0"

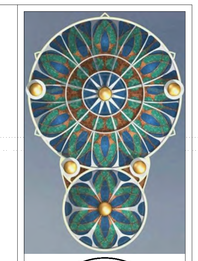
5/29/2018 12:32:25 PM



1 West - Town Houses and Hotel
1" = 20'-0"



3 North - Town Houses and Hotel
1" = 20'-0"



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RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

TH - Overall Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

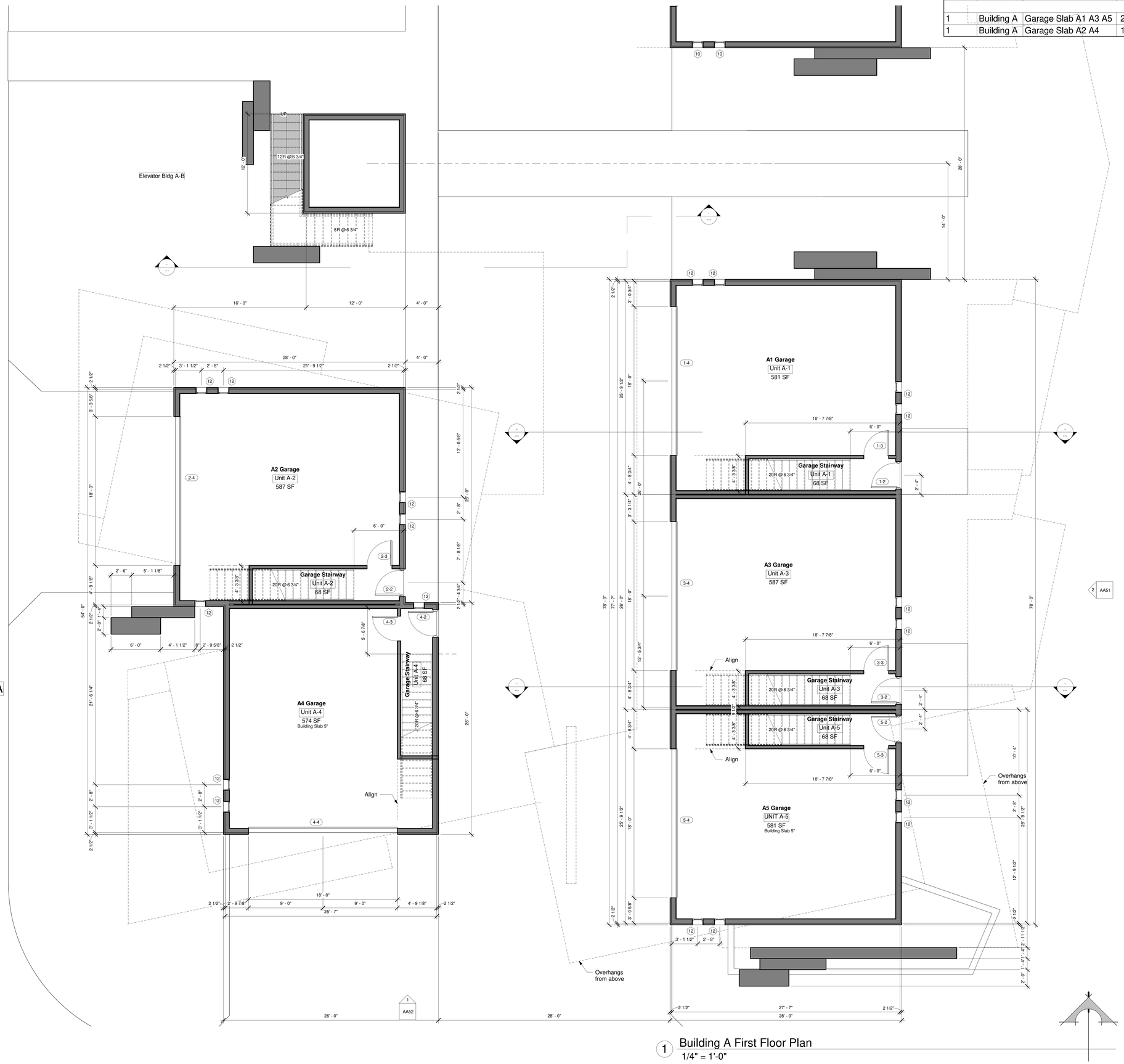
A802

Scale 1" = 20'-0"

5/29/2018 12:33:49 PM

Building A Floor Schedule

List	Building	Mark	Area	Volume	Perimeter	Default Thickness
1	Building A	Garage Slab A1 A3 A5	2140 SF	891.67 CF	210' - 4"	5"
1	Building A	Garage Slab A2 A4	1423 SF	593.01 CF	170' - 4"	5"



1 Building A First Floor Plan
1/4" = 1'-0"

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No.	Description	Date

Building A First Floor Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

AA10

Scale 1/4" = 1'-0"

5/29/2018 12:33:54 PM

1 Building A Second Floor Plan
1/4" = 1'-0"

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No.	Description	Date

Building A Second Floor Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

AA20

Scale 1/4" = 1'-0"

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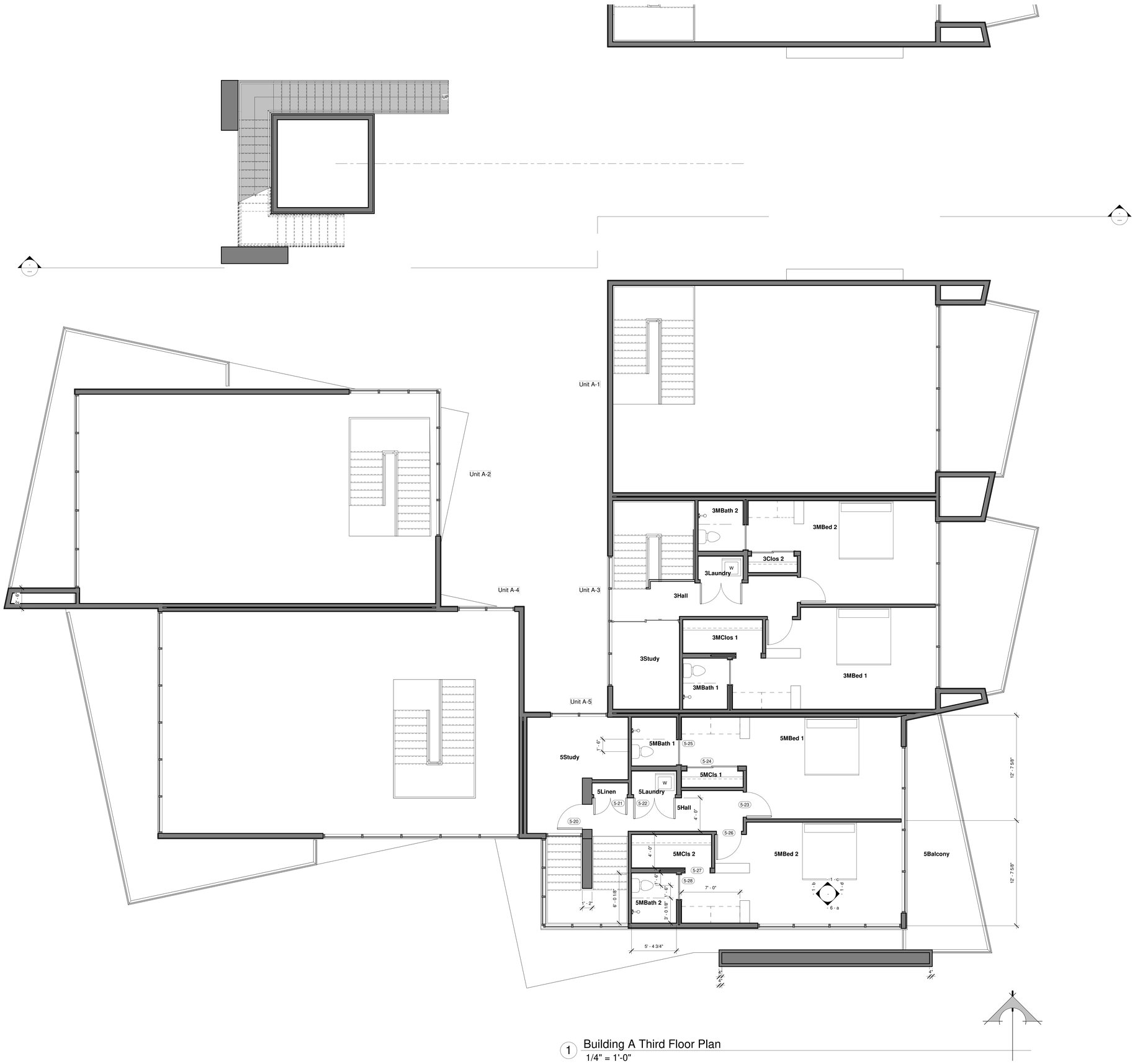

1 Building A Third Floor Plan
1/4" = 1'-0"

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No.	Description	Date

Building A Third Floor Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker
	AA30
Scale	1/4" = 1'-0"

5/29/2018 12:34:00 PM

1 Building A Roof Plan
1/4" = 1'-0"

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No.	Description	Date

Building A Roof Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

AA40

Scale 1/4" = 1'-0"

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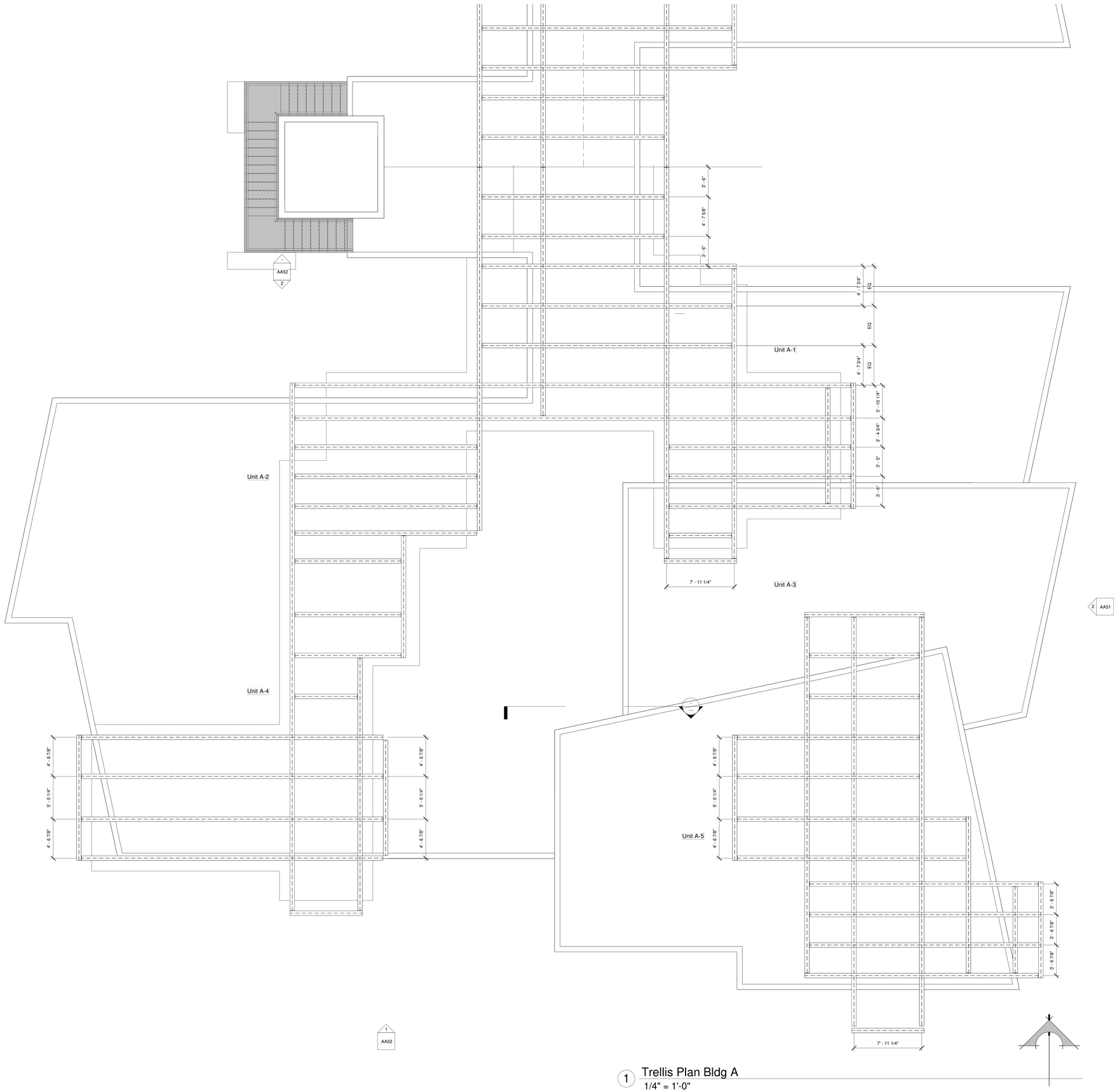

1 Trellis Plan Bldg A
1/4" = 1'-0"

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No.	Description	Date

Building A Trellis Plan

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

AA45

Scale 1/4" = 1'-0"

5/29/2018 12:34:04 PM

1 Solar Panel Plan Bldg A
1/4" = 1'-0"

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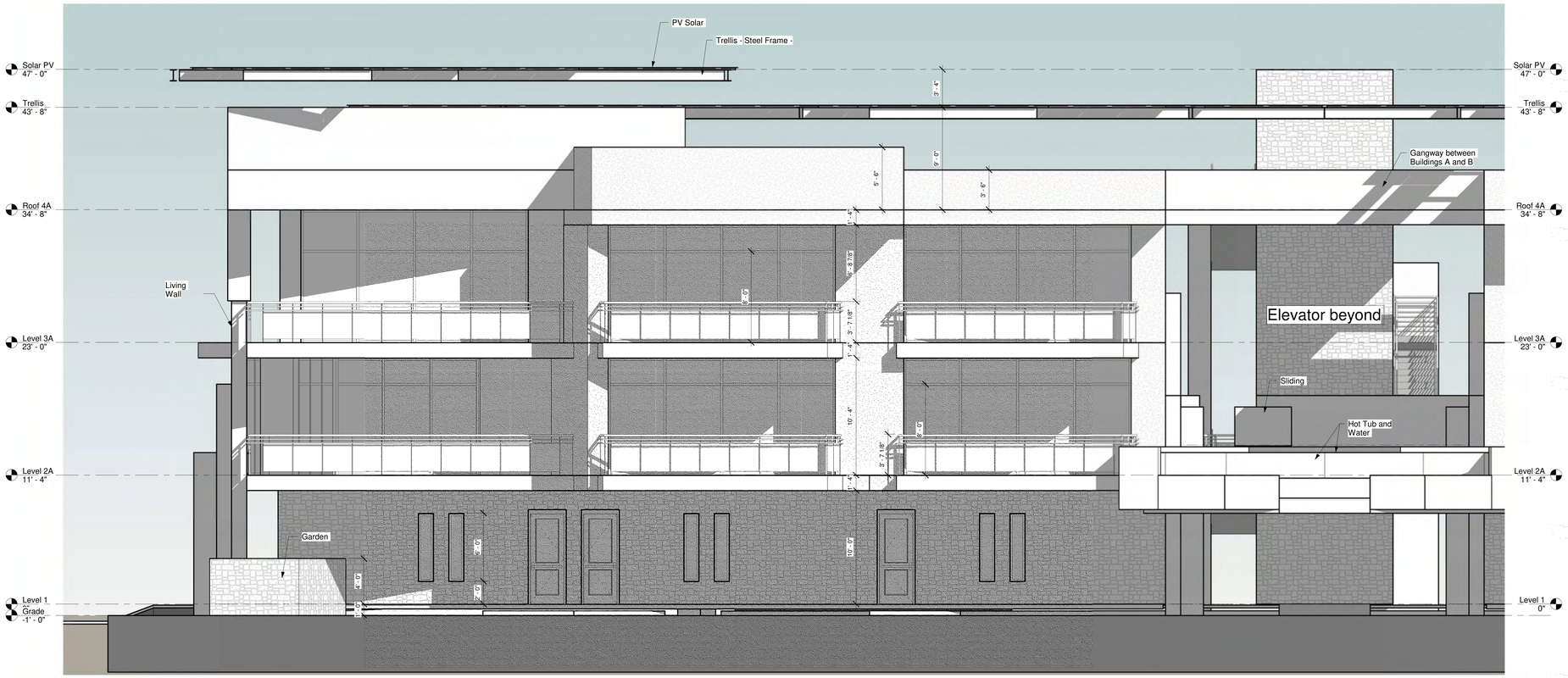
No.	Description	Date

