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

AGENDA

CITY COUNCIL CLOSED SESSION AND
REGULAR MEETING
OF THE CITY OF COACHELLA
THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,
COACHELLA WATER AUTHORITY, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY
AND COACHELLA PARKS AND RECREATION FOUNDATION

April 22, 2026
5:00 PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

In-Person Meeting Location: Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA	**If you would like to attend the meeting via Zoom, here is the link:** **https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09** Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 **Webinar ID: 884 5727 1898** **Passcode: 606140** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received **either in person, via email, or via Zoom.**
  - **In Person:**

    Anyone wishing to speak in person during the public comment period or on a particular item is required to fill out a Request to Speak Form. In order to be recognized, a Request to Speak Form must be turned in to the City Clerk prior to the start of the public comment period or before the agenda item is taken up by Council on which you wish to provide a comment.
  - **In Real Time via Zoom:**

    If participating in real time via Zoom, during the public comment period, participants must be visible on camera and use the **"raise hand"** function on Zoom.
  - **In Writing via Email:**

    If providing a written comment by email, you may submit your public comment to the City Council by emailing cityclerk@coachella.org. To comment by email, submit your comments no later than 12 p.m. on the day of the meeting by emailing your name, agenda item (if applicable), and your comment. Any correspondence received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter, during the meeting and upon request one (1) hard copy of the written

public comments will be available for the public's view, and written comments will be retained for the official records. Written comments will not be read aloud at City Council meetings.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at **www.coachella.org**, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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

ROLL CALL:

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6: City Labor Negotiator: Interim City Manager Gabriel Gonzalez Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

2. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6: City Labor Negotiator: Interim City Manager Gabriel Gonzalez Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

3. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)
   Existing Litigation – James Rodriguez v. City of Coachella et al.
   Riverside Superior Court, Case No. CVPS 2600804

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

4. Fibromyalgia Awareness Month

5. Lupus Awareness Month

6. Recognizing Retiring Employees:
   1. Victor Castillo, Public Works Streets Maintenance Worker
   2. Marisol Delgado, Customer Service Representative II

3. Julio Hermosiillo, Heavy Equipment Operator
4. Sara Montano, Code Enforcement Officer
5. Jose Nunez, Street Maintenance Worker

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS) (LIMITED TO A MAXIMUM OF 30 MINUTES. IF ADDITIONAL TIME IS REQUIRED FOR PUBLIC COMMENTS, THEY WILL BE HEARD AFTER ITEM NO. 15. PUBLIC HEARING CALENDAR):

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

CONSENT CALENDAR:

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

7. Regular City Council Meeting Minutes of March 25, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

8. Regular City Council Meeting Minutes of April 8, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

9. Quarterly Reports - Third Quarter (January - March) FY2025-2026

10. Voucher Listing- EFT's/FY 2025-26 Expenditures as of April 22, 2026, $3,251,978.57

11. Investment Report February 28, 2026

12. Adopt Resolution No. 2026-24 Authorizing the Designated Agents of the City of Coachella to Provide to the Governor's Office of Emergency Services (CalOES) for All Matters Pertaining to Such State Disaster Assistance the Assurances and Agreements Required

13. Authorize the Purchase of Shared Mobility Equipment and Services in the Amount of $126,730 for the Car Sharing and Mobility Enhancement Project under the Transformative Climate Communities (TCC) Coachella Prospera Initiative

14. Receipts, Disbursements, and Net Cash Flows

15. Approve Memorandum of Understanding (MOU) Between the City of Coachella and Imperial Irrigation District (IID) for the Shade Trees for Southern California Deserts Program

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

16. Appointment of Gabriel A. Gonzalez as City Manager, Approving an Employment Agreement with Mr. Gonzalez and Adopting Resolution No. 2026-25

17. Discussion and Direction Updating the City of Coachella City Council Policies, Rules and Procedures

18. Process to Fill Mayoral Vacancy

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

19. A Public Hearing to Consider Resolution No.2026-23 of the City Council of the City of Coachella: Request for conditional approval for Entertainment Permit No. 26-03 for the Reset Wellness Camping Event temporary campground event to be held on May 29th through May 31st 2026, located at 83272 51st Avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities). Applicant: Claudia Lua Alvarado

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Fibromyalgia is a complex, chronic illness characterized by widespread pain, fatigue, sleep disturbances, and cognitive difficulties commonly referred to as "fibro fog," affecting individuals of all ages, genders, and racial or ethnic backgrounds; and

WHEREAS, more than four million adults in the United States—approximately 2 to 4 percent of the population and millions more worldwide live with Fibromyalgia, a condition for which there is currently no known cure; and

WHEREAS, individuals with Fibromyalgia often experience significant delays in diagnosis, with an average diagnostic timeframe of three to five years, due in part to the complexity of symptoms and limited awareness among healthcare providers; and

WHEREAS, existing public information, medical education, research, and resources remain insufficient to adequately serve patient communities, particularly within diverse and underserved populations who face additional barriers to care; and

WHEREAS, Fibromyalgia also affects children and young adults, who face unique challenges not only from the symptoms of the illness but also from a lack of understanding and social acceptance. Increased public awareness, education, and research are essential to improving diagnosis, treatment, and quality of life for individuals living with Fibromyalgia; and

WHEREAS, Looms for Lupus advocates for Fibromyalgia awareness, support, and a future with improved research, treatment, diagnosis, and education for all affected individuals;

NOW THEREFORE, I, Frank Figueroa, Mayor Pro Tem and Council of the City of Coachella, by the power vested in us, do hereby recognize May 2026 as

Fibromyalgia Awareness Month

encourage all residents to support efforts to increase understanding, compassion, and advocacy for those living with Fibromyalgia.

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 22nd day of April 2026.

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Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Systemic Lupus Erythematosus (SLE), commonly known as Lupus, is a chronic, complex, and often life-threatening autoimmune disease in which the immune system becomes overactive and attacks the body's own tissues, vital organs, and joints, leading to significant health complications including premature cardiovascular disease, kidney disease, and stroke; and

WHEREAS, Lupus affects more than five million people worldwide, with an estimated 16,000 new cases diagnosed each year in the United States. Approximately 90 percent of individuals diagnosed with Lupus are women, most often during their childbearing years (ages 15–45), although men, children, and teenagers may also develop the disease; and

WHEREAS, Lupus disproportionately affects African American, Hispanic/Latino, Native American, and Asian communities, who are two to three times more likely to develop the disease and often experience more severe symptoms and complications and is one of the most challenging diseases to diagnose due to its wide range of symptoms, which may come and go, mimic other conditions, and lack a single definitive diagnostic test, resulting in significant delays in diagnosis and treatment; and

WHEREAS, many individuals living with Lupus endure years of symptoms and irreversible organ damage before receiving an accurate diagnosis, in part due to limited awareness among healthcare providers and the general public. Research into Lupus remains underfunded relative to the severity and prevalence of the disease, underscoring the urgent need for increased investment, scientific advancement, and public health attention; and

WHEREAS, raising awareness and expanding education about Lupus are essential to improving early detection, reducing health disparities, supporting individuals and families affected by the disease, and strengthening community understanding of its impact. Looms for Lupus continues to demonstrate outstanding leadership in raising awareness of Lupus, providing education, advocacy, and social support, and promoting access to quality medical care for individuals living with Lupus and their loved ones;

NOW THEREFORE, I, Frank Figueroa, Mayor Pro Tem and Council of the City of Coachella, by the power vested in us, do hereby recognize May 2026 as

Lupus Awareness Month

and encourage all residents to join in supporting efforts to increase awareness, education, and advocacy for those affected by Lupus.

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 22nd day of April 2026.

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Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, after nearly 20 years of dedicated service, Victor Castillo has announced his retirement from the City of Coachella, effective March 2026; and

WHEREAS, Victor made significant contributions to several private employers in the Coachella Valley, including the Augustin Casino, before beginning his service with the City of Coachella; and

WHEREAS, Victor joined the City of Coachella on June 26, 2006, as a Public Works Streets Maintenance Worker. A position he proudly held until his retirement, and

WHEREAS, during his tenure, Victor worked closely with his department's team to maintain the City's roads in excellent condition, ensured the smooth operation of daily public works activities, and contributed to the setup of numerous City events enjoyed by residents over the years; and

WHEREAS, Victor plans to enjoy his retirement by spending time with his family and traveling.

NOW THEREFORE, I, Frank Figueroa, Mayor Pro Tem and Council of the City of Coachella, by the power vested in us, do hereby recognize

Victor Castillo

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 22nd day of April 2026.

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Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, after over 26 years of dedicated service, Marisol Delgado has announced her retirement from the City of Coachella, effective January 2026; and

WHEREAS, Marisol made significant contributions to the City, beginning in the Administration Department and later serving in both the Finance and Utilities Departments. During her tenure, she also supported multiple roles as needed, helping to ensure continuity of operations across departments; and

WHEREAS, Marisol joined the City of Coachella on November 8, 1999, initially serving as a receptionist for nearly three years before being promoted to Department Assistant I, and four years later advancing to Customer Service Representative II, which she held until her retirement; and

WHEREAS, during her time, Marisol's contributions to the Customer Service Finance team helped support the efficient operation of city services and enhanced in-person customer service for residents; and

WHEREAS, Marisol plans to enjoy her retirement and spend time with family and parents.

NOW THEREFORE, I, Frank Figueroa, Mayor Pro Tem and Council of the City of Coachella, by the power vested in us, do hereby recognize

Marisol Delgado

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 22nd day of April 2026.

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Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, after nearly 27 years of dedicated service, Julio Hermosillo has announced his retirement from the City of Coachella, effective March 2026; and

WHEREAS, Julio acquired significant experience with a number of private employers in commercial equipment handling, establishing a strong foundation that later proved instrumental in his successful employment with the City; and

WHEREAS, Julio joined the City of Coachella on March 15, 1999, as a Public Works Streets Maintenance Worker and, four years later, was reclassified as a Street Sweeper Operator. In 2007, he was promoted to Heavy Equipment Operator in the Public Works Department, a position he held until his retirement, during which he developed unmatched expertise in the operation of heavy equipment; and

WHEREAS, during his tenure, Julio's contributions helped transform the Public Works Streets Department into a reliable, high-performing, and quality-driven team, and his expertise was also instrumental to the Utilities Department in numerous key projects for the City; and

WHEREAS, following his retirement, Julio looks forward to spending quality time with his family and embracing the next chapter of his life.

NOW THEREFORE, I, Frank Figueroa, Mayor Pro Tem and Council of the City of Coachella, by the power vested in us, do hereby recognize

Julio Hermosillo

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 22nd day of April 2026.

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Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, after nearly four years of dedicated service, Sara Montano has announced her retirement from the City of Coachella, effective March 2026; and

WHEREAS, Sara dedicated over 18 years of exemplary service to the County of Riverside, beginning in an administrative support role within the Building and Safety Department and advancing through various positions in Code Enforcement prior to joining the City; and

WHEREAS, Sara joined the City of Coachella on May 2, 2022, as a Code Enforcement Officer; and

WHEREAS, during her time, Sara contributed to the development of the Code Enforcement Department as a proactive and accessible resource for residents, and her experience in code enforcement helped inform and establish many of the processes currently in place; and

WHEREAS, Sara plans to enjoy her retirement and spend time with her family, including caring for her mother.

NOW THEREFORE, I, Frank Figueroa, Mayor Pro Tem and Council of the City of Coachella, by the power vested in us, do hereby recognize

Sara Montano

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 22nd day of April 2026.

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Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, after nearly 25 years of dedicated service, Jose Nunez has announced his retirement from the City of Coachella, effective March 2026; and

WHEREAS, Jose made significant contributions to several private employers in the Coachella Valley before joining the City of Coachella; and

WHEREAS, Jose joined the City of Coachella on August 16, 2001, as a Public Works Maintenance Worker in the Parks Division, and in March 2006, he was transferred to the Streets Division. In 2017, his position was formally reclassified as Streets Maintenance Worker, a title he held until his retirement; and

WHEREAS, during his tenure, Jose worked closely with his department's team to keep the City's roads, sidewalks, and signage in excellent condition, and he was a key contributor during numerous emergency response efforts, assisting residents with flood prevention resources and support; and

WHEREAS, Jose plans to enjoy his retirement by spending time with family and friends, traveling, and pursuing personal interests.

NOW THEREFORE, I, Frank Figueroa, Mayor Pro Tem and Council of the City of Coachella, by the power vested in us, do hereby recognize

Jose Nunez

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 22nd day of April 2026.

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Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella, California

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

MINUTES

CITY COUNCIL CLOSED SESSION AND
REGULAR MEETING
OF THE CITY OF COACHELLA
THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,
COACHELLA WATER AUTHORITY, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY
AND COACHELLA PARKS AND RECREATION FOUNDATION

March 25, 2026
5:00 PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

In-Person Meeting Location: Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA	**If you would like to attend the meeting via Zoom, here is the link:** **https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09** Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 **Webinar ID: 884 5727 1898** **Passcode: 606140** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received **either in person, via email, or via Zoom.**
  - **In Person:**

    Anyone wishing to speak in person during the public comment period or on a particular item is required to fill out a Request to Speak Form. In order to be recognized, a Request to Speak Form must be turned in to the City Clerk prior to the start of the public comment period or before the agenda item is taken up by Council on which you wish to provide a comment.
  - **In Real Time via Zoom:**

    If participating in real time via Zoom, during the public comment period, participants must be visible on camera and use the **"raise hand"** function on Zoom.
  - **In Writing via Email:**

    If providing a written comment by email, you may submit your public comment to the City Council by emailing cityclerk@coachella.org. To comment by email, submit your comments no later than 12 p.m. on the day of the meeting by emailing your name, agenda item (if applicable), and your comment. Any correspondence received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter, during the meeting and upon request one (1) hard copy of the written

public comments will be available for the public's view, and written comments will be retained for the official records. Written comments will not be read aloud at City Council meetings.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at **www.coachella.org**, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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

Mayor Pro Tem Dr. Figueroa called the City Council Closed Session and Regular Meeting of the City of Coachella to order at 5:00 p.m.

ROLL CALL:

Present: Councilmember Perez, Councilmember Delgado (arrived at 5:01 p.m.), Councilmember Virgen, and Mayor Pro Tem Dr. Figueroa

City Clerk and City Treasurer

APPROVAL OF AGENDA:

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

Motion: To approve the agenda with the modification to postpone item #7 to the next City Council meeting on April 8, 2026.

Made by: Councilmember Perez
Seconded by: Councilmember Virgen
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. PUBLIC EMPLOYEE APPOINTMENT (Govt. Code Section 54957(b)(1))
   Title: City Manager

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

The City Council reconvened into open session and called to order Special Meeting at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Former Mayor Montenegro led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

2. Proclamation Presented to Coachella Valley High School CIF Soccer Team Champions
3. Blue Zones Project Coachella Presentation
4. Coachella Rail Station Feasibility Study Project Executive Summary
5. Leadership Coachella Valley Presentation

Councilmember Virgen stepped away at 7:12 p.m. and returned at 7:15 p.m.

6. City of Coachella Broadband Master Plan

WRITTEN COMMUNICATIONS:

1. James Rodriguez

PUBLIC COMMENTS (NON-AGENDA ITEMS) (LIMITED TO A MAXIMUM OF 30 MINUTES. IF ADDITIONAL TIME IS REQUIRED FOR PUBLIC COMMENTS, THEY WILL BE HEARD AFTER ITEM NO. 15. PUBLIC HEARING CALENDAR):

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

1. James Rodriguez
2. Alan Carvalho
3. Sylvia Montenegro

CONSENT CALENDAR:

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

7. Regular City Council Meeting Minutes of March 11, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and

Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

8. Special City Council Meeting Minutes of March 14, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

9. Receipts, Disbursements, and Net Cash Flows

10. Investment Report November 30, 2025

11. Investment Report December 31, 2025

12. Voucher Listing- EFT's/Manual Checks/FY 2025-26 Expenditures as of March 25, 2026, $3,428,400.00

13. Authorize the Interim City Manager to Execute the Professional Services Agreement with Willdan Financial Services for Landscape and Lighting Maintenance Districts and Community Facilities District 2024-1 Administration for a Three Year Term for a Not-to-Exceed Amount of $35,000

14. Authorize the Renewal of Smarsh Email and Text Archiving Services for the Amount of $27,189.89

15. Authorize a 60-month lease of a new copier for the replacement of failing and end of lease unit in the Development Services Department.

16. Authorize a Community Based Grant to the Youth Leadership Institute (YLI) in the Amount of $1,000 to support the 1st Annual Young Feminist Forum

Motion: To approve the Consent Calendar

Made by: Councilmember Perez
Seconded by: Councilmember Virgen
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

Councilmember Virgen stepped away at 8:05 p.m.

17. Adopt Resolution No. 2026-18 Accepting the City of Coachella Housing Element and General Plan Implementation Annual Progress Report (APR) and Direct Staff to Submit to the California Department of Housing and Community Development and Governor's Office of Land Use and Climate Innovation (LCI)

Motion: To adopt Resolution No. 2026-18 Accepting the City of Coachella Housing Element and General Plan Implementation Annual Progress Report (APR) and Direct Staff to Submit to the California Department of Housing and Community Development and Governor's Office of Land Use and Climate Innovation (LCI)

Made by: Mayor Pro Tem Dr. Figueroa
Seconded by: Councilmember Delgado
Approved: 3-0

AYES: Councilmember Perez, Councilmember Delgado, and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: Councilmember Virgen

18. Adopt Resolution No. 2026-17 Approving a Professional Service Agreement with Altura Solutions Accessibility Consultants to provide the City with an American with Disabilities Act (ADA) Public Right-of-Way (PROW) Self-Evaluation and Transition Plan (SETP) with a Not to Exceed Amount of $149,687

Councilmember Virgen returned at 8:14 p.m.

Motion: To adopt Resolution No. 2026-17 Approving a Professional Service Agreement with Altura Solutions Accessibility Consultants to provide the City with an American with Disabilities Act (ADA) Public Right-of-Way (PROW) Self-Evaluation and Transition Plan (SETP) with a Not to Exceed Amount of $149,687

Made by: Mayor Pro Tem Dr. Figueroa
Seconded by: Councilmember Delgado
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

19. Authorize Modification to the City's Commitment to Adjust Share of the Residual Receipts for the Affordable Housing Projects Developed by Chelsea Investment Corporation (Sixth Street Seniors Apartments) and Abode Communities (Villa Verde Apartments)

Public Comment:

1. James Rodriguez

Motion: To authorize Modification to the City's Commitment to Adjust Share of the Residual Receipts

for the Affordable Housing Projects Developed by Chelsea Investment Corporation (Sixth Street Seniors Apartments) and Abode Communities (Villa Verde Apartments)

Made by: Councilmember Virgen
Seconded by: Councilmember Perez
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

20. Resolution 2026-14, a Resolution of the City Council of the City of Coachella, California authorizing the City Manager or Public Works Director/City Engineer to execute various State and Federal Transportation Program documents required for highway projects, including street Right-of-Way Certifications

Motion: To approve Resolution 2026-14, a Resolution of the City Council of the City of Coachella, California authorizing the City Manager or Public Works Director/City Engineer to execute various State and Federal Transportation Program documents required for highway projects, including street Right-of-Way Certifications

Made by: Councilmember Perez
Seconded by: Councilmember Virgen
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

21. A Public Hearing to Consider Resolution No. 2026-12: Request for Adoption of Resolution No. 2026-12, to Rescind Resolution No. 2023-71 approved October 10, 2023, and to Remove Condition of Approval #75 From the Previously Approved Condition of Approvals for the Sevilla II (Pyramid Ranch) Project Located West of Van Buren Street, South of Avenue 50 and North of Avenue 51, APN #'s 779-280-002 and 779-320-001 and Certifying That the Projects Initial Study with Mitigated Negative Declaration is in Compliance with Section 15074 of the California Environmental Quality Act Guidelines; Applicant: City of Coachella

Public Hearing opened at 8:30 p.m. and closed at 8:33 p.m.

Public Comment:

1. James Rodriguez

Motion: To Approve Resolution No. 2026-12 That Modifies Resolution No. 2023-71 Approved October 10, 2023 by Rescinding Condition of Approval No. 75 of CUP No. 372 to Remove the Short Term Rental Restrictions with Findings and Condition as Recommended by Staff.

Made by: Mayor Pro Tem Dr. Figueroa
Seconded by: Councilmember Perez
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

22. Adopt Resolution No. 2026-20 to Approve the Financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority and Conduct a Public Hearing Under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as Amended (the "Code"), in Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority ("CMFA"), a Joint Exercise of Powers Agency and Public Entity of the State of California, in an Amount not to Exceed $60,000,000 (the "Bonds"), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a Multifamily Rental Housing Project Located at 84824 Calle Verde, Coachella, California (the "Project")

Public Hearing opened at 8:54 p.m. and closed at 8:54 p.m.

Motion: To adopt Resolution No. 2026-20 to Approve the Financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority and Conduct a Public Hearing Under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as Amended (the "Code"), in Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority ("CMFA"), a Joint Exercise of Powers Agency and Public Entity of the State of California, in an Amount not to Exceed $60,000,000 (the "Bonds"), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a Multifamily Rental Housing Project Located at 84824 Calle Verde, Coachella, California (the "Project")

Made by: Mayor Pro Tem Dr. Figueroa
Seconded by: Councilmember Virgen
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None

ABSTAIN: None
ABSENT: None

23. A Public Hearing to Consider the Adoption of Resolution No.2026-16 of the City Council of the City of Coachella: Request for Conditional Approval for Entertainment Permit No. 26-01 for Temporary Campground Events in April 2026, Located at 83272 51st Avenue on Approximately 7.79 Acres of Land (Assessor's Parcel Number 779-310-012 and 779-310-013), and Determining that the Proposed Project is Categorically Exempt Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Claudia Lua Alvarado

Public Hearing opened at 9:03 p.m. and closed at 9:03 p.m.

Motion: To adopt of Resolution No.2026-16 of the City Council of the City of Coachella: Request for Conditional Approval for Entertainment Permit No. 26-01 for Temporary Campground Events in April 2026, Located at 83272 51st Avenue on Approximately 7.79 Acres of Land (Assessor's Parcel Number 779-310-012 and 779-310-013), and Determining that the Proposed Project is Categorically Exempt Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Claudia Lua Alvarado

Made by: Mayor Pro Tem Dr. Figueroa
Seconded by: Councilmember Virgen
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

Council Reconvened Council comment at 9:59 p.m.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

Mayor Pro Tem Dr. Figueroa adjourned the meeting at 10:27 p.m.

_____
Angela Zepeda
City Clerk

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

MINUTES

CITY COUNCIL CLOSED SESSION AND
REGULAR MEETING
OF THE CITY OF COACHELLA
THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,
COACHELLA WATER AUTHORITY, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY
AND COACHELLA PARKS AND RECREATION FOUNDATION

April 08, 2026
5:00 PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

In-Person Meeting Location: Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA	**If you would like to attend the meeting via Zoom, here is the link:** **https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09** Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 **Webinar ID: 884 5727 1898** **Passcode: 606140** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received **either in person, via email, or via Zoom.**
  - **In Person:**

    Anyone wishing to speak in person during the public comment period or on a particular item is required to fill out a Request to Speak Form. In order to be recognized, a Request to Speak Form must be turned in to the City Clerk prior to the start of the public comment period or before the agenda item is taken up by Council on which you wish to provide a comment.
  - **In Real Time via Zoom:**

    If participating in real time via Zoom, during the public comment period, participants must be visible on camera and use the **"raise hand"** function on Zoom.
  - **In Writing via Email:**

    If providing a written comment by email, you may submit your public comment to the City Council by emailing cityclerk@coachella.org. To comment by email, submit your comments no later than 12 p.m. on the day of the meeting by emailing your name, agenda item (if applicable), and your comment. Any correspondence received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter, during the meeting and upon request one (1) hard copy of the written

public comments will be available for the public's view, and written comments will be retained for the official records. Written comments will not be read aloud at City Council meetings.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at **www.coachella.org**, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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

Mayor Pro Tem Dr. Figueroa called the City Council Closed Session and Regular Meeting of the City of Coachella to order at 5:03 p.m.

ROLL CALL:

Present: Councilmember Perez, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Dr. Figueroa

City Clerk (via Zoom) and City Treasurer

APPROVAL OF AGENDA:

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

Motion: To modify the agenda to move item #13 before the Consent Calendar

Made by: Councilmember Perez
Seconded by: Councilmember Virgen
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

Motion: To approve the agenda with the modifications

Made by: Mayor Pro Tem Dr. Figueroa
Seconded by: Councilmember Virgen
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None

ABSENT: None

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. PUBLIC EMPLOYEE APPOINTMENT (Govt. Code Section 54957(b)(1))
   Title: City Manager

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

The City Council reconvened into open session at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Sergeant Yamaguchi led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

2. Harvey Milk Day Proclamation

WRITTEN COMMUNICATIONS:

1. Ayleen Ortiz
2. Jessica Dittmar
3. Eric Milward
4. Jamilet Felix
5. Carla Rocha
6. Carla Rocha
7. Adelsol Valle
8. Katy Torres
9. Shamara Valdez
10. Solay Lewis
11. Kaylee De Anda
12. Mikah Strong
13. Katie Arias
14. Lesley Figueroa
15. Nahely Castro Romer
16. Carina Romero
17. Noemi
18. Jacqueline Sanchez
19. Serena Garcia

20. Christian Daniel Aguirre
21. Yenia Padilla
22. Araceli Ibarra
23. Abigail Espinoza
24. Lorraine Salas
25. Jennifer Marquez
26. Abraham F.
27. Monzerrat Loza
28. Marina Beltran
29. Christina Gallegos
30. Georgina Villanueva
31. Jennifer Felix
32. Christina Gallegos
33. Michael Harrington
34. Abigail Garcia
35. Stephanie Ambriz
36. Perla Enriquez
37. Ana Garcia
38. Yeilin Padilla
39. Gabriel Marquez
40. Ana Garcia
41. Yeka Gascon
42. Crystal Garcia
43. Celeste Arreola
44. Barbara Boyer-Hoffmann
45. Ismael Cisneros
46. Juliana Taboada
47. Krystal Otworth
48. JoAnn Lamas
49. Kekoa Balmilero
50. Melissa
51. Jackie Mendez
52. Daisy Castaneda
53. Angel Barraza
54. Camilo Carranza
55. Howie Perez
56. Gigi John
57. Juan Marquez
58. Camilo Carranza
59. Jose Marcus
60. Camilla Iribe
61. Maria Esmeralda Marquez
62. Consuelo Marquez
63. Charlotte Hecht
64. Rubyd Olvera
65. Paola Lopez
66. Bianca M.

67. Perla Martinez
68. Julio Hermosillo
69. Virgie Duran
70. Vanessa M.
71. Juli Maxwell
72. Milee Hernandez
73. Ronnie/Veronica Bayne
74. Davitt Russell
75. Alex De La Cruz
76. Ashley Hernandez
77. Marcos Magana
78. Samara Gascon
79. Isaias Marquez
80. Adriana Torres Ceja
81. Al Partida
82. Judith Gumboa
83. Francisco Carrillo
84. Ruth Gascon
85. Jocsan Mandujano
86. Hannah R.
87. Fabio Solorzano
88. Elena Moiseyeva
89. Migdalia Sanchez
90. Clara Nieblas
91. Vanessa Cano
92. Danielle Amato
93. Kailah Rose
94. Anthony Noriega
95. Dora Lozano
96. Luis Sergio Perez Becerra
97. Diana Reza
98. Norma Padilla
99. Olivia Rodriguez
100. Laura Juarez
101. Isabel Rodriguez
102. Steven Peavy
103. Daniel Batcheler
104. Valeria Tamayo
105. Catalina Rivero
106. Diego Diaz C.

PUBLIC COMMENTS (NON-AGENDA ITEMS) (LIMITED TO A MAXIMUM OF 30 MINUTES. IF ADDITIONAL TIME IS REQUIRED FOR PUBLIC COMMENTS, THEY WILL BE HEARD AFTER ITEM NO. 15. PUBLIC HEARING CALENDAR):

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

1. James Rodriguez
2. Allison Jeffredo
3. Natalia Cervantes
4. Araceli Hernandez
5. Anna Carrillo
6. JoAnne Lamos
7. Jazmin Ibarra
8. Ash B.
9. Cecilia Lemus
10. Consuelo Marquez
11. Olivia Rodriguez
12. Beverly Garcia
13. Danna Garcia
14. Migdalia Sanchez
15. Ever Cruz
16. Stephanie Ambriz
17. Karina Villalpando
18. Alejandro Cobos
19. Yumey Ochoa
20. Jesus Gonzalez
21. Liran Felix
22. Raul Valdez
23. Jon Becerra
24. Mel G.
25. Edgar Gomez Cardoso
26. Mila Smith
27. Dolores A. Torres
28. Yvette Zamora Cruz (via Zoom)

Item #13 moved up before the Consent Calendar

13. Process to Fill Mayoral Vacancy

Public Comment:

1. James Rodriguez
2. Sylvia Montenegro

Item #13 will be continued to the next Council meeting on 4/22/2026

CONSENT CALENDAR:

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

3. Regular City Council Meeting Minutes of March 11, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and

Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

4. Special City Council Meeting Minutes of March 25, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

5. Special City Council Meeting Minutes of March 27, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

6. Receipts, Disbursements, and Net Cash Flows

Public Comment:

1. James Rodriguez

7. Voucher Listing- EFT's/Utility Billing Refunds/FY 2025-26 Expenditures as of April 8, 2026, $2,760,174.31

Public Comment:

1. James Rodriguez

8. Investment Report January 31, 2026

9. Maintenance of Effort Certification Statements Fiscal Year 2026/2027, the Local Streets and Roads Revenue Projections, as well as the Projected Five Year Measure A Capital Improvement Plans Budget for Measure A Funding

10. Adopt Resolution No. 2026-22, A Resolution of the City Council of the City of Coachella to Adopt a List of Projects for Fiscal Year 2026-27, Funded by SB 1: Road Repair and Accountability Act

Motion: To approve the Consent Calendar

Made by: Councilmember Virgen
Seconded by: Councilmember Perez
Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: None

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

11. Comprehensive Water and Wastewater Rate Study Update – Proposed Prop 218 Schedule

Councilmember Virgen recused herself from the meeting at 7:50 p.m.

Public Comment:

1. Sylvia Montenegro
2. James Rodriguez

Motion: To approve Option 2 Schedule

Made by: Councilmember Perez
Seconded by: Mayor Pro Tem Dr. Figueroa
Approved: 3-0

AYES: Councilmember Perez, Councilmember Delgado, and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: Councilmember Virgen

12. Approve a Special Event and Associated Appropriations for a Keys to the City Ceremony in Honor of the Coachella Valley High School Girls Soccer Team in Recognition of Their CIF Division 5 Championship

Motion: To approve a Special Event and Associated Appropriations for a Keys to the City Ceremony in Honor of the Coachella Valley High School Girls Soccer Team in Recognition of Their CIF Division 5 Championship with the modification of appropriating the budget to $10,000 and adjusting the time to early evening

Made by: Councilmember Perez
Seconded by: Mayor Pro Tem Dr. Figueroa
Approved: 3-0

AYES: Councilmember Perez, Councilmember Delgado, and Mayor Pro Tem Dr. Figueroa
NOES: None
ABSTAIN: None
ABSENT: Councilmember Virgen

3. Process to Fill Mayoral Vacancy

Item #13 moved up before the Consent Calendar

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

Mayor Pro Tem Dr. Figueroa adjourned the meeting at 9:02 p.m.

_____
Delia Granados
Delia Granados

CITY OF COACHELLA
53-990 ENTERPRISE WAY
COACHELLA, CA 92236

CODE ENFORCEMENT, ABANDONED VEICHLE ABATEMENT, PARK RANGERS & ANIMAL CONTROL

3rd QTR. QUARTERLY REPORT

January. 01, 2026 to March. 31, 2026

Prepared By:
Diana Becerra

Code Enforcement Summary Report

Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 01/01/2026 To 03/31/2026	From To	From To

CE Totals

	Total	Closed Cases	Open Cases
Totals	**108**	**60**	**48**

CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
	10	8	2
10.08.060 - Working on parked vehicles	1	1	0
10.20.010(18) Abandoned/Inoperable/Dismantled vehicle(s).	20	15	5
12.12.050 - Duty to maintain sidewalks.	0	0	0
12.16.030 - Permit required/CURB CUTS AND DRIVEWAYS	0	0	0
12.42.030 - Unlawful camping.	8	3	5
12.42.040 - Storage of personal property on public property.	8	7	1
12.50.100 Penalties. (B) Vending without a sidewalk vending permit	2	0	2
13.03.044 Wasting water prohibited.	1	0	1
13.03.208 - Access to water meter.	3	2	1
13.03.306 Expiration or Extension of Permit	0	0	0
15.04.020 (A) Concrete Flat Work, Shades & Storage Containers	1	1	0
15.44.010 Building Numbering/Required	0	0	0
15.60.010 Building Permit Required	4	1	3
15.60.050 - Substandard buildings and housing.	0	0	0
15.66.010 Seismic Hazard Mitigation	0	0	0
17.16.020 - Permitted uses.	0	0	0
17.16.030(C)(5)-Property development standards. Walls/Fences	1	1	0
17.17 - R-D RESORT DISTRICT	0	0	0
17.19 STANDARDS FOR SINGLE-FAMILY RESIDENTIAL	0	0	0
17.48.020 Display of merchandised out of doors.	0	0	0
17.54.010 (N)(2) Parking and Storage in Residential Zones.	6	4	2
17.54.010 - Parking requirements. (Improved Surface)	1	1	0
17.54.010.(N)(3)	0	0	0
17.54.020 - Permitting of certain garage conversions to residential living space ("garage conversions").	0	0	0
17.56.010(J)(2)(B) - Signs	0	0	0
17.58.010 - Home occupations	2	0	2
17.60.010 (F)(4) Accessory structures	0	0	0

17.60.010 (G) - Trailers Outside Camps	1	0	1
17.60.010 - Property development standards. (Fence)	5	1	4
17.60.010 Property Development Standards 9D) (3)(a) Yards	0	0	0
17.60.010(3)(e) Development Standards	0	0	0
17.74.010 (D)(3) Conditional Uses	0	0	0
17.84 Medical Cannabis Dispensaries.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.030 - Prohibited activities.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.040 - Prohibited activities declared a public nuisance.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.050 Penalties for Violations	0	0	0
2.08.060 (A) - Political sign regulations.	0	0	0
2.08.060 (B) - Political sign regulations	0	0	0
2.08.060 (C) - Political sign regulations	0	0	0
2.08.060 (D) - Political sign regulations	0	0	0
2.08.060 (E) - Political sign regulations	0	0	0
3.10.010 (D) (16) Visibility Hazard	2	2	0
3.10.010 (D) (27) Public Burning	0	0	0
3.10.010 (D)(10) Termites, Insects, Vermin or Rodents.	0	0	0
3.10.010 (D)(12) Abandon or Vacated Building/Structure	0	0	0
3.10.010 (D)(13) Offensive Odors	2	1	1
3.10.010 (D)(15) Hazardous Substances and Waste	2	2	0
3.10.010 (D)(18)	0	0	0
3.10.010 (D)(19)	0	0	0
3.10.010 (D)(20) Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010 (D)(23) Public Nuisances/Safety Hazard	5	5	0
3.10.010 (D)(24) Disruptive Activities	9	4	5
3.10.010 (D)(25) Land Use Entitlements.	0	0	0
3.10.010 (D)(3) Weeds	0	0	0
3.10.010 (D)(31) Animal Manure	0	0	0
3.10.010 (D)(36) Signs	0	0	0
3.10.010 (D)(38) - Maintenance and abatement of nuisances.	1	0	1
3.10.010 (D)(4) - Trees and Shrubs	7	2	5
3.10.010 (D)(44) Public Nuisances/Rubbish, Refuse and Dirt	11	3	8
3.10.010 (D)(8) -Maintenance of Private Driveways	0	0	0
3.10.010(35) Water Disposal	1	1	0
3.10.010(D)(11)-Sewage.	0	0	0
3.10.010(D)(15)-Hazardous Substances and Waste.	0	0	0
3.10.010(D)(16)-Visibility Hazard.	2	2	0
3.10.010(D)(19)-Visual Blight	0	0	0

3.10.010(D)(20)-Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010(D)(21)-Public Toilets.	0	0	0
3.10.010(D)(22)-Privies.	0	0	0
3.10.010(D)(25)-Land Use Entitlements.	0	0	0
3.10.010(D)(27)-Public Burning.	0	0	0
3.10.010(D)(28)-Air Pollution.	0	0	0
3.10.010(D)(29) Mosquito Breeding Places.	1	0	1
3.10.010(D)(30) Discharge of Sewage	1	1	0
3.10.010(D)(31)-Animal Manure	0	0	0
3.10.010(D)(32)-Hauling of Offensive Substances	0	0	0
3.10.010(D)(33)-Clothes Lines.	0	0	0
3.10.010(D)(34) Stormwater Drainage	0	0	0
3.10.010(D)(35)-Water Disposal.	0	0	0
3.10.010(D)(36)-Signs.	0	0	0
3.10.010(D)(37)-Encroachment.	0	0	0
3.10.010(D)(38)-Municipal Code Violations.	0	0	0
3.10.010(D)(39)-California Civil Code.	0	0	0
3.10.010(D)(40)-California Red Light Abatement Act.	0	0	0
3.10.010(D)(41)-California Drug Abatement Act.	0	0	0
3.10.010(D)(42)-State Housing Law.	0	0	0
3.10.010(D)(43)-Weed Abatement.	0	0	0
3.10.010(D)(6) Parking on Yard Off Driveway	3	2	1
3.10.010(D)(7) Occupied Vehicles	2	1	1
3.16.090 - Failure to comply with notice of violation.	11	4	7
5.48.030 - Nonconforming signs	0	0	0
5.48.090 - Permits for outdoor advertising signs.	0	0	0
5.80.030 - Permit requirement (STR)	2	0	2
5.80.100 - Operational requirements and performance standards established. (Short Term Rentals)	0	0	0
5.80.120 - Violations (STR)	1	0	1
7.04.040 - Prohibited noise generally.	2	1	1
8.20.040(C)Dust Control requirements	1	0	1
8.44.010 - Collection by city or agent only.	0	0	0
8.44.070 Commercial Garbage Collection and Disposal	0	0	0
8.48.030 (B)Graffiti Prohibited	4	3	1
8.60 - REGISTRATION AND MAINTENANCE OF ABANDONED PROPERTIES	0	0	0
8.60.040 Registration of Abandoned Property	0	0	0
8.60.050 - Abandoned Property Maintenance requirements.	8	1	7
8.60.060 - Security requirements	0	0	0

8.64.050 - Vacant Property Maintenance Requirements	0	0	0
Abandoned/Inoperable/Dismantled vehicle(s)	1	1	0
Business License Required	4	1	3
Business Subject to Miscellaneous Tax Rates/Transportation, Trucking and Towing	0	0	0
CFC 10.206(a)-(b) Obstruction	1	1	0
CFC 10.206(b)-Hydrant, (c) Red curb-15' each side	0	0	0
CFC 10.207(1)-Fire Apparatus Access Roads, (a) Red curb on signs	0	0	0
CFC 10.207-Fire Apparatus Access Roads. (b) Obstruction	0	0	0
CFC 10.208(a)-Premises Identification,	0	0	0
CFC 10.301(a)-Fire Extinguishers, (a) Minimum 2A10BC	0	0	0
CFC 10.301(a)-Fire Extinguishers, (e) Commercial kitchen 40BC.	0	0	0
CFC 10.302(a)-Fire Extinguishers, (b) Servicing due	0	0	0
CFC 10.313(b)-Hood and Duct Systems, (b) Proper nozzle position, caps, coverage	0	0	0
CFC 10.313(c)-Hood and Duct Systems, (c) Automatic gas/electric shut off	0	0	0
CFC 10.313(e)	0	0	0
CFC 10.313(e)-Hood and Duct Systems, (d) Fuse able links, cables, conduits	0	0	0
CFC 10.401	0	0	0
CFC 10.401-Walls and Ceilings, (a) Holes sealed	0	0	0
CFC 10.402(a)-Exits, (e) Maintain fire rated doors, windows, dampers, and hardware	0	0	0
CFC 11.201(b)-General Housekeeping, (a) Rubbish/trash buildup	0	0	0
CFC 11.203(b)-General Housekeeping, (d) Storage not within 24" of ceiling	0	0	0
CFC 11.203(c)-General Housekeeping, (g) Storage in boiler, mech., elect. panel rooms prohibited	0	0	0
CFC 11.205(a)-General Housekeeping, (h) Candles used in approved manner	0	0	0
CFC 12.103(a)-Exits, (d) Exit obstruction	0	0	0
CFC 12.106(c)-General Housekeeping, (e) Storage under stairs prohibited	0	0	0
CFC 12.203(a)-Occupant Limit/Sign, (a) Occupant load sign(s) posted	0	0	0
CFC 12.207-General Housekeeping, Storage in attic space prohibited	0	0	0
CFC 13.103-Occupant Limit/Sign, (b) Required NO SMOKING signs	0	0	0
CFC 74.107(a)	0	0	0
CFC 79-201(e)-Flammable Liquids -(a) Approved safety cans under 10 gal.	0	0	0
CFC 79.107-Flammable Liquids, (c) Legible labeling	0	0	0
CFC 79.201(e)-Flammable Liquids, (b) Approved cabinet exceeding 10 gal.	0	0	0
CFC 85.104 (c)-Electrical, (c) Abatement of electrical hazards	1	1	0
CFC 85.104 (f)-Electrical, (f) Cover open space in circuit breaker panel	0	0	0
CFC 85.106-Electrical, (d) Exten. cords not allowed as permanent wiring	0	0	0
CFC 85.107-Electrical, (a) Zip cords/cube adapters not allowed	0	0	0

CFC 85.108-Electrical, (b) Min. 30" clear access to circuit breaker	0	0	0
CFC Stand. No. 10-1-6.9-Fire Extinguishers, (c) Mounted 3-5 feet from floor	0	0	0
CFC Standard No. 10-1-6.5-Fire Extinguishers, (d) Obstruction	0	0	0
Display of merchandise out of Door	0	0	0
Garbage Containers	6	5	1
Illegal Dumping	2	2	0
Illegal, Nonconform. Building or Structure(s)	1	0	1
Manner of Parking /Parallel Parking	1	1	0
Manner of Parking/Angle Parking	0	0	0
Manner of Parking/Commercial Vehicles Prohibited from Parking on Private Property and Public Rights-of-Ways	1	0	1
NEC 380-9 Electrical, (e) Outlet faceplates/covers in place	0	0	0
NFPA 13-4-2.5.1 Automatic Fire Sprinklers Systems, (c) 18" clearance below heads	0	0	0
Parking on yard/off driveway	5	2	3
Parking Requirements/General Provisions	1	1	0
Parking Requirements/Surface of Parking Area	0	0	0
Permit for Outdoor Advertising Signs	0	0	0
Prkg. Lot Striping/Handicap Markings	0	0	0
Prohibited Stopping, Standing or Parking/On a Crosswalk	0	0	0
Prohibited Stopping, Standing or Parking/Within an Intersection	0	0	0
Property Development Standards/Maintenance	0	0	0
Public Nuisances / Animals	6	4	2
Public Nuisances / Attractive Nuisances	5	3	2
Public Nuisances / Fire Hazard	6	3	3
Public Nuisances / Landscaping	5	2	3
Public Nuisances / Trees and Shrubs	5	3	2
Service Stations/Intent and Purpose	0	0	0
Service Stations/Landscaping	0	0	0
Service Stations/Parking	0	0	0
Set up Temporary Sales Location	2	0	2
Signs-All signs and sign programs shall be subject to review and approval	0	0	0
Special Event/Sales Permit Required	0	0	0
Special Event/Sales Signs	1	1	0
Stopping, Standing and Parking/Public or Private Driveway	0	0	0
Stopping, Standing or Parking/Sidewalk	2	2	0
Termites, Insects, Vermin or Rodents	0	0	0
Termites, Insects, Vermin or Rodents	0	0	0
Title 19, Subchapter 5-Hood and Duct Systems, (a)Serviced within 6 months	0	0	0

Trimming palm trees--Required	1	0	1
UBC 3304(c)-"This Door to Remain Unlocked During Business Hours"	0	0	0
UBC 3313(b)-(f) Emergency lighting operable	0	0	0
UBC 3314(c)-(b) Illuminated EXIT sign operable	0	0	0
UBC 3315(b)-(c) 44' clear access aisle width to exits	0	0	0
UMC 504(a)-General Housekeeping, (c) 36" clearance around water heater	0	0	0
Weed Abatement	4	2	2
Totals	**213**	**115**	**98**

Abandoned Vehicles Summary Report:

Open Date Range	*Close Date Range*
From 01/01/2026 To 03/31/2026	From To

AVA Totals

	Cases Closed	*Vehicles Abated*	*Abatement Costs*
Totals	**10**	**10**	**$0.00**

Vehicles Abated

Disposition	*Vehicles*
Agency Abated	3
Other	0
Unfounded	0
Voluntary Compliance	7
Totals	**10**

Park Ranger Summary Report

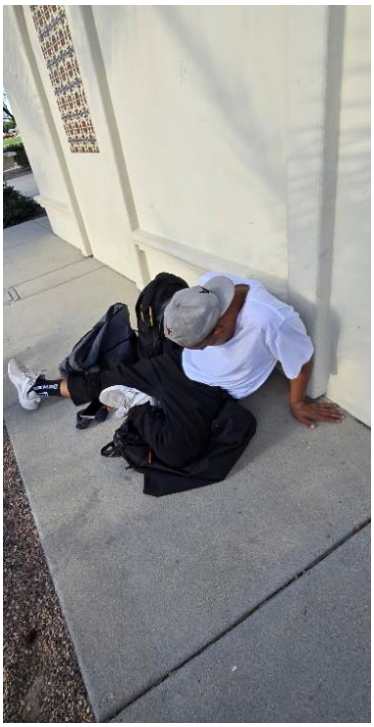
January 2026 – March 2026

Month of:	*Unsheltered encounters*	*vandalism*	*Issued cites*	*Community league issues*	*Miscellaneous*
January	77	19	547		
February	62	15	507		
March	51	10	791		
Total	*190*	*44*	*1,845*		









Riverside County Animal Control

Field Services Activities	QTR 1/1/2026 - 3/31/2026)
Number of Requests for Service	599
Number of Animal Bite Calls	76
Number of sick/injured animal calls	48
Vicious Animal (imminent danger)	0
Cruelty/Neglect Calls	37
Total Citations	4
Number of Nuisance animal Complaints	

Field Services Impound Statistics	QTR 1/1/2026 - 3/31/2026)
Total Canines Impounded	**128**
Owner Turn-Ins	2
Stray	119
Dead on Arrival	7
Total Felines Impounded	**155**
Owner Turn-Ins	3
Stray	110
Dead on Arrival	42
Total Other Animals Impounded	**3**
Owner Turn-Ins	0
Stray	2
Dead on Arrival	1

City of Coachella
Development Status Report
April 2026



Prepared By:
Community Development Department
Kendra Reif, Community Development Director
Adrian Moreno, Associate Planner
Vanessa Sanchez, Planning Technician
Anahi Fernandez, Management Analyst

Coachella Permit Center
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102 Fax (760) 398-5421
www.coachella.org

*Cannabis-related businesses/developments are identified in green text.

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	Case	No.	Name / Description	Location	Contact Person	Approval Date & Status
	AR EA	14-02 14-03	Double Date Packing Facility Construct new 35,500 sq. ft. date packing facility	86301 Industrial Way APN 763-131-061	Steven Gilfenbain 9777 Wilshire Blvd., #900 Beverly Hills, CA. 90212 (310) 651-2591	PC approved 12/17/14 1st Phase Complete
	AR	16-04	Truck Storage To develop a vehicle storage yard in the M-S Zone on 3.10 acres.	49-640 Oates Lane	Julia Molinar P.O. Box 3091 Indio, CA. 92201 (760) 578-2108	PC Approved 4/20/16 1st Phase Complete (Off-site improvements pending)
	AR TPM CZ EA CUP DA	16-19 37209 16-03 16-06 290	Date Palm Business Park To subdivide 80 acres into a multi-tenant industrial park.	East of Harrison Street, North and South of Avenue 49	Wesley Ahlgren Sundate/Anthony Vineyards P O Box 9578 Bakersfield CA 93389-9578 (760)406-4060	PC Approved 10/18/17 CC Approved 12/13/17 PC Approved (DA) 12/20/18 CC Approved (DA) 1/17/18 CC - 1st Final Map 9/14/20
	AR DA	17-07	Glenroy Resort - Project A To construct a 76-unit Bungalow-Style Hotel with 160,656 sq. ft. on 24.43 acres in the CG zone.	SE Corner of Avenue 48 and Van Buren Street	Glenroy Coachella, LLC 1801 S. La Cienega Blvd. Los Angeles CA 90035 (310) 207-6990	PC Approved 6/7/17 CC Approved (DA) 10/11/17 (Ord 1110) Construction Stalled
	AR CZ VAR	17-12 17-02 17-06	Coachella Village To construct a new 242-unit multifamily residential project on 9.69 acres	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 11/15/17 CC Approved 1/17/18 *Expired*
	AR	18-05	Coachella Village - Phase #2 To construct a new 110-unit multifamily residential gated community on 4.51 acres of vacant land.	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 10/17/18 *Expired* Plans Approved
	AR	18-10 (Admin)	Golden State Energy Services Construct new electrical substation	NE Corner Polk St. and Industrial Way	Golden State Energy Services 3421 Gato Ct. Riverside CA 92507 (951) 906-9865	Plans Approved

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	AR	18-11	Pueblo Viejo Plaza Construct new 6,900 sq. ft. commercial center with two restaurants and retail suite.	Northwest corner of 9th St. and Grapefruit Blvd.	Pedro Padilla 49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	PC Approved 4/17/19 *Expired*
	AR	19-01	Oraway Engineering To construct a new 825 sq. ft. office and contractor yard on 2.89 acres.	54-101 Enterprise Way	Armando Bravo 83-850 Corte Solis Coachella, CA. 92236 (760) 791-4383	PC Approved 4/17/19 *Completed 2024*
	AR	19-02	Guardado Commercial Center To construct a new 22,300 sq. ft. multi-tenant retail/office complex on 1 acre	Southeast Corner of Valley Rd. and Cesar Chavez Street	Jual Carlos Guardado 82204 Hwy 111 Ste A Indio, CA. 92201 (760) 578-3669	PC Approved 8/7/19 **1 yr time ext** PC approved on 11/3/21 to 8/7/22 **2nd 1 yr time ext** PC approved on 10/26/22 to 8/7/22 In Plan Check *Expired 8/7/22*
	AR	19-03 (Admin)	Vista Escondida – Phase 3 Review of 3 production home models ranging in size from 1,378 sq. ft. to 1,874 sq. ft.	North side of Avenue 54 east of Cesar Chavez Street (Tract 32264)	Mario Alberto Ornelas 2280 Wardlow Circle Ste 100 Corona CA 92880	Approved 8/27/19 *Complete*
	AR CZ	19-06 19-01	Villa Verde Apartments To construct 152 multifamily apartments on 9.25 acres of vacant land.	84-824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	Villa Verde I., LP 1149 S. Hill St Suite 700 Los Angeles CA 90015 (213) 255-2815	Director Approved 2/20/20 *Building permits issued 3/26/26*
	AR	19-08	Pueblo Viejo Villas To construct of new 3-story mixed use building with 105 dwelling units and 3,000 sq. ft. of commercial and Transit Hub (Related to CZ 17-03)	NE Corner of Cesar Chavez Street, and 6th St	Dave Davis Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (619)987-7780	PC Approved 1/15/20 *Complete*

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	AR TPM	19-10 37833	CV Apartments (renamed Placita Dolores Huerta) To demolish 50 dwellings and construct 110 new multifamily apartments with community building, in two phases with a lot split sudivision.	84-900 Bagdad Avenue	Vincent Nicholas Community Housing Opportunities 5030 Business Center Drive Suite Fairfield CA 94534 (707)759-6043 ext. 112	PC Approved 2/5/20 CC Approved 3/11/20 Final Map Recorded *Phase 1 Complete; Phase 2 in process*
	AR	19-11 (Admin)	Valencia by Pulte Homes Review of 3 production home models ranging in size from 1,959 sq. ft. to 2,824 sq. ft.	East side of Van Buren Street south of Avenue 50 (Tract 31698)	Cole Theel Pulte Homes 27-401 Los Altos Mission Viejo CA 92691	Director Approved 2/14/20 *Completed*
	AR	20-05 (Admin)	New SFR Home Construct new 1,775 sq. ft. 4 bedroom, 2 bath homes with attached garage	52878 Calle Camacho	Juan Carlos Lopez 52443 Calle Avila Coachella CA 92236 (760)619-8680	Director Approved 8/13/20 *Completed*
	AR	20-10 (Admin)	Meza Storage Shed Construct new 6,000 sq. ft. storage shed on the site of a wholesale palm tree nursery.	Southeast Corner of Vista Del Sur and Tyler Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Director Approved 2/10/21 *Expired 2/10/22*
	AR	21-01 (Admin)	Nova Homes DBA Inland Builders Review of three (3) production homes for final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	*Pending*
	AR	21-02 (Admin)	Cathron Residence Construct new 1,659 sq. ft. single family residence with attached garage.	84-499 Calle Cathron	Gabriel Gonzalez 43-738 Commanche St Indio CA 92201 (760)574-0601	*Complete*
	AR	21-04	Ocean Mist Proposed 3.99	86709 and 86790 Ave	Christopher Drew	Admin. Approval 8/18/21

City of Coachella
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			acre outdoor box storage	52	52300 Enterprise Way Coachella, CA 92236	*Complete*
	AR	21-06	29 Palms Band of Mission Indians Temporary Event Parking Proposed event parking on 26 acres.	Portion of Planning Area 1 of the Shadow View Specific Plan (APN 603-102-021, 603-110-016, 603-102-029, 603-102-037, 603-102-003, 603-102-002)	Twenty Nine Palms Band of Mission Indians 46-200 Harrison Place Coachella, CA 92236	Pending *Application deemed incomplete*
	CZ EA	20-07 20-04	B-4 Ranch Change of Zone City-Initiated Change of Zone for 5th Cycle Housing Element	North side of Ave. 52, east and west of Education Way	City of Coachella 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3502	PC Recommended Approval 05-05-21 CC approved 6/9/21
	CUP AR	254 (Mod) 12-07	Gateway AM/PM Project Construct carwash, drive-thru restaurant modification	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio, CA. 92202 (760) 396-9260	PC approved 10/21/15 *Complete*
	CUP EA DA	265 15-07	Cultivation Technologies To develop a 111,000 sq. ft. multi-tenant medical cannabis cultivation facility.	84-811 Avenue 48	Michael Meade Desert Rock Development 72100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 7/6/16 CC Approved (DA) 7-27-16 PC Approved Mod.-12/19/19 Project Re-Entitled as: Desert Research Park #4
	CUP AR TTM TPM EA	266 16-03 37040 37083 16-01	Coachella Vineyards Luxury RV Park To develop a 185-Lot RV Park and subdivision on 29.41 acres of vacant land	NE Corner of Tyler Street and Vista Del Norte	Patty Nugent Coachella Vineyards Luxury RV Park, LLC 45-920 Meritage Lane Coachella, CA. 92236 (760) 289-5279	PC Approved 7/18/18 CC Approved 9/26/18 PM Approved 4/10/19 Reso-2019-23 ***1 Yr. Ext 9/26/21 (TTM 37040)*** ***AB 1561 Extends TTM to 3/26/23***

City of Coachella
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						1 Yr. Ext 3/26/24 (TTM 37040) ***1 Yr. Ext 3/26/25 and Modification PC Approved 2/29/24*** ***Under Construction*** ***Phase 1 Operational***
	CUP CUP AR TTM EA	267 268 16-05 37088 16-02	Ravella - To develop 20 acres Planned Development with a service station on 5 acres of Neighborhood Commercial center, and 115 residences on 15 acres.	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	**P.C. Approved 6/15/16** **CC Approved 7/13/16** **Automatic 36 month extension to July 13, 2021 per Map Act.** **AB 1561 18 month extension to 7/13/2023** ***1st 1 Yr. Ext 1/13/24*** ***2nd 1 Yr. Ext 1/13/25*** ***3rd 1 Yr. Ext 1/13/26*** ***4th 1. Yr. Ext 1/13/27*** ***Approved 12/17/25***
	CUP	268 (Mod.)	Borrego Health To modify the Ravella/Tower Energy Planned Development to alow a new 40,919 sq. ft., 2-story, medical clinic with 294 parking spaces on approx. 4 acres in Tract 37088-1	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 4/17/19 *Complete*
	CUP AR	275 16-14	Mosque & Assembly Hall To construct a new 20,260 square foot mosque to be built in two phases.	84-650 Avenue 49	Shakil Patel 25982 Hinkle St Loma Linda CA 92354 (909)796-0300	PC Approved 12-21-16 *Grading Permit Issued*

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	CUP AR EA	276 16-18 16-05	Coachella Warehouses To construct a 255,800 sq. ft. multi-tenant medical cannabis cultivation facility	84-851 Avenue 48	Kevin Stumm PCC Industrial/Commercial 760 Garden View Court, Suite 200 Encinitas, CA 92024 (760)452-8075	PC Approved 12/21/16 CC Approved 02/08/17 *Phase 1 Complete*
	CUP AR VAR	278 17-02 17-03	Kismet Organic To construct a phased 77,400 sq. ft. medical cannabis cultivation facility.	48-050 Harrison Street	Ed Sapigao 5151 California Ave Ste 100 Irvine CA 92617 (949)280-4782	PC Approved 7/19/17 CC (Appeal) Approved 9/27/17
	CUP CUP CUP	284 285 286	Mobilitie Mono-Pole To install 3 new wireless communications poles in the street right-of-way	SEC of Ave 52 & Tyler SWC Ave 50 & Harrison NWC Westerfield & Harrison	Robert Lewis Mobilitie, LLC 2955 Red Hill Ave Ste 200 Costa Mesa CA 92626 (951) 212-5825	PC Approved 12/21/17 *CUP 284 Withdrawn*
	CZ CUP AR EA	17-01 279 17-03 17-01	Coachella Green LLC To construct a phased 833,829 sq. ft. medical cannabis industrial park.	86-601 Industrial Way	Barry Walker 1933 S. Broadway No. 806 Los Angeles CA 90007 (323) 997-9914	PC Approved 11/15/17 CC Approved 11/29/17 1st - 12-month time extension 11/29/2019 PC Approved 24 month retroactivetime extension 11/18/20 – Expired 11/29/21 Project under new Ownership
	CUP AR	289 17-11	Coachella Brands To construct a new 91,948 sf cannabis cultivation facility in the MW zone.	84-805 Ave. 48	Richard O'Connor 2 Curie Ct Rancho Mirage CA 92270 (760)409-6464	AR Approved 8/30/17 CUP Approved 11/1/17 *Interim Use In Operation Amendment to the CUP submitted in April 2022.*
	CUP AR	280 17-04	Coachella Research Park #2 To develop an 833,829 sq. ft.	48-451 Harrison Street	Michael Meade Desert Rock Development	PC Approved 10/4/17 CC Approved 10/25/17