Building A Solar PV Plan

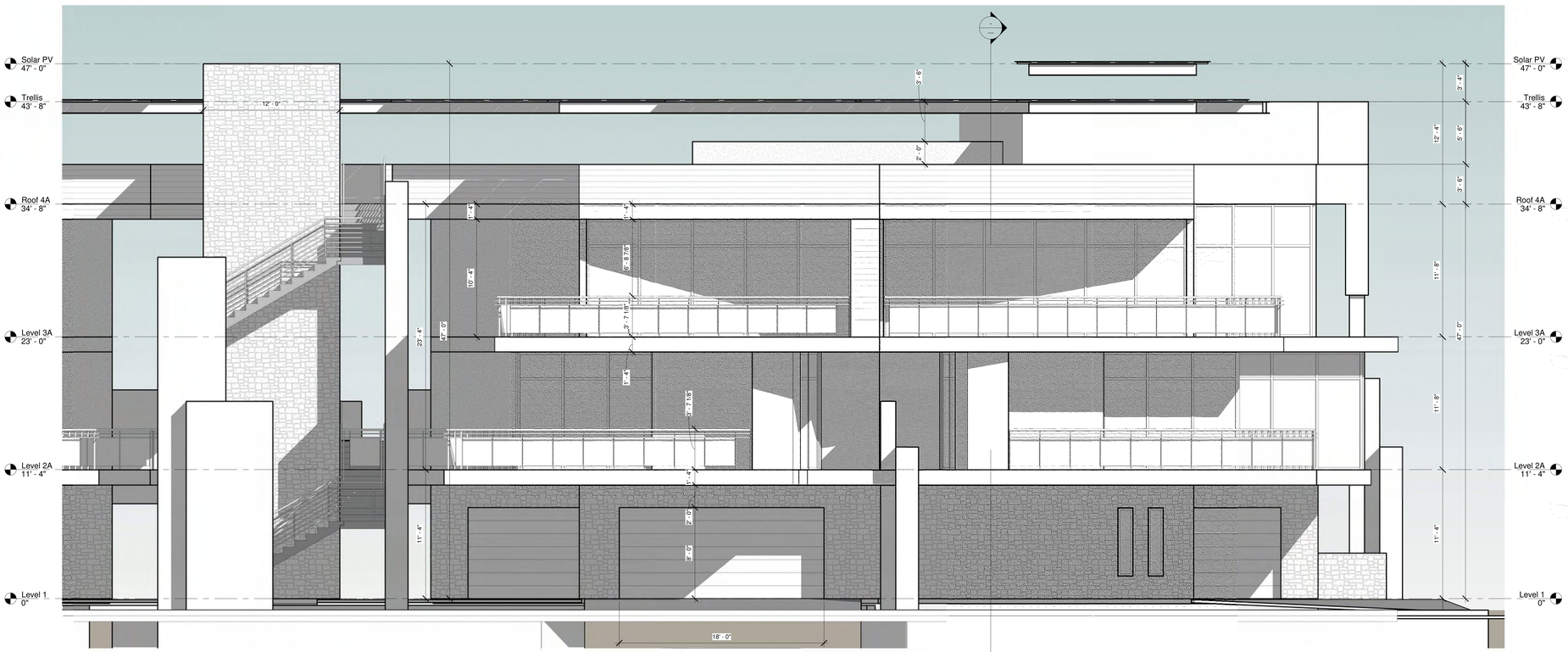
Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG
Scale	1/4" = 1'-0"

AA46

5/29/2018 12:34:07 PM



2 Bldg A - East Elevation
1/4" = 1'-0"



1 Bldg A - West Elevation
1/4" = 1'-0"

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No.	Description	Date

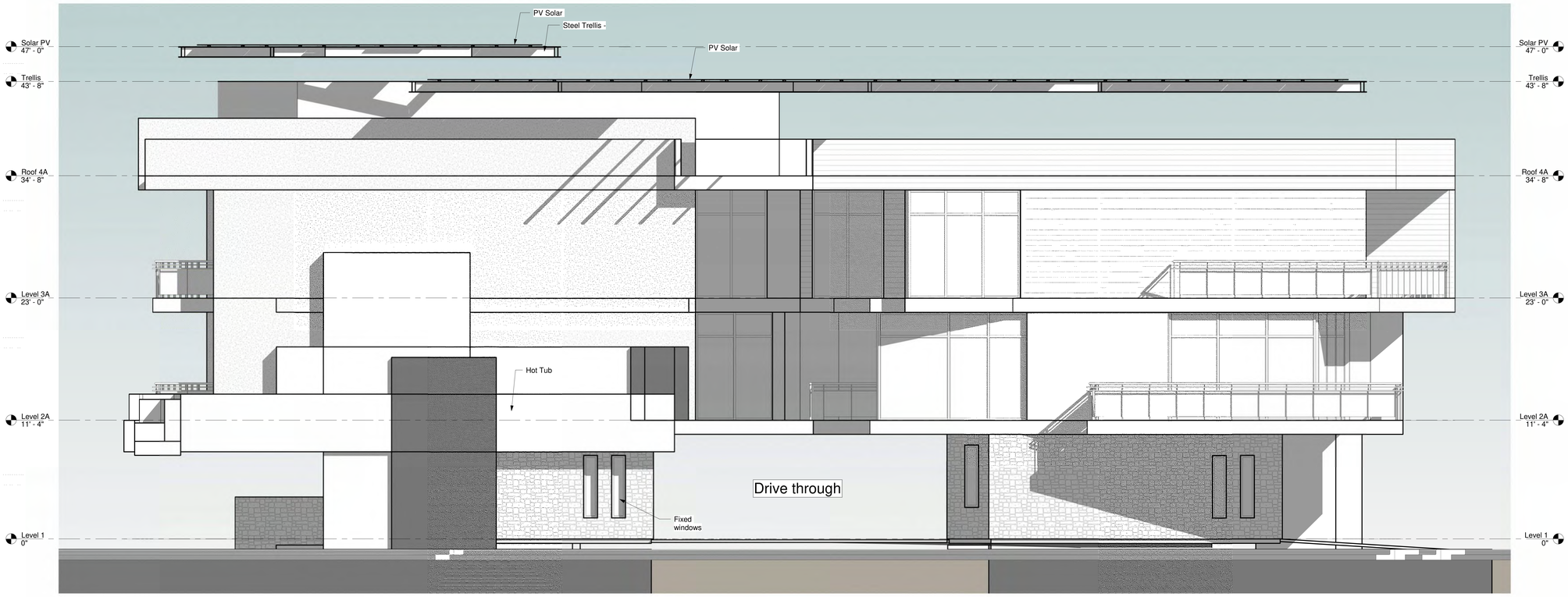
Building A Elevations West and East

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

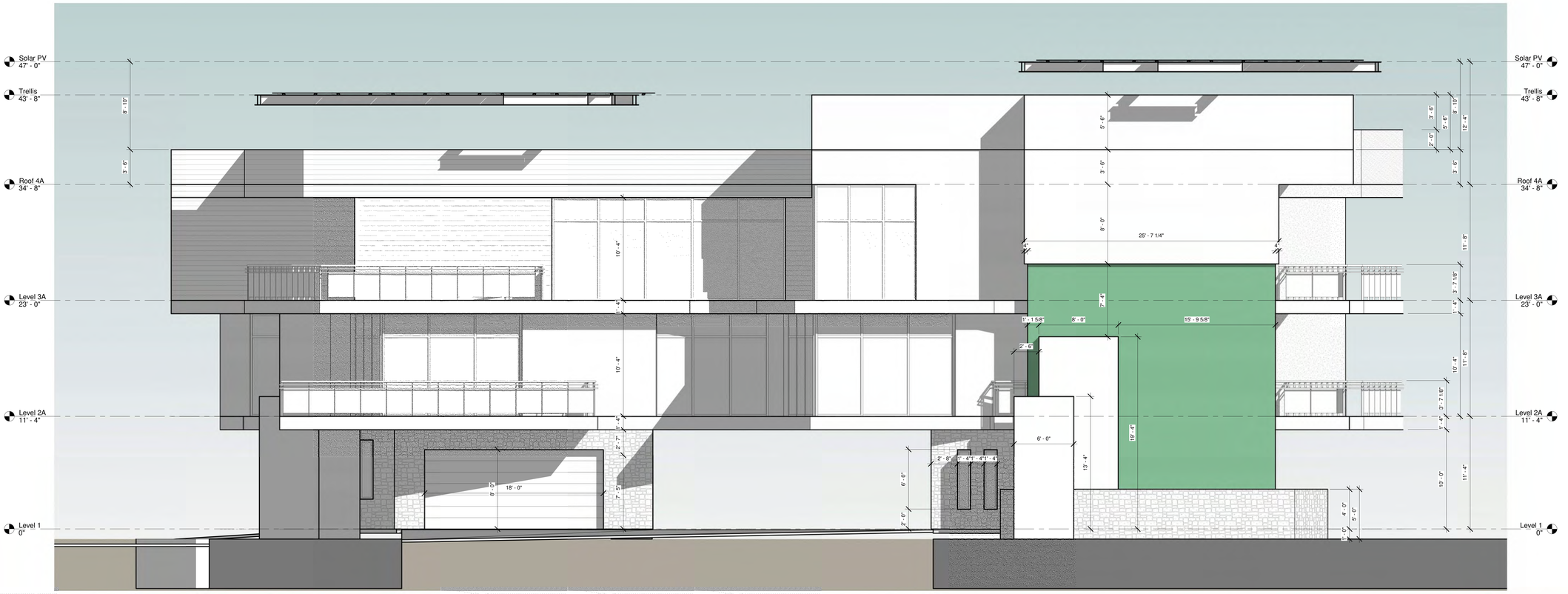
AA51

Scale 1/4" = 1'-0"

5/29/2018 12:34:21 PM



2 Bldg A - North Elevation
1/4" = 1'-0"



1 Bldg A - South Elevation
1/4" = 1'-0"

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No.	Description	Date

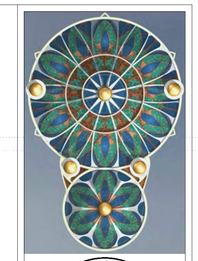
Building A Elevations South and North

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

AA52

Scale 1/4" = 1'-0"

5/29/2018 12:34:32 PM



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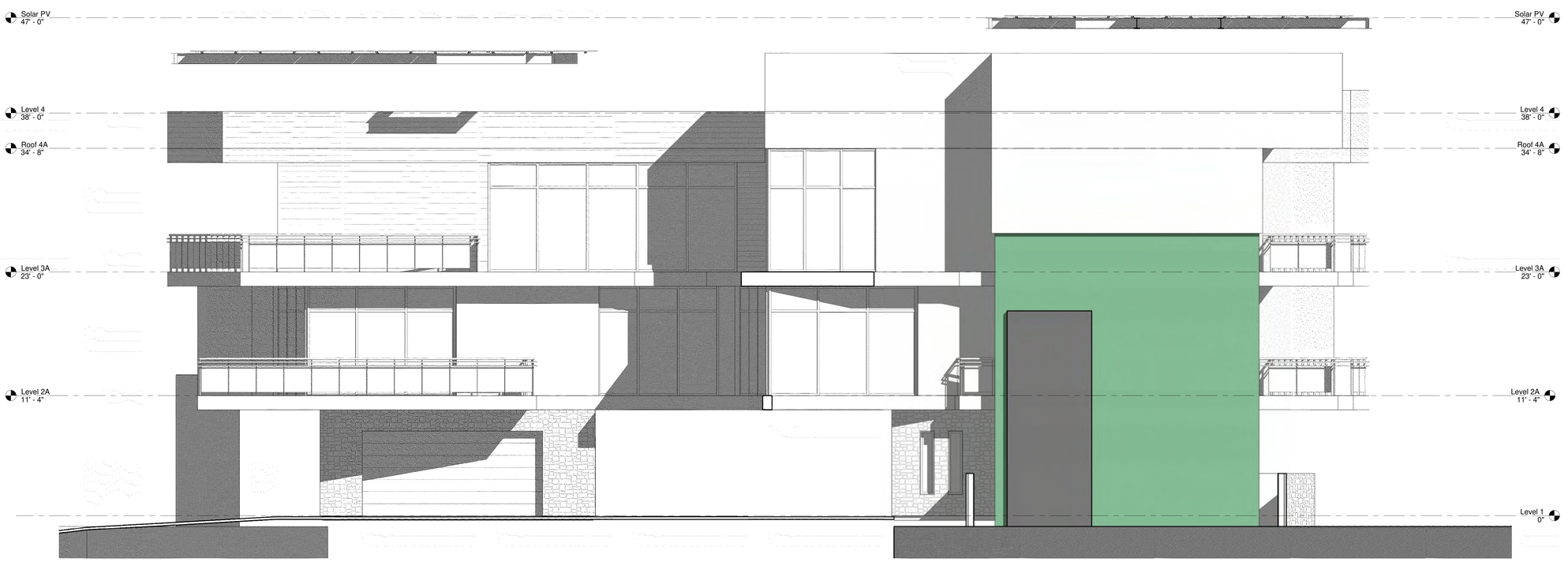
No.	Description	Date



5 Section - Building A
1/4" = 1'-0"

Building A Building Sections

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

AA81

Scale 1/4" = 1'-0"

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No.	Description	Date

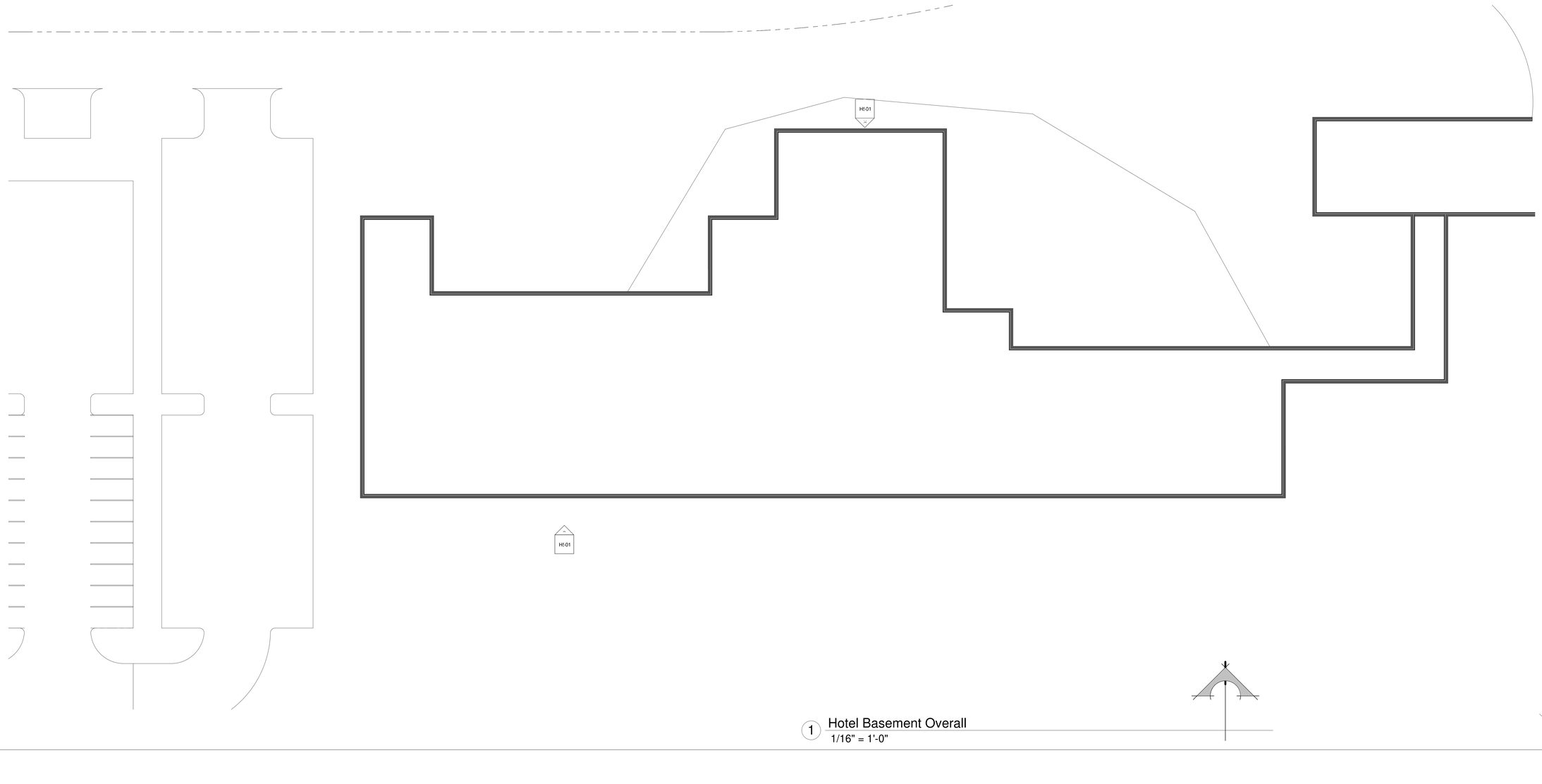
Hotel Parking Grade Level

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG
Scale	1" = 10'-0"