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	TPM EA	37266 17-02	multi-tenant medical cannabis cultivation facility, with industrial condo lots, on 20 acres in the MW zone.		72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	*Expired*
	CUP AR DA VAR	280 (Mod) 17-04 (Mod) 18-05	Coachella RP #2 (Modified) To allow two 3-story industrial buildings (98,520 sf) and four greenhouses (404,308 sf) for cannabis cultivation uses.	48-451 Harrison Street	Michael Meade Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 11/28/18 CC Approved 2/13/19 *Phase 1 Complete* *In operation*
	CUP AR TPM EA	281 17-05 37265 17-03	Coachella Research Park #1 To develop an 311,250 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots on 11.28 acres in the MW zone.	NE Corner of Ave. 48 and Harrison Street	Michael Meade Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 *Grading commenced* *Expired*
	CUP TPM EA	282 37333 17-04	REI / Ponte Hotel Project To develop a 5.45 acre site with 2 hotels, drive-thru pad, and restaurant.	NE Corner of Vista Del Norte and Dillon Road	Claudio Ponte 726 W. Ventura Blvd Ste F Camarillo CA 93010 (805)383-0367	PC Approved 7/19/17 CC Approved 8/9/17 Final Map Recorded ***CUP Expired 8/9/2019***
	CUP CUP CZ	299 300 18-03	HOTN/Sinsemilla Dispensary & Pub Project Proposed 1,839 sq. ft. retail cannabis dispensary and 1,432 sq. ft. bar/pub	1694 6th Street	Pedro Ordoñez 6th Street Tap Room 45631 Capistrano St Indio CA 92201 (760)409-6169	PC Approved 3/20/19 CC Approved 5/8/19 *Expired*
	CUP	292	Verizon Wireless To install a new wireless communications pole at	Northeast corner of Frederick St and Ave 52	Bryce Novak 7711 Normal Ave La Mesa CA 91941	PC Approved 1/31/18 *Complete*

City of Coachella
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			Bagdouma Park			
	CUP AR	293 17-14	Coachella Herb Plantation To construct a new 67,240 sf medical cannabis cultivation facility on 3.2 acres in the MW zone.	84-801 Ave 48	Marcelo Morales 84-801 Ave. 48 Coachella CA 92236 (760)699-1332	PC Approved 11/28/17 ***Time Extension to 11/28/19*** ***Time Extension to 11/28/20*** *Interim Use Tenant Improvements Completed*
	CUP	294	Chelsea Mixed Use Project To establish "PD" land use regulations and development standards for TOD project (105 Apartments w/ 3,000 sf commercial and Transit Hub)	East side of Cesar Chavez Street, north of 6th Street	Walter Heiberg Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (760)456-6000	PC Approved 12/21/17 CC Approved 11/29/18 Modification Approved 1/30/19 *Complete*
	CUP AR VAR	297 18-01 18-01	CoachellaGro Corp. To construct a new 257,051 sf cannabis cultivation facility on 10.99 acres of vacant land in the M-W zone.	East side of Harrison Street, South of Ave. 48	CoachellaGro Corp. 3060 Saturn St #250 Brea CA 92821 (760)940-0100	PC Approved 6/6/18 ***Time Extension to 6/6/20*** ***Expired***
	CZ CUP AR VAR	18-09 307 18-07 18-04	Polk Cannabis Redevelopment Project To construct a new 174,500 sf cannabis cultivation facility on 10 acres of land.	53-800 Polk St.	Peter Solomon 53-800 Polk St Coachella CA 92236 (760)895-2621	PC Approved 11/7/18 CC Approved 12/12/18 ***CUP and AR MOD Approved 4/8/25*** ***In operation***
	CUP	301	AT & T Wireless Antenna To install a new wireless communications mono-palm at 50 ft high	Jackson Square SE Corner of Jackson St. and Ave. 48	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18 *Complete*
	CUP	302	AT & T Wireless Antenna To install a new wireless communications mono-palm at 50 ft high	Bagdouma Park 51-711 Douma St.	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18 *Complete*

City of Coachella
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	CUP AR EA TPM	313 18-13 18-06 37670	Luxor Luxury RV Storage To develop an indoor 123,940 sq. ft. indoor RV storage facility with repair and washing service, and caretaker unit	49-751 Oates Lane	Luxtor Limited, LLC 450 Kansas Street #104 Redlands CA 92373 (909)556-5848	PC Approved 3/6/19 CC Approved 7/10/19 *Completed*
	CUP AR EA	308 18-08 18-03	Red Moon RV Park To develop a 78.3-acre RV Resort with 46 long-term rental spaces and 390 short-term rental spaces	44-790 Dillon Rd.	Jim Komick Red Moon Dev. & Construction 4320 Priceless View Dr. Gold Canyon AZ 85118 (480)947-9253	PC Approved 3/06/19 *Completed*
	CUP AR EA VAR	318 (Mod) 19-09 19-01 19-03	NB Coachella Cannabis Cultivation Facility To construct a new industrial greenhouse park for commercial cannabis cultivation uses on 49.97 acres of vacant land in the MS-IP Zone.	86-601 Industrial Way	NB Coachella Properties, Inc. 1650 Black Road Santa Maria CA 93458 c/o CV Engineers (760)360-4200	Pending *Application On Hold*
	CUP	319	Botanero Mexicali- Alcohol Sales. To allow beer and wine sales with 1121 sq. ft. snack bar.	51-704 Cesar Chavez St. Unit #3	Maria Carrera 51-704 Cesar Chavez St Unit #3 Coachella CA 92236 (760)574-5543	Application Withdrawn (Not Needed due to grandfathered ABC license)
	CUP VAR	320 20-01	K.C. Vargas Tattoo Parlor To allow an 800 sq. ft. tattoo parlor in the CG zone.	48-975 Grapefruit Boulevard, Suite #4	Kenny Coronel Vargas 31-180 Desert Palm Dr. Thousand Palms CA 92276 (442)400-1562	PC Approved 5/20/20 *Business Open*
	CUP CUP	321 322	7-Eleven Service Station/ Retail Center. To allow a	NE Corner of 1st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP	PC Approved 7/15/20 CC Approved 9/23/20

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	AR TPM	20-03 37940	10,588 sq. ft. retail center with service station, drive-thru coffee /office buildings on 3 acres in the CG zone.		1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved AR 20-03 and TPM 37940 CUP 321 AR 20-03 Mod PC Approved 1/5/22 CC AR 20-03 TPM 37940 CC Mod Approval 1/26/22 *Complete (Circle K)*
	CUP	323	The Foundation Delivery To allow a 650 sq. ft. non-storefront retail cannabis (delivery only) microbusiness in the CG zone.	51-544 Cesar Chavez St., Suite #J1	CHAD Enterprises, LLC 43-100 Palm Royale Dr. #1627 La Quinta, CA 92253 (760)799-3636	PC Approved 9/2/20 *Now operating*
	EA CUP CUP CUP CZ AR TTM GPA	20-01 324 325 326 20-01 20-04 37921 20-01	Coachella Airport Business Park. To construct a 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the MS-IP zone.	NW Corner of Airport Blvd and CA-86 Expressway	Empire Airport, LLC (Haagen Co.) 12302 Exposition Blvd. Los Angeles CA 90064 (310)820-1200	Notice of Preperation EIR 8/25/23 *Under Review*
	CUP EA AR	327 20-02 20-06	Bejarano Project To construct a new 172,61 sq. ft. cannabis cultivation facility on 9.98 acres in the MW zone.	48-100 Harrison Street	David E. Argudo 15835 E. Main St. La Puente CA 91744 (415)640-4420	PC Approved 11/18/20 *Expired*
	CUP CZ AR	328 20-02 20-08	Cairo Casitas Project To construct new 8-unit apartments project and remodel existing commercial building on 0.498 acres in the CG zone.	51-704 Cesar Chavez St.	Tomer Tzadok 23679 Calabasas Rd. #280 Calabasas CA 91302 (310) 751-4125	PC Approved 9/2/20 *Expired*
	CUP CUP	334 293 (Mod.)	Coachella Greenery To allow a 1,100 sq. ft. retail cannabis business in an	84-801 Avenue 48	Diana Palacios 83614 Eagle Avenue Coachella CA 92236	PC Approved 3/17/21 *Business Open*

City of Coachella
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			existing industrial building on 3.2 acres in the M-W zone.		(760)50-14878	
	CUP	335	Kismet Organic Non-Storefront Retail Cannabis To allow a 225 sq. ft. non-storefront retail cannabis business in the MW zone.	48-050 Harrison St. #2	Mr. Kyle Friend 9 Cushing Irvine CA 92617	PC Approved 11/18/20 *Expired*
	CUP CZ	336 20-08	Pueblo Cannabis To allow a 1,500 sq. ft. retail cannabis dispensary in an existing building on 0.30 acres of land in the CG-RC zone.	85-591 Grapefruit Blvd	Armando Lerma 83-983 Fiesta Road Coachella, CA 92236	PC Approved 8/4/21 CC Approved 5/26/21- CUP CC Approved 6/9/21 – CZ Time Extension for CUP Approved by PC 6-15-22 *Business is open*
	CUP CZ VAR	337 21-01 21-01	Coachella Releaf Dispensary Proposed 3,800 sq. ft. retail cannabis microbusiness in the MS-IP zone.	86-705 Avenue 54 Ste H	Adriana Gonzalez 84-095 Tera Vista Coachella CA 92236	PC Approved 4/7/21 CC Approved CUP 337 and Variance 21-01 on 8/25/21 9/8/21 Change of Zone adopted *Business is open*
	CUP VAR	338 21-02	Coachella Paradise Convenience Store New 2,500 sq. ft. convenience store with off-sale general liquor sales.	50-233 Cesar Chavez St.	Mr. Nesrin Steih 6988 Cantera Way Fontana, CA 92336 (909)728-0379	PC Denied 6/16/21 CC Denied Appeal 7/14/21
	CUP VAR	340 21-03	Best Friends Farms Proposed 1,200 sq. fdt. Non-Storefront Retail Cannabis	84-705 Ave 50, Suite #4	Craig Guggolz 69-822 Via del Sur Cathedral City, CA 92234	PC Approved 6/16/21 (Res. 21-13) *Operational*
	CUP	344	Meza Interim Outdoor Cannabis Cultivation 24 hoop houses coveraing 1.1 acres for the interim outdoor cultivation of cannabis located on a 5 acre parcel	86099 Tyler Street	Nicolas Meza/CSC Growers 50580 Calle Mendoza Coachella, CA 92236 cscoachella@yahoo.com	PC Approved 10/16/21 *Expired*

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	CUP	345	CVG Interim Outdoor Cannabis Cultivation 11 acres of proposed outdoor cannabis cultivation in hoop houses.	50501 Fillmore Street	Wyatt Nelson 2323 Bonfield Ct, Camarillo, CA (805)910-8587	PC approved 1/20/22 *Operational*
	CUP CZ VAR	342 21-03 21-04	American Desert LLC Multi-tenant Microbusiness Project conversion of an existing 18,960 square foot multi-tenant (12 units) industrial building for cannabis business uses on a 1.29 acre parcel	86695 Avenue 54	American Desert LLC 15303 Arrow Blvd Fontana, CA 92335 (213) 81603214	PC approved 10/20/21 CC approved 11/10/21 *One tenant in operation*
	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 SF Units Subdivision 64.64 acres See AR 05-21 Nickel creek	Ave 44, West of Dillon	Coachella-Nickel Creek LLC 5744 Canyon Road Amarillo, TX. 79109	PC approved 9/5/07 CC approved 9/12/07 ***SB1185 Ext to 9/12/10*** ***AB333 Ext to 9/12/12*** ***AB208 Ext to 9/12/14*** ***AB116 Ext. to 9/12/16*** ***1 Yr. Ext. to 9/12/17*** ***1 Yr. Ext. to 9/12/18*** *Statutory Ext. to 9/12/21* *Expired 9/12/2022*
	TTM AR EA CUP CZ GPA Annex	35523 07-13 07-16 231 07-08 07-05 60	Villa Palmeras 111 Single Family attached & detached residential 11.58 acres	South side of Ave 50 between Jackson St & Calhoun St	DSE Turco, L.P. Attn: Scott Carino 8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 (858) 458-3412 FAX	*PC approved 1/16/08* *CC approved 5/28/08* *TTM Expired 5/28/19*
	SP GPA CZ EA	14-01 14-01 14-01 14-04	Vista del Agua Specific Plan 280-acre subdivision with single-family residential, multi-family residential and	S of Vista del Sur N of Ave. 48, E of Tyler St., W of Polk Street	James Kozak Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150	PC Workshop 3/20/19 PC Approved 6/19/19 CC Approved 5/13/20

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	TPM	36872	commercial development.		San Diego, Ca. 92130 (858) 699-7440	
	TPM VAR	37758 21-05	Cervantes Lot Split Subdivision of 10 acres into 2 lots	50800 Van Buren St	Greg Cervantes 82265 Padova Dr. Indio, CA 92203	PC Approved 7-21-21 CC Approved 8-25-21 *Final Map approved*
	TTM AR VAR EA	38084 21-03 21-04 21-01	Pulte Coachella Subdivision "Sevilla I" Subdivide 26.8 acres of vacant land into 107 SFR lots.	Northside of Ave 51, 500 East of Van Buren St. (APN 768-050-002)	Daniel Wozniak Pulte Homes Company LLC 27401 Los Altos St 400 Mission Viejo, CA 92691	PC Approved 5/19/21 CC Approved 6/23/21 *Completed*
	TTM	31978	Bellssima Subdivision Subdivide 38 acres into 160 single family lots	Southeast corner of Avenue 53 and Fredrick Street	Brighton Properties, LLC (original TTM applicant)	PC Approved CC Approved 5/20/06 ***1 Yr. Ext. to 8/24/18 (Reso 2017-53)*** ***1 Yr Ext. to 8/24/19*** ***1 Yr Ext. to 8/24/20*** ***AB 1561 Ext. to 2/24/2022*** ***Grading Commenced in April 2022*** *Completed*
	TPM AR CUP	38218 21-07 354	JJWR Holdings, LLC construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos	53-457 and 53-459 Enterprise Way	JJWR, LLC 440 Santa Lucia Drive Hemet, CA 92543	PC Approved 5/18/22 CC Approved 6/8/22 ***Expired 6/8/24***
	VAR	18-02	Desert Research Park #1 To exceed height limit for 3 new industrial buildings.	NE Corner of Ave. 48 and Harrison St.	Michael Meade Desert Rock Development 72-100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 4/18/18 *Expired*
	AR	21-09	Coachella 155	SEC of Calhoun	D.R. Horton	Admin. Approval 1/5/22

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			Proposed construction 155, 1 and 2-story residences within Tract 32074	Street and 50th Avenue	Mario Ornelas 2280 Wardlow Circle #100 Corona, CA 92880 (951)739-5481	*Completed*
	AR	21-15	Bellissima proposed construction of 111 single family residences in an unfinished Tract 31978	East of Fredrick Street between Avenue 53 and 54.	Pulte Home Company, LLC 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (760)775-1806	Admin Approval 4/5/22 *Completed*
	CUP CUP AR	346 347 21-12	Fountainhead Plaza. To allow a 20,422 sq. ft. Aldi supermarket and 2,600 sq. ft. Panda Express in the CG zone. (related to CUP 321, 322, AR 20-03, TPM 37940)	NE Corner of 1st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 1/5/21 Mod to CUP 321, AR 20-03, TPM 37940 Approved by CC 1/26/22 *Completed*
	CUP	348	Gunther Investments To allow interim outdoor cannabis cultivation on a 38.48 acre site	Southwest corner of Avenue 50 and Filmore Street	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	*Withdrawn*
	CUP	349	DAFCO To allow interim outdoor cannabis cultivation on a 199.39 acre site	Northeast corner of Filmore & 52nd Stsreet	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	*Withdrawn*
	CZ CUP AR	22-01 351 22-04	Tripoli Mixed-Use Project 108 Affordable Apartment units and 2 retail units with Building A 3-Stories and Building B 4-Stories.	Northeast corner of Cesar Chavez Street and Bagdad Avenue	Chelsea Investment Corporation Attn: Dave Davies 6339 Paseo Del Lago Carlsbad, CA 92011 (619)987-7780	PC Approved 4/20/22 CC Approved 5/11/22 PC Approved 10/26/22 (Revisions by applicant) CC Approved 11/9/22 (Revisions) PC Approved 5/17/22 (3rd Amendment) CC Approved 5/24/23 (3rd Amendment) *Completed*
	TTM	38145 38146	Vista del Agua •TTM 38145 is to subdivide	North of Avenue 48 and West of Polk Street	CVP Palm Springs, LLC c/o Strategic Land Partners, LP	*Under Review* *Pending Corrections*

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			42.92 acres into 204 single-family lots, located east of Tyler Street, North of Avenue 48 and west of Polk Street. (APN: 603-150-005 & 007). •TTM 38146 is to divide 46.92 acres into 254 single-family lots APN: 603-150-009, 010, & 011.		12671 High Bluff Drive, Suite 150 San Diego, CA 92130	
	SP GPA CZ EA DA	22-01 22-03 22-04 22-05 22-02	KPC Coachella Specific Plan entails construction of approximately 9,536 dwelling units (DUs) of a variety of residential types; approx. 305 acres of mixed-use areas; approx. 71 acres of proposed school facilities for a total of 2,807 acres for the project	Northeast portion of the City of Coachella, North of the I-10 Freeway and East of the All American Canal	KPC Development Company, LLC 9 KPC Parkway, Suite 301 Corona, CA 92879 (951)987-8100	*Under Review*
	GPA EA	23-01 23-01	Santa Rosa Business Park General Plan Amendment Proposed General Plan Amendment of 39 acres from Urban Employment District to Industrial	Southeast corner of Tyler Street and Avenue 54	Santa Rosa Business Park, LLC 32823 Temecula Parkway, CA	*Withdrawn*
	GPA CZ TTM AR EA	22-04 22-05 38429 22-11 22-04	Encanto Proposed subdivision for 112 single family residences on 19.2 acres	Westside of Van Buren Street between Avenue 51 and Avenue 52	Josepth Rivani 3470 Wilshire Blvd Los Angeles, CA 90010	PC Approved 4/17/24 CC Approved 5/8/24 *PUD Modification approved 12/19/25* *Project is seeking to obtain Building Permits*
	GPA CZ	22-05 22-06	Sevilla II (Pyramid Ranch) Proposed residential	West of Van Buren Street and South of	Pulte Group 27401 Los Altos, Suite 400	PC Approved 10/18/23 CC Approved 10/30/23

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	TTM EA	38577 22-06	development of 204 single family residences on 39 acres,	Avenue 50 (APN 779-280-002, 779-320-001)	Mission Viejo, CA 92691 (760)578-9334	*Under Construction*
	AR	22-05	La Terraza Mixed-Use with 2,302 sq. ft. retail space on the first floor and 1,583 sq. ft. on the 2nd floor.	1562 6th Street	William A Aguirre, PE 68207 Pasada Rd Cathedral City, CA 92234 (951)204-1013	*Withdrawn*
	AR	22-03	State Towing & Recovery Metal shade cover	85220 Ave 50, Ste. 4	Statewide Emergency Services 623 S Waterman Ave San Bernardino, CA 92408 (951) 682-9336	*Withdrawn*
	AR	22-06	Eberhard Equipment Installation of a freestanding identification sign at 21' high sign. APN: 763-141-007	86100 Avenue 54	Eberhard Equipment No. 2 86100 Avenue 54 Coachella, CA 92236	PC approved 10/5/22 *Completed*
	AR	22-07	Jordan Central Proposed new 5,400 sq. ft. commercial building with parking lot and site improvements.	86878 Ave 54	Chris Ellison 1280 Main Street Brawley, CA 92227 (760) 344-3322	PC approved 4/5/23 *Expired*
	AR	21-13	Sunline Transit Hub transit center for Line 111, Line 91, Line 92, Line 95 and will include a 540 sq. ft. breakroom/office building, three bus shelters, landscape improvements	Southeast corner of Cesar Chavez Street and 4th Street.	Sunline Transit Agency	PC Approved 7/7/22 *Completed*
	AR	22-08	Coachella Lakes RV Resort Installation for main monument, entrance monument and building sign.	44800 Dillon Road	Image Services, Inc. 2281 Lacrosse Ave, Ste. 501 Colton, CA 92324 909-370-4500	PC Approved 7/6/22 *Complete*
	CUP	358	McDonalds Restaurant drive through reconfiguration	50090 Cesar Chavez Street	153 E City Place Santa Ana, CA 92705	PC Approved 11/2/22

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						Improvements complete
	CUP	360	Taco Shop 760 Type 47 On-Sale Alcohol	48975 Grapefruit Blvd #3	83850 Corte Eclipse Coachella, CA 92236 (760)969-9934	PC Approved 1/4/22 *Complete, Business Open*
	CUP	361	Mr. Clamato Type 41 ABC License	51557 Cesar Chavez St.	Eric Aguilar (661) 204-3499	PC Approved 2/15/23 *Business Open*
	CUP	364	AMPM Type 21 ABC License	48055 Grapefruit Blvd.	GSC & Son Corporation	PC Approved 4/19/23 *PC Approved Modification 9/18/24*
	CUP	367	El Dorado Liquor Type 20 ABC License	49647 Cesar Chavez St.	Jose Luis Cedano Zamudio (769) 574-3480	PC Approved 7/19/23 *Business Open*
	CUP AR VAR	369 23-06 23-02	AAA Storage – Sunridge Self Storage	APN: 763-141-018	Sunridge Self-Storage 38375 Turnberry Court Murrieta, CA (951) 594-2100	PC Approved 11/15/23
	AR (Admin)	23-07	Rancho Mariposa - 20 single family home lots, 5 floor plans ranging from 1,241-2,408 SF, final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Martin Coyne/Coyne Companies	Admin Approved 12/12/23 *Complete*
	CUP	365	Monarca Salon Studio 25 salon studios within one complex	84090 Ave 50	Humberto Cortez 760-609-3077	PC Approved 6/7/23 *Complete* *Business Open*
	AR AR	23-08 23-08 (MOD)	Love's Travel Stop Architectural modifications to existing fuel center convenience store building	45-761 Dillon Rd	Myrna Smith (913)236-3440	PC Approved 2/21/2024 PC Approved 4/2/2025 (MOD) *Complete*
	CUP	366	Sushi Marisco Guamuchil to allow an expansion of alcohol sales as part of a 2,463 sq. ft. square foot restaurant and (ABC Type	49-405 Grapefruit Blvd	Mayra Bojorquez	PC Approved 7/19/23 *Complete*

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			47, On-Sale Beer, Wine, and Distilled Spirits)			
	AR	23-10	Armtec Defense Technologies Architectural Review for (7) solar canopies in the parking lot totaling 486 kWp at 85901 53rd Avenue (APN 778-390-008).	85901 53rd Avenue	Bayware Power Solutions permit.powersolutionsus@baywa-re.com	PC Approved 2/29/24 *Complete*
	CUP	370	Yamama Liquor Type 21(Off-Sale General) ABC License for new convinience store.	1030 6th Street	Eileya Makhoul (818) 568-61111	PC Denied 9/6/23
	AR	23-11	Rancho Mariposa – 20 Lots 20 single family home lots, 5 floor plans ranging from 1,815-2,121 SF, final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	MV A24 LLC / Steve Landis (951) 231-7206 steve@landexcorp.com	Admin Approved 12/12/23 *Complete*
	AR CUP	23-14 375	Coachella Islamic Center Parking Lot Parking Lot to serve the existing Coachella Islamic Society of Palm Springs building at 84650 49th Avenue.	84650 Avenue 49	Islamic Society of Palm Springs radmouses@gmail.com	PC Approved 6/5/24 *Under Construction*
	AR	23-15	Foxpoint Digital Billboard	45800 Dillon Rd	Sierra Langbehn 8590 E Shea Blvd., Ste. 130 Scottsdale, AZ 85260	Admin Approved 10/30/23
	CUP	373	Family Dollar Type 20 ABC License	52226 Cesar Chavez Street	Family Dollar LLC c/o Rob Hosack 770-235-5662 rhosack@decisions-consulting.com ab-licensing@dollartree.com	PC Approved 2/7/24
	AR	24-02	Coachella Gateway	48151 Grapefruit Blvd	Chandi & Karan LLC	PC Approved 7/17/24

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	CUP	377	4,627 SF shell building with drive thru at an existing commercial center.		nsc@chandigroupusa.com 760-396-9260	*Under Construction; Starbucks business open*
	TTM 38943 AR CUP	24-05	Coachella Vault luxury storage facility on 11 acres for classic cars, boats, RVs and other luxury vehicles	East of Harrison Street and South of Avenue 48 (APN: 603-290-005)	Steve Myers – Coachella Vault LLC 78206 Varner Road, Suite D 152 Palm Desert, CA 92211 760-342-4400 steve@coachellavault.com	*Under Review*
	AR CUP	24-07 381	Sun Community Credit Union 4,130 sq. ft. commercial bank building on 1.97 acres.	NEC of Cesar Chavez St and Valley Rd.	Patrick Carey 1068 Broadway, El Centro, CA 92243	PC Approved 7/3/24 *Under Construction*
	AR	24-08	Library Annex Construction of the Coachella Library Annex building.	1538 7th Street	City of Coachella 760-398-3502	PC Approved 9/3/25
	AR	24-09	Kaul Patio Reconstruction of a 1,759 SF commercial patio at 51800 Cesar Chavez Street	51800 Cesar Chavez Street	Lisa Fisher (760) 668-1653	Admin Approved 11/19/24
	AR CUP	23-16 374	Roots Cafe 1,854 SF retail cannabis business within an existing commercial building located at 45-800 Dillon Road.	45800 Dillon Road	Greg Klibanov 310-486-8000 greg@rykal.net	PC Approved 7/3/24 *Building permits have not been issued*
	CUP	378	La Mango Type 40 ABC License	51704 Cesar Chavez Street Suite B	Arlent I. Torres Cardenas 760-899-2807 Torresarlent1883@gmail.com	PC Approved 4/17/24
	EP	22-04	Coachella Valley Event Center 20 acre event center	46600 Tyler Street	Edwart Rostamian 1146 N Central Ave #340 Glendale, CA 91202 associate4renotes@gmail.com	CC Approved 7/24/2024 *Under Construction*
	CUP EP	380 24-01	VMP Nightclub & Event Center Night Club and Event Center at existing shopping center	49974 Cesar Chavez Street	Reyes Hernandez Belindahernandez2@aol.com 760-888-7140	PC Approved 9/4/24 CC Approved 9/25/24 *Building Permits Issued*

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			that will host live music events. Type 48 ABC license.			
	EP	23-02	Mi Lindo Sinaloa Family resteraunt with live entertainment.	49291 Grapefruit Boulevard	Josue Milton Paiz Guevara 760-398-8538	*Tabled*
	VAR	23-04	Rochin, Setback 5'5" setback variance and 5% lot coverage variance for a rear yard patio	48440 Charlton Peak St	Ramon Rochin Mmgonzalez0386@gmail.com	PC Approved 3/20/24
	CUP (MOD)	289	Coachella Brands Modification for permanent status of renovated 5,000 sq. ft. structure, permanent status grant for conjoined and existing container structures, and an extension to develop twenty-five (25) greenhouse structures.	84805 Avenue 48	Ferrel Raskin 602-469-3333 fraskin@d9mfg.com Russell Stamm 602-499-3810 russ@azvector.com	*Under Review*
	CUP (MOD)	345	Coachella Valley Growers Modify condition of approval No. 23 to amend responsibilities of street improvements for Fillmore Street for the Coachella Valley Growers project.	50501 Fillmore Street	Wyatt Nelson 805-910-8587 Wnelson24@protonmail.com	PC Approved 9/4/24 *Operational*
	AR	24-10	Clinica Coachella 6,900 SF medical clinic that includes medical offices.	NE corner of Van Buren and Avenue 50	Alpha Rue, LLC 760-861-1436 ruelasnp@gmail.com drjalfaro@gmail.com	PC Approved 2/5/25
	CUP	382	A & G Mart Type 20 License ABC Type 20 License (Beer and Wine Only) with a new proposed market to include sale of fresh produce within a 2,625 SF suite.	50223 Cesar Chavez St, Suite B102	A & G Mart, Inc. Agmart760@gmail.com	PC Approved 7/17/24 *Business Open*
	CUP	383	Galilee Center Thrift Store	49291 Gaprefruit Blvd,	Gloria Gomez	PC Approved 11/6/24

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			2,610 SF thrift store within an existing shopping center.	Unit 1	760-396-9100 ggomez@galileecenter.org	*Business Open*
	CUP	387	Joe's Sushi – Type 47 ABC License For a Type 47 – On-Sale General – Eating Place Alcohol License for the Joe's Sushi the Cabo Way restaurant.	83103 Avenue 48, Suite 1F	Jesus Inzunza 760-408-6148 Inzunza14@aol.com	PC Approved 2/19/25 *Business Open*
	CUP	388	El Tranvia – Type 47 ABC License Type 47 – On Sale General – Eating Place Alcohol License for El Tranvia restaurant to allow the on-sale, services, and consumption of beer, wine, and distilled spirits.	1221 6th Street	Oscar Ventura Saavedra 760-619-6550 Oscarv9772@gmail.com	PC Approved 4/2/2025
	AR CUP VAR	24-12 384 25-01	Garcia Parking Lot Installation of a new concrete parking lot for residential apartments.	52849 Cesar Chavez	Alex Garcia 626-575-3070 Michael.garcia@mzbrokerage.com	*Under Review* *Pending Corrections*
	AR TPM EA	24-13 37892 24-02	Acosta Commercial Center Commerical project with modern architecture consisting of 6 buildings proposed in two phases on 19.56 acres.	48441 Van Buren Street (APN: 612-250-002 612-230-005)	Dr. Juan Acosta Juan.acostamd@gmail.com	*Under Review*
	CUP (MOD)	253	Los Compadres Thrift Store Modification Modifications to a thrift store discount boutique within units 2,3, and 4.	1030 6th Street	Guadalupe Nuno Ip.sure@yahoo.com	PC Approved 5/21/25 *Business Open*
	AR CUP	24-17 386	Coachella Bar Remodel of a two-story commercial building with a restaurant, bar, and offices	1694 6th Street (APN: 778-100-001)	Nicolas Meza 760-541-9034 cscoachella@yahoo.com	*Under Review*

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			that includes a Type 41 – On Sale Beer & Wine – Eating Place alcohol license.			
	AR VAR	25-01 25-02, 25-03	Ocean Mist Signage Approval of (4) directional signs, (1) monument sign, and (1) building sign at the Ocean Mist Farm property.	52300 Enterprise Way	Daniel Martinez 760-398-1631 danny@oceanmist.com	PC Approved 5/7/25 (VAR) PC Approved 6/18/25 (AR) *Building Permits Issued*
	AR CUP EA	25-02 389 25-01	Armtec Masterplan Phase 2 & 3 Expansion Design review for Phase 2 (consutction of a 15,000 SF warehouse and a 3,000 SF R&D Facility) of the Armtec project and environmental reviews for both Phase 2 and 3.	85901 Avenue 53 (APN: 778-420-013, 778-390-008)	Miguel A. Badena 760-398-5586 Miguel.badena@armtecdefense.com	PC Approved 6/4/25 *Building Permits Issued*
	AR	25-04	Jones Court Office For the construction of a office at 85526 Jones Court	85926 Jones Ct, Coachella, CA 92236	Edgar Chavez (760) 289-2505 Edgar@grandlionpools.com	Admin Approved 1/7/26
	CUP TTM EA	390 39051 25-02	Calhoun Street Subdivision Subdivision of an existing 39.98-acre parcel into 255 lots to include 1.96 acres of open space dedicated as a public park and (5) retention basins.	SW corner of Calhoun Street and Avenue 49 (APN: 612-260-010)	Pacific Modern Builders LLC 760-799-8227 Rod4real@aol.com	PC Approved 12/17/25 CC Approved 1/28/26
	CUP	391	Taqueria Allende 2 – ABC License, Type 41 Type 41 – On-Sale Beer & Wine – Eating Place Alcohol License for the Taqueria Allende 2 restaurant.	83103 Avenue 48, Suite 1A	Teresa Leon Huerta Teresahuerta669@gmail.com	PC Approved 6/4/25
	CUP	392	Kiddie Kingdom Childcare Center Convert an existing day care	83191 Mariana Avenue	Elizabeth Cota elicquinunez@hotmail.com	*Withdrawn*

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			center into a community center (learning center).			
	CUP	393	TJ Evergreen 10-acres of outdoor cannabis cultivation.	NE of Avenue 52 and Fillmore Street (APN: 763-100-019 and 018)	Steve Hodges 760-636-8592 Steve.hodges7@gmail.com	*Under Review*
	CUP VAR	394 25-04	6th Street Tattoo Co Tattoo/piercing shop within an a leased unit in a commercial building.	1030 6th Street, Unit 7	Ernest Gonzales Erniegee760@gmail.com	PC Approved 7/16/25 *Business Open*
	CUP	395	Tropicana Supermarket Type 20 – Off-Sale Beer & Wine Alcohol License for the Tropicana Supermarket to allow the sale of beer and wine for consumption off the presmises where sold.	84076 Avenue 50	Abdul Ali 559-639-7006 abdul@tropicanasupermarket.com	PC Approved 9/3/25 *Building permit issued*
	AR	25-08	Mariposa Pointe – CVHC Construction of 24 single-story self-help homes that will complete the Mariposa Pointe community.	SE corner of Avenue 50 and Calhoun Street	Coachella Valley Housing Coalition 760-347-3157 Slawomir.rutkowski@cvhc.org	PC Approved 10/15/25 *Looking to obtain building permits*
	AR	25-09	American Made Coachella Tenant improvements that include the construction of (12) 47' stainless steel silos, (4) 12' tall water towers, and mechanical equipment.	52200 Industrial Way	Moe Vazin 310-779-9223 moevazin@vmi-am.com	Admin Approved 10/16/25 *Phase I under construction*
	AR TTM CUP EA	25-07 39330 396 25-03	COVA Coachella 87-acre masterplaned destination resort and residential community that includes 162 single-family homes and 120-unit townhome style resort hotel.	SW corner of Avenue 52 & Van Buren (APN: 780-040-001, 003, 780-060-001 and 002)	Relevant Coachella Owner, LLC 310-270-6222 grant@relevantgroup.com	*Under Review*
	AR	25-12	6th Street Senior Apartments	SE corner of Tripoli	Chelsea Investment Corporation	PC Approved 11/19/25

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			0.86-acre mixed-used project proposing 53 affordable housing units for seniors and commercial space.	Ave and 6th Street (APN: 778-113-001 and -002)	858-699-7510 wmorrison@straightarrowteam.com	*Submitted for plan check*
	TPM CUP AR EA DA	39060 397 25-10 25-04 25-03	Empyreal Battery Storage Subdivision of an existing 40.9 acre parcel into three separate parcels and construction of a 250MW unmanned Battery Energy Storage System on 9.5 acres.	Avenue 52 (APN: 763-100-016)	Apya Power 704-968-8800 nharagos@aypa.com	*Under Review*
	TTM CUP EA	39170 398 25-05	Buena Vida Subdivision of 69.88 gross acres for a gated residential neighborhood consisting of 327 parcels.	SE Corner of Avenue 49 and Calhoun Street (APN: 612-270-002,004,005 & 612-250-007)	Hall & Tenney Investment, Ltd 604-882-8201 bhall@bdhall.ca	*Under Review*
	CUP	399	APC Tower Construction of a 85' wireless telecommunication facility.	49640 Oats Lane (APN: 603-300-013)	David Elliott, Eukon Group 808-489-1191 David.elliott@eukongroup.com	*Under Review*
	TTM	38986	Coachella 46 Lots Subdivision of 4.31 gross acres for 46 residential lots and 1 common area private street lot, located in the existing Vineyards gated community.	44800 Dillon Road (APN: 679-330-016)	Ben Rubin, CA46 LLC 763-489-1640 brubin@deephaveninc.com	*Under Review*
	AR	25-13	Eberhard Maintenance Building Construction of a 2,700 SF building for repairs and maintenance.	86100 Avenue 54	Stephen Eberhard 775-461-6647 Steve.eberhard@eberhardequipment.com	*Under Review*
	VAR	25-05	Velazquez Setback Variance for an existing detached accessory structure.	50346 Camino Loreto	Alexis Velazquez 760-289-0802 Avelazquez1997@gmail.com	PC denied on 2/4/26
	TTM	39348	Anthony Vineyard (Sundate	NWC of Avenue 52 and	D.R. Horton	*Under Review*

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	CUP	400	II) Maximum of 176 residential dwelling units on about 37.68 acres.	Frederick Street (APN: 768-290-003)	951-733-8867 rrprovoost@drhorton.com	
	TTM	39347	Chuchian Ranch 268 lots on approximately 38.3 acres.	Northwest corner of Frederick Street and Avenue 52	D.R. Horton 951-733-8867 rrprovoost@drhorton.com	*Under Review*
	GPA CZ DA AR EA TPM	26-01 26-01 26-01 26-01 26-02	Coachella Valley Technology Campus Multi-phased technology campus that includes a dedicated-megawatt microgrid, standby generators, and battery energy storage systems to support advanced information technology and computing operations.	APN: 763-090-002, 763-100-003, 763-100-009, and 763-100-010	Stronghold Power Systems, Inc. 951-906-9865 sb@teamsei.com	*Under Review*
	AR	25-15	Jackson St – SFR 6,211 sq. ft. single family residence with a 1,074 sq. ft. 4-car garage, five terraces, and 422 sq. ft. exterior restroom.	51683 Jackson Street (APN: 779-500-003)	Salvador Carbajal 760-673-2550 info@s-acdesigngroup.com	*Under Review*
	EP	26-01	Rancho 51 Temporary campground event in April 2026.	83272 Avenue 51	Claudia Lua Alvardo 760-578-5931 Rancho51inc@gmail.com	CC Approved 3/25/26
	EP CUP	26-02 401	Clamatosdel43 Sports bar located at a 1,625 SF commercial building proposing music, pool, and weekend musicians. CUP is for a Type 40 – On sale beer alcohol license.	49915 Cesar Chavez Street	Salvador Islas 442-484-8294 Salvadorislas1995@icloud.com	*Under Review*
	EP	26-03	Rancho 51 – Reset Wellness Camping Event	83272 Avenue 51	Claudia Lua Alvardo 760-578-5931	*Under Review*

City of Coachella
Development Status Report
APRIL 2026

			Wellness event featuring glamping tents, food, yoga, pilates, and games.		Rancho51inc@gmail.com	
	EP	26-04	Coachella Container Park Renewal Renewal for the existing Coachella Container Park including 10 food canopy tents, 1 restroom area, 14 parking spaces, and seating area.	85994 Grapefruit Blvd	Nicolas Meza 760-541-9034 coachellabar@gmail.com	*Under Review*

City of Coachella
Development Status Report
April 2026

PC = Planning Commission
CC = City Council
Types = RS Single Family Residential, RM Multifamily Residential, CG Commercial General, NC Neighborhood Commercial
MH Manufacturing Heavy, MS Manufacturing Service, MW Wrecking Yard, RE Residential Estate
Status of Projects = Under Construction, Approved, Pending Approval
Status of Maps = Constructed, Under Construction, Recorded, Approved Tentative, Pending Approval
AR Architectural Review
CUP Conditional Use Permit
CZ Change of Zone
DA Development Agreement
EIS (EA) Environmental Initial Study (Environmental Assessment)
GPA General Plan Amendment
PD Planned Development
TTM Tentative Tract Map or Tentative Subdivision Map
TPM Tentative Parcel Map
VAR Variance

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.

Assembly Bill 1561 (AB1561) automatically grants an18-month extension to any Tentative Tract or Tentative Parcel Map that was valid between March 4, 2020 and 18 months after passage of the Bill.

Senate Bill (SB 1185) automatically grants a 12 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2008 and will normally expire before January 1, 2011.

Assembly Bill 333 (AB333) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2009 and will normally expire before January 2, 2012.

Assembly Bill 208 (AB208) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2011 and will normally expire before January 1, 2014.

Quarterly Report

Economic Development
April 2026



Populations and People
Total Population
41,941
P1 | 2020 Decennial Census

Income and Poverty
Median Household Income
$68,596
S1901 | 2024 American Community Survey 5-Year Estimates

Employment
Employment Rate
62.3%
DP03 | 2024 American Community Survey 5-Year Estimates

Housing
Total Housing Units
12,683
B25002 | 2024 American Community Survey 5-Year Estimates

Families and Living Arrangements
Total Households
12,473
DP02 | 2024 American Community Survey 5-Year Estimates

Race and Ethnicity
Hispanic or Latino (of any race)
40,421
P9 | 2020 Decennial Census

WORKFORCE

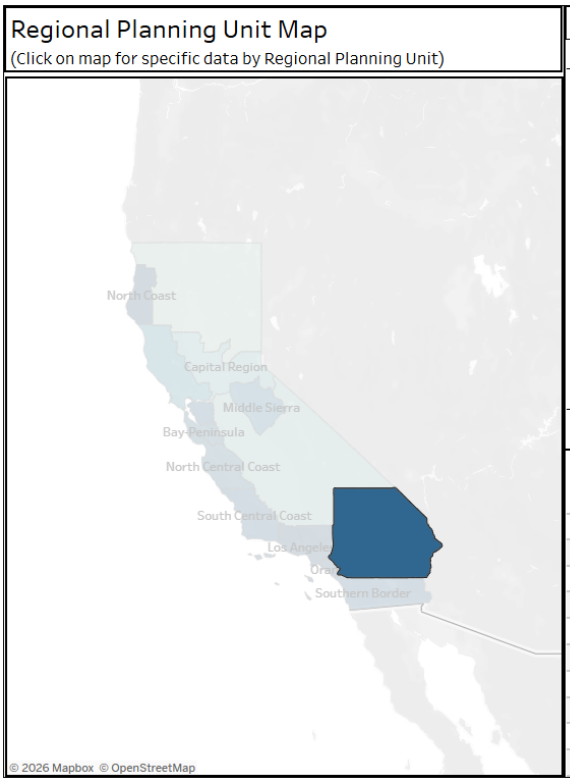
Jobs

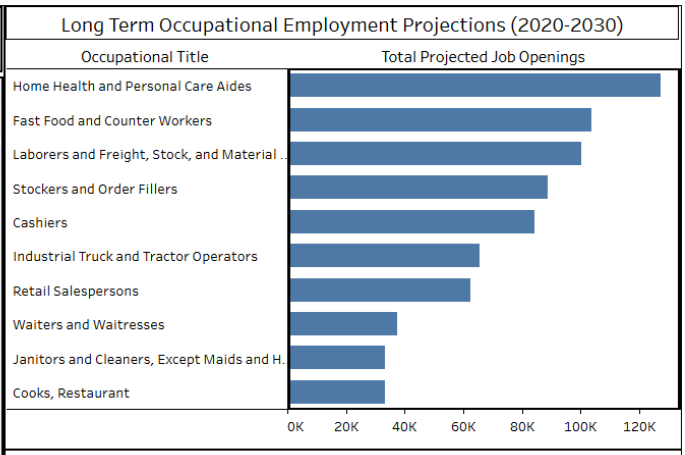
- Unemployment Rate: the unemployment rate in Coachella is at 8.8%. Coachella's workforce is at 23,700 with 21,600 employed and 2,100 unemployed. The labor force in the State is 19.62 million; Riverside County has a labor force of 1.19 million whereby 1.13 million are employed and 65,800 are unemployed (unemployment rate of 5.5%).

- Job Postings: Job postings for the quarter totaled 403, an increase from the previous quarter but down slightly from the same period last year. Approximately 23 Coachella employers posted open positions.

- In Demand Skills: please refer to the tables below identified as Entry Level, Middle Skill, and High Skill.

ENTRY LEVEL

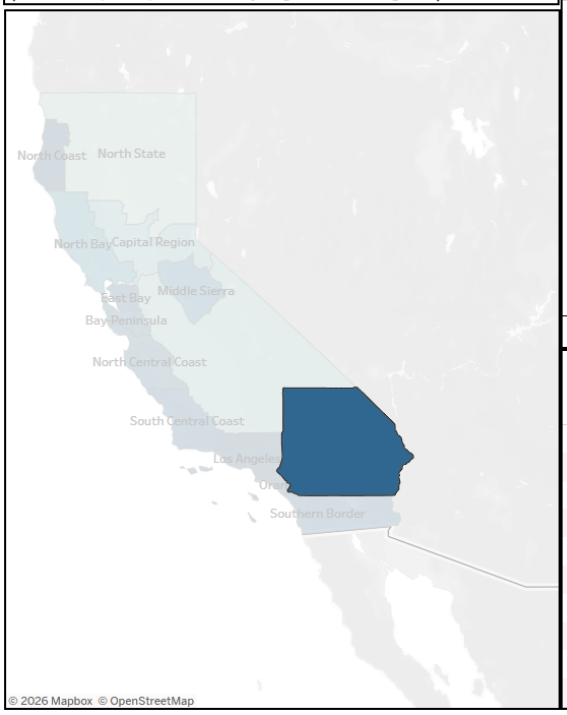




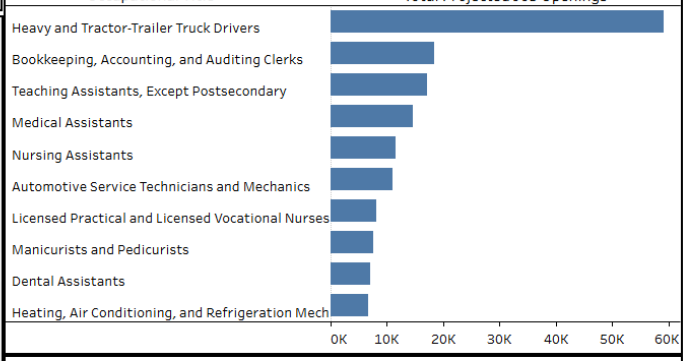
Occupational Title	Total Projected Job Openin..	Median Hourly Wage (Q1 - 2024)	Median Annual Wage (Q1 - 2024)
Home Health and Personal Care Aides	127,220	$15.98	$33,233
Fast Food and Counter Workers	103,870	$16.93	$35,200
Laborers and Freight, Stock, and Material Movers, Hand	100,440	$23.30	$48,465
Stockers and Order Fillers	88,830	$21.30	$44,299
Cashiers	84,450	$17.06	$35,486
Industrial Truck and Tractor Operators	65,420	$24.20	$50,335
Retail Salespersons	62,390	$17.48	$36,348
Waiters and Waitresses	37,300	$16.78	$34,910
Janitors and Cleaners, Except Maids and Housekeeping Cl	33,180	$18.34	$38,147
Cooks, Restaurant	33,150	$18.61	$38,698

MIDDLE SKILL

Regional Planning Unit Map
(Click on map for specific data by Regional Planning Unit)



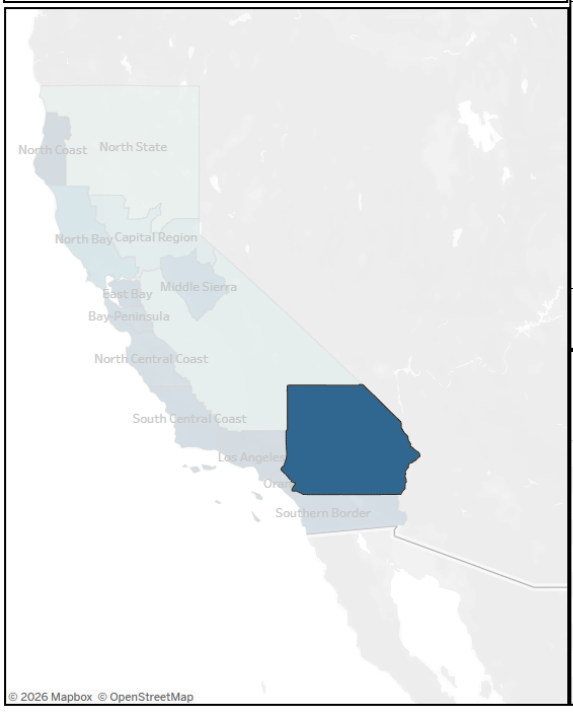
Long Term Occupational Employment Projections (2020-2030)



Occupational Title	Total Projected Job Openings	Median Hourly Wage (Q1 - 2024)	Median Annual Wage (Q1 - 2024)
Heavy and Tractor-Trailer Truck Drivers	59,100	$29.51	$61,399
Bookkeeping, Accounting, and Auditing Clerks	18,400	$24.28	$50,501
Teaching Assistants, Except Postsecondary	17,130	$0.00	$47,915
Medical Assistants	14,660	$19.59	$40,737
Nursing Assistants	11,590	$21.51	$44,747
Automotive Service Technicians and Mechanic	10,920	$30.78	$64,020
Licensed Practical and Licensed Vocational Nu.	8,200	$35.69	$74,236
Manicurists and Pedicurists	7,600	$16.87	$35,092
Dental Assistants	6,970	$23.78	$49,469
Heating, Air Conditioning, and Refrigeration ..	6,730	$30.46	$63,359

HIGH SKILL

Regional Planning Unit Map
(Click on map for specific data by Regional Planning Unit)

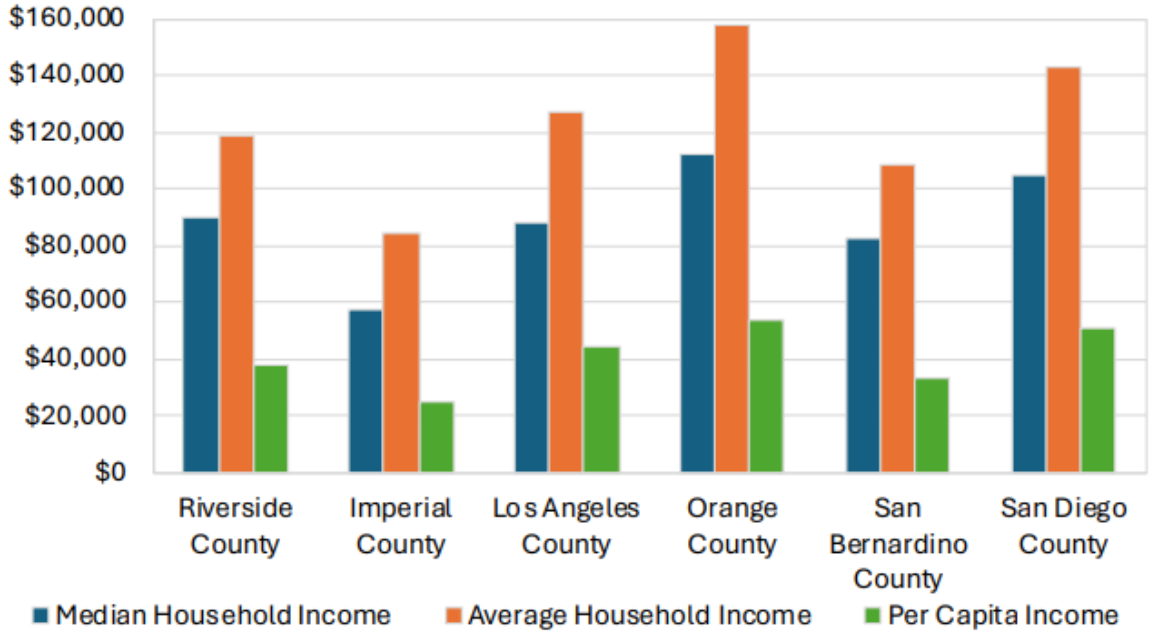


Long Term Occupational Employment Projections (2020-2030)



Occupational Title	Total Projected Job Openings	Median Hourly Wage (Q1 - 2024)	Median Annual Wage (Q1 - 2024)
General and Operations Managers	24,810	$51.41	$106,940
Registered Nurses	22,320	$62.94	$130,905
Elementary School Teachers, Except Special ..	16,950	$0.00	$102,783
Secondary School Teachers, Except Special a.	10,120	$0.00	$110,027
Substitute Teachers, Short-Term	9,370	$25.18	$52,372
Accountants and Auditors	8,380	$39.40	$81,942
Human Resources Specialists	7,390	$33.97	$70,659
Market Research Analysts and Marketing Sp.	6,620	$32.55	$67,714
Medical and Health Services Managers	6,120	$63.76	$132,638
Software Developers and Software Quality A	6,100	$0.00	$0

Figure 3. Median Household, Average Household Income, and Per Capita Income Metrics for Riverside Compared to Other Counties (2024)



Coachella Valley Cities	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio
EMPLOYMENT STATUS (POPULATION 16 YEARS AND OVER)					
Labor Force Participation Rate	60.9%	68.2%	62.9%	39.8%	59.7%
Jobs/Housing Ratio	0.48	0.60	0.35	1.23	0.61
INDUSTRY (CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER)					
Agriculture, forestry, fishing and hunting, and mining	0.7%	5.5%	1.4%	0.4%	2.5%
Construction	7.0%	11.1%	9.6%	5.1%	9.9%
Manufacturing	4.7%	4.0%	2.1%	2.4%	3.4%
Wholesale trade	0.9%	2.5%	2.9%	4.8%	1.9%
Retail trade	14.1%	11.5%	13.1%	3.0%	11.4%
Transportation and warehousing, and utilities	4.4%	4.8%	5.4%	11.2%	5.2%
Information	1.1%	1.3%	1.9%	3.0%	1.1%
Finance and insurance, and real estate and rental and leasing	5.1%	2.8%	1.9%	20.6%	4.4%
Professional, scientific, and mgmt, and admin and waste mgmt srvcs	13.1%	13.9%	14.4%	17.9%	11.8%
Educational services, and healthcare and social assistance	18.5%	16.5%	21.5%	15.8%	20.1%
Arts, entertainment, and recreation, and accommodation and food srvcs	20.2%	17.3%	15.6%	11.0%	16.1%
Other services, except public administration	6.8%	6.3%	7.2%	2.8%	7.7%
Public administration	3.3%	2.6%	3.0%	2.0%	4.5%

Note: Values provided as shares unless where noted.
Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimates; TNDG.

CAPITAL

Interest Rates (Source: U.S. Department of the Treasury, April 2026)

The Federal Reserve lowered interest rates cutting the benchmark interest rate three times in 2024, however, as economic output slowed in the last quarter and inflation increased, The Federal Reserve has signaled it is unlikely to make additional cuts in the foreseeable future. Interest rates dipped this quarter, but rebounded in March, ending the quarter higher than the previous quarter. In March, one-year rates were 4.17%. Ten-year rates were 4.58%. 30-year rates were 4.83%. As of March, inflation figures for the San Diego area jumped to 3.8% (4.1% less food and energy) over the past year. Nationally, annual inflation in March was 2.4% (also 2.4% less food and energy). Inflation is expected to rise as a result of trade policy.

April 2026

One-year interest rate 3.68%
10-year interest rate 4.33%
30-year interest rate 4.91%

April 2025
One-year interest rate 4.17%
10-year interest rate 4.58%
30-year interest rate 4.83%

COMMERCIAL REAL ESTATE

Market Vacancy Rates and Rent per Square Foot (Source: CoStar, March 2025)

The commercial real estate market in Coachella remained relatively stable during the quarter. Industrial vacancy increased by 2.63%, office vacancy increased by 0.7%, and retail vacancy dropped by 2.08%. Staff have started to see renewed interest in office and industrial sites after a two-year cooling period – a positive sign. As some of that interest is realized, it should cause a rebound in those property types. Rental rates were relatively steady across industrial and office products. Retail rates dropped. Average market rents per square foot, per year for office rates in March were $39.70. Industrial rates in March were $22.48. Retail rates in March were $43.08.

TOURISM

300* Number of Short Term Vacation Rentals in Coachella
(*approximate number as it fluctuates depending on whether the unit is seasonal or annual)

With 300+ short-term vacation listings in Coachella, tourism is a major industry in terms of employment and economic impact. It is also a major contributor to city revenue, through TOT and sales tax generation. Below are several indicators reflecting the health of the city's tourism economy.