H101

5/29/2018 12:34:39 PM

1 Hotel Level 1 - 1/8 Scale
1" = 10'-0"



1 Hotel Basement Overall
1/16" = 1'-0"

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No. C-10132
REN: 10-31-2019
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No.	Description	Date

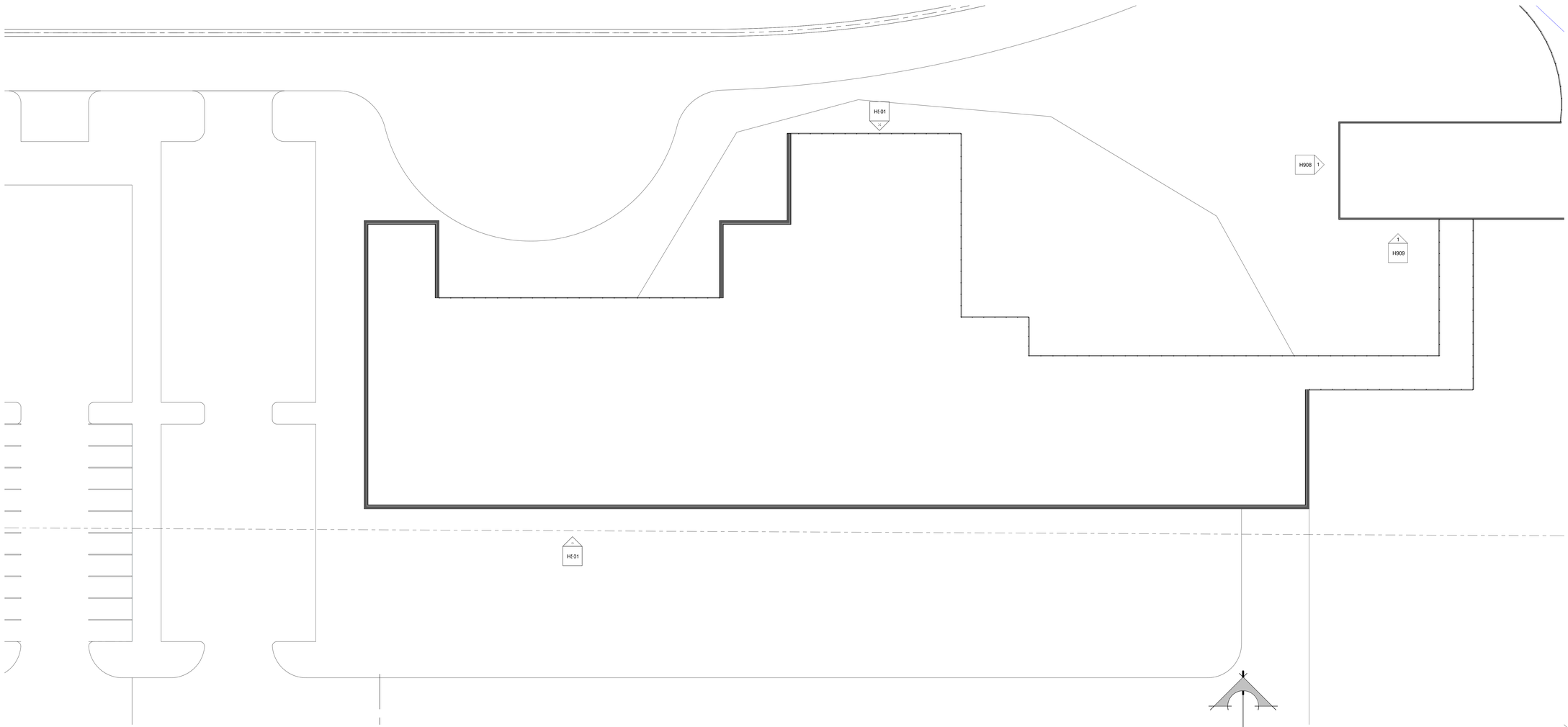
Hotel Basement Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

H105

Scale 1/16" = 1'-0"

5/29/2018 12:34:40 PM



1 Hotel Level 1 Overall
1/16" = 1'-0"

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No.	Description	Date

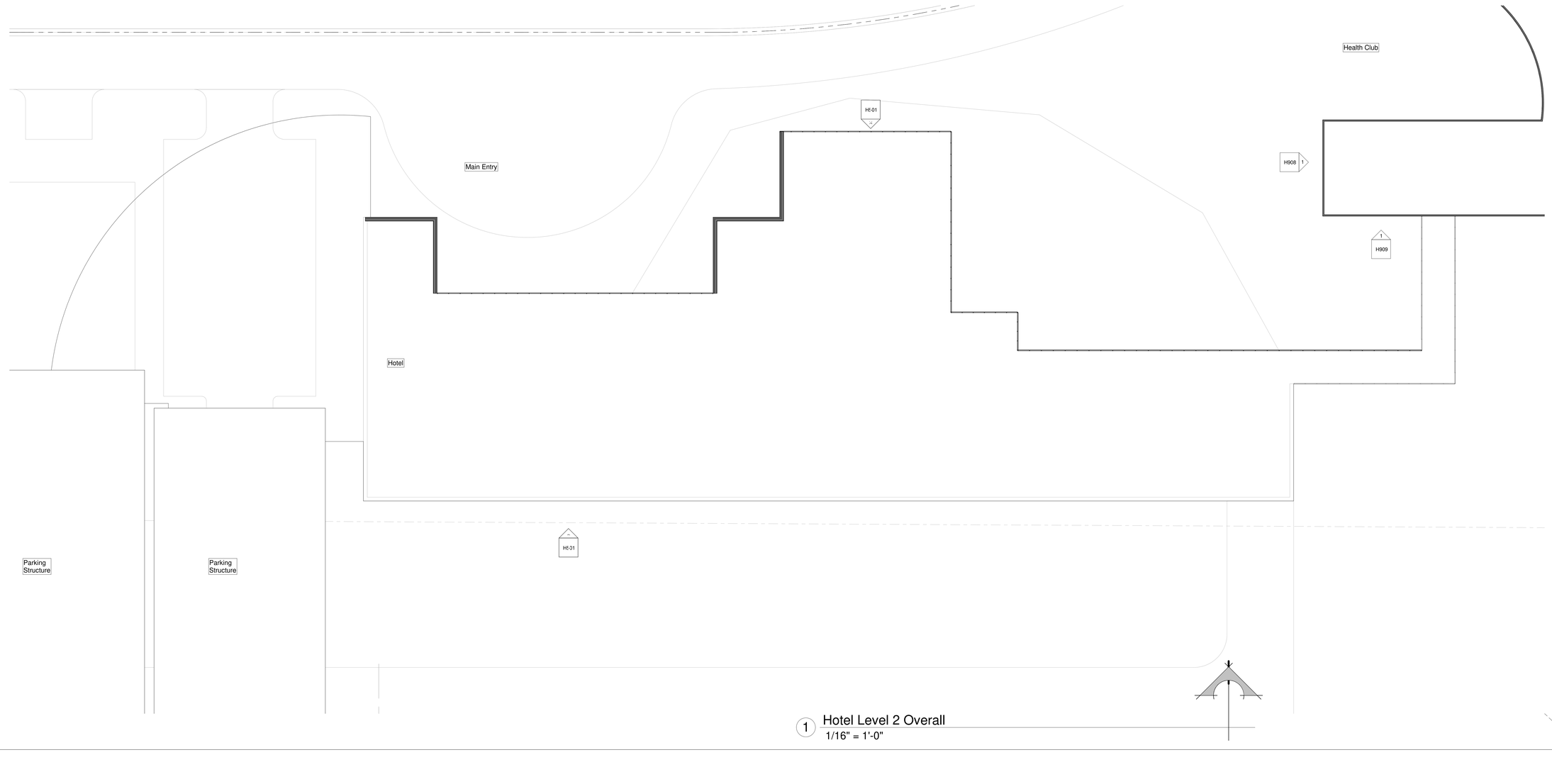
Hotel Level 1 Floor Plan Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

H201

Scale 1/16" = 1'-0"

5/29/2018 12:34:41 PM



1 Hotel Level 2 Overall
1/16" = 1'-0"

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No.	Description	Date

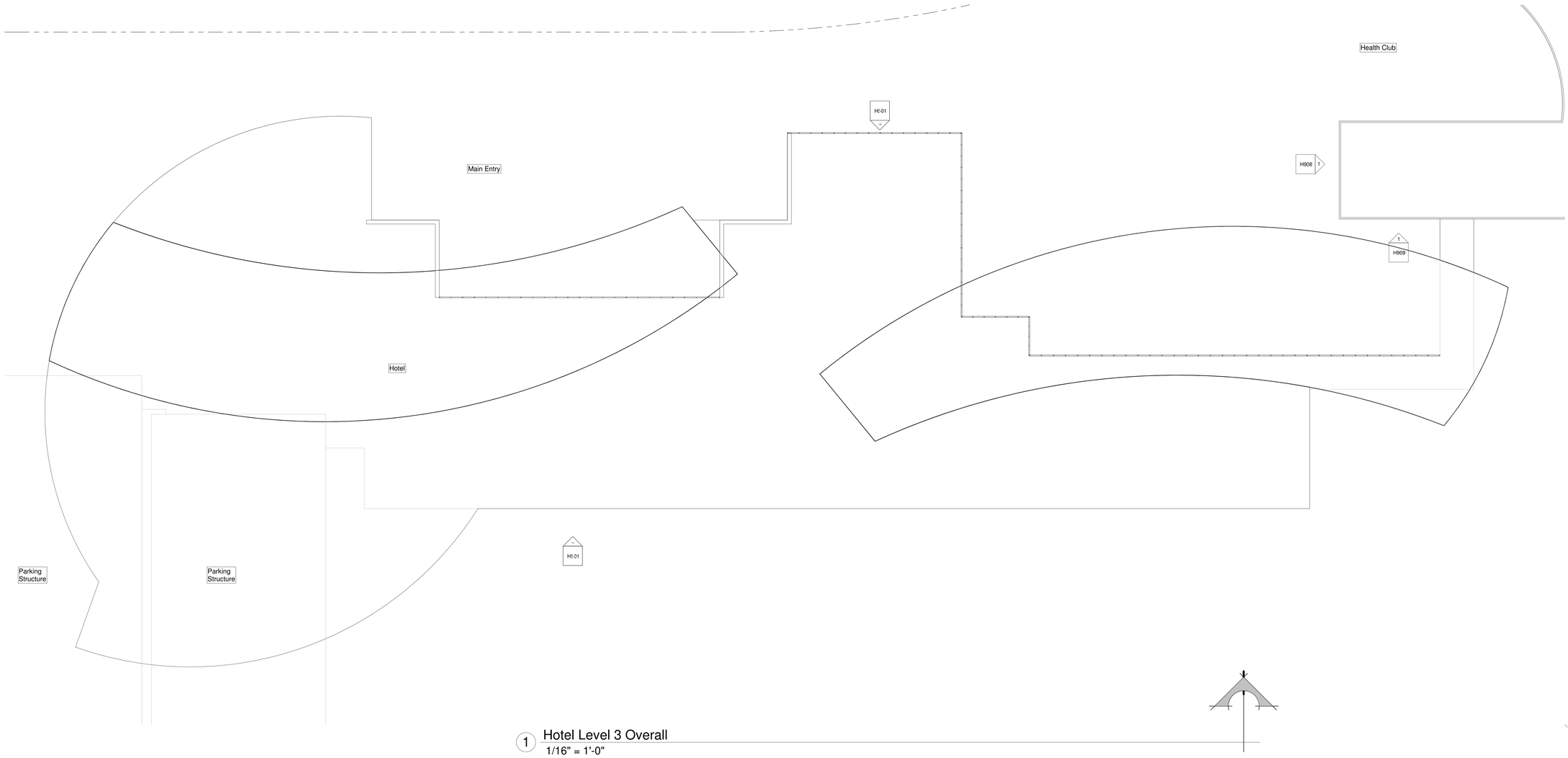
Hotel Level 2 Floor Plan Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

H202

Scale 1/16" = 1'-0"

5/29/2018 12:34:42 PM



1 Hotel Level 3 Overall
1/16" = 1'-0"

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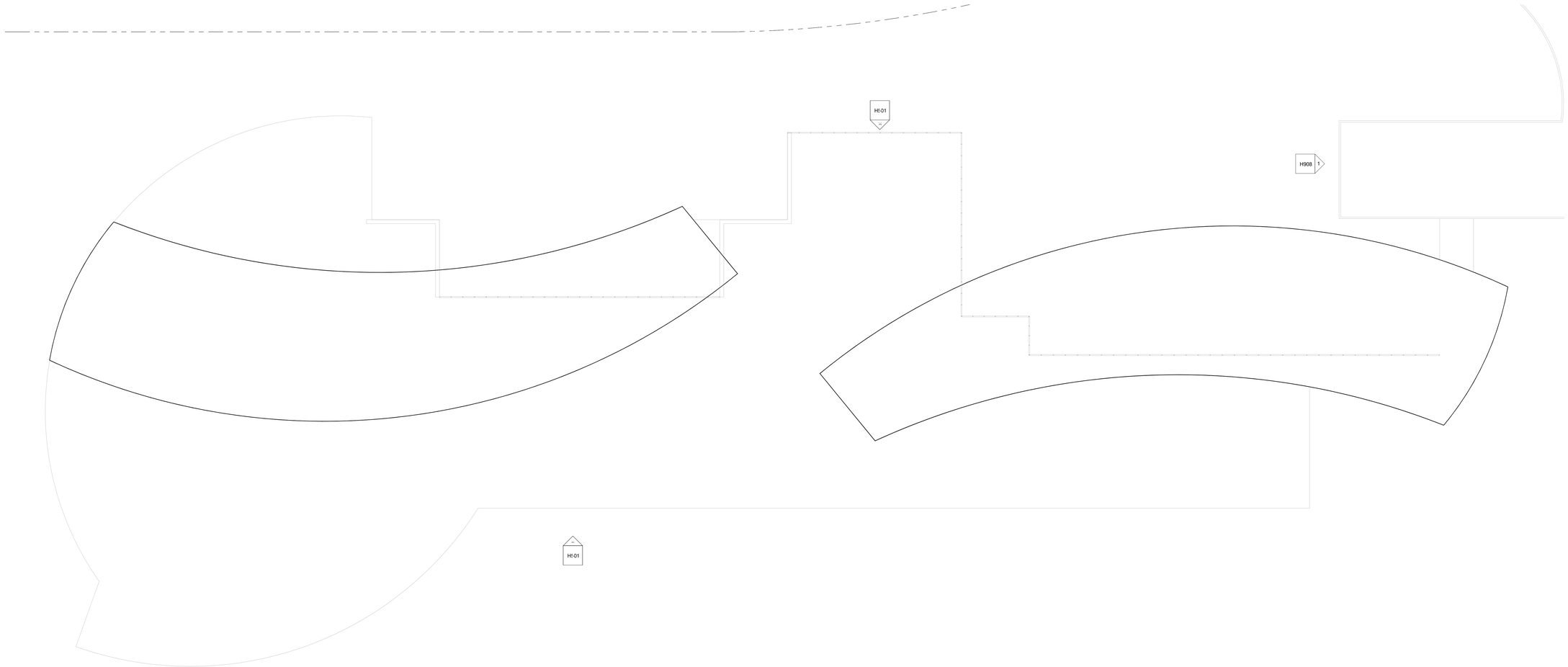
No.	Description	Date

Hotel Level 3 Floor Plan Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG
Scale	1/16" = 1'-0"

H203

5/29/2018 12:34:43 PM



1 Hotel Level 4 Overall
1/16" = 1'-0"

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Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Hotel Level 4 Floor Plan Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

H204

Scale 1/16" = 1'-0"

5/29/2018 12:34:45 PM

1 Hotel Level 5 Overall
1/16" = 1'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

This work has been prepared by me or under my supervision and construction will be under my observation.