Short-Term Vacation Rental Trend

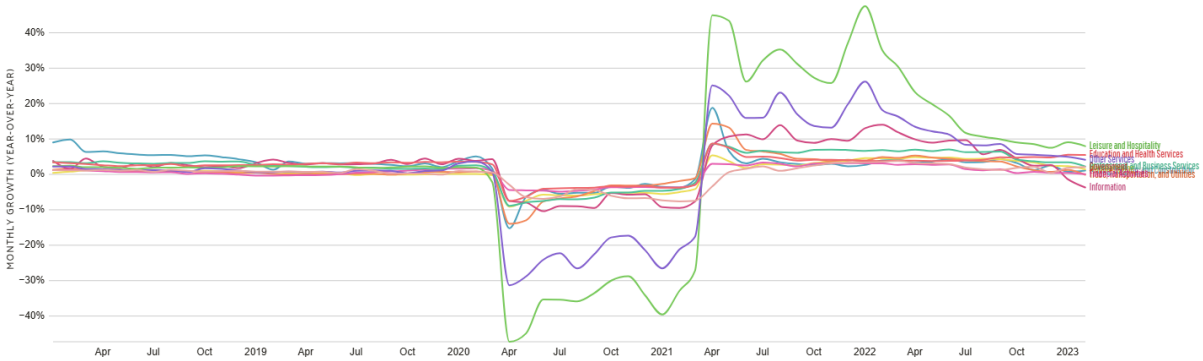
5 Years

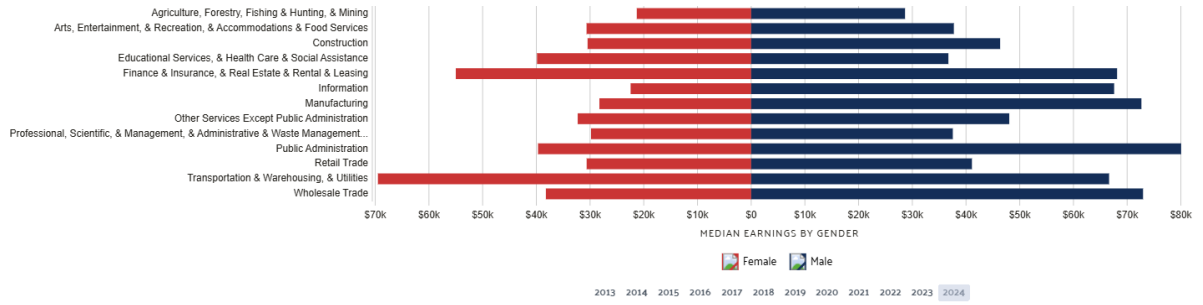
	Rate	2024 Budget	2023 Actual	2022 Actual	2021 Actual	2020 Actual
Coachella	9%	$ 500,000.00	$ 821,385.58	$ 710,666.17	$ 533,043.62	$ 227,076.40
Cathedral City	12%	N/A	N/A	N/A	N/A	N/A
Indio	13%	$ 9,100,000.00	$ 8,384,394.00	$ 7,983,893.00	$ 5,063,380.00	$ 2,002,367.00
La Quinta	10%	N/A	$ 6,415,354.00	$ 7,144,654.00	$ 6,213,353.00	$ 2,851,145.00
Palm Desert	11%	$ 2,500,000.00	$ 2,779,019.19	$ 2,658,503.97	$ 1,894,640.59	$ 1,286,291.21
Palm Springs	13.5% Group Hotels & 11.5% All others	N/A	$ 18,049,944.00	$ 20,571,177.00	$ 18,015,576.00	$ 8,648,689.00
Rancho Mirage	10%	-	-	$800,000-$1M	$800,000-$1M	$800,000-$1M
Desert Hot Springs	12%		$ 1,519,824.33	1,103,508	676,700	277,510
Indian Wells	12.25%	297,000	$ 285,394.00	287,408	171,091	133,174

INCOME + HOUSING

Median Household Income (Source: 2023 ACS 5-Year Estimates, the latest year available)

The median household income in Coachella, CA, has shown significant growth between 2019 and 2025, rising from approximately $40,000 - $41,000 in 2019–2020 to roughly $67,000 - $68,596 according to 2024 U.S. Census data.





Median Home Price

As of early 2026, the median home price in Coachella, CA, is approximately **$500,000 to $525,000**, with one report indicating a 20.7% year-over-year increase by February 2026. The market is considered somewhat competitive, with homes often selling in around 90 days. [Redfin]

Key Coachella Housing Market Data (Feb-March 2026):

- Median Sale Price: $511,500 – $525,000.
- Median List Price: $500,000 – $537,450.
- Price Trends: Prices have shown strong year-over-year growth (over 20%).

Market Type: Seller's market with low inventory.

- Property Types: Dominated by single-family homes, often in newer developments, ranging from $400,000 to $700,000.

BUSINESS ACTIVITY

Building Permits

- Between January and March 2026, **202** residential permits were issued; and
- Between January and March 2026, **11** commercial permits were issued

Business Licenses

[Please refer to the Finance Department Quarterly Report]

Report Prepared By:
Economic Development Department
(760) 262-6263

City of Coachella
Public Works Department
53462 Enterprise Way, Coachella, CA 92236

Departmental Mission:

In a balanced effort to maintain cost effective operations and provide maintenance and emergency response services in a reasonable and efficient manner, it is the mission of the Public Works department to provide quality maintenance and repair of facilities and infrastructure for the City of Coachella Community and its city departments.

Executive Summary:

The Public Works Department is responsible for the operations of our: facilities, fleet, landscape lighting and maintenance districts, parks, and streets. The Department is also the home to our Emergency Services Division and Recreation Division. As reflected below, the Public Works department staff responded to a myriad of requests as reflected below between January – March 2026.

Streets Division	
Task Assignments	Quantity
Illegal Dumping	• **30** Removals • **61** Shopping Carts • **129** Tires • **0** Homeless Camp • **10** Bulky Items
Striping	• **10** Legends (5 gallons)
Trash, Tire & Concrete Bins	• **11** Trash • **5** Tire • **3** Concrete • **11** Recycle
Potholes & Street Repair	• **1,922** Potholes Filled • **9** Water Service Lines • **1** Sink Hole (4'x4') • **12** Yards of Concrete Poured (Sidewalk Repairs) • **4** Easement Grading Locations
Street Sign Main.	• **57** Replaced • **16** Repaired • **20** Solar Batteries • **3** Delineators Replaced
Street Light Repair	• **2** Streetlight Anchor (New anchor for radar sign) • **5** Streetlight Poles Replaced

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	• **20** New Streetlight Head Replacements • **20** New Sensor Replacements
Traffic Control / Lane Closure	• **15** Assignments
Callouts	• **30** Callouts
Weed Abatement / Grading ROW	• **10** Removal Jobs • **6** Locations Round-Up sprayed
Storm Drain Main.	• **None**
Special Events	• **3** Community Clean Up • Tacos, Tequila, & Chavelas Festival • Suavecito Sunday • Mariachi Festival
Assist Other Departments	• **1** D.U.I. Checkpoint • **10** R.S.O • **1** Code Enforcement • **5** Coachella Fire Department
Training	• **1** Heavy Lifting
Holiday Decorations & Lighting	• Removal of Christmas decorations from streetlights





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Parks / Building Maintenance	
Task Assignments	Quantity
Daily operations	**Parks Department** • Open and wash all park restrooms twice daily • Baseball field dragging everyday M-W & Sat. • Playground and hardscape power washing once per week • Service Bagdouma pools 4 times a week during off season. • Bagdouma pool vacuuming every Thursday or as needed to prevent plaster staining. • Graffiti abatement throughout all the parks. • Clean and remove bulky items (illegal dumping) from RLF dumpster area every Monday. **Building Maintenance Department** • Provide janitorial services for all City Buildings. • Trash out all common areas for Civic Center, Corporate Yard, and Library.
Park & Building Lighting / Signage	• Checked all outlets and light fixtures on at Veteran's Park Prior to TTC Event. • Retrofit to LED one light pole at Veteran's Park. • Replace one lamp at grapefruit Blvd. • Replace 3 missing lights for palm trees on César Chavez mediums and one by Mitchell Dr. sign • Cancelled 5 electrical outlets for 5th Street Paseo located on the bollards as they were used by transients for vandalism. • Retrofit to LED 1 light fixture inside women's restroom at RLF Park. • Adjusted 5 light fixtures and 4 light rings for palm trees located on both sides of 6th Street. • Repaired burnt out photocell & installed a new light fixture for Bagdouma restrooms by Soccer field #3. • Repaired exposed outlets and installed new outlet covers throughout 6th Street. • Replaced vandalized GFI at Veteran's Park on 4th Street. • Replaced LED light fixtured for Bagdouma expansion playground.

City of Coachella
Public Works Department
53462 Enterprise Way, Coachella, CA 92236

	• Walpack light replaced for Bagdouma expansion crawl space between restrooms. • Checked all bollards around City Hall area, retrofit 2 bollard lights to LED. • Adjusted 5 light fixtures around palm trees at Veteran's Park, adjusted photocell covered up by plant material making lights staying on 24/7. • Replaced 6 outlet covers and replaced 1 GFCI's located at RLF shade structures. • Retrofit outlets at Library parks from 3 to 4 pins for Suavecito Sunday. • Troubleshot and program color changing lights on Avenue 50 medians, pending ethernet improvements.
Turf Maintenance	• Mowing perform at the height of 1 ½" for all stablished turf areas. • Turned in scalped fields #3 & 4 at Bagdouma back to soccer leagues on Thursday Jan. 29. • Turned in scalped Baseball fields back for Community Use. • Irrigation adjusted based on weather needs, goal frames, nets and wheels checked and put into place no repairs and/or replacements needed. • Fertilized all new turf areas with Calcium Nitrate to promote growth, green up and root development. • Applied 40 (50 lbs. bags) of pre-emergent herbicide (Barricade) used to prevent crabgrass and other annual weeds in all established turf areas at Bagdouma and RLF Parks. • Aerated Baseball fields 1, 2, 3 and 4. • Irrigation adjusted based on weather. • Took 2 yards of infield sand for Bagdouma soccer fields 5 & 6 and RLF Park to grade to level areas on the playfields.
Irrigation Repairs	• Repaired leak on 4th Street planter at Veteran's Park before Event. • Replace 15 bubblers around Baseball Field walking path to avoid over watering. • Repair leaking 1.5" valve at RLF

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	• Adjust irrigation around Bagdouma park checking for over spraying into walking tracks replaced (16) 5000's heads • Repaired a ¾" water line at Bagdouma by baseball field #3 under eucalyptus tree. • Stolen backflow replaced on Grapefruit Blvd, and Mitchell Dr. • Moved 6 irrigation heads 5ft. away from walking path at Bagdouma Soccer fields 5 & 6 to avoid damage & overwatering in to walking area. • Performed irrigation repairs after fallen trees due to rain were removed by WCA. fallen after the rain. • Replaced broken 1" irrigation valve on Ave 53 tot lot by irrigation controller. • Replaced 2 leaking 1" Irrigation valves at Veteran's Park by one by stage area and the other one by the playground in front of the restrooms. • Repaired leaking quick coupler & replaced leaking 1" irrigation valve at Veteran's Park near picnic tables by Vine Street. • Replaced leaking 2 ½" irrigation valve for grass area near the restrooms at Dateland Park. • Replaced leaking 1" irrigation valve and pressure regulator for planter area near splash pad at Dateland Park. • Moved 7 irrigation heads 4ft. away from walking path at Bagdouma Baseball fields to avoid damage & overwatering in to walking area by pool facility. • Capped off irrigation for 5th Palm tree at Sunline Transit Center. • Irrigation checks at Bagdouma soccer fields 1 & 2 and RLF Park. • Repaired 4 broken irrigation head at Bagdouma soccer field #4. • Troubleshoot non-working irrigation valve at Bagdouma soccer field #5 new solenoid installed. • Check irrigation and made adjustments for all Bagdouma baseball infields. • Adjusted leaking sprinklers heads at RLF, removed mud, added sand and installed new sod around area. • Repaired leak and dirt fill with sand puddle around

	north goal area of RLF park soccer fields #1. • Repaired leak for shut off valve at Baseball field #1 by adding an irrigation valve. • Installed 2 new irrigation heads around the perimeter for Bagdouma soccer fields #5 to improve water coverage.
Floor / Wall Maintenance	• Floor buffing at all City buildings performed weekly. • Floor auto scrubbing performed at all city buildings once a week. • Shampoo and deep clean carpet for all new office assignments at the Corporate yard and Civic Center buildings. • Apply new coat of paint for all offices included in the new office assignments at the Corporate Yard and Civic Center buildings. • Cleaned and washed carpet for 13 Offices at the Corporate Yard and 4 at the Civic Center. • Shampoo carpets at library for Conference rooms 1-3.
HVAC System Serviced	• 3.5-ton HVAC Compressor replacement at Corporate Yard upstairs conference room. • Serviced 2 mini splits, 1 window unit and 67 HVAC units for all City Buildings. • Ongoing A/C repairs for main area at the library, damper system stopped communicating with thermostats. Dampers currently opened manually waiting for quote for permanent repairs. • Repaired A/C unit blowing hot air at Senior Center for bingo room area, new belt installed.
Misc. Park Repairs	• Pressured washed dugout areas baseball fields *Prepared for TTC Event* • Power wash arch entrances & stage area • Power wash restrooms inside and outside • Power wash & disinfect playground, remove trash and feces from woodchips. • Power wash picnic tables and benches • Power was trash cans and lids as needed • Paint picnic tables • Graffiti abatement as needed throughout the park. • Remove broken barricade behind stage

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	• Remove 1 hanging palm frond near Orchard St. • Installed new flowers around fountain. • Remove unnecessary tree stakes throughout the park • Trim and service Park before event by Vintage. • Took all games and items needed for event set up. • Removed 6 signs at Bagdouma Park about gray irrigation water as we use clean water to irrigate Parks landscape areas. • Cleaned 7 City owned lots, weed abatement and weed pre-emergent application for all areas. • Team up with Streets Dept. to use grader machine and heavy-duty operator to grade to level all baseball infield material (brick dust) as part of the yearly rehabbing program. • Repaired chain-link fence on Baseball fields # 2 & 4. • Bagdouma Park walking path rehab. • Broken branch removed on 6th Street by WCA. • Replaced backflow valve for Bagdouma Soccer snack bar and connected new ice machine for soccer use. • Located 3 fallen trees after rain & wind at RLF, WCA came out and removed them. • Replaced 4 home plates for Bagdouma Baseball fields. • All parks' staff took the yearly hazardous training for Bagdouma pool maintenance. • Assisted Code Enforcement with graffiti Abatement. • Removed fallen tree, damaged plant material and repaired irrigation after hit-and-run on Grapefruit Blvd. in front of Mexican candy store. • Secured exposed wires and vandalized irrigation pedestal in the corner planter area of 7th Street & Orchard Street for pedestal belonging to Palm View Elementary School, Code Enforcement made contact with School staff to let them know pedestal is the school's responsibility. • Weed abatement for al City owned lots. • Repair leaking drinking fountain at soccer field #2 Bagdouma park • Used sod cutter to edge Bagdouma baseball fields.

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	• Exhaust fan replaced by Rudy's Electric for Bagdouma Pool chemical room. • Repaired entrance & cleaned catching basin at RLF Park by Mitchell Dr. • Removed grease stains, deep clean and sanitized playground at Rancho Las Flores Park. • Replaced all flags by KFC planter on Grapefruit Blvd. X Cesar Chavez. • Replaced chains for swings and toddler swings at Dateland Park. • Parks staff took the yearly hazardous training for Bagdouma Pool operations. • Installed new men/women signs for Sierra Vista Restrooms. • Took everything and power washed all hardscape at Veteran's Park for Day of the Young Child Event. • BRC Construction removed 5 cement slabs creating tripping hazards around veteran's Park, they grade to level and installed new cement before Day of the Young Child Event. • Clean up dumpster area at RLF Park after trash container was set up on fire, drained water and called Burrtec to replace burnt container. • Prepared and painted restroom facility located at Bagdouma expansion area from white to camel tan. • Replaced leaking chlorinator pump for Bagdouma waddling pool. • Cleaned broken glass around City Hall area. • Health dept. inspection for Bagdouma soccer & Baseball snack bars. • Health dept. inspection for Bagdouma pools facility. • New ice machine installed at Bagdouma baseball snack bar. • Pressure washed Library hardscape area before Suavecito Sunday. • Pressure washed, took all items and decorated Veteran's Park area before Mariachi Festival. • Ordered and received 40 hay bales, 10 light towers and 2 Kubota utility carts before Mariachi festival.

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	• Replaced broken telescope equipment for playground located at Bagdouma expansion. • Call Rudy's pest control to come out and remove bee have at Veteran's Park prior to Mariachi Festival Event. • Vintage Landscape replaced broken pot for old library fountain after hot and run accident. • Installed new handles for Bagdouma pools.
Building Repairs / Additions	• Building Maintenance staff has assisted with moving and relocating furniture and files for each individual office in accordance with the approved layouts for all new office assignments. • Patched, prepared and painted 13 offices at the Corporate Yard. • Built new furniture and moved PW admin assistant to new office at the Corporate Yard. • Relocated 2 staff members from Utilities Dept. to new offices. • Removed cubicle from Civic Center Engineering's Dept. area to allow for Utilities staff furniture to be installed. • Built new storage racks for PW storage room down stairs at the Corporate Yard. • Removed damaged and broken furniture from offices at the Corporate Yard and took it to the bone yard. • Hanged 60" TV inside Study Room for main Library. • Replaced 6 light bulbs at Community Center. • Installed 11 white boards (different sizes • Took all non-wanted office furniture to last bay for storage. • Disposed of broken furniture after office relocations at Civic Center and Corporate Yard. • Hanged 8 picture frames (different sizes), 1 white board and 1 TV screen for Utilities & Engineering staff that moved into their new offices at the Corporate Yard. • Relocated furniture for Finance Dept. Staff. • Removed and disposed of unwanted furniture for Economic Development Dept. offices. • Repaired urinal not flushing at the Civic Center employee restroom. • Repaired leaking urinal in the Street's Bay.

	• Built book case and 2 office chairs for Utilities director office at the Corporate Yard. • New Fire Extinguisher replaced at RLF soccer snack bar. • Desert Fire came out and performed the annual maintenance for all Fire extinguisher on the following City facilities; Senior Center, City Hall, Bagdouma Community Center & Snack Bar, Boxing Club, Library, RLF Snack Bar, Bagdouma Pool & Civic Center. • Install bird spikes on wood beams around the Fire Station Building. • Replaced 3 ceiling tiles for Corporate Yard Upstairs Conference room after condensation line leak. • Installed white board on fire rated wall for PIO Department assistant. • Relocate file cabinet and installed another one for payroll specialist office at the Civic Center. • Install a 65" TV for traffic cameras for engineering staff. • Wash windows at Civic Center & Corporate Yard. • Repaired screen roller wire, remove 1 table and 1 chair at Corporate Yard lobby area for engineering's temp worker. • Troubleshoot and repaired water heater at the Fire Station, plumber found a water heater timer that was adjusted to provide hot water as needed. • Commercial oven repaired at Fire Station kitchen. • Removed Engineering sing from front lobby area at Civic Center and centered Customer Service sign in the same area. • Installed additional bird spikes in front of the Fire Station Building northwest area. • Repaired pendent fire sprinkler for main library area. • Replaced ceiling tile with mold at the Fire Station, there is a leak on the fire sprinkler line in the roof that is pending for repairs. • Relocated plotter from Corporate Yard to EOC room to make space for new plotter.

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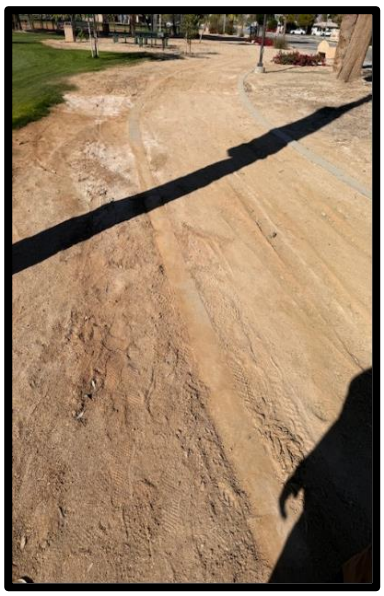
Facility Use Permits	• 30 Facility Rentals. • 9 Parks shade structure rentals. • 7 Recurrent Park space rentals for DRD programming, Animal Action League and Kaiser Permanente Mobile Clinic. • 22 facility set ups by BM staff (12 at the Corporate Yard, 6 at the Library and 4 at City Hall.
Special Events	• Tacos, Tequila and Chavelas Festival • Day of the Young Child. • Community Clean up at Rancho Las Flores Park.

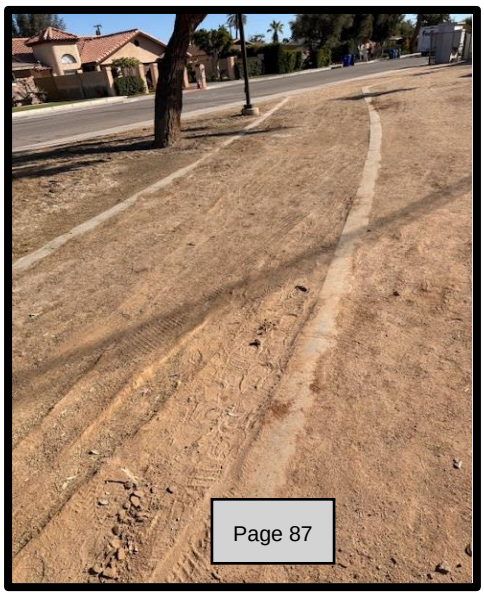
City owned lots clean up (weed abatement & weed pre-emergent application)

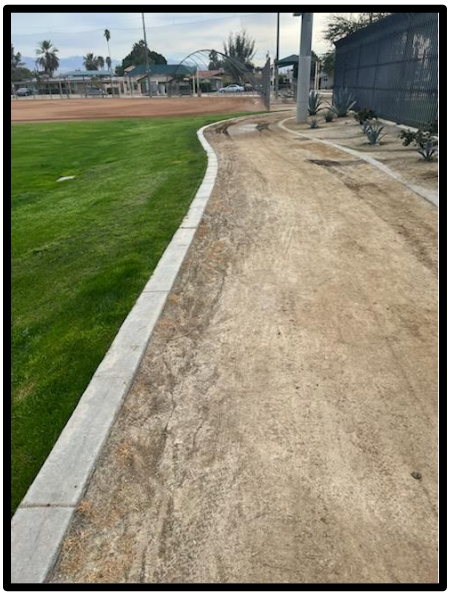




Bagdouma Park Walking Path Rehab







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Irrigation Repairs at Bagdouma Soccer fields 5 & 6





Replaced 4 Home Plates for Bagdouma Baseball Fields





Grading Operations on Baseball Infields – Yearly Rehabilitation Program





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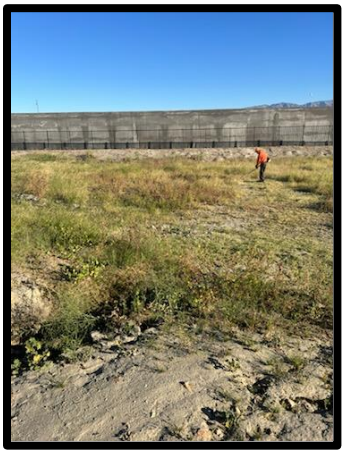
Sod Cutter to edge Bagdouma Baseball fields







RLF Catching Basin Clean Up





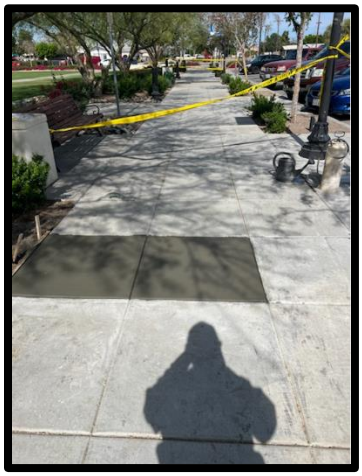




Veteran's Park Walkway Repairs

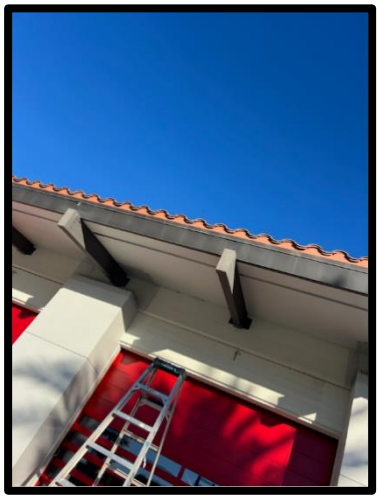


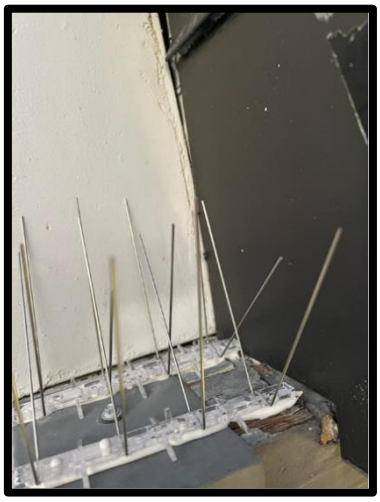




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Bird Spike Installation at Fire Station





Irrigation Head Additions to Bagdouma Soccer Field 5 For Water Coverage Improvements





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LLMD	
Community	Task Assignments
Hacienda Adobe	• Inspected retention basin due to the recent rains, irrigation controller is on off mode. Will evaluate next week to see if water has percolated. Reach out to Rudy electric to secure electric pedestal at the retention basin
Rancho Mariposa	• Inspected retention basin on Redondo Sur due to the recent rains. Some damage to slope due to the water flowing into the basin-eroded dirt into the dg walking path. Vintage Outdoor is schedule to repair retention basin. • WCA completed trimming all Palo Verde & Orchids trees in the retention basin.
Tierra Del Sol	• Property owner installed 2'' sewer pipe into the common area on Calle Colima due to his backyard was flooding recent rains. Requested property owner to remove 2'' pipe and restore landscape area that was disturb. Advised property owner this is not allow for property owner to drain water from backyard into the common areas. • Meeting with Conserve Landcare irrigator to go over pending repairs 2'' mainline & 1'' inline valve on Playa Del Amor. Approved repairs and inspected installation. • Received report of stolen backflow at Luna Del Nicoletta & El Arco St. Both backflows irrigate retention basin common area landscape and they are 2''. Pending is estimate from two contractors. • Avenue 49 meeting with electrician to go over installation of the landscape lighting for common area. Requested contractor to move liquid-tight conduit as it was installed too high and it was a tripping hazard.

	• Approved two repairs one 1” inline valve at La Playa water common area shrubs. Second valve is 2” inline water turf at Todo Santos retention basin. • Inspected retention basin on Todo Santos due to standing water in the turf area. Requested Conserve Landcare to inspect possible mainline leak. • Requested landscaper to be more alert when spraying weed killer as edge of the turf was burnt. • Inspection of community, vandalism on El Mar Avenue entrance - Stolen seasonal flowers and damaged irrigation tubing. Conserve Landcare completed repairs and installed more flowers to replace stolen ones. • Reached out to Water Department for leaking water test station on Avenue 48 & Cielo Victoria entrance. • Approved two 1” inline valves replacement on Playa Del Amor & Calhoun St waters common areas
Las Plumas	• Inspected installation of solar concrete floodlights for monument sign on the entrance to community. • Meeting with Conserve Landcare supervisor & spray technician to go over schedule to eradicate weeds. • Stop by early morning to inspect new solar concrete lights installed at the main entrance to the community. • Inspected new solar lights installed at the median on the monument sign.

Sevilla	• Inspected installation of 12 up-lights on the main entrance to the community. Landscape lighting was stolen last month from the main entrance. • Stop by early morning to inspect landscape lighting installed for 12 palm trees & 2 community signs. • Inspected landscape lighting on the main entrance to the community, all lights are working & programed landscape timer. • Inspected recently completed landscape service at frontage landscape & both retention basins. • Reset IID electrical pedestal due to service change. • Inspected landscape lighting at the main entrance to the community all landscape lighting is working. • Meeting with Conserve Landcare to go over trimming plant material in the retention basin. • Crew working on detailing frontage landscape on Avenue 51.
La Colonia	• Received call regarding lighting bollards at the main entrance to Avenue 50th. Reach out to Rudy electric to inspect light bulbs. • Approved repair of 2” mainline leaking from the male adapter at the retention basin to San Asis. • Inspected landscape lighting for both entrances to the community, all lights are working on Avenue 50th. • Requested Rudy Electric to inspect the down lighting on the columns on Calhoun St entrance. • Approved 1 ½’’ inline valve replacement due to valve leaking from the bonnet at San Assis retention basin.

	• Meeting with Conserve Landcare to go over installing 60 plants along Avenue 50 & Calhoun St. • Irrigator checking irrigation and adding more time to each stations due to the weather warming up. • Inspected landscape lighting at both main entrances on Avenue 50 & Calhoun St. 8 new down lighting installed on the columns on Calhoun St. Reported 2 lighting bollards not working ETA pending for electrician. • WCA planted (2) 24-gallons Dalbergia Sisso trees in the retention basin, Conserve Landcare completed plant infill with groundcover.
Rancho De La Fe	• Inspected shade fabric installation at Diego Ct park, due to vandalism of the existing fabric. • Crew completed fertilization turf area and adjustment of irrigation controller. • Inspected solar lights at the park area on Diego Ct, community meeting is scheduled for February 10th. • Inspected landscape on Avenue 53, noticed irrigation isn't turning on as schedule. Irrigation controller is showing short wire from valves to controller. Conserve Landcare to schedule troubleshooting issue. Irrigation was turned on manually to water all plants & trees.
Posada Del Valle	• Schedule cleaning of the playground woodchips due to the recent rains that washed down to basketball court. • Inspected completed service on Van Buren St & park area, irrigation controller adjusted due to the weather warming up.

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Bella Canto	• Schedule weed abatement with Conserve Landcare for both retention basins. • Meeting with WCA to go over thinning & reducing crown of larger trees along sidewalk & Avenue 50th. • Meeting with WCA to go over reducing crown Tipu, Mesquite & Shoestring acacia trees. Inspected all trees and create assessment on each tree needs. • Conserve irrigator found 2" backflow on Avenue 50th open and leaking towards retention basin (someone try stealing it and cut into the brass and won't able to shut off the water). Precision Backflow completed the repair and water is back on for the common area. New locks were installed.
La Morada	• Meeting with Conserve Landcare irrigator to go over pending repair at the retention basin, valve replacement approved due to valve not closing completely and allowing water to flow. • Received report of vandalism in retention basin on Avenida Verano. Requested Conserve Landcare to provide estimate to install boulders along DG planters. • Inspected recently completed landscape on Van Buren St & Avenue 50th. • Approved replacing irrigation valve. • Scheduled Conserve Landcare to treat for gophers in the turf area. • Meeting with Conserve Landcare to go over plant infill in the retention basin. Plant selection ➢ Lil john's ➢ Ruselia firecrackers

	• Mexican bird of paradise (to add more color) • Reported stuck valve in the retention basin, Conserve Landcare irrigator replaced burnt solenoid. • Turf area applied 200 lbs. of pre-emergent to control weeds. • Reported irrigation leak on the main entrance center island, Conserve Landcare replaced broken riser due to palm roots. • Reported irrigation leaks in the retention basin, Conserve Landcare working on repairing leaks. • Crew recently removed fountain grasses. • Received report of sinkhole on Van Buren St, requested Conserve Landcare to backfill area with decompose granite to match existing material. • Inspected retention basin and created plant infill list 185 plants schedule to be planted on Monday. Placed order to nursery to deliver Corporate Yard. • Inspected service completed on Avenue 50 & Van Buren St. • Meeting with Conserve Landcare to go over plant layout in the retention basin, adding color installing 200 plants. Requested irrigator to check irrigation and add more time to each stations. • Inspecting plant infill in the retention basin. • Conserve Landcare supervisor adding smoke to all gopher tunnels to eliminate pest. • Requested Conserve Landcare to add more minutes to each station as spring is around the corner. • Reported irrigation valve not closing completely and allowing passing water, standing water is visible.

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	• Approved repair kit on 1 ½" inline valve new diaphram, LEIT solenoid & LEIT rainbird ADPT. Valve wasn't closing and staying stuck until turn off manually.
La Paloma Estates	• Received report of stolen backflow at Chaparrosa St. Both backflows irrigate larger retention basin common area landscape and they are 2". Pending is estimate from two contractors. • Meeting at 8am to discuss installation of two backflows at the retention basin. • Meeting with WCA to go over pending Palo Verde removals on Chaparosa Street. Four disease Palo Verde tagged and dig alert requested before removal. • Received report of two Palo Verde trees knocked down in the community due to the strong winds. WCA onsite removing one Palo Verde blocking the road on San Jacinto Ln. • WCA onsite trimming all Palo Verde & Mesquite trees along the retention basins & sideyards. • Scheduled meeting with resident at 83671 San Mateo Ave to go over potential hazard tree leaning to property owner side yard from the retention basin - removal completed no damaged reported. • Reported stuck valve on Eagle Ave, Conserve Landcare inspected irrigation valve and replaced bad solenoid. Replaced batteries on two battery node controllers that water small retention basin.

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Valencia	• Sunday morning accident on the common area on Van Buren St heading north bound on Van Buren - truck crashed into block wall. Damages to LLMD acacia tree, plant material & mainline break. Pending estimate to restore landscape due to the accident.
Bellissima	• Inspected landscape lighting along Fredrick St & Avenue 53. Platinum Landscape replaced 13 stolen lights. Pending installation of two uplights on Mediterranean palms. • Inspected landscape lighting along Avenue 53 & Fredrick St - reached out to Platinum Landscape for one up light is not working.
Vista Escondida	• Schedule removal of Washingtonian filifera on Avenida Del Roble. WCA completed removal of palm and no damages reported. • Inspected irrigation in the turf area on Avenida Reforma park area, requested Conserve Landcare to adjust irrigation rotors due to dry spots. • New dog waste station installed at new park on Avenida Del Prado. • Two-man crew completed landscape service. • Irrigation checked & turf area fertilized. • Two-man crew applying pre-emergent fertilizer in park areas, irrigation adjusted and program to water often due to the weather warming up. • Reported irrigation concerns on Avenida Reforma park area, irrigation valve is not turning on causing dry spots. Conserve Landcare scheduled to troubleshoot irrigation issue & replace broken rotor. • Inspecting irrigation rotors & irrigation controller for spring season

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	reported damaged rotor to Conserve Landcare. • Inspected park lights on Avenida Del Prado & Avenida Refroma. Photocells are working and all lights are working properly.
CV Housing Coalition	• Inspected storm drains on Calle Roberto & Calle Lya per the resident concerns. Forward report to Andrew & photos.
Los Jardines	• Working with Signarama & QCP for rendering for new monument sign per residents request. We are moving forward with QCP base on design & quality of work. • Inspected installation of 2" backflow & cage at Tyler St & Avenue 53 by Precision backflow. • BRC Construction replaced damaged wrought iron fence panels on Avenue 53 due to car accident. Also approved replacing 10-fence post for leaning fence on Genoa St. • Inspected new footing installed for two new benches being installed in early April due to residents requests.
Loma Vista	• Inspected completed service on Avenue 51, meeting with Conserve Landcare to go over adding decompose granite on the planter. • Inspected completed service on Avenue 51 & Fredrick St. • Irrigation controller adjusted. • Received call from resident regarding tree on the common area growing into their backyard. Inspected tree and created work order with WCA to schedule trimming, thinning & crown reduction due to power line. • WCA completed trimming Southern live Oak tree due to resident complaint.

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	• Inspected completed landscape service of the common area on Avenue 51, Conserve Landcare sprayed vines with growth regulator to control growth on bougainvillea's.
Rancho Cielo	• Vandalism to the monument sign on Genoa St (6 landscape lighting damaged). Will place order for the concrete floodlights instead. • Reach out to Conserve Landscape and reported leaking valve on Avenue 53. • Inspected landscape frontage on Avenue 53 & noticed vandalism to the landscape lighting & monument sign. Total four landscape lights were damage, requested proposal from BRC Construction to repair monument sign. • Received report of standing water in the retention basin on Avenue 52 - Scheduled CV Pipeline to clean dry wells & catch basin.
Rancho Las Flores	• WCA ongoing tree trimming at the main entrance & retention basins. • Meeting with WCA supervisor to go over reduction of tree crowns on all Mesquite trees. • Vandalism to the wrought iron fence on Avenue 49, reached out to BRC Construction to provide an estimate to repair panels. • BRC Construction completed repairs to wrought iron fence panels due to vandalism.
La Paz	• Follow up on two residents' concerns regarding sidewalk inside the community. 85116 Calle Rosa sidewalk panels have sunken & 53401 Calle Bella sidewalk panels have buckled. This were reported to Streets Department for follow-ups.

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Aventine	• Inspected installation of new backflow cage & Wilkins 1.5" backflow on Van Buren St by Precision Backflow. Existing backflow stolen last week - police report filed. • Walked landscape project on Van Buren St & Avenue 51 to generate a punch list for Conserve Landcare to replace few dead plant material. Vines need to be mounted to block wall on both entrances, irrigation adjusted due to weather warming up.
Mariposa Pointe	• Two new dog waste stations installed at each retention. • Two-man crew cutting back plant material for spring growth. • Irrigation controllers adjusted and program. • Dropped off (14) 5 gallon plants for two-man crew to plant infill in the center medium. • Irrigation was check and controller adjusted as weather is starting to warm up. • Inspected recently completed landscape service on Calhoun St & Avenue 50 everything looks maintained & plant material is healthy.
Buena Vista	• Inspected completed service on Avenue 49 & Fredrick St. • WCA completed trimming Palo Verdes trees. • Received report of car accident on Fredrick St. Upon further inspection block wall was damaged. Made contact with property owner to advise them they are responsible for repairing wall.
La Paz II	• Inspected completed service on Fredrick St. • Irrigation controller adjusted.

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Lewis Homes	• WCA completed trimming all purple orchid trees along Avenue 51. • Conserve Landcare completed service on Suncrest & Avenue 51 for all common areas. • Received report of down Ficus tree blocking Avenue 51 going Westbound, Parks Dept. assisting with moving Ficus tree to the sidewalk. • WCA removed tree, cones were installed. • Inspected completed landscape service of the common area on Avenue 51 & Suncrest. • Requested Conserve Landcare to check irrigation and repair leak on netafin on Avenue 51.
Loma Vista II	• Service completed on Avenue 51, all vines trimmed & irrigation controller program.
Plaza Del Sol	• Inspected recently completed landscape service at the retention basin, plant material trimmed back & irrigation adjusted.
Somerset	• Received report of vandalism on Avenue 54 & Slate Dr, upon further inspection breakers & wires damaged. • Ruby Electric repair & replaced breakers power was restored to landscape lighting & irrigation controller. Area was cautioned-off until repairs were completed.
Navarra	• Received report of vandalism in the retention basin - all storm drain outlets metal lids were removed & benches were vandalized. • Vandalism reported in the small island inside the community to the irrigation. Water is shutoff until repairs are completed.

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Pyramid Ranch	• Inspected park area, reported leaking mainline in the turf area to Platinum Landscape. • So. Cal West Coast Electric working on installing electric meter pedestals for the landscape lighting & irrigation controller. • Received call from JT SoCal West Coast Electric regarding inspection for three electric meters pedestals. Referred him to building inspector to request appointment for sign off & inspection. Meters have physical address & breakers are labels for lighting & irrigation.
Pueblo De La Paz	• Inspected completed service on Las Cruces retention basin area • Programmed irrigation controller. • RIFA ant treatment.
Tierra Bonita	• Received report of homeless encampment on Calle Emplame, requested Conserve Landcare to remove any trash, shopping cart & debris haul away to dumpster.
Las Plumas	• Meeting with Conserve Landcare to go over irrigation common wire for one irrigation valve not turning on. • Gophers in retention basin damaged & upon further inspection common wire chewed. Irrigation valve is receiving signal and turning on & off.
Cachanillas	• Received report of issues with irrigation wires to valves on Calle Avila retention basin. Upon further inspection we noticed vandalism to irrigation controller wires disconnected. Conserve Landcare re-wired each station and ran irrigation test to all valves. • Met with Conserve Landcare to go over mainline repair in the retention

	basin, approved 1 ½ mainline repair and replacing 1" inline valve.
Valencia	• Inspected completed landscape service along Van Buren St & Avenue 50, crew completed service of all side yards landscape common areas. • Requested irrigation to be adjusted on both irrigation controller. • Inspected street solar lights on Via Merida entrance lights are working properly.
Bella Canto	• Inspected both entrance landscape lighting bollards & palm tree rings, all lighting bollards along the retention basin are working.

ENGINEERING:

January 2026 – March 2026

Capital Improvement Projects

Design Phase:

P-31 Rancho Las Flores Expansion



Project will complete Rancho Las Flores Park and include an amphitheater, splash pad, sports courts, dog park and flexible open space for fields, walking, exercising and gatherings. Expansion will also include complete landscaping and lighting. Plans have been submitted for final review and approval. City Staff met with State Parks Committee onsite as a part of the Land Water Conservation Grant. City Staff has applied for a $7M grant. The plans are currently being revised in response to the Fire Department's comments. City Staff are coordinating with Imperial irrigation District (IID) on electrical plans. City Staff are coordinating with the Fire Department to obtain a Fire Permit.

F-33 Library Annex



Structural analysis has been completed. Design team continues to work on final design. Library Annex to include seismic retrofit, upgraded HVAC and electrical systems, and a restructured layout to provide better services to residents. Staff continues to work with consultant to provide direction and keep project moving forward. City Staff is coordinating with Library Staff to discuss library requirements. City Staff obtained a Fire Permit from the Fire Department. The structural plans have been approved, while the civil plans have been resubmitted for review.

F-39 Community Resilience Center (CRC)



The Coachella Resilience Center will rehabilitate the City owned facility on Peter Rabbit Lane to provide emergency services and resources to the community. Presentation regarding project update was given at the April 9 Council Meeting. The project's RFQ is due Thursday, February 26. City Staff will be posting a Request for Proposals (RFP) upon reviewing the RFQ. City Staff received two responses to the RFQ. City Staff will be posting the Request for Proposal (RFP) in April in efforts to award a contract in June.

ST-69 Avenue 50 Bridge over Whitewater Channel



The Avenue 50 Bridge will replace the low water crossing with a bridge over the whitewater channel. The plans are complete and are being reviewed by Caltrans. City staff has been coordinating with Caltrans to execute a high-cost agreement to begin construction on the bridge. An Environmental Site Assessment (Phase I) was performed to evaluate the abandonment of an irrigation line. Right-of-Way Acquisition was submitted to Caltrans and a High-Cost Agreement is being finalized. City Staff submitted Right-Of-Way certification to Caltrans. Plans & specifications have been finalized. City Staff continues to coordinate with utility companies to relocate utilities. The environmental permits are currently being finalized.

ST-81 Avenue 50 Interchange

Avenue 50 Interchange is phase 2 of the Avenue 50 corridor improvements. Staff has been working with CVAG for a reimbursement amendment to complete the PS&E phase. CVAG has notified staff that the amendment for $5,000,000 was approved at their April 7 meeting. AnGenious Engineering Services, Inc. has been awarded a reimbursement amendment for design. City Staff and Caltrans have finalized a Cooperative Agreement. City Staff held a Project Development Team meeting on March 19th and is working with Caltrans to ensure that plans meet the standard specifications.

ST-128 FY24/25 Pavement Project

There are currently two paving projects in the design phase. Avenue 52 pavement rehab is a City lead project that will rehab Avenue 52 from Tyler Street to the bridge. The second project is a County lead project that will slurry seal Avenue 54 as a joint project with the County. Pavement Coatings Co. completed the slurry seal of Avenue 54 from Grapefruit Blvd to Cesar Chavez Street. The contractor has recently installed striping, stop bars, and stop legends.





ST-147 HSIP Cycle 12

The City was awarded $3,041,058 from the Highway Safety Improvements Program (HSIP) Cycle 12 for three projects aimed to increase the safety of pedestrians and bicyclists. City staff is working with Caltrans to authorize funds and begin design phase. Funding allocations have been approved and staff will present PSA to City Council in May. The HSIP projects will include raised crosswalks, buffered bike lanes, pedestrian signal improvements and high-intensity activated crosswalks (HAWK). City Staff is coordinating with Caltrans to obtain a Request for Allocation. City Staff received two state agreements and currently waiting for a federal agreement. City Staff has received both state agreements and a federal agreement. City Staff received program supplements and will proceed with the preparation of the Request for Proposals (RFP).

ST-138 Connecting Coachella (ATP)



The Connect Coachella project will add bicycle facilities along Grapefruit Blvd from Avenue 48 to Avenue 54 and along Avenue 54 from the CV Link to Van Buren Street within City limits. ATP funds were awarded for the design of the project and are anticipated to be in effect in June 2025 to begin work. City Staff is coordinating with Caltrans and has sent in a Request for Allocation. California Transportation Commission (C.T.C.) approved the project on January 29th. City Staff are awaiting the execution of agreements with Caltrans. City Staff met with the C.T.C. to discuss the future grant application for ATP Cycle 8. City Staff will post the “Call for Projects” in March, as they continue to work on grant applications due on June 22nd.

ST-140 Arts and Music Line

The Arts and Music Line project is led by CVAG and is a joint project that will span La Quinta, Indio and Coachella to add a multi-modal path along Avenue 48. A temporary construction easement was approved for the connector at Rancho Las Flores Park. An agreement was approved with Union Pacific Railroad. The contractor is modifying the intersection of Dillon Road and Avenue 48, extending the bike lane on Avenue 48 to the CV Link, with no construction taking place on tribal land.



Construction Phase:

Shady Lane Mobile Home Park Septic - To - Sewer Project & Water Consolidation Project

The project involves the extension of essential utility services to the Shady Lane Mobile Home Park through the installation of new infrastructure. The contractor has completed the installation of the offsite & onsite Sewer and Water systems. The contractor is in the process of activating and testing the sewer lift station pumps. The mobile homes continue being delivered onsite.



W-46 Well Site 20

The project involves the development, construction, and commissioning of a new groundwater production well within the Pyramid Ranch Community. This project is intended to enhance the reliability, capacity, and long-term sustainability of the community's potable water supply system. The contractor continues clarifying the water in the well.



ST-132 Bella Canto Neighborhood Pavement Rehabilitation

The proposed project for the Bella Canto community consists of asphalt grinding and overlay to rehabilitate existing pavement surfaces. The scope of work also includes the removal and reconstruction of speed humps to ensure compliance with updated Fire Department standards. The project provides for signage and pavement striping improvements to enhance traffic control, visibility, and overall roadway safety throughout the community. The contractor has completed grinding operations on the existing asphalt and is currently crack-filling throughout the community.



TCC Grant Projects

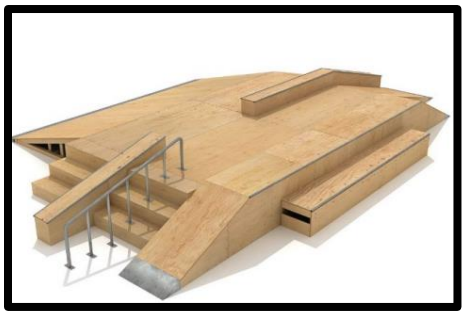
P-29 Avenue 53 Tot Lot

Project will add a safety fence around park perimeter, new playground equipment, updated landscaping, ADA upgrades, and a roundabout at the Avenue 53 and Calle Empalme intersection. City Staff has filed a Notice of Exemption and submitted an amendment to TCC. Revisions for the park and round about plans are being worked on by designer. The California Strategic Growth Council approved to award the City $7.37 million, bringing the TCC award total to $29.5 million. Plans & specs have been finalized and are currently being reviewed by the California Strategic Growth Council (S.G.C.).



P-27 Date Land Park

It is a revitalization project at Date Land Park aimed at enhancing recreational opportunities and promoting active lifestyles for local youth and families. A key component of this project is the reconstruction of the existing skate park, which will replace outdated features with a modern, professionally designed facility that accommodates skaters of all skill levels. The project is in the design phase. The California Strategic Growth Council approved to award the City $7.37 million, bringing the TCC award total to $29.5 million. The City has awarded a contract to Albert A. Webb Associates for the provision of Civil & Landscaping services. City Staff held a kick-off meeting for design and visited the project site with the designer.





P-28 Sierra Vista Park

Sierra Vista Park is the focus of a new enhancement project designed to increase comfort, accessibility, and environmental value for the surrounding community. This project includes the installation of a new public restroom, providing much-needed amenities to support park visitors, families, and organized activities. The project will also include the planting of new trees throughout the park. The California Strategic Growth Council approved to award the City $7.37 million, bringing the TCC award total to $29.5 million. The City has awarded a contract to Albert A. Webb Associates for the provision of Civil & Landscaping services. City Staff held a kick-off meeting for design and visited the project site with the designer.





F-37 Bagdouma Wellness Hub / Bagdouma Park

The Bagdouma Wellness Center is undergoing a revitalization project aimed at enhancing the quality of life for community residents through improved facilities and expanded programming opportunities. Central to this initiative is the rebuilding of a commercial kitchen and an interior renovation of the building to create a more welcoming, functional, and flexible environment. The renovated space will be designed to support a wide range of extracurricular activities for residents of all ages, including wellness programs, educational workshops, recreational events, and after-school programs. A new swing set will also be installed at the Bagdouma Park playground. City Staff received one RFQ for the project. The California Strategic Growth Council approved to award the City $7.37 million, bringing the TCC award total to $29.5 million. City Staff has posted the Request for Proposals (RFP), which is due on April 16th.





Fifth Street Paseo

The project will enhance the Fifth Street Paseo to create a more welcoming, walkable, and environmentally friendly public space. As part of this effort, the project will include the addition of new trees along the paseo, aimed at increasing shade, improving air quality, and enhancing the overall aesthetic of the corridor. The California Strategic Growth Council approved to award the City $7.37 million, bringing the TCC award total to $29.5 million. The City has awarded a contract to Albert A. Webb Associates for the provision of Civil & Landscaping services. City Staff held a kick-off meeting for design and visited the project site with the designer.



Private Development Projects

Covalda Apartments:



Covalda apartments will build 108 affordable housing units in Pueblo Viejo and will include commercial units as well. The contractor has completed the installation of the transformer on Sixth Street. IID has also energized the electrical meter pedestal, providing power to the streetlights on the southside of Sixth Street. The contractor has adjusted a leaning Stop sign and cleaned out a remaining catch basin. The developer has provided the City with a Letter of Commitment to pave the parking lot at 1124 Sixth Street. The contractor has completed the installation of the streetlight on Sixth Street that was previously damaged.

Pyramid Ranch



The Pyramid Ranch housing development will build 192 houses on Van Buren Street between Avenue 50 and Avenue 51. City Staff continues to inspect water & sewer systems for homes in Phase 9 of construction. The contractor continues to construct sidewalk for future phases. City Staff continues to inspect.

Sun Community Credit Union



The project involves the construction of a new branch for Sun Community Credit Union located on the North East corner of Cesar Chavez Street and Valley Road. The contractor has completed the construction of the proposed second driveway on Valley Road. The contractor paved the base course for the parking lot. The contractor has installed sidewalk along Cesar Chavez Street. Imperial Irrigation District (IID) was onsite to construct the undergrounding of existing overhead facilities on Valley Road. City Staff continues to inspect.

Coachella Gateway Center



The project involves the construction of a Starbucks located on the corner of Grapefruit Blvd. and Avenue 48. The contractor continues to coordinate with IID to obtain access to the existing transformer to provide power for the proposed streetlight. The contractor was provided a list of punch list items that need to be completed prior to the issuance of the Certificate of Occupancy. Starbucks was issued a Temporary Certificate of Occupancy and held their grand opening on March 26th.

COACHELLA WATER AUTHORITY & SANITARY DISTRICT
SERVICE. VALUE. QUALITY.

Utilities Department
53462 Enterprise Way
Coachella, CA 92236

Quarterly Activity Report (January 2026 - March 2026)

Coachella Water Authority:

The Utilities Department Water Authority Division provides water pumping, treatment, and distribution services to more than 9,100 service connections citywide that include residential, commercial, and industrial users. The City has three (3) Storage Reservoirs of more than 10 million gallons of capacity with six (6) operating wells that provides more than 8,000 acre-feet of annual water production. This division is responsible for a variety of tasks including meter reading, repairs, pumping, production, treatment, main and distribution repairs, water quality complaints, service connections/disconnections, and capital improvements along with other assigned duties.

Coachella Water Authority Production and Distribution Highlights	
Description	***Value***
Total -Water Production (Jan to Mar) (MG)	497.06
Chlorine Consumption (Gallons)	2729
Monthly Bac-T Samples Collected (Distribution System)	169
Quarterly Wells Sampled	5
Valves Repaired/Replaced	0
Underground Service Alerts	163
Standby Service Calls	42
Water Service Leaks	21
Main Leaks	1
Non Responsive Meters Cycle One	591
Non Responsive Meters Cycle Two	804
Meter Replacements	19
Hydrant Replacements	1
Delinquency Turn Offs	73
Well Depths Monitored – 03/2026	
Well No. 10 Depth (feet,) SWL	31’
Well No. 11 Depth (feet,) SWL	83’
Well No. 12 Depth (feet,) SWL	84’
Well No. 16 Depth (feet,) SWL	31’
Well No. 17 Depth (feet,) PWL	119’
Well No. 18 Depth (feet,) SWL	85’
Well No. 19 Depth (feet,) SWL	105’
Annual Production	
2026 Total current production (MG) Jan 2026 to Mar 2026	497.06
2025 Annual (MG)	2117.79

Coachella Sanitary District:

Sanitary Division provides for all the collection, treatment, and disposal of residential, commercial, and industrial wastewater for the more than 8,200 service connections within the City and more than 564,960 linear feet of sewer collection system (107 miles). From 4-inches to 54-inches of sewer pipeline, two (2) sewage pump stations, and over 1,900 manholes.

The Avenue 54 Wastewater Treatment Plant has a flow capacity of 4.5 million gallons per day. Consists of a raw wastewater lift station and headworks facility, which includes screenings and grit removal equipment, two separate secondary treatment process trains including contact stabilization tanks and oxidation ditches and disinfection facilities. Secondary effluent from the plant, following disinfection with sodium hypochlorite and dechlorination with sodium bisulfite is discharged through an outfall into the Coachella Valley Stormwater Channel.

For the **3rd Quarter - January, February & March 2026**. A total of 275.484 MG of wastewater was received at the Wastewater Plant. With an average daily flow of 3.058 MGD. The Plant treated a total of 243.147 MG. A total of 280 samples were collected at the Plant for monitoring.

Water Reclamation Facility – 87075 Avenue 54th	
Description	*Value*
Total Influent per month (MG)	91.828
Influent Ave. Daily Flow (MGD)	3.058
Total Effluent per month (MG)	81.049
Effluent Ave. Daily Flow (MGD)	2.820
Plant Permitted Capacity (MGD)	4.5
Operational Upsets	0
Permit Violations	0
Hypochlorite consumption (Gallon)	9,287
Sodium Bisulfite consumption (Gallon)	4,780
Odor complaints	0
Samples collected this quarter (Plant)-	215
Stand-By Calls	20
State & EPA Reports completed/submitted	Yes

Collection System & Pump Stations Highlights	
Description	*Value*
Underground Service Alert	308
Collection System Cleaning (feet)	100,392
Manhole Inspection/Cleaning	152
Collection System Spills	0
Collection System Blockages	0
Collection System CCTV Inspection (feet)	0
Samples Collected (Field)	0
Pump Station Alarms	9
Wet Well Cleaning	1
Wet Well/Lift Station Inspections	56
Odor complaints	0
State CIWQS Reports Submitted	Yes

Environmental Division:

The Environmental Division of the Utilities Department is responsible for areas relating directly to water, wastewater, and storm water protection. Focus is aimed at the National Pollutant Discharge Elimination System (NPDES), Industrial Wastewater Pretreatment Program (Source Control), and Fats, Oils, & Grease (FOG) Program. These programs provide auditing, permitting, monitoring, and enforcement of our local City Ordinance. The following report details activities for the previous quarter:

- Attended weekly/monthly meetings with Desert Task Force (DTF), Coachella Valley Salt & Nutrient Management Plan (CV-SNMP), Sustainable Groundwater Management Act (SGMA), Coachella Valley Regional Water Management Group (CVRWMG), and Riverside County Flood Control (RCFC).
- Reviewed and approved Industrial Wastewater Discharge Permits.
- Reviewed and updated Industrial Facilities wastewater sewer service fee.
- Performed 44 Industrial and Food Service establishment inspections.
- Issued 7 enforcement violations.
- Assist Development Services in reviewing plans pertaining to the Environmental Division.
- Monitored Coachella Valley Storm Channel Stormwater outfalls.

Engineering:

Chromium-6 Project

- The draft Preliminary Design Report was received, and comments were provided to the consultant.
- Quarterly Chromium 6 samples are being collected from all wells for reporting to the Water Board.
- The quarterly certification form is being prepared, as requested by the Water Board, in conjunction with the quarterly public notification.
- The sewer system hydraulic model is currently being run to evaluate three potential approaches for handling backwash discharges from the wells once treatment systems are operational.
- Efforts are underway to procure a consultant to provide environmental compliance support for the Chromium 6 application process.
- The project remains on schedule, with the final Preliminary Design Report anticipated by the end of the month.
- Coordination with the project consultant is ongoing to estimate required sewer flow rates from each well, assuming a maximized equalization (EQ) tank.
- Multiple operational scenarios have been evaluated, including simultaneous operation of two wells during the peak demand window (6:00 AM–10:00 AM).
- A technical memorandum outlining the projected impacts of well backwash on the sewer collection system has been received and is under review.
- Meetings were held with the consultant to review and prepare the Request for Proposal (RFP) for the Chromium Project.
- Meetings were also conducted with an environmental consultant to assist in preparing the required environmental documentation for the application.
- An overview of the project's estimated costs was provided.
- The final Preliminary Design Report was received from the consultant on March 12.
- Follow-up meetings were held to review updates and discuss the timeline for finalizing the RFP.
- An environmental proposal for the Chromium 6 project was received and is currently under review.
- The design Request for Proposal (RFP) was received on April 2 and is currently under review.

- A meeting has been scheduled with the environmental consultant to discuss their proposal and determine next steps.

Shady Lane Septic-to-Sewer and Water Project

- Van Dyke began preparing the interior of the lift station wet well for conduit installation and mounting hardware on January 5, 2026.
- Hydrant concrete pads and bollards were installed following excavation and post placement.
- Water service angle stops and boxes were installed, and trenches were backfilled in preparation for rough grading of the cul-de-sac roadway.
- Blow-offs were installed at Avenue 54 and at the east end of the cul-de-sac.
- Excavation along the west side of Shady Lane was completed for asphalt patching, and the area was prepared for paving.
- Shady Lane was prepared for grind-and-overlay work.
- Excavation and trench patching at the intersection of Avenue 54 and Shady Lane were completed.
- Chain-link fencing installation continued, and portions of on-site curb were formed and poured.
- Asphalt and trench patch areas north of the mobile home park entrance were cleaned, and two manhole lids were adjusted to final grade.
- Electrical crews initiated installation of wet well utility conduits and support struts.
- Coordination between Van Dyke and electrical crews continued for installation of conduits, equipment, and control pads, along with completion of pipe connections into the wet well and backfilling of associated trenches.
- Grading and assembly of wet well equipment pads continued, and the equipment vault was installed.
- The remaining force main sewer segment was tied into the wet well, and trench backfilling to the vault area was completed.
- The wet well area was cleaned and prepared for on-site grading activities.
- Field verification identified discrepancies between curb/gutter elevations and sewer manhole elevations; adjustments were made by replacing the 36-inch cone with a 24-inch cone to achieve proper alignment.
- Waterproofing and joint sealant were applied to the new cone, and replacement of side sewer cleanout lids is underway.
- Pipe connections into the wet well vault were completed and grouted.
- Fencing at the wet well site and gates at the east end of the cul-de-sac were installed.
- Fine grading and aggregate base installation began at the wet well lot, along with forming of manhole collars.
- Manhole collars on Shady Lane were raised and formed, and work at the east end of the cul-de-sac was completed.
- Sewer trench excavation and patching north of the project site were completed.
- Aggregate base was imported and graded within the wet well yard.
- Installation of the wet well eyewash and shower station began.
- Water valve adjustments were performed in preparation for concrete placement, while grading and base rock installation continued for mobile home unit pads.
- Concrete pads were poured for irrigation and the community center backflow device. Mobile home unit assembly and delivery continued.
- Asphalt was placed at the lift station to serve as a driveway, and concrete collars were raised and poured for four sewer manholes in accordance with City standards.