Self Reliance, Inc.
31190 Calle Cayuga
Cathedral City,
California 92234
Contact: Skip Goodell
760-902-2432
skipgoodell@britannywest.com

Coachella
Vineyard Luxury
RV Park, LLC

45920 Meritage Lane
Coachella, California 92236
Contact: Patricia Nugent
760-200-6609

villaspropertymanager@gmail.com

Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

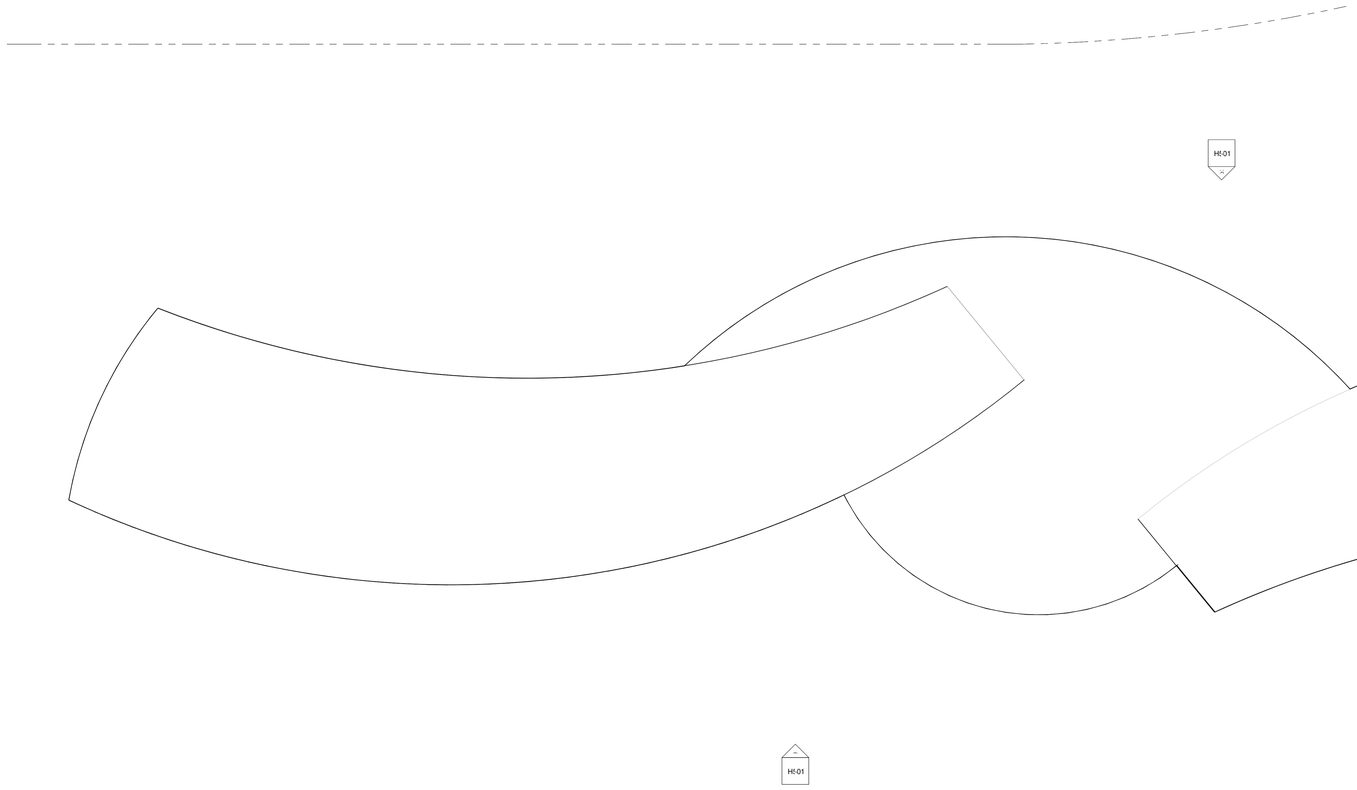
Hotel Level 5 Floor Plan Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

H205

Scale 1/16" = 1'-0"

5/29/2018 12:34:47 PM



1 Hotel Level 10 Overall
1/16" = 1'-0"

LICENSED ARCHITECT
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No. C-10132
REN: 10-31-2019
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A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

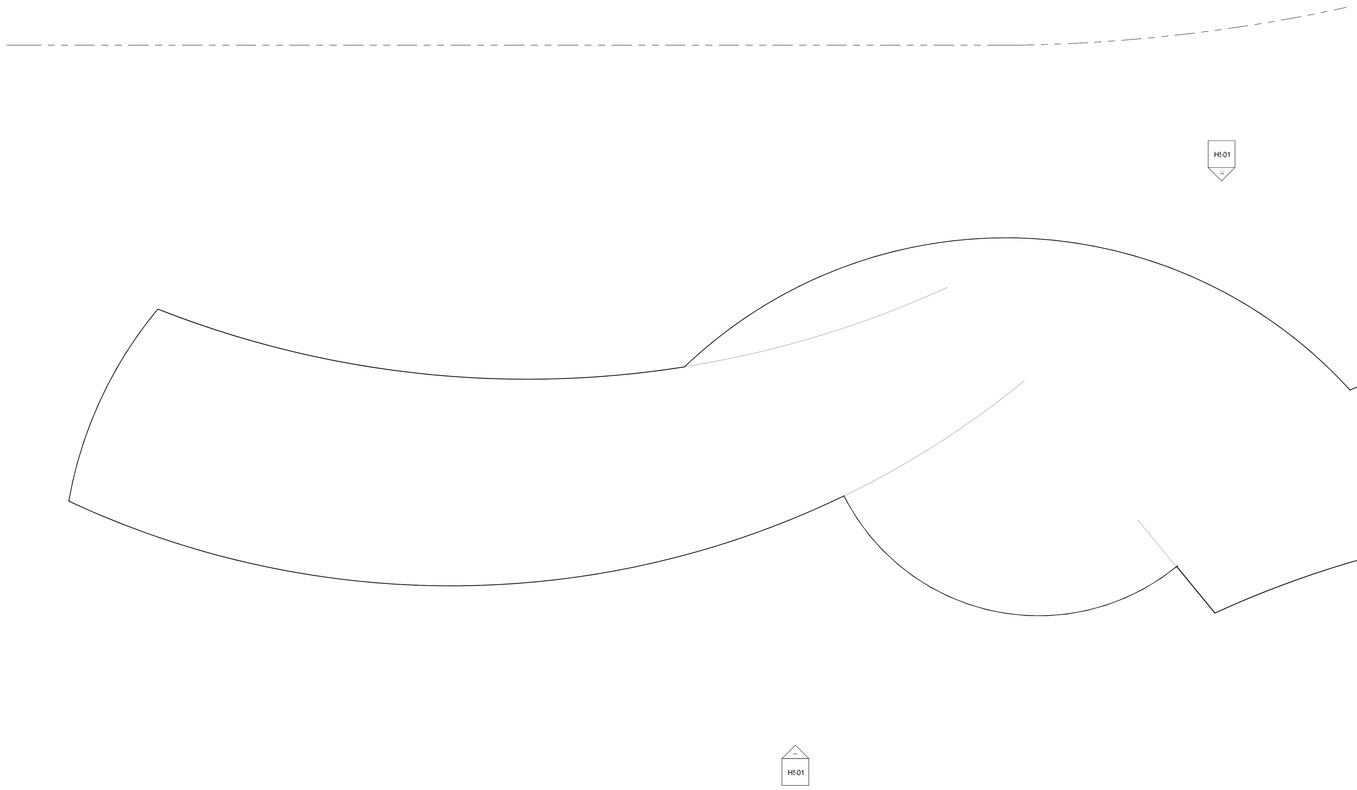
Hotel Level 10 Floor Plan Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

H210

Scale 1/16" = 1'-0"

5/29/2018 12:34:48 PM



1 Hotel Level 11 Overall
1/16" = 1'-0"

LICENSED ARCHITECT
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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

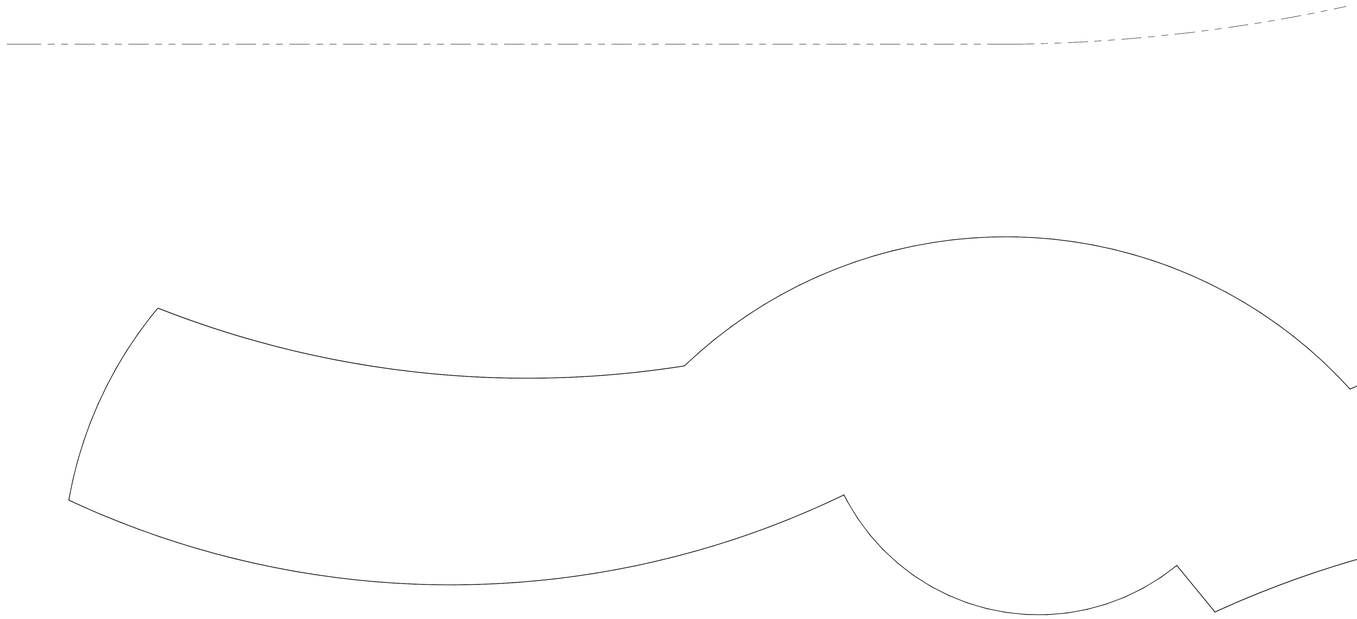
No.	Description	Date

Hotel Level 11 Floor Plan Overall

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG
Scale	1/16" = 1'-0"

H211

5/29/2018 12:34:49 PM



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Vineyard RV Park, Townhomes, Hotel

Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Hotel Rooftop Garden Plan Overall

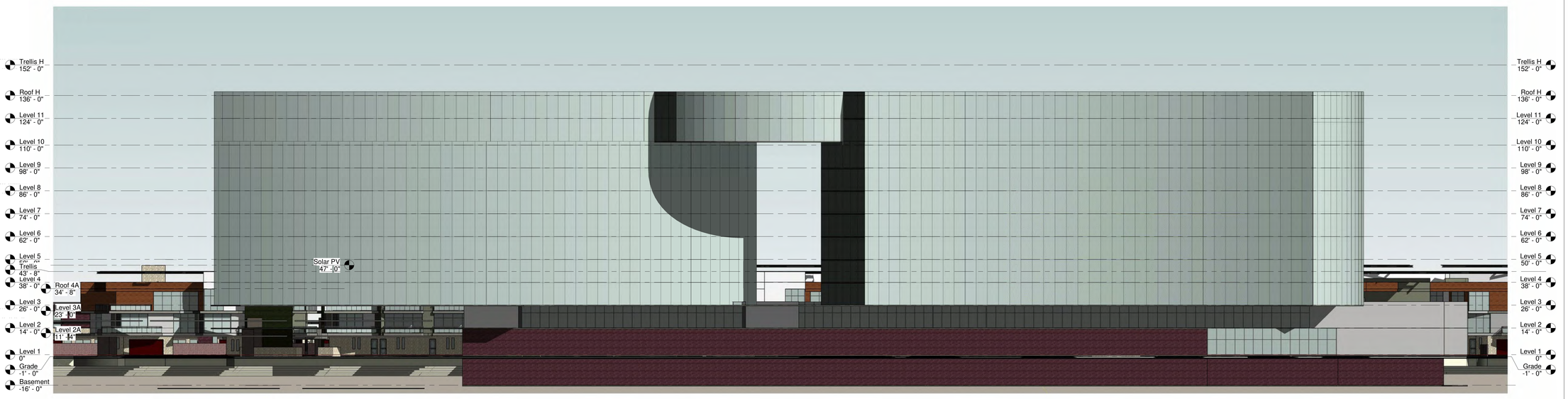
Project Number	RVPark2016
Date	May 29, 2018
Drawn By	SG
Checked By	SG

H212

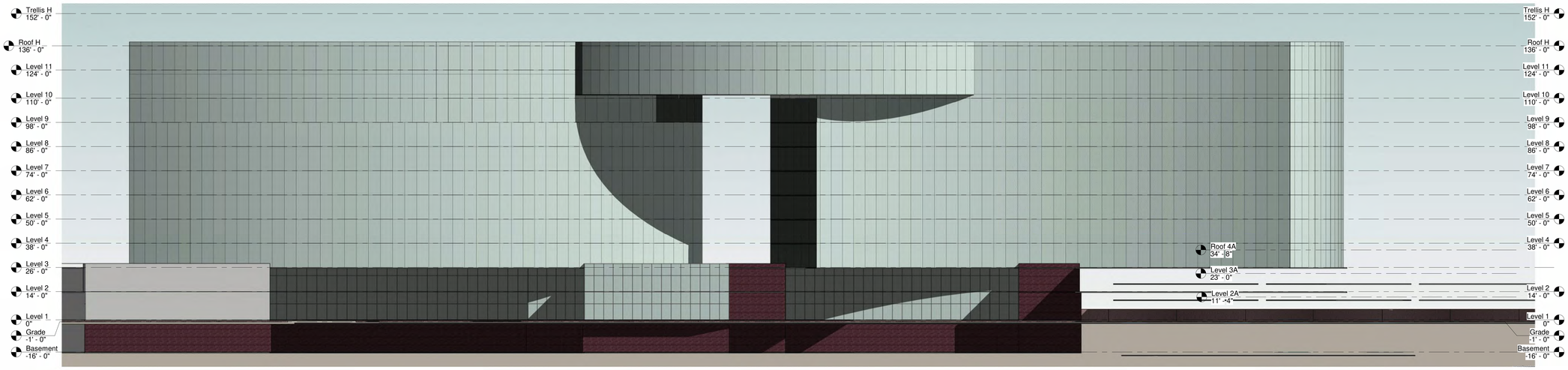
Scale 1/16" = 1'-0"

5/29/2018 12:34:50 PM

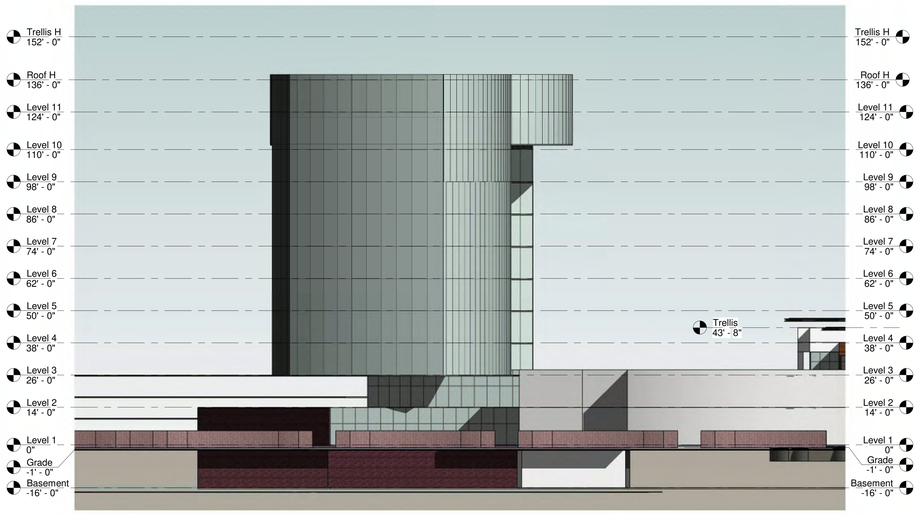
1 Hotel Rooftop Garden Level Plan Overall
1/16" = 1'-0"