- Southwest commenced 24-hour drilling operations on January 5, 2026, with soil samples collected at 10-foot intervals.
- A borehole alignment survey was conducted at 650 feet using a Totco digital inclinometer.
- Subsurface conditions included clay layers at 880–910 feet, 930–940 feet, and 950–970 feet; well-graded sand at 910–930 feet and 940–950 feet; and coarser sand and gravel at 980–990 feet and 1,000–1,020 feet.
- Total borehole depth (1,300–1,330 feet) was reached on January 12, 2026.
- A geophysical survey was completed on January 13, followed by preparation for zone testing.
- Laboratory results for Zones 3 and 4 remained pending, delaying final screen and casing decisions.
- The consultant and City continued coordination to finalize well design details.
- Drilling activities were temporarily paused pending test results, with return to site anticipated by month's end.
- Filter pack design and screened zones were reviewed in coordination with the consultant.
- The final Well Design Report was submitted on February 18.
- Southwest remobilized on February 24, reassembled the drill rig, and resumed operations.
- Filter pack materials were delivered on February 23, with additional tubing deliveries following.
- An updated project schedule was received.
- Temporary tremie pipe installation and drilling fluid circulation were completed to maintain borehole stability.
- Well casing and accessory tubing installation were completed on March 2, 2026.
- Installation included 18-inch diameter casing, 3-inch stainless steel gravel feed tube, and well screen sections.
- Filter pack placement was completed using tremie methods and disinfected during installation.
- Annular seal placement with cement was completed on March 6, 2026.
- Well development activities included airlift cleaning, mechanical development, and dual-swab methods, with continuous monitoring of turbidity and sand content.
- Chlorination and subsequent removal were successfully completed, with non-detectable chlorine levels confirmed.
- Polymer dispersant treatment and removal were also completed, with no residuals detected in discharge.
- Sodium thiosulfate was applied to discharge water prior to sewer release.
- Mechanical development has been completed, and drilling equipment has been demobilized.
- Pumping equipment mobilization is scheduled, with pumping development set to begin on April 13.
- Preparation of the first-quarter progress report for submittal to the Department of Water Resources is currently underway.

COMMUNITY OUTREACH

January, February and March brought a variety of community gatherings, the celebration of milestones and resident highlights to the community. Below is a breakdown of outreach efforts and strategies implemented to promote each one.

SENIOR OF THE YEAR BILLBOARD

Displayed on the billboard located on Grapefruit Boulevard from January to mid February. This was a recognition that Blanca was proud to receive.



GRID'S TCC COACHELLA SOLAR SHOWCASE

The PIO Department partnered with the Economic Development Department and GRID Alternatives to issue a press release and generate media coverage for the Coachella Solar Showcase. This initiative marked the debut of the first home in Coachella to receive solar installation through the no-cost solar program. We were also on-site to help facilitate media interviews with the home owner, program coordinators, and City Council Members.





Media Coverage

NEWS CHANNEL 3

mynews LA.com

NEWSBREAK

WINTER COMMUNITY CLEAN-UP DAYS

The PIO Department continued to promote our City's Winter Community Clean-Up & Paper Shredding Day(s) that were held on January 24th at Bagdouma Park and on March 7th at Rancho Las Flores Park. Encouraging the community to dispose of used passenger tires, bulky equipment, old appliances, furniture, e-waste, and yard waste. Both flyers were shared in English & Spanish.



I worked closely with the Public Works team to incorporate messaging into the March flyer aimed at managing turnout, by noting that a Coachella resident ID would be required and that there was a limit of 4 tires per household.

TACOS, TEQUILA, AND CHAVELAS FESTIVAL

In collaboration with the Greater Coachella Valley Chamber of Commerce, and the Firebirds as a title sponsor, we held our annual Tacos, Tequila, and Chavelas event. The event featured a new tasting format allowing guests to use QR codes throughout the venue to rank their favorite items. Attendees also had the option to purchase individual items directly from vendors, a shift from previous years when tasting tickets were required.





Strategies implemented:

- A revised billboard concept was created & spearheaded by the PIO dept.
- Promotion for the event was coordinated by the Chamber through billboard placements, digital campaigns, and radio advertisements.
- Oranic posts on our social media were shared.
- A limited edition giveaway was created in the form of aprons with the City logo adopting a taco in place of the agave.

DAY OF THE YOUNG CHILD

Our 16th annual Day of the Young Child event was held in partnership with the Riverside County Office of Education. The event had live performances from our local youth, local informational booths, bounce houses, face painting, and a fun interactive performance from Payaso Tin Tin.

Strategies implemented:

- Radio ads aired on La Poderosa & La Suavecita (investment $1,000)
- PIO dept. handled onsite photography in order to reduce costs.
- An ad/coverage was featured free of cost through El Informador.
- Organic social media posts were published in advance of event to build anticipation.



Noticias Locales

Jueves 05 de Marzo 2026 EL INFORMADOR DEL VALLE 7

Coachella celebrará el Día del Niño con evento familiar gratuito

Coachella
www.coachella.org

La ciudad de Coachella celebrará el 16º Día Anual del Niño con un evento gratuito y familiar el sábado 7 de marzo de 9 a.m. a 1 p.m. en Veterans' Memorial Park.

La celebración contará con diversas actividades diseñadas para niños de todas las edades, incluyendo un tren sin rieles, un zoológico interactivo, invitados especiales y una variedad de actividades recreativas y educativas para toda la familia.

El evento es organizado por la Ciudad de Coachella en colaboración con la Oficina de Educación del Condado de Riverside, Inland Empire Health Plan, Lakeshore Learning Store, College of the Desert y el Distrito Escolar Unificado del Valle de Coachella.

Los organizadores invitan a las familias de la comunidad a participar en esta jornada dedicada a celebrar la importancia de la niñez, promoviendo el aprendizaje, la diversión y la convivencia familiar.

El evento se llevará a cabo en Veterans' Memorial Park, ubicado en la calle 4 entre Orchard y Vine Avenue en la ciudad de Coachella. La entrada es gratuita y abierta al público.

¡Todas las familias son bienvenidas!
16º evento anual del Día del niño
Sábado, 7 de marzo de 2026
9 a.m. – 1 p.m.
feria de materias | actividades para los niños | invitados especiales | entretenimiento | ¡y más!

AGVISION TOUR 2026

The PIO Department partnered with the Economic Development Department and Growing Coachella Valley to host the first ever AgVision Tour. This experience encouraged legislative policy makers and local community leaders to become informed about the challenges the Agricultural community is facing. 50 guests enjoyed guided tour stops, trivia and prizes on the bus, a catered outdoor lunch, and a special gift bag.



The PIO dept. ordered AgVision branded visor and t-shirt designs that included both our City's logo and incorporated Growing Coachella Valley's logo. I also faciliated the RSVP list and invitations sent out to distinguished guests.





SUAVECITO SUNDAY

Suavecito Sunday was held behind the Coachella Library for the first time and was vastly enjoyed by staff & the community for it's new placement. The PIO dept. spearheaded a new logo concept in order to avoid the confusion that existed before when advertising both Suavecito Sunday & the Mariachi Festival jointly. I also developed a giant check to honor the car show winner.





On-Site Media Coverage

News FOLLOW 222 Followers

Classic cars roll into Coachella for Suavecito Sunday



Strategies implemented:

- Event was added to the calendar on Coachella.org to ensure visibility and accessibility.
- A half-page ad was placed in El Informador the Thursday prior to the event to reach the target audience through print media.
- Organic social media posts were published in advance to build anticipation and drive awareness.
- Radio ads aired on La Suavecita, La Poderosa, and U92.7 (English station) to promote attendance and increase community awareness.

MARIACHI FESTIVAL

The PIO dept. spearheaded a new logo concept for the event and a billboard was developed on both our rotary board and Grapefruit Blvd board.

Special branded giveaways to hand out at the event were also developed. Many tourists attended the event and attendance was high.

Strategies implemented:

- Event was added to the calendar on Coachella.org
- A half-page ad was placed in El Informador the Thursday prior to the event to reach the target audience through print media.
- Organic social media posts were published in advance to build anticipation and drive awareness.
- Paid digital audio engage ads ran, generating:
  - 25.5K impressions
  - 22.5K complete listens
  - 88.19% listen-through rate, indicating strong engagement.
- Radio ads aired on La Suavecita, La Poderosa, and U92.7 (English station) with messaging tapering exclusively to Mariachi Festival promotion for one week following Suavecito Sunday.
- A billboard campaign was produced specifically to promote the Mariachi Festival on both our inner-city & rotary billboards.



Mariachi Festival Giveaways



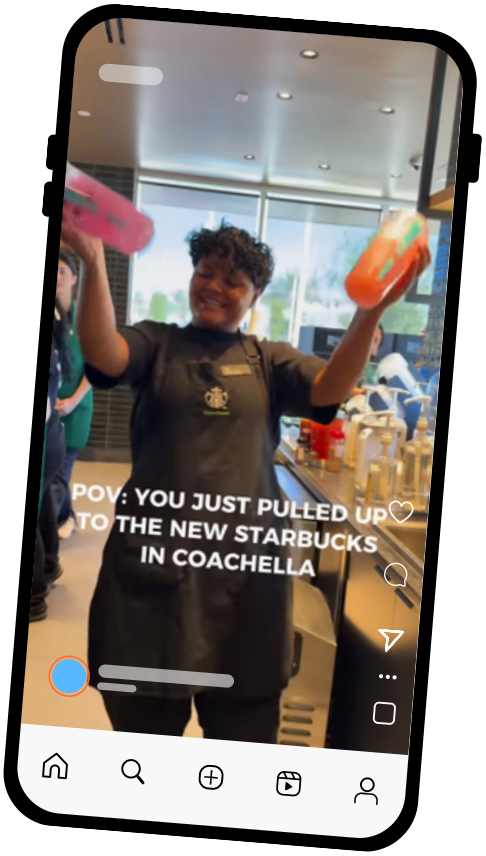


STARBUCKS GRAND OPENING AND RIBBON CUTTING

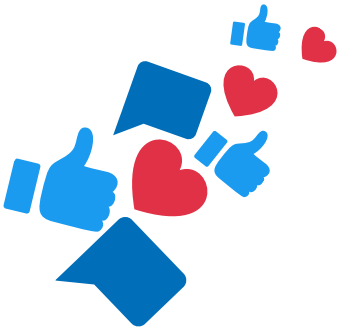
The PIO dept. coordinated with the Starbucks Regional Manager and the Greater Coachella Valley Chamber of Commerce to facilitate the grand opening and ribbon cutting ceremony of the new Ave 48 and Dillon location in our City.

I provided them with several City branded coffee mugs to show our support and serve as giveaway opportunities. I also worked with a barista on-site to create a fun promotional reel on social media. The reel received recognition from the official Starbucks account.









GLOSSARY OF TERMS

- **IMPRESSIONS -** An impression is counted as the number of times an instance of an ad is on screen for the first time. (Example: If an ad is on screen and someone scrolls down, and then scrolls back up to the same ad, that counts as 1 impression).

- **CLICKS -** The number times that something is selected within the ad, by pressing a button or touching a screen.

- **REACH -** The number of unique accounts that saw your ads at least once. Reach is different from impressions, which may include multiple views of your ads by the same accounts.

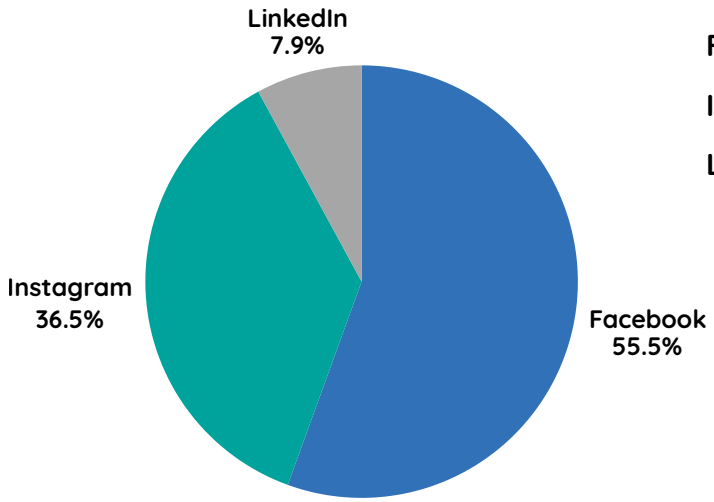
- **CLICKTHROUGH RATE (CTR) -** is calculated as the number of clicks divided by the number of impressions.

- **VIEWS (OPENS) -** measure how many people opened up your email and looked at it.

SOCIAL MEDIA UPDATE

Breakdown of Followers: Q1 (January - March 2026)

The City continues to experience a steady increase in organic social media growth across the board, all prompted through the consistent posting of relevant content for residents and other followers of our pages.



% of Growth :

Facebook: 15,139 followers - 2.76% growth

Instagram: 9,864 followers - 5.89% growth

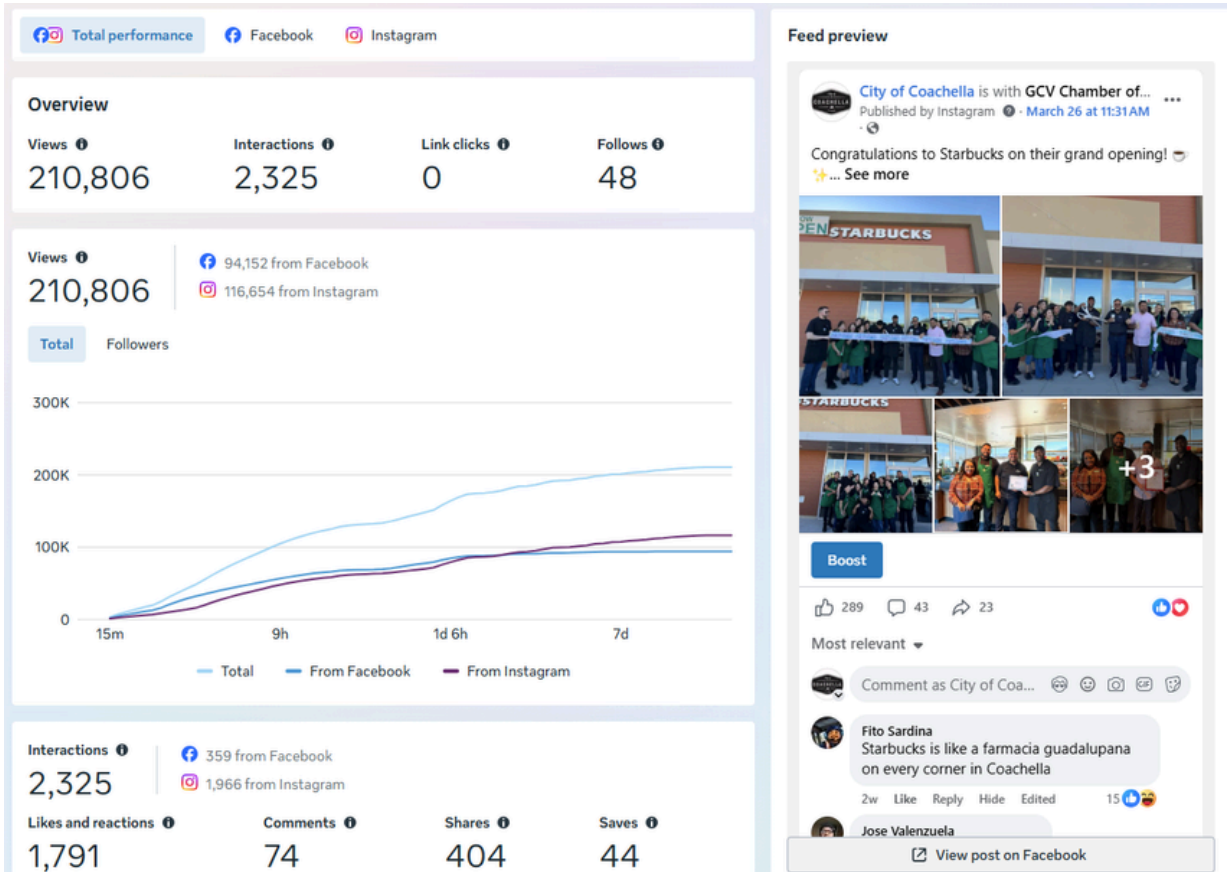
LinkedIn: 2,140 followers - 5.16% growth

FOLLOWER COMPARISON CHART - CITY BY CITY

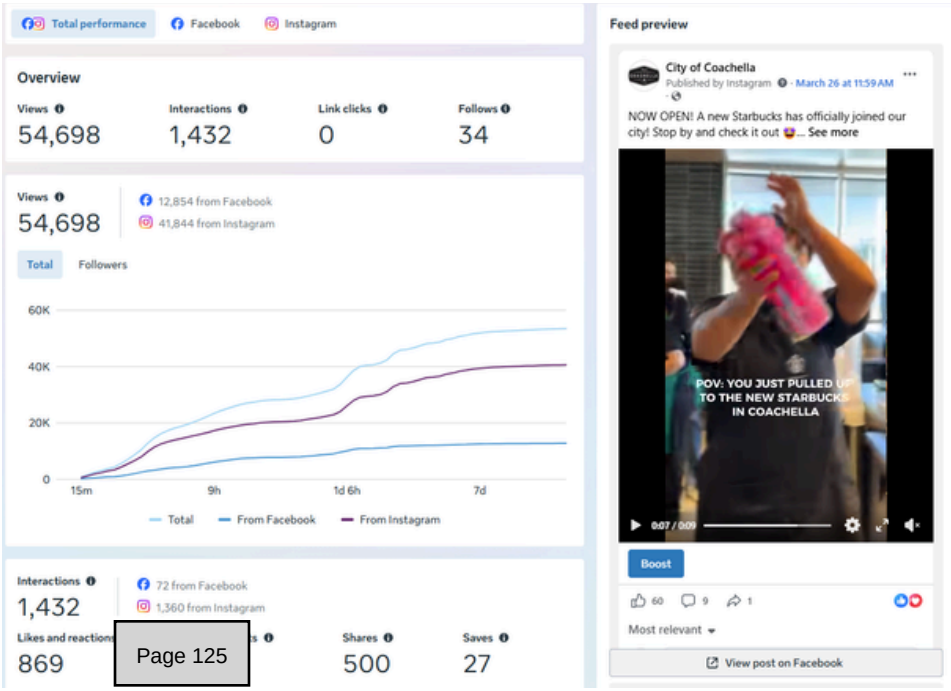
	COACHELLA	INDIO	LA QUINTA	PALM DESERT	PALM SPRINGS	INDIAN WELLS	RANCHO MIRAGE	CATHEDRAL CITY
Instagram	9,864	36.7k	15.9k	3,643	10.7k	16k	N/A	4,296
Linkedin	2,140	3,000	1,442	2,335	2,842	584	230	1,663
Facebook	15k	34k	60k	8.5k	27k	2.5k	4.6k	19k