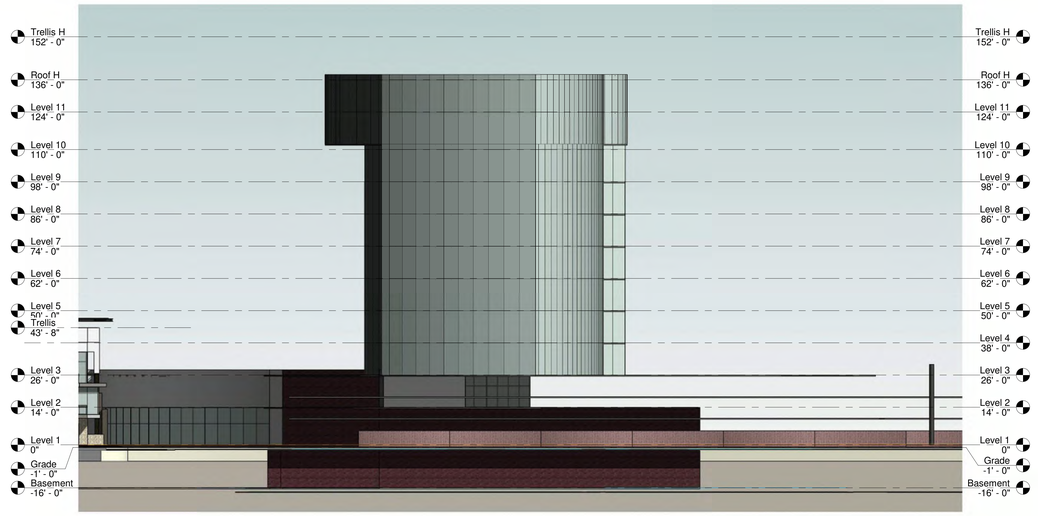
4 Hotel South Elevation
1" = 20'-0"



3 Hotel North Elevation
1" = 20'-0"



2 Hotel East Elevation
1" = 20'-0"



1 Hotel West Elevation
1" = 20'-0"

LICENSED ARCHITECT
RALPH GOODELL
No. C-10132
REN: 10-31-2019
STATE OF CALIFORNIA

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Tentative Tract Map 37040
Coachella, California 92236

A Subdivision of Lot 71 and Portions of Lot 72 of Tract 30117-1 Per MB 331/71-78 of Section 21, T5S, RBE, S.B.M

No.	Description	Date

Hotel Elevations

Project Number	RVPark2016
Date	May 29, 2018
Drawn By	Author
Checked By	Checker

H501

Scale 1" = 20'-0"

5/29/2018 12:36:16 PM

RESOLUTION NO. 2018-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY COACHELLA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 16-01) FOR ARCHITECTURAL REVIEW NO. 16-03, CUP 266, AND TENTATIVE TRACT MAP 37040, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. COACHELLA VINEYARD ESTATES LLC, APPLICANT.

WHEREAS, the Coachella Vineyard RV Resort and Townhouse/Hotel Project, as set forth in Architectural Review No. 16-03, CUP 266 and TTM 37040, consists of the above referenced applications on approximately 48 acres of land located at the northeast corner of Tyler Street and Vista Del Norte. (APN 601-620-012 and 601-620-014), and the Project includes the following requests: 1) Conditional Use Permit (CUP 266) for the development of 188 RV/casitas on 29.4 acres and the development of 100 condominium/townhouses on 10.5 acres and the development of an 11 story, 200 room hotel and associated facilities on 10.5 acres and common recreational areas, parking and landscaping. 2) Architectural Review 16-03 that addresses the proposed architecture for CUP 266 and establishes design guidelines for the entire project; and 3) Tentative Tract Map No. 37040 that proposes the subdivision of approximately 29.4 acres into 188 lots for RV's, some of which include a casita. The Project will be developed in two phases, and,

WHEREAS, the City completed Environmental Assessment/Initial Study No. 16- 01 for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

WHEREAS, based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, the City Council has made a determination that the Project will not have a significant impact on the environment and has prepared a Mitigated Negative Declaration for this Project; and,

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project was posted with the County Clerk on April 13, 2018 and duly noticed and published in the Desert Sun Newspaper, a local newspaper of general circulation, on April 13, 2018; and,

WHEREAS, the proposed Mitigated Negative was made available for a 30-day public review period commencing on Friday, April 13, 2018 ending on Monday, May 14, 2018; and,

WHEREAS, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Mitigated Negative Declaration; and,

WHEREAS, on July 18, 2018 the Planning Commission held a duly noticed public hearing at 1515 6th Street, Coachella, California to review the project and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project; and,

WHEREAS, findings of the Initial Study indicated 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, 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 Project, the City Council has reviewed and considered the information contained in the draft Mitigated Negative Declaration, Initial Study, comments received, and other documents contained in the administrative record for the Project. The City Council finds adequacy in the CEQA documents and recommends that 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 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, the City Council finds adequacy in the documents and finds that all environmental impacts of the Project 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 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. Recommendation Regarding Adoption of the Mitigated Negative Declaration. The City Council hereby adopts the Mitigated Negative Declaration and adopts a Mitigation Monitoring Program.

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 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 City Hall. The Development Services Director is the custodian of the record of proceedings.

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

PASSED, APPROVED and **ADOPTED** this 26th day of September, 2018.

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. 2018-58 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of September, 2018 by the following vote of Council:

AYES: Councilmember Bautista, Councilmember Brown, Councilmember Martinez, Mayor Pro Tem Sanchez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.

Andrea J. Carranza, MMC
Deputy City Clerk

"EXHIBIT A"

CONDITIONS OF APPROVAL FOR THE COACHELLA VINEYARDS PROJECT INCLUDING CONDITIONAL USE PERMIT (CUP 266) AND ARCHITECTURAL REVIEW (AR 16-03)

General Conditions

1. Conditional Use Permit No. 266 hereby approves the development of the following: 1) Development of a 188 space recreational vehicle park/subdivision; 2) Development of 100 condominium/townhomes; 3) Development of an 11-story, 200 room hotel and associated facilities including common recreational, parking and landscaping areas.

2. Architectural Review 16-03 hereby approves the architectural plans for Phase 1 of the Coachella Vineyards Project consisting of the188 space RV park/subdivision.

3. Architectural Review applications for the proposed 100-condominium/townhouse component and the proposed 11-story hotel and associated facilities shall be submitted and approved by the Planning Commission prior to the issuance of grading and/or building permits for the building(s) in question.

4. This project shall be developed in accordance with the memo dated February 14, 2018 from Lilburn Corporation to Luis Lopez, Development Services Director. Any planned larger or heavier structures (generally greater than 2 stories in height) shall require further geotechnical evaluation and additional recommendations for ground improvement or deep foundations.

5. Architectural Review (AR 16-03) and Conditional Use Permit (CUP 266) 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 Architectural Review and Conditional Use Permit.

6. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Design Guidelines for the Coachella Vineyards Project and conditions of approval imposed below:

   a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Vineyards Development applications.

   b. Conditional Use Permit No. 266 hereby approves the development of an RV

park/subdivision, townhome/condominium project and 11-story hotel with a maximum height of 152 feet including all mechanical equipment and appurtenances, as shown on the submitted plans.

c. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.

d. 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.

e. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the Design Guidelines, as shown in Attachment 10, subject to review by the Development Services Director, and subject to the City's Building Codes.

7. 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. 16-03, including architectural features, materials, and site layout.

8. 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.

9. 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.

10. All plan submittals are the responsibility of the developer; this includes plan submittals

to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

Mitigation Measures – Air Quality:

11. As required by SCAQMD for all development projects in the Salton Sea Air Basin that would disturb one-acre or greater, Best Available Control Measures (BACMs) will be incorporated into a PM-10 Dust Control Plan prepared for the project prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. BACMs are listed at the end of the MMRP.

Mitigation Measures –Hazards and Hazardous Materials:

12. Prior to any land disturbance, including 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 materials 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.

i. 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.

ii. 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.

Mitigation Measures – Cultural Resources:

13. Approved Native American monitor(s) from the Twenty-Nine Palms Band of Mission Indian shall be present during any ground disturbing activities. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.

14. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

Mitigation Measures – Traffic and Transportation:

15. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.

16. Five (5) sets of copies of check prints. 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.

17. The applicant shall pay plan check fees of $750.00 per sheet of improvement plans, and $350.00 for PM 10 plan.

Engineering-Final Map

18. The Final Map shall comply with the Subdivision Map Act and City of Coachella

Subdivision Ordinance.

19. All public streets shall be dedicated to The City of Coachella.

20. 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.

Engineering – Grading and Drainage:

21. 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. □

22. 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. □

23. Civil plans shall include all utilities easements inside or around the property and location of services within the easement. □

24. 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 be complete, report provided has missing the section of calculations.

25. 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.

26. Applicant shall obtain approval of site access and circulation from the Fire Marshall.

27. 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 nine (9) feet as measured from an average of the ground elevations on either side

Engineering – Street Improvements:

28. 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 streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.

29. 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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

30. Dedication of land along Vista del Norte Street is required for right-of-way purposes, including construction of half of width improvements. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.

31. Dedication of land along Tyler Street is required for right-of-way purposes, including construction of half of width improvements and one lane to the west as minimum. Street improvements shall reflect continuation to future street at north along Tyler Street. Interim turnaround on Tyler requires approval by the City meanwhile street improvements are complete for the length of the street. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.

32. Relocation or underground of utility power line that runs northerly on the proposed are for parking lot is required previous construction of improvements; applicant shall contact utility company IID and coordinate the process. The applicant shall submit to the City a letter from IID during the process of this request.

33. Applicant shall contact utility company CVWD for potential abandonment of irrigation line if required. The applicant shall submit to the City a letter from CVWD if there is any issue on this matter.

34. Conceptual grading plan shows a series of easements that runs north-south on the westerly portion along Tyler Street and on the proposed area of parking lot, applicant shall identify all easements inside and offsite the property.

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

Engineering-Sewer, Water and Storm Drain Improvements

36. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.

37. Applicant shall construct all off-site along Tyler Street and on-site water improvements and any other incidental works necessary to complete the improvements for water and sewer services. Size and location of sewer and water improvements shall be approved by the City Engineer.

38. Sewer and Water systems shall be extended and connected to Tyler street and Vista del Norte, plans shall be submitted for engineering plan check and City Engineer approval. □

Engineering – General:

39. 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 document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation 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 relocation plans.

40. 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 amount of $2,000 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 and the original plans are in the engineering department at the City of Coachella.

41. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.

42. 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.

43. 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

44. "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.

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

Development Services – Landscaping:

46. 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 and Design Guidelines, as part of the subject Architectural Review, and as conditioned herein.

47. 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.

48. 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.

49. 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.

50. 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.

51. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.

52. 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.

53. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turfareas from pavement parking.

54. 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 parkingsurface.

55. 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.

Development Services – Project Design:

56. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-03 the projects construction plans and elevations, and subject to review andapproval.

57. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.

58. 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.

59. 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.

60. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Riverside County Fire Department:

61. 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.

Access

62. 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.

Water

63. 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. 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).

    b. Fire sprinklers are required in all areas.

    c. Any building constructed on lots created by this project shall comply with the special California Building Code and Riverside County Fire Department information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

    d. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and or signs.

Imperial Irrigation District:

64. 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).

65. 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:

66. 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.

67. 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.

68. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.

69. 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.

70. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.

71. 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.

72. 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.

73. 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.

74. Fire hydrants must be at the end of each dead end for flushing.

75. RPZ Style Backflow devices shall be installed on commercial and landscape meters.

76. Above ground DCDA backflows must be installed for all fire line services.

77. Master-metered, radio-read water meters shall be utilized for the project.

78. Domestic and fire service backflow meter devices must be in utility right of way.

Utilities – Environmental Compliance

79. The applicant shall submit water and sewer plans for approval from Utilities Department. The project shall be required to connect to City public sewer and water system.

80. The project will require a Water Quality Management Plan (WQMP)-priority project

81. The proposed facility will be required to submit a source control survey.

82. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.

83. Backflow devices; will require Reduced Pressure Principle Device (RP) at least 12 inches within all water meters servicing landscape, commercial and or industrial facilities.

84. The applicant shall install separate AMI metering system for each building, and install separate AMI metering system for the irrigation system.

85. 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.

86. The facility may be required to install a discharge meter on sewer line to determine "return to sewer" from water use.

87. A grease interceptor will be required if food service establishment is proposed

88. This facility may be required to enroll in industrial an industrial wastewater program

89. The applicant will be required to submit detailed plumbing and mechanical plans

90. The project shall install separate 4T-AMI metering system for each building

91. The project shall install separate 4G AMI metering system for the irrigation system

92. 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 drop potable water outside or micro spray systems.

Fees:

93. 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.

94. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.

95. The applicant shall pay all required water connection fees.

96. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.

97. 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 and industrial construction.

98. The project is subject to payment of all development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Desert Sands Unified School District

99. The Desert Sands 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 Desert Sands Unified School District.

Miscellaneous:

100. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.

101. 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.

102. The subdivider or successor in interest shall submit Covenants, Conditions, and Restrictions (CC & R's) in a form acceptable to the City Attorney, for the proposed

subdivision, prior to the recordation of any CC & R's on the subject property. The CC & R's shall be submitted for review by the Planning Director and City Engineering prior to the recordation of the final map. The applicant or successor in interest shall submit a deposit of $1,000 to cover legal costs incurred by the City in its review of CC & R's and related documents prior to their recordation. The CC & R's shall include provisions to form a Property Owner Association for the maintenance of the following:

- All interior and exterior common areas including driveways, gates, retention basins, perimeter walls, landscaping and irrigation.
- Exterior landscape at gated entries and along the perimeter of the site's frontage along Tyler Street and Vista Del Norte.
- Graffiti abatement for the interior and exterior of the premises.
- Maintenance and operations of the streetlights.
- Maintenance of all perimeter walls and fencing.

103. The Property Owners Association created by the CC&R's shall comply with the City of Coachella Insurance requirements.

104. 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.

105. Prior to the issuance of building permits for the townhouse/condominium component within Conditional Use Permit No. 266, a tentative tract map (TTM) for the "subdivision of condominium air parcels" shall be submitted, processed, approved and recorded.

Attachment 5

RESOLUTION NO. 2018-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 37040 FOR THE SUBDIVISION OF APPROXIMATELY 29 ACRES OF VACANT LAND INTO ONE HUNDRED EIGHTY EIGHT (188) LOTS FOR THE DEVELOPMENT OF A RECREATIONAL VEHICLE SUBDIVISION. THE SUBJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. COACHELLA VINEYARD ESTATES, LLC, APPLICANT.

WHEREAS, Coachella Vineyard Estates, LLC, has filed an application for Tentative Tract Map No. 37040 to allow the subdivision of 29 acres of land into 188 lots on property located at the northeast corner of Tyler Street and Vista Del Norte (APN 601-620-012 and 601-620-014); and,

WHEREAS, the City has processed said application pursuant to the City Subdivision Ordinance, the Subdivision Map Act (commencing with Section 66400 of the Government Code) and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on July 18, 2018, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, adopting the findings, conditions, and staff recommendations; and,

WHEREAS, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of Tentative Tract Map 37040 the City Council of the City of Coachella has approved Resolution 2018-58 adopting a mitigated negative declaration and mitigation monitoring program for the Coachella Vineyard Estates RV Park project approvals which includes the subject Tentative Tract Map, and,

WHEREAS, on September 2, 2018 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; and,

WHEREAS, the City Council has previously considered and recommended adoption of the mitigated negative declaration (EA 16-01) for compliance with the California Environmental Quality Act; and,

WHEREAS, Tentative Tract Map No. 37040 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and,

WHEREAS, the City Council of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035 and meets the findings required by the Municipal Code;

WHEREAS, on September 26, 2018 the City Council of the City of Coachella held a duly noticed and published Public Hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Tentative Tract Map and at which time the City Council considered the Tentative Tract Map as presented by the applicant, together with the recommendations of the Planning Commission and Development Services Director.

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

SECTION 1. The City Council of the City of Coachella does hereby approve Tentative Tract Map 37040 as shown on the map attached herein as "Exhibit A" and subject to the findings listed below, and subject to the conditions of approval attached herein as Exhibit "B".

SECTION 2. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

Findings for Approval of Tentative Tract Map No. 37040:

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of General Neighborhood according to the General Plan 2035 Land Use Element that allows medium density residential. The subdivision is consistent with the development intensity permitted by the General Neighborhood Land Use category. Tentative Tract Map 37040 is in compliance with the standards of the Zoning Ordinance with respect to the C-T PUD (Commercial Tourist Planned Unit Development) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This District accommodates a variety of housing types and is consistent with the City's vision for this planned development that historically has included RV subdivisions, and clustered housing projects. General Neighborhoods are intended to create walkable amenities such as parks, and services in close proximity to most residences.

2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for future commercial development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development. Furthermore, the subject site is located within sub-area 12 of the General Plan. Subarea 12 includes policy guidance that allows for a final designation mix that is composed of up to 10% Neighborhood Center, 40% Suburban Retail District, 25% Regional Retail District, and 25% Resort development in addition to the single family residential uses. Therefore, the project will able to use these "floater" designations to accommodate the build-out of future gated communities on the project site. The commercial hotel and related uses are further accommodated by the Regional Retail opportunities within Sub-Area #12.

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. For future development proposed on 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 uses intended and identified in the Genera Plan and the zoning code. 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 commercial development with adequate street frontage, access, and utility connections to all properties. There are no known easements that would conflict with the proposed subdivision.

PASSED, APPROVED and **ADOPTED** this 26th day of September, 2018.

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. 2018-60 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of September, 2018 by the following vote of Council:

AYES: Councilmember Bautista, Councilmember Brown, Councilmember Martinez, Mayor Pro Tem Sanchez, and Mayor Hernandez.

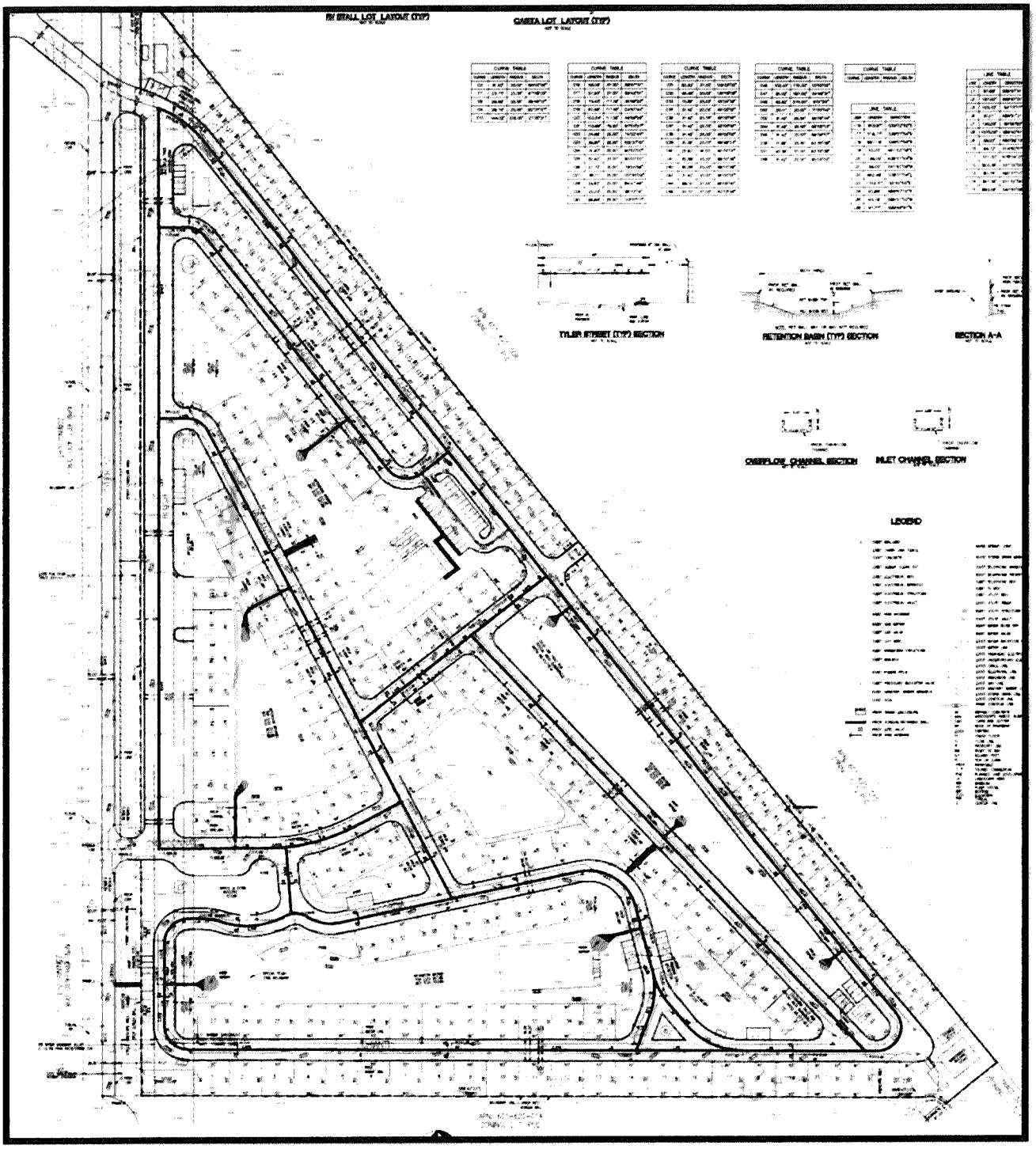
NOES: None.

ABSENT: None.

ABSTAIN: None.

Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”


RV STALL LOT LAYOUT (TYP)
CABIN LOT LAYOUT (TYP)
TYLER STREET (TYP) SECTION
RETENTION BASIN (TYP) SECTION
SECTION A-A
OVERFLOW CHANNEL SECTION
INLET CHANNEL SECTION
LEGEND

"EXHIBIT B"

CONDITIONS OF APPROVAL FOR TTM 37040 FOR THE COACHELLA VINEYARDS RECREATIONAL VEHICLE SUBDIVISION (TTM 37040)

General Conditions

1. Tentative Tract Map No. 37040 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 1 (attached) is approved herein by reference.

2. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to recordation of Tentative Tract Map 37040 and prior to the issuance of any building permits for construction of off-site improvements or residential buildings.

3. The subdivider or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the subdivision including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. The "purple pipe" water lines shall be installed along the street frontages according to City standards.

4. Prior to recordation of the final map, the subdivider or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new lots created as part of Tentative Tract Map No. 37040. The amount paid for supplemental water supplies shall be based on CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, if approved by the City, by collection of the SWSC through an approved phasing plan that is comparable to CVWD fee- collection policies in effect at that time consistent with the MOU between CVWD and the City of Coachella.

Final Map

5. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.

6. All public streets shall be dedicated to City of Coachella.

7. 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.

8. 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

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. Civil plans shall include all utilities easements inside or around the property and location of services within the easements.

12. 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.

13. 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.

14. Applicant shall obtain approval of site access and circulation from Fire Marshall.

15. 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

16. 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 streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

17. 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.

18. Dedication of land along Vista Del Norte Street is required for right-of-way purposes, including construction of half of width improvements. This street is classified as a Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.

19. Dedication of land along Tyler Street is required for right-of-way purposes, including construction of half of width improvements and one lane to the west as minimum. Street improvements shall reflect continuation of Future Street to the north of Tyler Street. Interim turnaround on Tyler Street requires approval by the City Engineer while street improvements are complete for the length of the street. This street is classified as a Collector with Bike Lanes with 90 feet of right-of-way as per City of Coachella General Plan.

20. Underground of utility power lines is required along vista Del Norte prior to construction of offsite improvements. The applicant shall contact utility company, IID, during the process of this condition.

21. Applicant shall contact utility company CVWD for potential abandonment of irrigation lines if required. The applicant shall submit to the City a letter from CVWD if there is any issue on this matter.

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

Sewer, Water and Storm Drain Improvements

23. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.

24. Applicant shall construct all off-site along Tyler Street and on-site water improvements and any other incidental works necessary to complete the improvements for water and sewer services. Size and location of sewer and water improvements shall be approved by the City Engineer.

General

25. 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.

26. 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.

27. 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.

28. 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

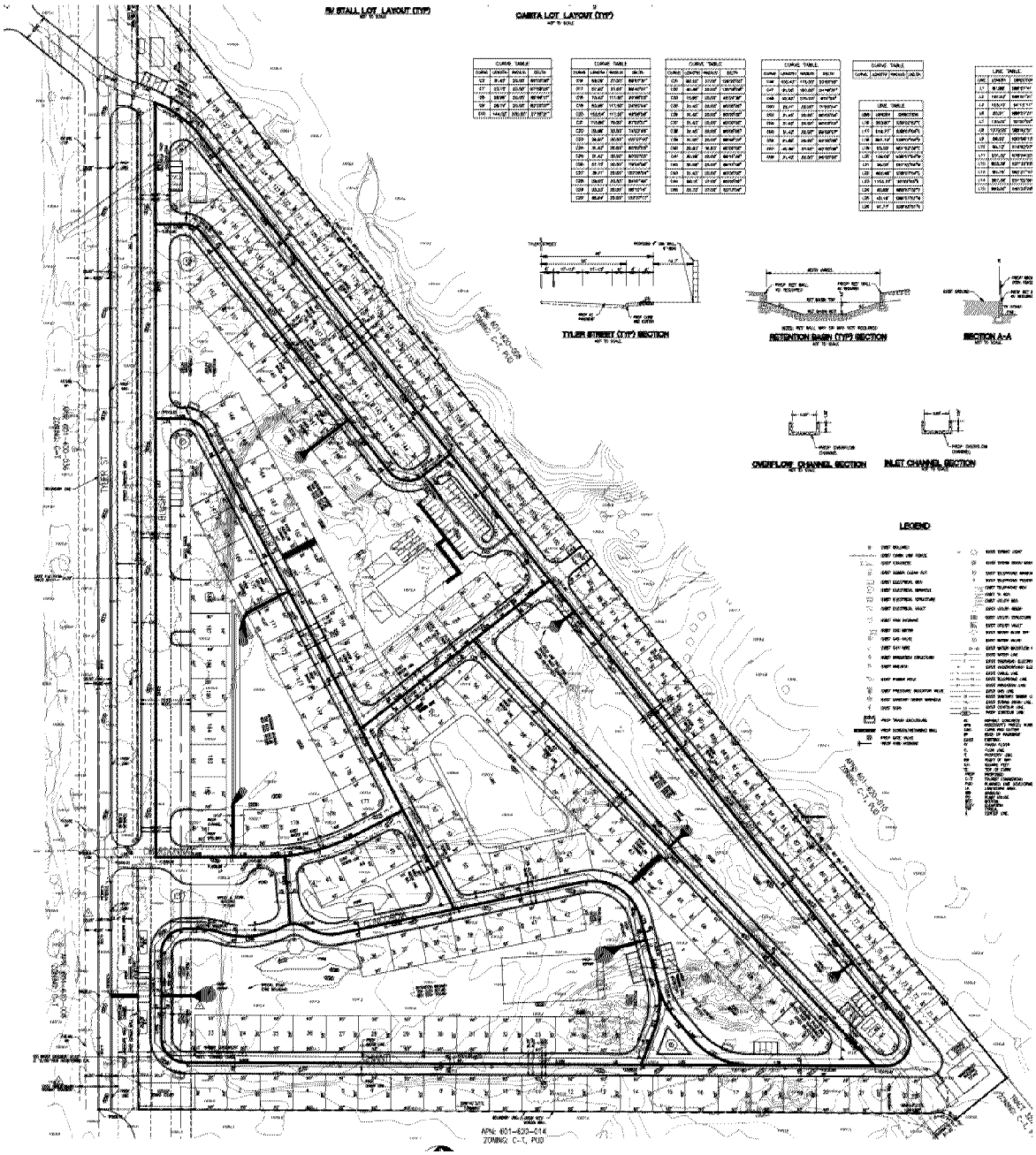
applicant upon approval of the Final WQMP.

Completion

29. "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.

30. 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.

Exhibit 1
Tentative Tract Map 37040



Attachment 6

RESOLUTION NO. 2018-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CALIFORNIA APPROVING CONDITIONAL USE PERMIT (CUP 266) AND ARCHITECTURAL REVIEW (AR 16-03) TO ALLOW THE PHASED DEVELOPMENT OF A ONE HUNDRED EIGHTY EIGHT (188) LOT RECREATIONAL VEHICLE SUBDIVISION, ONE HUNDRED (100) CONDOMINIUM/TOWNHOUSES AND A TWO HUNDRED (200) ROOM, 11 STORY HOTEL AND ASSOCIATED FACILITES AND COMMON RECREATIONAL AREAS, PARKING AND LANDSCAPING, ON A TOTAL OF 48 ACRES OF VACANT LAND IN THE CT-PD (COMMERCIAL TOURIST-PLANNED UNIT DEVELOPMENT) ZONE LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. COACHELLA VINEYARD ESTATES LLC, APPLICANT.

WHEREAS, Skip Goodell (on behalf of Coachella Vineyard Estates LLC) filed an application for Architectural Review No. 16-03, and attendant applications for Conditional Use Permit 266 and Tentative Tract Map No. 37040 to allow the construction of a 188 recreational vehicle subdivision, 100 unit townhouse/condominium project and an 11 story, 200 room hotel and associated uses along with common recreational areas, parking and landscaping on 48 acres of land located at the northeast corner of Vista Del Norte and Tyler Street, Assessor's Parcel No's. 601-620-012 and 601-620-014 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP 266, Architectural Review No. 16-03, and Tentative Tract Map No 37040 on July 18, 2018 in the Council Chambers, 1515 Sixth Street, Coachella, California; and,

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project and the Planning Commission recommended approval of the proposed project including all requested entitlement applications; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.28 and Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit and Tentative Tract Map are necessary to allow the Project to proceed; 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, 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. 266 and Architectural Review 16-03 subject to the findings listed below and the attached Conditions of Approval for the Coachella Vineyards Estate Project (contained in "Exhibit A" and made a part herein).

Findings for Conditional Use Permit #266 and Architectural Review #16-03:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the General Neighborhood land use classification which promotes medium to high density residential and resort uses between 7 and 25 units per acre as proposed by the Project, and the proposed development 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 188 recreational vehicle space subdivision, a 100-unit townhome/condominium project and a 11 story, 200 room hotel and associated land uses. The Project complies with applicable CT-PD (Commercial Tourist-Planned Unit Development) zoning standards including site-specific land uses and development standards which are a part of the Conditional Use Permit request to allow the proposed densities, lot sizes, unit sized and building heights of the Project.

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 Neighborhood Commercial 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 uses that include similar 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 RV subdivision, townhouses and condominiums and an 11 story, 200-room hotel along with associated uses that are permitted in the CT-PD (Commercial Tourist-Planned Unit Development) zone pursuant to an approved Conditional Use Permit. Surrounding

properties to the north and east contain similar RV and townhouse uses while property to the west contain vacant land and a vineyard. Properties to the south include vacant land along with a church and I-10. 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 incorporated 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 26th day of September, 2018.

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. 2018-59 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of September, 2018 by the following vote of Council:

AYES: Councilmember Bautista, Councilmember Brown, Councilmember Martinez, Mayor Pro Tem Sanchez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.

Andrea J. Carranza, MMC
Deputy City Clerk

"EXHIBIT A"

CONDITIONS OF APPROVAL FOR THE COACHELLA VINEYARDS PROJECT INCLUDING CONDITIONAL USE PERMIT (CUP 266) AND ARCHITECTURAL REVIEW (AR 16-03)

General Conditions

1. Conditional Use Permit No. 266 hereby approves the development of the following: 1) Development of a 188 space recreational vehicle park/subdivision; 2) Development of 100 condominium/townhomes; 3) Development of an 11-story, 200 room hotel and associated facilities including common recreational, parking and landscaping areas.

2. Architectural Review 16-03 hereby approves the architectural plans for Phase 1 of the Coachella Vineyards Project consisting of the188 space RV park/subdivision.

3. Architectural Review applications for the proposed 100-condominium/townhouse component and the proposed 11-story hotel and associated facilities shall be submitted and approved by the Planning Commission prior to the issuance of grading and/or building permits for the building(s) in question.

4. This project shall be developed in accordance with the memo dated February 14, 2018 from Lilburn Corporation to Luis Lopez, Development Services Director. Any planned larger or heavier structures (generally greater than 2 stories in height) shall require further geotechnical evaluation and additional recommendations for ground improvement or deep foundations.

5. Architectural Review (AR 16-03) and Conditional Use Permit (CUP 266) 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 Architectural Review and Conditional Use Permit.

6. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Design Guidelines for the Coachella Vineyards Project and conditions of approval imposed below:

    a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Vineyards Development applications.

    b. Conditional Use Permit No. 266 hereby approves the development of an RV

park/subdivision, townhome/condominium project and 11-story hotel with a maximum height of 152 feet including all mechanical equipment and appurtenances, as shown on the submitted plans.

c. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.

d. 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.

e. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the Design Guidelines, as shown in Attachment 10, subject to review by the Development Services Director, and subject to the City's Building Codes.

7. 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. 16-03, including architectural features, materials, and site layout.

8. 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.

9. 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.

10. All plan submittals are the responsibility of the developer; this includes plan submittals

to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

Mitigation Measures – Air Quality:

11. As required by SCAQMD for all development projects in the Salton Sea Air Basin that would disturb one-acre or greater, Best Available Control Measures (BACMs) will be incorporated into a PM-10 Dust Control Plan prepared for the project prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. BACMs are listed at the end of the MMRP.

Mitigation Measures –Hazards and Hazardous Materials:

12. Prior to any land disturbance, including 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 materials 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.

i. 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.

ii. 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.

Mitigation Measures – Cultural Resources:

13. Approved Native American monitor(s) from the Twenty-Nine Palms Band of Mission Indian shall be present during any ground disturbing activities. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.

14. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

Mitigation Measures – Traffic and Transportation:

15. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.

16. Five (5) sets of copies of check prints. 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.

17. The applicant shall pay plan check fees of $750.00 per sheet of improvement plans, and $350.00 for PM 10 plan.

Engineering-Final Map

18. The Final Map shall comply with the Subdivision Map Act and City of Coachella

Subdivision Ordinance.

19. All public streets shall be dedicated to The City of Coachella.

20. 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.

Engineering – Grading and Drainage:

21. 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.

22. 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.

23. Civil plans shall include all utilities easements inside or around the property and location of services within the easement.

24. 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 be complete, report provided has missing the section of calculations.

25. 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.

26. Applicant shall obtain approval of site access and circulation from the Fire Marshall.

27. 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 nine (9) feet as measured from an average of the ground elevations on either side

Engineering – Street Improvements:

28. 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 streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.

29. 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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

30. Dedication of land along Vista del Norte Street is required for right-of-way purposes, including construction of half of width improvements. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.

31. Dedication of land along Tyler Street is required for right-of-way purposes, including construction of half of width improvements and one lane to the west as minimum. Street improvements shall reflect continuation to future street at north along Tyler Street. Interim turnaround on Tyler requires approval by the City meanwhile street improvements are complete for the length of the street. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.

32. Relocation or underground of utility power line that runs northerly on the proposed are for parking lot is required previous construction of improvements; applicant shall contact utility company IID and coordinate the process. The applicant shall submit to the City a letter from IID during the process of this request.

33. Applicant shall contact utility company CVWD for potential abandonment of irrigation line if required. The applicant shall submit to the City a letter from CVWD if there is any issue on this matter.

34. Conceptual grading plan shows a series of easements that runs north-south on the westerly portion along Tyler Street and on the proposed area of parking lot, applicant shall identify all easements inside and offsite the property.

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

Engineering-Sewer, Water and Storm Drain Improvements

36. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.

37. Applicant shall construct all off-site along Tyler Street and on-site water improvements and any other incidental works necessary to complete the improvements for water and sewer services. Size and location of sewer and water improvements shall be approved by the City Engineer.

38. Sewer and Water systems shall be extended and connected to Tyler street and Vista del Norte, plans shall be submitted for engineering plan check and City Engineer approval.

Engineering – General:

39. 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 document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation 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 relocation plans.

40. 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 amount of $2,000 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 and the original plans are in the engineering department at the City of Coachella.

41. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.

42. 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.

43. 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

44. "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.

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

Development Services – Landscaping:

46. 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 and Design Guidelines, as part of the subject Architectural Review, and as conditioned herein.

47. 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.

48. 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.

49. 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.

50. 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.

51. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.

52. 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.

53. 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.

54. 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.

55. 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 ground coating.

Development Services – Project Design:

56. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-03 the projects construction plans and elevations, and subject to review and approval.

57. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.

58. 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.

59. 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.

60. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Riverside County Fire Department:

61. 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.

Access

62. 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.

Water

63. 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. 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).

    b. Fire sprinklers are required in all areas.

    c. Any building constructed on lots created by this project shall comply with the special California Building Code and Riverside County Fire Department information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

    d. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and or signs.

Imperial Irrigation District:

64. 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).

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

Utilities:

66. 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.

67. 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.

68. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.

69. 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.

70. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.

71. 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.

72. 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.

73. 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.

74. Fire hydrants must be at the end of each dead end for flushing.

75. RPZ Style Backflow devices shall be installed on commercial and landscape meters.

76. Above ground DCDA backflows must be installed for all fire line services.

77. Master-metered, radio-read water meters shall be utilized for the project.

78. Domestic and fire service backflow meter devices must be in utility right of way.

Utilities – Environmental Compliance

79. The applicant shall submit water and sewer plans for approval from Utilities Department. The project shall be required to connect to City public sewer and water system.

80. The project will require a Water Quality Management Plan (WQMP)-priority project

81. The proposed facility will be required to submit a source control survey.

82. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.

83. Backflow devices; will require Reduced Pressure Principle Device (RP) at least 12 inches within all water meters servicing landscape, commercial and or industrial facilities.

84. The applicant shall install separate AMI metering system for each building, and install separate AMI metering system for the irrigation system.

85. 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.

86. The facility may be required to install a discharge meter on sewer line to determine "return to sewer" from water use.

87. A grease interceptor will be required if food service establishment is proposed

88. This facility may be required to enroll in industrial an industrial wastewater program

89. The applicant will be required to submit detailed plumbing and mechanical plans

90. The project shall install separate 4T-AMI metering system for each building

91. The project shall install separate 4G AMI metering system for the irrigation system

92. 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 drop potable water outside or micro spray systems.

Fees:

93. 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.

94. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.

95. The applicant shall pay all required water connection fees.

96. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.

97. 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 and industrial construction.

98. The project is subject to payment of all development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Desert Sands Unified School District

99. The Desert Sands 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 Desert Sands Unified School District.

Miscellaneous:

100. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.

101. 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.

102. The subdivider or successor in interest shall submit Covenants, Conditions, and Restrictions (CC & R's) in a form acceptable to the City Attorney, for the proposed

subdivision, prior to the recordation of any CC & R's on the subject property. The CC & R's shall be submitted for review by the Planning Director and City Engineering prior to the recordation of the final map. The applicant or successor in interest shall submit a deposit of $1,000 to cover legal costs incurred by the City in its review of CC & R's and related documents prior to their recordation. The CC & R's shall include provisions to form a Property Owner Association for the maintenance of the following:

- All interior and exterior common areas including driveways, gates, retention basins, perimeter walls, landscaping and irrigation.
- Exterior landscape at gated entries and along the perimeter of the site's frontage along Tyler Street and Vista Del Norte.
- Graffiti abatement for the interior and exterior of the premises.
- Maintenance and operations of the streetlights.
- Maintenance of all perimeter walls and fencing.

103. The Property Owners Association created by the CC&R's shall comply with the City of Coachella Insurance requirements.

104. 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.

105. Prior to the issuance of building permits for the townhouse/condominium component within Conditional Use Permit No. 266, a tentative tract map (TTM) for the "subdivision of condominium air parcels" shall be submitted, processed, approved and recorded.

STAFF REPORT
1/18/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: City of Coachella 6th Cycle Housing Element – Continue to date uncertain

SPECIFICS: General Plan Amendment No. 21-02 and Environmental Assessment No. 22-03 for consideration of the City of Coachella 6th Cycle Housing Element

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STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of the City of Coachella 6th Cycle Housing Element to a date uncertain. A draft of the Housing Element Update has been prepared and the California Department of Housing and Community Development (HCD) recently provided second round comments to staff in December 2022. Staff is working to address HCD comments in the Housing Element and will need to submit a new draft to HCD for a third round of review.

BACKGROUND:

The City of Coachella Development Services Department has prepared the 6th Cycle Housing Element to comply with State requirements to address existing and future housing needs for persons of all economic groups in the City of Coachella. The Housing Element is a tool for use by community members and public officials in understanding and meeting the housing needs in Coachella. The current draft of the Coachella Housing Element is posted on the City's website https://www.coachellahousingelement.com/.

STAFF REPORT
1/18/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Lee Anderson's Covalda Date Company – Historical Information

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BACKGROUND:

The Planning Commission approved entitlements in 2022 for a mixed-use development at the 2.5-acre parcel at the Northeast corner of Cesar Chavez Street and Bagdad Avenue. A cultural resources report prepared for the project identified that the Covalda Date Company building was once located at the property (previously 51-392 Harrison Street). The name "Covalda" stands for "COachella VAlley DAte": The building was constructed in 1913 but demolished in 1996. The building served as a date processing facility, food store and gift shop. Dates were packed and shipped from the processing facility. The business was also was also advertised as "Lee Anderson's Covalda Date Company." The facility was advertised as being the most complete health food store in the desert and marketed their dates as organic. Coavalda's products included chopped dates, dehydrated date chips, date almond confections, date pecan logs, and date shakes (Attachment 4). The Covalda business is featured in a photo collection from Frashers Fotos in Pomona, California for postcards taken of small communities in the Southwest from the 1920's to 1950's. Date packing workers at the business are featured in a 1941 Frashers Fotos postcard (Attachment 3).

The building was recorded in the Historic Resources Inventory with State of California Department of Parks and Recreation in 1983 as one of the Coachella Valley's oldest date packing facilities and for retaining much of its original character (Attachment 2). It was considered a highly significant structure due to its importance to the date industry in the region. The building was constructed with stucco siding, double hung windows, three arches under the front facing gable and a flat roof porch with Spanish tile and stuccoes arches. The building also included additions constructed of wood and corrugated sheet metal.

Lee Anderson, owner of Covalda Date Company, was identified as an owner and recognized by the City of Coachella City Council on October 21, 1969 as the oldest active member of the Coachella Chamber of Commerce. He was a resident of Coachella since the 1920s and recognized as an important contributor to the development of the Coachella Valley date industry. He served

as President of the Coachella Valley Water District and Chairman of the Coachella Valley Farm Bureau.

Staff shared the historical information of the Covalda Date Company with Chelsea Investments to help them identify ways to integrate and recognize the historical significance of the business and the Covalda packing employees into the future Tripoli Mixed-Use development project.

Attachments:

1. Cultural Resources Report excerpt – Tripoli Mixed Use Development
2. Historic Resources Inventory – 1983
3. Historic Photos – Covalda Date Company
4. LA Times Article 1994 “Hot Dates: Sampling the Fruits of the Desert”

6.1 P-33-005649 (COVALDA DATE COMPANY BUILDING)

The Covalda Date Company building was constructed in 1913, recommended NRHP eligible in 1983, and demolished prior to 1996. No evidence of this building remains. The 1983 resource record for this building (Wright 1983) describes the building as enlarged but retaining its original character and states that the importance of the date industry to the region made this building "a highly significant structure." Because the building has been demolished the property retains no aspects of integrity and the resource is destroyed. The Covalda Date Company was an important part of the Coachella Valley date industry in the twentieth century, but the subject property retains no association with the business beyond being the former location of a packing plant. A resource record update documenting the demolition of P-33-005649 is presented in Appendix C. No further considerations for the resource are merited.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-22316-2
HABS ___ HAER ___ NR 4a3 SHL ___ Loc ___
UTM: A ___ B ___
C 11/576000/3726280 D ___
33-5649

Item 4.

IDENTIFICATION

1. Common name: Covalda Date Company
2. Historic name: Covalda Date Company
3. Street or rural address: 51-392 Harrison Street
   City Coachella Zip 92236 County Riverside
4. Parcel number: 765-322-018-2
5. Present Owner: Covalda Inc. Address: P.O Box 908
   City Coachella Zip 92236 Ownership is: Public ___ Private X
6. Present Use: ___ Original use: ___

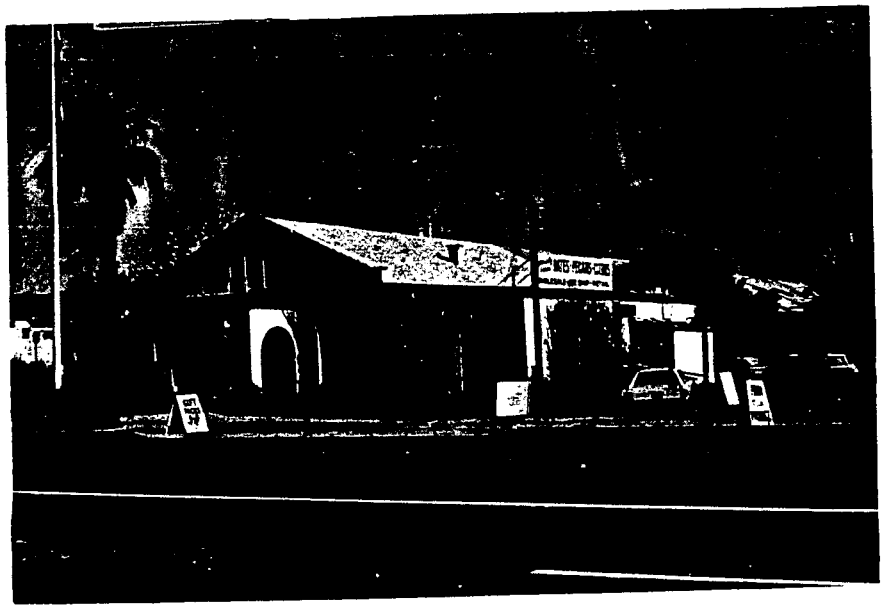
DESCRIPTION

7a. Architectural style: Vernacular Brick

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with composition and corrugated sheet metal gable and shed roofs, the vernacular brick and wood frame building at 51-392 Harrision Street has stucco siding, several stove pipe vents in its roof, double-hung windows, three arches under its front facing gable, a flat roofed porch with Spanish tile conice and stuccoed arches, and two additions in back with large doors and wood siding that serve as the packing house part of the building. A small corrugated sheet metal shed is attached to the side of the front part of the building as well.

7.5'



8. Construction date: Estimated ___ Factual 1913
9. Architect unknown
10. Builder addition - Roy Tally
11. Approx. property size (in feet) Frontage ___ Depth ___ or approx. acreage 2.51
12. Date(s) of enclosed photograph(s) January 25, 1983
    17-207-08-07

sm

33-564

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: ___

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: ___

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

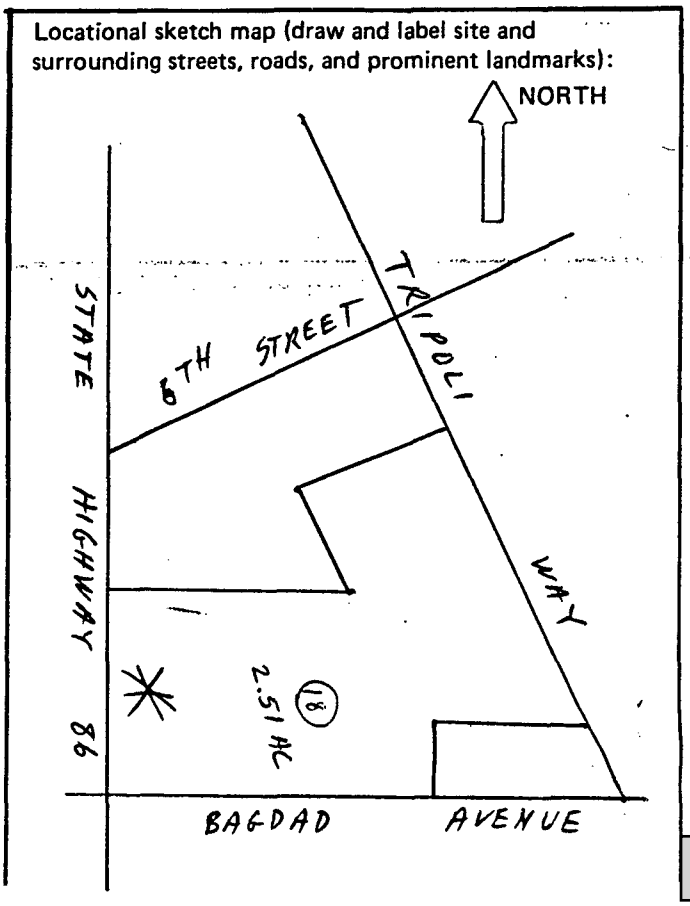
The Covalda Date Company is one of Coachella Valley's oldest. It's name stand for "COachella VAlley DAte Company." Although enlarged, this building has retained its original character. The significance of the date industry make this building a highly significant structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared August 16, 1983
By (name) Millard Wright
Organization Riv. Co. Historical Comm.
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 714 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

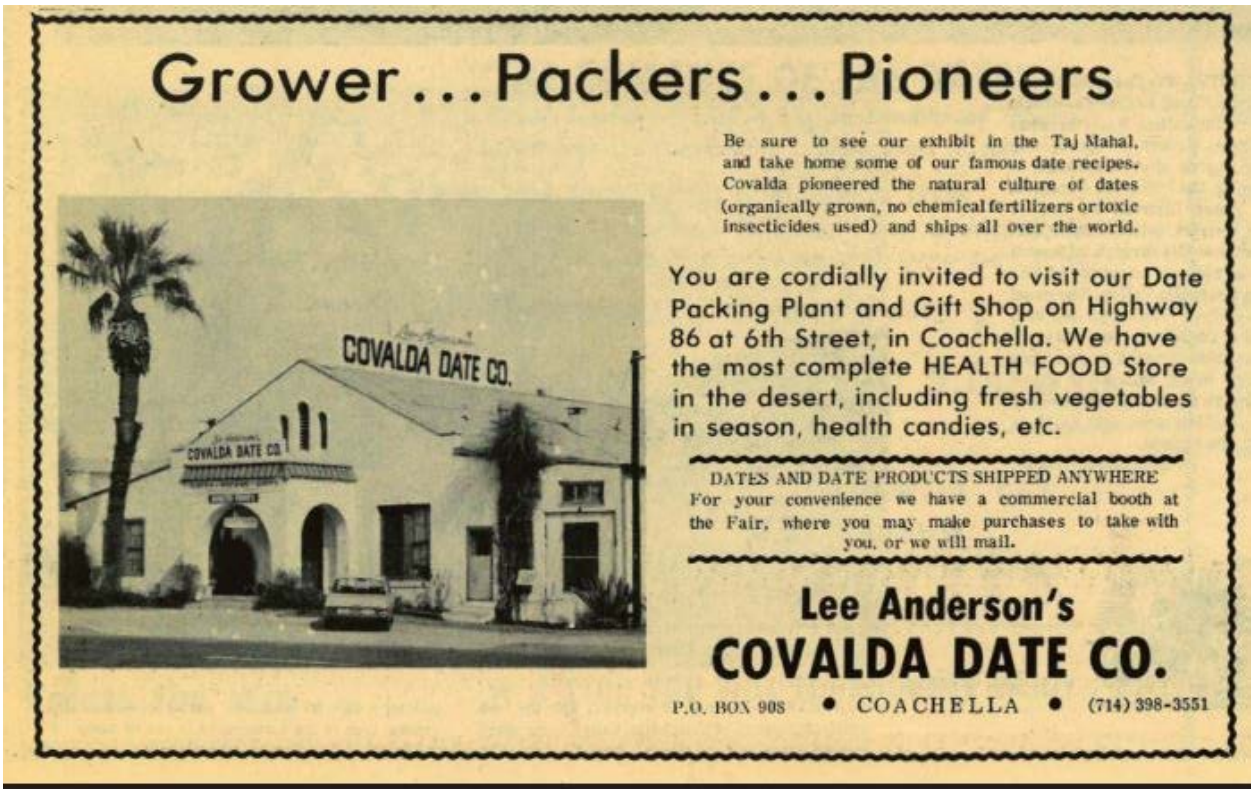


HISTORICAL PHOTOS – COVALDA DATE COMPANY

1941 Photo of Covalda Date processing workers Photo Credit: Pomona Public Library and Frashers Fotos www.frashersfoto.com

1940s Photo of the Covalda Date Company Building front elevation Photo Credit: Pomona Public Library and Frashers Fotos www.frashersfoto.com

Marketing Label for the Covalda Date Company



1972 Advertisement from the Desert Rancher

ADVERTISEMENT

HOT DATES : Sampling the Fruits of the Desert

By KITTY MORSE

FEB. 13, 1994
12 AM

</I>

INDIO — The winter harvest season is to me one of the most picturesque times of year to visit the Coachella Valley. Gone is the intense summer heat and its lingering desert haze, replaced instead by balmy breezes and brilliant blue skies. Palms laden with the year's date crop stand at attention across the desert like rows of green feather dusters on parade. I walk among the towering trees listening to the breezes move through the fronds, while the sun's rays play a symphony of gold on the heavy bunches of ripe fruit.

I like to observe the painstaking harvesting process--one that still relies on the skill of experienced hands. In many Coachella Valley groves, this is the job of pickers, or palmeros, who climb up the trees and attach themselves to the trunk with a heavy chain laced through their picking belts. Wielding a machete, the palmero slices off a bunch of ripe dates and lowers it, attached to a large metal hook, to a partner waiting below. Clouds of dust engulf the earth-bound workers as they manually shake the dates loose into a large bin. As the harvesting trucks purr their way through the grove, tree limbs stripped of dates remain scattered on the ground like skeletal bouquets.

Indeed, palm trees and date-bearing palms especially, have always had special meaning for me. When I was growing up in Casablanca, my parents sometimes took my brother and me to spend a weekend in Marrakech, a historic town in southern Morocco. To this day when I visit, I plan my arrival for sunset, when the town's graceful, ocher-colored minarets emerge like beacons from the 3,000-acre grove of date palms encircling it. During the fall harvest season, vendors sit in the shadow of the graceful, towering trees, hawking bunches of freshly picked dates to passers-by.

Much the same atmosphere prevails throughout the Coachella Valley that cradles Indio and the appropriately named town of Mecca, where dozens of varieties of dates can be purchased at roadside stands. And it is there that I like to explore not just the expansive groves themselves (the area produces 95% of all the dates consumed nationally), but what there is to eat.

Recently, my husband and I spent the day cruising through the valley from Cabazon southeast to Indio and on to Thermal. We meandered through the ritzy desert outposts of Rancho Mirage and Indian Wells to the older, more modest farm communities of Thermal and Coachella, tracing an L-shaped itinerary of about 50 miles through the heart of California's date country.

Next weekend is a good time to explore, as well as to eat, when the National Date Festival at the Riverside County Fairgrounds in Indio (Feb. 18-27) presents a plethora of events, including camel races, costumed vendors and a date cook-off.

In the Coachella Valley, the date of choice is the semi-soft, amber-colored Deglet Noor (or "date of light" in Arabic), sold nationally as the California date. It accounts for 95% of the harvest here, but it is accompanied by the sweet and soft, caramel-like Halawy (which means sweet), its cousin the Khadrawy (green) and, finally, the small and golden, semi-soft Zahidi (nobility). To me these all present unique and separate opportunities for eating and cooking and the perfect excuse for a drive.

While dates are mainly thought of in the United States as a kind of exotic snack, they are an integral part of the cultural lore of North Africa and the Middle East. There, tradition dictates that a platter piled high with the sweetest and plumpest dates--usually Medjools--accompanied by a glass of milk, be offered to guests as a sign of welcome. In Morocco, they also enter in the preparation of a wide variety of sweet and even savory tajines, or exotic stews. Thoughts of these familiar specialties were dancing in my mind as I drove past the landmark forest of eerie windmills marking the approach to the Coachella Valley that signaled the first stop in my quest for California dates at their source: Hadley Fruit Orchards in Cabazon.

For many travelers, Hadley's provides the introduction to locally grown dates, including Medjools and the soft, dark amber Barhee, in addition to the more common varieties. Sampling is encouraged and, in my case, lead to the purchase of sticky date coconut rolls ($2.99 for 12 ounces), diminutive date nuggets ($1.99 a pound) and a coarse, caramel-colored date sugar, among other date-based products. Hadley's banana date shake, rich and smooth and very sweet, was hearty enough to sustain this urban nomad and a companion for several hours (large, $2.40; small, $2.20). Those who want to take home a taste of the California desert can order one of Hadley's lovely gift packs.

*

Leaving Hadley's and driving east on Interstate 10 and then southeast on California 111, I found my way to Shields Date Gardens in Indio, which is perched on the edge of 111--a road sometimes referred to as "The Date Highway." For decades, Shields has enticed visitors to its vintage '50s gift shop and adjoining theater with a continuous showing of "The Romance and Sex Life of a Date." The show--many of the slides now scratched and yellowed with age--is narrated by the late E. Floyd Shields, a pioneer date producer. Seated inside the darkened theater, viewers learn that the landmark establishment was started in 1924, when pioneer date grower Shields began experimenting with dates from Iraq, Saudi Arabia and Morocco.

Following this short expose on date horticulture, I slipped out of the theater and headed straight for the ice cream counter to sample Shields' trademark Black Date ice cream cone ($1)--an unctuous blend of vanilla ice cream generously laced with date puree. Informative descriptions lured me to the glass display case filled with packages of Brunettes and Blondes ($2.25 a pound), cans of Medjools ($17 for a three-pound can) and golden date crystals ($5.50 for 1 1/2 pounds), among other products. Abdullah the mechanized camel grinned at me as I left the cavernous store clutching a package of deliciously chewy Blondes that I eventually snacked on like peanuts.

On Monroe Street, off California 111 in Indio, Dates By DaVall occupies 15 acres. DaVall is a small operation that prides itself on growing dates organically.

Standing by the small counter, visitors can sample their syrupy-sweet ripe Honey dates ($14.40 for 2 1/2 pounds, including shipping), and buttery, caramel-hued Empress ($15.15 for 2 1/2 pounds, including shipping), also available by mail order.

*

A few miles east down 52nd Avenue in Coachella, north a block or two on Harrison and at the intersection of Harrison Street and Baghdad Avenue, Charlotte Anderson Stocks and her sister, Catherine Kerby, own and operate the Covalda Date Co.

Much of the original equipment remains at the company headquarters in the Covalda Packing House, a cavernous building constructed in 1919. If you drop in, a smiling Stocks, who zips around the warehouse in an electric cart, may guide you through the sorting and packing operations.

Covalda's products include chopped dates ($1.75 a pound) and, naturally, dehydrated date chips ($15.80 for a five-pound sack)--a product created by her mother, Stocks said--date almond confections ($2.67 a pound) and crunchy date pecan logs ($4.40 a pound). Covalda's smooth-as-silk date shake is made with reduced-calorie ice milk in an effort to trim the caloric content ($2.25 and $1.50). All of Covalda's date specialties, except for the shakes, are also sold by mail order.

*

A short detour west, on California 86, imposing groves of palm trees and fields of artichokes paint a green swath all the way to Valerie Jean Date Garden in Thermal. The open-air date stand, with an adjoining packing house, occupies the tip of the sweet potato patch that its founder Russ Nicholl, who is generally credited with inventing the date shake, once tended. The farm stand was opened in 1928 and has since expanded to include a bakery and a packing house.

Valerie Jean's appears as if not much has changed since the '20s, except, perhaps, for the constant hum of traffic zooming past and the steady stream of customers stocking up on prepackaged dates and tubs of gooey date butter spread ($3.25)--great on toast or as a frosting for a simple butter cake, and an essential ingredient in Valerie Jean's thick, soul-satisfying date shakes. Gift packs sold in the store or by mail order include date cakes ($2.50) and cookies, as well as date assortments ($20.50 for 15 pounds).

Back on California 111 is another mandatory stop for date lovers: Oasis Date Gardens in Thermal. A welcome patch of emerald green lawn welcomes picnickers around tables scattered under the cool cathedral of palms. There is no more picturesque place in the valley to sample California dates at their source, nor can I think of a better location to sample the thick and chewy date pie ($1 a slice), or sinfully rich, oversize chocolate-covered jumbo Medjool date ($1 each), or a velvety-smooth and honey-sweet date shake made with yogurt or soft ice cream ($2 each).

Inspired by the area's Sahara-like climate, owner Ben Laflin's father homesteaded the land in 1912. At first he planted seedlings, but seedlings rarely adopt the parent tree's characteristics. Offshoots of existing trees were required, and for that, Medjools were imported from Morocco. The original nine trees eventually multiplied into 5,000, creating one of the largest commercial Medjool groves in the United States. Each step in Oasis Garden's production, from the individual picking of ripe Medjools to the careful packing process, is done by hand. The Laflins produce the Barhee date and sell it in the "khalal" or hard, yellow stage (a style of date that is highly prized by some aficionados); the dry and chewy Thoori or "bread date," the Halawy, which is ideal for shipping, the mahogany Khadrawy, one of the first dates to ripen in the valley, and the less common black Abada dates. Oasis Date Gardens products are sold year-round here and also by mail order.

Across the street, the pony-tailed Jim Dunn of Great Date in the Morning runs a mail-order-only date business.

Picking off a few moist Barhees, Dunn reflects on the path that brought him from Berkeley to this corner of the valley. A college friend with connections in the desert first introduced him to the area, he said. For several years after that, he hauled organic produce and dates from the Coachella to Santa Cruz County in his 1946 Chevy flatbed truck. He eventually settled in the Coachella Valley permanently, and now owns more than 50 acres of certified, organically grown date palms. In a departure from the norm, Dunn is among a handful of growers who freezes his dates instead of fumigating them before sending them to market or, in his case, by mail order. (Barhees cost $3.25 a pound for a two-pound bag; Khadrawys, $2.45 a pound for a two-pound bag).

Standing in the palm grove, sampling a few of Dunn's ripe Barhee dates right off the tree seemed a fitting conclusion to my excursion into the California desert. Satiated in body and spirit, I was ready to head home laden with several pounds of fresh Barhees, Medjools and Deglet Noors. At this moment, the Marrakech palm grove felt only a heartbeat away.

GUIDEBOOK

Date in the Desert

Getting there: From Los Angeles, head east on Interstate 10 to Cabazon, continuing east on 10, then south on California 111 to Thermal.

Where to buy: Dates by DaVall, 50-725 Monroe St., Indio 92201; tel. (619) 342-3406.

Great Date in the Morning (mail order only), P.O. Box 31, Coachella 92236; tel. (619) 398-6171.

Hadley Fruit Orchards, 48190 Seminole Drive, Cabazon 92230; tel. (800) 854-5655 or (909) 849-5255.

Covalda Date Co., 51-392 Harrison St., Coachella 92236; tel. (619) 398-3551.

Oasis Date Gardens, 59-111 Highway 111, Thermal 92274; tel. (800) 827-8017 or (619) 399-5665.

Shields Date Gardens, 80-225 Highway 111, Indio 92201; tel. (619) 347-0996.

Valerie Jean Date Garden, 66021 Highway 86, Thermal 92274; tel. (800) 828-5657.

For more information: Contact 1994 National Date Festival, Riverside County Fairgrounds, Feb. 18-27: tel. (619) 863-8247.

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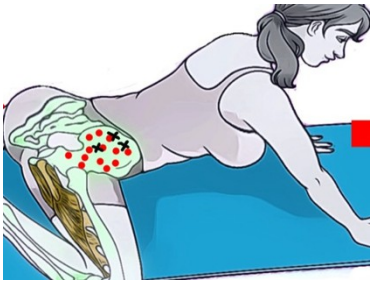

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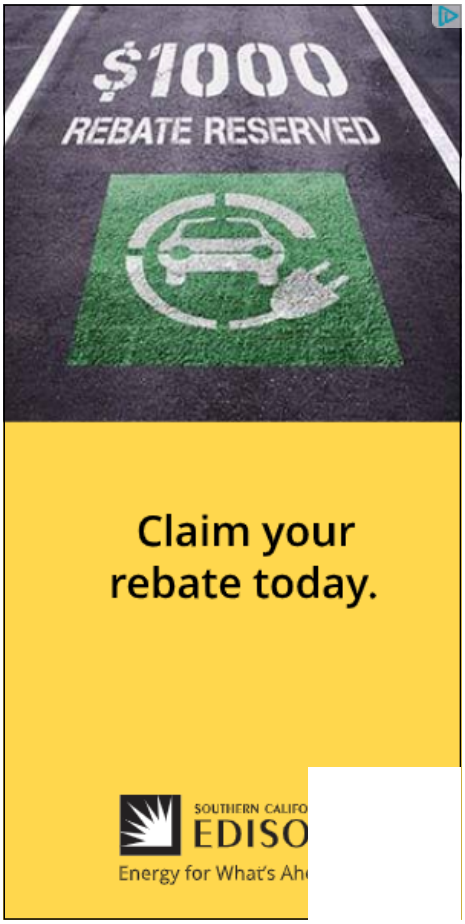
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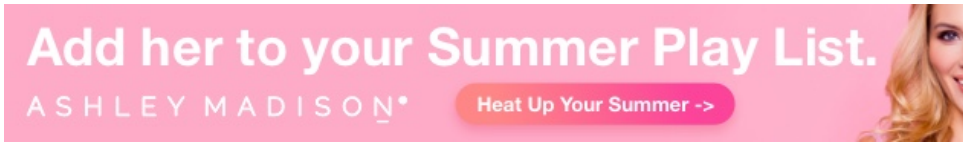

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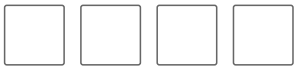

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