TOP 5 SOCIAL MEDIA POSTS

1. Starbucks Ribbon Cutting

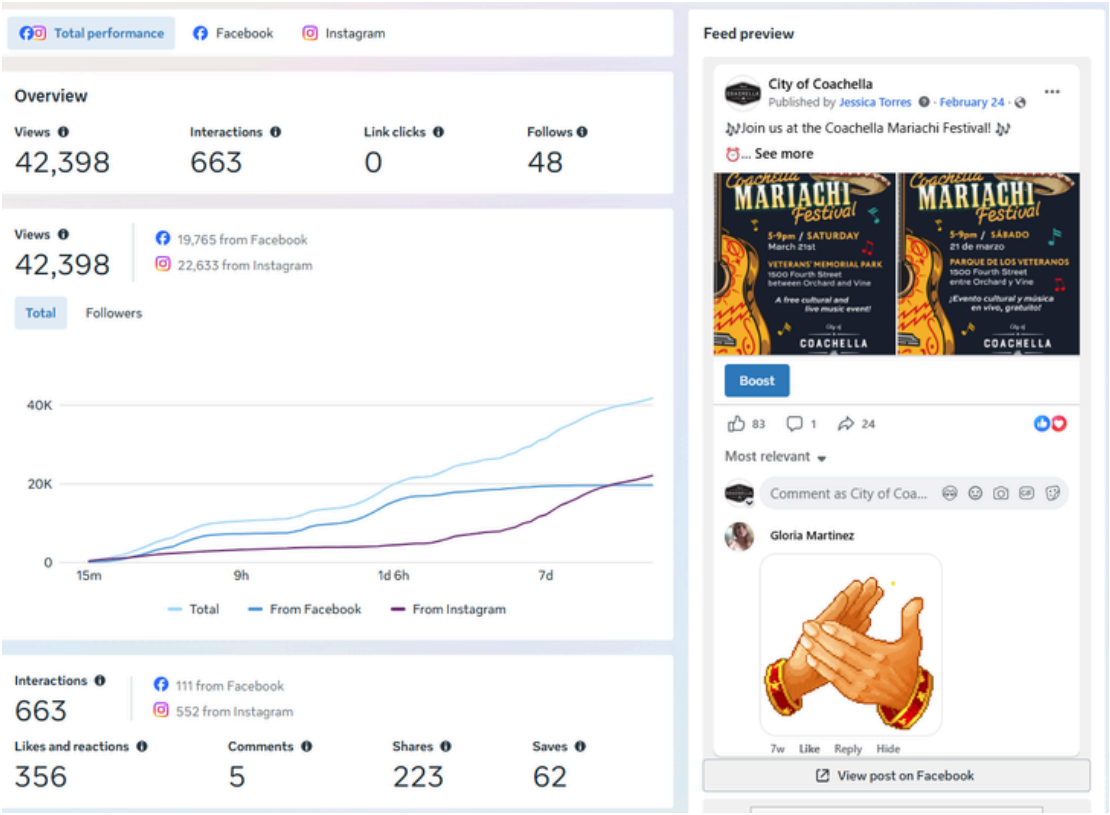


2. Starbucks Grand Opening Reel

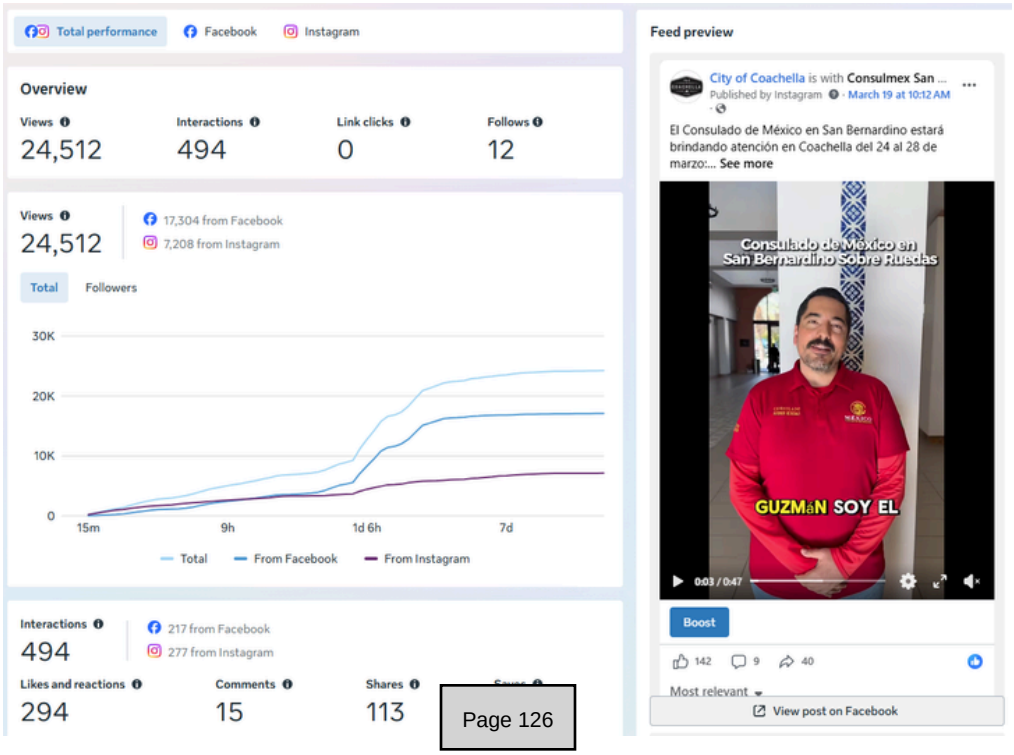


TOP 5 SOCIAL MEDIA POSTS, CONT'D

3. Mariachi Festival Announcement

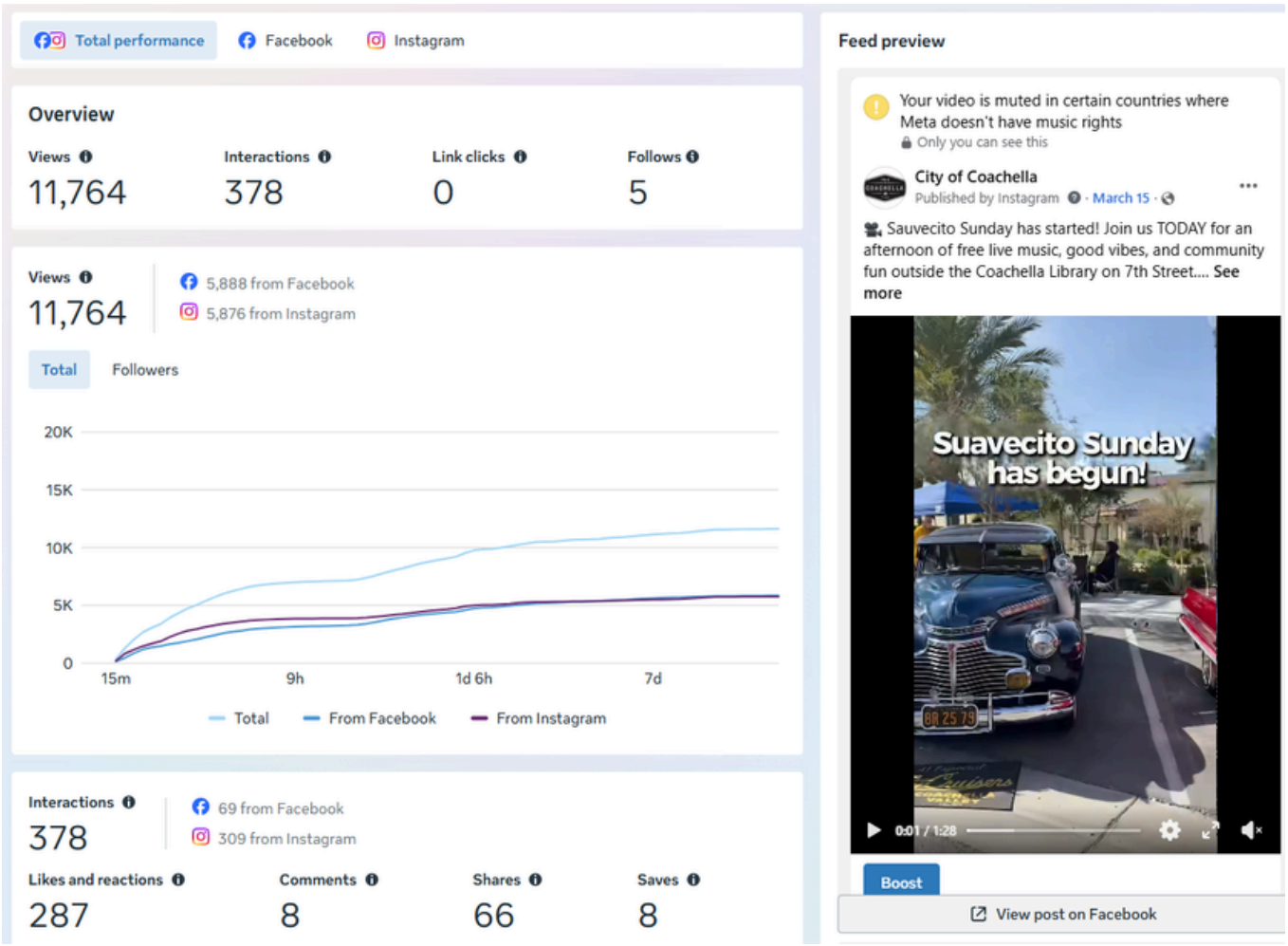


4. Informational Reel about the Mexico Consulate on Wheels at the Library

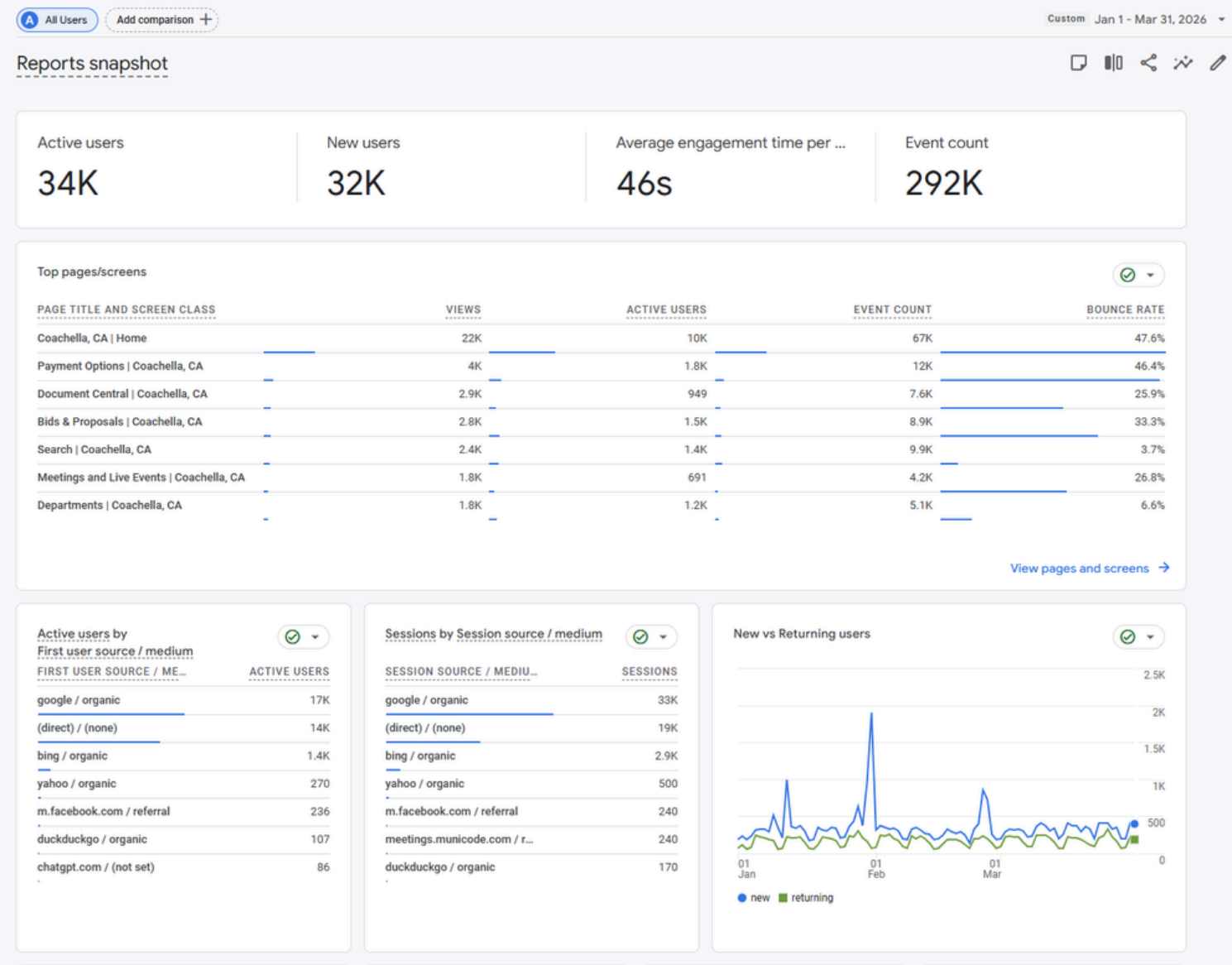


TOP 5 SOCIAL MEDIA POSTS, CONT'D

5. Suavecito Sunday has Begun



WEBSITE REPORT SNAPSHOT

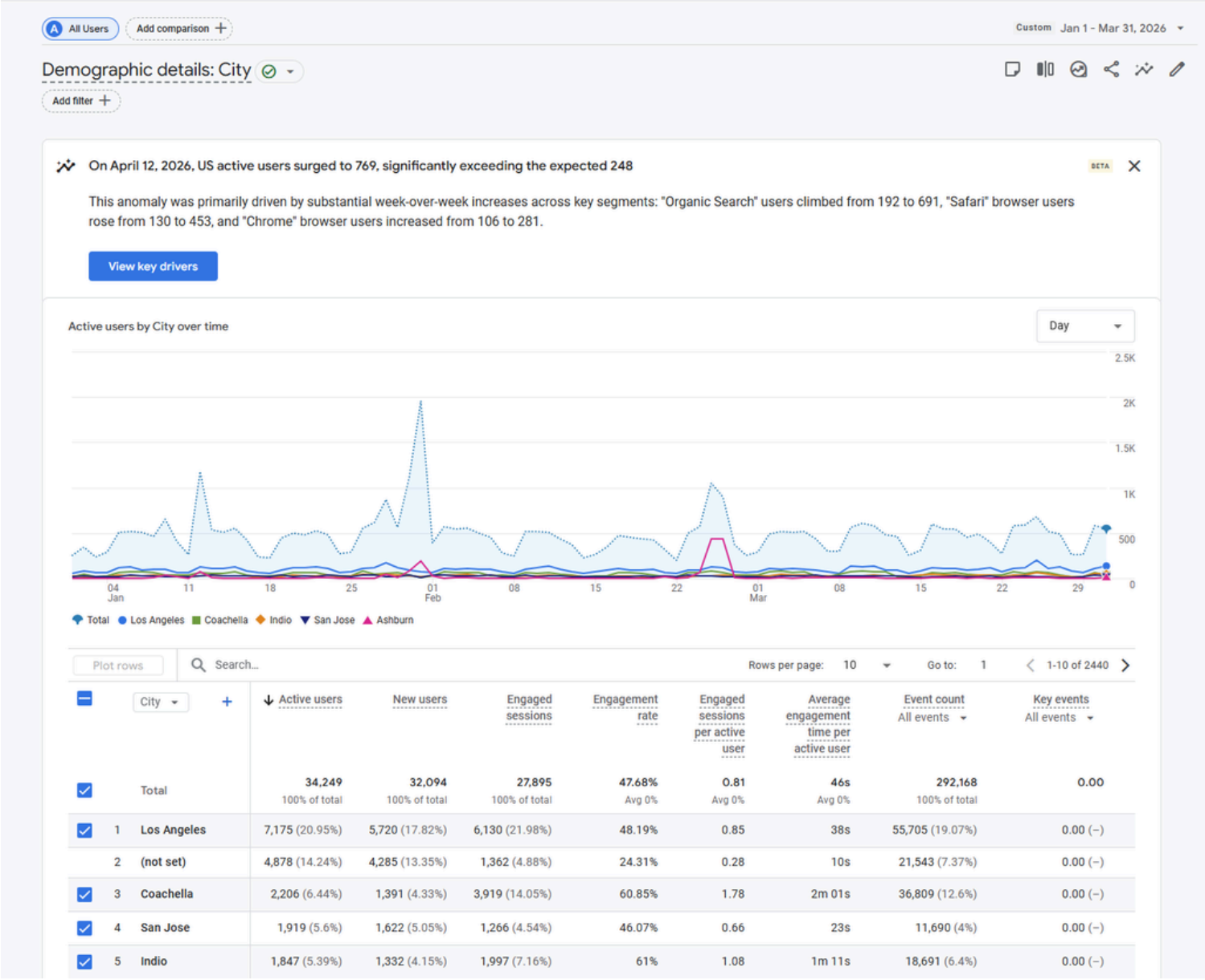


Top Pages Visited:

1. Coachella, CA | Home
2. Payment Options | Coachella, CA
3. Document Central
4. Bids & Proposals
5. Meetings and Live Events

WEBSITE ANALYTICS

Demographic Details (website visitors):



City	Active users	New users	Engaged sessions	Engagement rate	Engaged sessions per active user	Average engagement time per active user	Event count All events	Key events All events
Total	34,249 100% of total	32,094 100% of total	27,895 100% of total	47.68% Avg 0%	0.81 Avg 0%	46s Avg 0%	292,168 100% of total	0.00
1 Los Angeles	7,175 (20.95%)	5,720 (17.82%)	6,130 (21.98%)	48.19%	0.85	38s	55,705 (19.07%)	0.00 (–)
2 (not set)	4,878 (14.24%)	4,285 (13.35%)	1,362 (4.88%)	24.31%	0.28	10s	21,543 (7.37%)	0.00 (–)
3 Coachella	2,206 (6.44%)	1,391 (4.33%)	3,919 (14.05%)	60.85%	1.78	2m 01s	36,809 (12.6%)	0.00 (–)
4 San Jose	1,919 (5.6%)	1,622 (5.05%)	1,266 (4.54%)	46.07%	0.66	23s	11,690 (4%)	0.00 (–)
5 Indio	1,847 (5.39%)	1,332 (4.15%)	1,997 (7.16%)	61%	1.08	1m 11s	18,691 (6.4%)	0.00 (–)

1. **Los Angeles - 7, 175 visitors**
2. **Coachella - 2,206 visitors**
3. **San Jose - 1,919 visitors**
4. **Indio - 1,847 visitors**
5. **San Diego - 1,156 visitors**
6. **(not set) - 4,878 visitors**

City of Coachella Building Activity Report
JANUARY 2026

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	11	10	45	11	45
Misc. Building Permits	38	30	39	38	39
Residential Additions/Ga	17	9	13	17	13
Single Family Dwellings	8	0	0	8	0
Commercial Bldgs.	0	0	0	0	0
Commercial Ten. Improv	1	0	1	1	1
Multi- Family Units	0	0	0	0	0
TOTALS	75	49	98	75	98
Revenue Fees					
Building Fees	$38,883.50	$13,019.00	$27,641.50	$38,883.50	$27,641.50
Dev. Impact Fees	$115,808.92	$0.00	$0.00	$115,808.92	$0.00
Sewer &Water Fees	$113,168.04	$0.00	$2,069.40	$113,168.04	$2,069.40
Misc. (TUMF, MSF, FIRE)	$22,720.00	$0.00	$0.00	$22,720.00	$0.00
Plan Check	$15,430.50	$9,213.00	$19,129.25	$15,430.50	$19,129.25
Cert of Occupancy	$2,304.00	$0.00	$0.00	$2,304.00	$0.00
SB1473	$197.00	$64.00	$177.20	$197.00	$177.20
TOTALS	$308,511.96	$22,296.00	$49,017.35	$308,511.96	$49,017.35
1% Construction Tax	$26,008.10	$0.00	$0.00	$26,008.10	$0.00
Strong Motion Instr.	$523.98	$124.57	$533.99	$523.98	$533.99
TOTALS	$26,532.08	$124.57	$533.99	$26,532.08	$533.99
Valuations	$4,002,183.00	$955,956.00	$2,960,920.00	$4,002,183.00	$2,960,920.00
Inspections					
General	290	196	261	290	261
Final Single Family	3	6	0	3	0
Final Multi Family	0	0	0	0	0
Final Commercial	1	2	0	1	0
Final Miscellaneous	46	40	23	46	23
Final Solar	7	3	58	7	58
Code Enforcement Insp.	2	3	0	2	0
TOTALS	349	250	342	349	342

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9671

Submitted by:

Rosa Vasquez
Development Services Technician

City of Coachella Building Activity Report
FEBRUARY 2026

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	18	11	13	29	58
Misc. Building Permits	42	38	44	80	83
Residential Additions/Ga	14	17	7	31	20
Single Family Dwellings	1	8	1	9	1
Commercial Bldgs.	0	0	0	0	0
Commercial Ten. Improv	2	1	0	3	1
Multi- Family Units	0	0	0	0	0
TOTALS	77	75	65	152	163
Revenue Fees					
Building Fees	$25,255.00	$38,883.50	$20,473.00	$64,138.50	$48,114.50
Dev. Impact Fees	$16,450.37	$115,808.92	$16,410.37	$132,259.29	$16,410.37
Sewer &Water Fees	$776.34	$113,168.04	$11,303.02	$113,944.38	$13,372.42
Misc. (TUMF, MSF, FIRE)	$2,900.00	$22,720.00	$36,847.93	$25,620.00	$36,847.93
Plan Check	$16,898.00	$15,430.50	$14,359.00	$32,328.50	$33,847.93
Cert of Occupancy	$512.00	$2,304.00	$256.00	$2,816.00	$256.00
SB1473	$183.00	$197.00	$134.20	$380.00	$311.40
TOTALS	$62,974.71	$308,511.96	$99,783.52	$371,486.67	$148,800.87
1% Construction Tax	$3,660.00	$26,008.10	$3,500.00	$29,668.10	$3,500.00
Strong Motion Instr.	$748.91	$523.98	$506.73	$1,272.89	$1,040.72
TOTALS	$4,408.91	$26,532.08	$4,006.73	$30,940.99	$4,540.72
Valuations	$3,504,841.00	$4,002,183.00	$2,650,969.00	$7,507,024.00	$5,611,889.00
Inspections					
General	334	290	299	624	560
Final Single Family	3	3	0	6	0
Final Multi Family	1	0	0	1	0
Final Commercial	2	1	0	3	0
Final Miscellaneous	56	46	20	102	43
Final Solar	9	7	12	16	70
Code Enforcement Insp.	3	2	0	5	0
TOTALS	408	349	331	757	673

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9672

Submitted by:

Rosa Vasquez
Development Services Technician

City of Coachella Building Activity Report
MARCH 2026

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	9	18	36	38	97
Misc. Building Permits	30	42	34	110	117
Residential Additions/Ga	15	14	13	46	33
Single Family Dwellings	0	1	0	9	1
Commercial Bldgs.	0	0	0	0	0
Commercial Ten. Improv	1	2	1	4	2
Multi- Family Units	36	0	0	36	0
TOTALS		77	84	243	247
Revenue Fees					
Building Fees	$30,595.50	$25,255.00	$19,260.50	$94,734.00	$67,375.00
Dev. Impact Fees	$0.00	$16,450.37	$0.00	$132,259.29	$16,410.37
Sewer &Water Fees	$0.00	$776.34	$0.00	$113,944.38	$13,372.42
Misc. (TUMF, MSF, FIRE)	$0.00	$2,900.00	$0.00	$25,620.00	$36,847.93
Plan Check	$10,193.00	$16,898.00	$15,007.50	$42,521.50	$48,855.43
Cert of Occupancy	$2,048.00	$512.00	$0.00	$4,864.00	$256.00
SB1473	$208.00	$183.00	$98.00	$588.00	$409.40
TOTALS	$43,044.50	$62,974.71	$34,366.00	$414,531.17	$183,166.87
1% Construction Tax	$34,712.09	$3,660.00	$0.00	$64,380.19	$3,500.00
Strong Motion Instr.	$1,055.24	$748.91	$198.16	$2,328.13	$1,238.88
TOTALS	$35,767.33	$4,408.91	$198.16	$66,708.32	$4,738.88
Valuations	$4,167,292.30	$3,504,841.00	$2,132,899.00	$11,674,316.30	$7,744,788.00
Inspections					
General	337	334	331	961	891
Final Single Family	6	3	4	12	4
Final Multi Family	0	1	0	1	0
Final Commercial	2	2	3	5	3
Final Miscellaneous	52	56	51	154	94
Final Solar	11	9	15	27	85
Code Enforcement Insp.	3	3	4	8	4
TOTALS	411	408	408	1168	1081

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9708

Submitted by:

Rosa Vasquez
Development Services Technician

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3454	2/11/2026	48066	US BANK	Sta 1/26/26	1/26/2026	ACC XXXX-XXXX-XXXX-0925,	31,175.35	31,175.35
						T FOR WELLS FARGO BANK -SEPARATE CHECK:		31,175.35

1 checks in this report.

Grand Total All Checks: 31,175.35

Date: **February 11, 2026**

Finance Director: Lincoln Bogard

Interim City Manager: Gabriel Gonzalez

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124927	4/8/2026	20450	IMPERIAL IRRIGATION DI	MdJA-MdMA	3/18/2026	MID JANUARY-MID MARCH 2(	110,631.68	110,631.68
124928	4/8/2026	56451	YEE, ELIZA	PD 4/13-17	4/2/2026	PD 4/13-17, MODULE TWO AC	387.00	387.00
						Sub total for WELLS FARGO BANK:		111,018.68

2 checks in this report.

Grand Total All Checks: 111,018.68

Date: **April 8, 2026**

Finance Director: Lincoln Bogard

Interim City Manager: Gabriel Gonzalez

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124929	4/9/2026	00582	STATE WATER RESOURC	Pymnt 19-MA26	4/8/2026	CWSRF LOAN: C-06-4450-110	1,505,255.69	1,505,255.69
						Sub total for WELLS FARGO BANK:		1,505,255.69

1 checks in this report.

Grand Total All Checks: 1,505,255.69

Date: **April 9, 2026**

Finance Director: Lincoln Bogard

Interim City Manager: Gabriel Gonzalez

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3455	4/22/2026	53429	ALIANZA COACHELLA VAI	Refund	2/11/2026	DEPOSIT REFUND- 4/4 RNTL	300.00	300.00
3456	4/22/2026	54859	AMAZON CAPITAL SERVI(	1V31-YMNJ-JQ(	3/9/2026	12 VOLT 9 AH SLA BATTERY 1	1,918.44	
				16PR-M3GQ-76:	4/2/2026	APPLE PENCIL, SUPCASE FC	161.98	
				1QD4-JMQW-LF	3/26/2026	ANKER 323 USB-C CAR CHAF	159.14	2,239.56
3457	4/22/2026	45929	BECK OIL, INC.	204860	3/15/2026	PE3/15 BLDG MAINT DEPT FU	141.13	
				204861	3/15/2026	PE3/15 ADMIN DEPT FUEL	187.70	
				204812	3/15/2026	PE3/15 ENG DEPT FUEL	105.83	
				204813	3/15/2026	PE3/15 BLDG/PLANNING DEP	374.36	
				204815	3/15/2026	PE3/15 LLMD DEPT FUEL	186.73	
				204819	3/15/2026	PE3/15 STREETS DEPT FUEL	759.62	
				204823	3/15/2026	PE3/15 PARKS DEPT FUEL	754.28	
				204837	3/15/2026	PE3/15 VEHICLE MAINT DEPT	295.73	
				204838	3/15/2026	PE3/15 SENIOR CNTR FUEL	151.54	
				204845	3/15/2026	PE3/15 CODE ENF DEPT FUE	824.76	
				206772	3/31/2026	PE3/31 GRAFFITI DEPT FUEL	283.17	4,064.85
3458	4/22/2026	43462	BEST BEST & KRIEGER, L	1057275	3/31/2026	PE2/28, #80237.00030, CASTL	1,352.00	
				1057276	3/31/2026	PE2/28, #80237.00211, CODE	541.40	
				04032026	4/3/2026	PE2/9, #80237.00305, CFD 20:	9,369.00	
				1057271	3/31/2026	PE2/28, #80237, GENERAL RE	37,637.00	
				1057272	3/31/2026	PE2/28, #80237.00026, APYA	646.00	
				1057273	3/31/2026	PE2/28, #80237.00027, COVA	5,134.00	
				1057274	3/31/2026	PE2/28, #80237.00028, J. ROD	9,853.40	
				1057277	3/31/2026	PE2/28, #80237.00445, DESEF	1,360.00	
				1057278	3/31/2026	PE2/28, #80237.00500, PRA RI	8,000.00	
				1057279	3/31/2026	PE2/28, #80237.00810, LABOF	8,185.85	
				1057280	3/31/2026	PE2/28, #80237.00840, CANN/	340.00	
				1057281	3/31/2026	PE2/28, #80237.00857, RENEV	12,030.90	
				1057282	3/31/2026	PE2/28, #80237.00858, COA W	1,462.00	
				1057283	3/31/2026	PE2/28, #80237.00866, KPC SI	4,692.00	
				1057284	3/31/2026	PE2/28, #80237.00869, AFFOF	3,053.40	
				1057285	3/31/2026	PE2/28, #80237.00883, AIRPO	1,496.00	105,152.95
3459	4/22/2026	56233	CORONA ENVIRONMENT/	U-9591	3/11/2026	PE2/28 TESTING/EVALUATIOI	1,717.50	
				U-9542	2/27/2026	PE1/31 TESTING/EVALUATIOI	10,716.49	12,433.99
3460	4/22/2026	00749	COUNTY OF RIVERSIDE	SH0000050093	3/18/2026	1/8-2/4 LAW ENFORCEMENT	857,994.38	857,994.38

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3461	4/22/2026	49858	CV PIPELINE CORP.	S3860	3/10/2026	3/6 HYDRO-WASH @ AVE 52/S	4,220.00	4,220.00
3462	4/22/2026	44036	DE LAGE LANDEN PUBLIC	596523291	4/6/2026	ACC #4412793, COLOR COPIE	193.47	193.47
3463	4/22/2026	43672	DESERT VALLEY SERVICI	695174	2/26/2026	NITRILE GLOVES	96.79	
				696575	3/11/2026	CONTAINER HNG LD, CUP PL	258.59	355.38
3464	4/22/2026	53880	EBERHARD EQUIPMENT	2988	2/20/2026	2/17-19 KUBOTA TRACTOR &	1,631.25	1,631.25
3465	4/22/2026	49100	GOLDMAN, RONALD A.	Mar2026	4/2/2026	MAR2026 SVCS: KPC	6,438.00	6,438.00
3466	4/22/2026	00207	GRAINGER INC	9836660200	3/10/2026	KNIT GLOVES	161.82	161.82
3467	4/22/2026	51892	HERC RENTALS, INC.	35831919-006	3/1/2026	1/30-3/1 BACKHOE RNTL	2,420.31	2,420.31
3468	4/22/2026	00996	HOME DEPOT	3014833	3/4/2026	BATTERY LEAD ACID 12V 7.0	130.40	
				3170971	3/4/2026	BATTERY LEAD ACID 12V 7.0	521.61	652.01
3469	4/22/2026	56704	INSOURCE SOFTWARE S	INV105546	3/5/2026	MA2026/27 TOPVIEW SOFTW	885.00	
				INV105575	3/6/2026	MA2026/27 CUSTOMER FIRS	5,515.00	6,400.00
3470	4/22/2026	56561	MUNICIPAL RESOURCE G	260102	1/26/2026	DEC2025 LEADERSHIP COAC	2,235.20	
				260275	3/16/2026	FEB2026 LEADERSHIP COAC	2,243.60	4,478.80
3471	4/22/2026	54985	MUNISERVICES LLC	INV06-022716	3/25/2026	JAN-MAR2026 SVCS: UTILITY	4,851.03	4,851.03
3472	4/22/2026	56597	OPTIMIZED INVESTMENT	1645	4/7/2026	PE3/31 INVESTMENT ADVISO	4,044.33	4,044.33
3473	4/22/2026	54812	PAX FITNESS REPAIR, LL	4012	3/9/2026	MAR2026 PREVENTATIVE MA	220.00	220.00
3474	4/22/2026	53475	RUDYS ELECTRIC	21056	3/6/2026	INSTLL'D 3PH 480V DISCONN	11,850.00	
				21057	3/6/2026	RETROFIT FLOURECENTS TO	785.50	12,635.50
3475	4/22/2026	55817	VESTIS SERVICES, LLC	FEB2026 GRFT	4/1/2026	PE2/28, CUST #6136434, UNIF	123.32	
				MAR2026 GRFT	4/1/2026	PE3/31, CUST #6136434, UNIF	325.55	448.87
3476	4/22/2026	50555	VORTEX AQUATIC STRUC	65605	3/6/2026	PLAYSTART ACTIVATOR KIT	2,335.00	2,335.00
3477	4/22/2026	54272	WILLDAN	002-36912	1/6/2026	DEC2025 BLDG AND SAFETY	12,340.00	12,340.00
3478	4/22/2026	00384	WILLDAN FINANCIAL SER	010-65427	3/27/2026	APR-JUNE2026 ADMIN SVCS,	4,522.97	4,522.97
3479	4/22/2026	54777	WILMINGTON TRUST N. A	20250504-14115	5/4/2025	COACHELLA 2022B BOND FU	2,000.00	2,000.00

Γ FOR WELLS FARGO BANK -SEPARATE CHECK: 1,052,534.47

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124930	4/22/2026	56679	A NEW PROJECT	Refund	3/26/2026	DEPOSIT REFUND- 2/27 LIBR	300.00	300.00
124931	4/22/2026	00836	BIO-TOX LABORATORIES	48769	3/23/2026	2/9+23 LAB SERVICES	1,184.00	
				48770	3/23/2026	2/9+23 LAB SERVICES	1,479.00	
				48815	3/23/2026	2/9, 3/2 LAB SERVICES	259.00	2,922.00
124932	4/22/2026	54517	BLACK KNIGHT TECHNOI	997550971202B	3/26/2026	FEB2026 SITXPRO SBSCRPT	250.00	250.00
124933	4/22/2026	56698	BRICENO, FABIAN C.	Refund	3/26/2026	DEPOSIT REFUND- 3/15 RLF	100.00	100.00
124934	4/22/2026	52723	BRIGHT EVENT RENTALS	918183	3/23/2026	3/21 MARIACHI FESTIVAL RN	3,994.36	
				918184	3/23/2026	3/21 MARIACHI FESTIVAL RN	3,900.14	
				918185	3/30/2026	3/21 MARIACHI FESTIVAL RN	4,483.35	12,377.85
124935	4/22/2026	44494	BURRTEC WASTE & REC	N1215026316	3/1/2026	CUST #120107154, 85075 AVE	95.38	95.38
124936	4/22/2026	46445	CALIFORNIA BUILDING S	Jan-Mar 2026	4/6/2026	JAN-MAR2026, SB1473 QTRL	529.20	529.20
124937	4/22/2026	02048	CDW GOVERNMENT, INC	AI69B2T	3/31/2026	PAN FZ-55 I5-1345U 16/512GE	3,001.32	3,001.32
124938	4/22/2026	56641	CLARK HILL PLC	1718164	4/3/2026	PE3/31, #1017907, FRAUDULE	1,170.00	1,170.00
124939	4/22/2026	53220	COACHELLA ACE HARDW	9891/1	11/17/2025	PUTTY KNIFE POLY 6" W 2PK	7.81	
				9903/1	11/20/2025	DUAL RANGE VOLTAG TESTE	63.05	
				10131/1	1/20/2026	CONCRETE MIX 60# QUIKRE	102.09	
				10151/1	1/26/2026	CM 13IN & 18IN BAG COMBO	16.30	
				10262/1	2/19/2026	RNDUP WD GRS KILL, ETC	143.52	
				10282/1	2/26/2026	#78 KEY-4PK	13.03	
				10301/1	3/4/2026	BIBB HOSE 3/4" S THRD, ETC	117.43	
				10318/1	3/9/2026	DUCT TAPE BLACK 30YD	14.12	
				10326/1	3/11/2026	INSLT SLNT GAP/CRCK 12OZ	14.64	
				10327/1	3/11/2026	MULTI-MIX CONTAINER QT, E	31.84	
				10334/1	3/12/2026	ELBW 90 DEG FLR, COUPLIN	48.89	
				10367/1	3/23/2026	SPRYPNT ACE GLS CLEAR, E	24.43	597.15
124940	4/22/2026	55143	CODELATHE TECHNOLO	FC-45051	4/1/2026	MAY2026-27 SBSCRPTN RNW	1,680.00	1,680.00
124941	4/22/2026	44959	COMPUTER CONSULTAN	41111	3/28/2026	3/16+19 MICROSOFT OUTLO	625.00	625.00
124942	4/22/2026	54137	CONSERVE LANDCARE L	559031	12/31/2025	LANDSCAPE ENHANCEMENT	60,828.91	
				559032	12/31/2025	LANDSCAPE ENHANCEMENT	49,439.72	
				576499	2/11/2026	LANDSCAPE ENHANCEMENT	56,559.47	
				555903	12/30/2025	DEC2025 LNDSCPE MAINT @	60,697.00	227,525.10
124943	4/22/2026	01924	CONSOLIDATED ELECTR	3298-1039025	3/6/2026	20W WALLPACK & 80W LIGH	695.37	695.37
124944	4/22/2026	52375	CORE & MAIN LP	Y590870	2/25/2026	CLOW LB400 1/2" ROD M164C	1,667.21	1,667.21
124945	4/22/2026	00214	CORONET CONCRETE PI	1219132	2/19/2026	6.0 SACK EQ 60/40 FA, EFC FI	530.61	530.61
124946	4/22/2026	09650	CVAG	IN-CVAG-26-026	7/31/2025	AV48 WIDENING (VAN BUREN	12,488.22	12,488.22

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124947	4/22/2026	02115	CWEA	RH-4/30/26	2/12/2026	MBRSHP RNWL: R. HUERTA #	251.00	251.00
124948	4/22/2026	50103	D&H WATER SYSTEMS	I2026-0267	2/23/2026	W3T107915 PROBE, MICRO 2	1,916.28	1,916.28
124949	4/22/2026	56605	DECALS DESIGNS, INC	26-030	2/23/2026	CITY OF COACHELLA ROUNI	1,650.00	1,650.00
124950	4/22/2026	54135	DEL VALLE INFORMADOF	2026-99	3/29/2026	3/5+12 AD: SUAVECITO SUNI	600.00	
				2026-107	3/29/2026	3/12+19 AD: MARIACHI FESTI	1,200.00	1,800.00
124951	4/22/2026	12870	DEPARTMENT OF JUSTIC	034800	3/23/2026	FEB2026 BLOOD ALCOHOL AI	140.00	140.00
124952	4/22/2026	01089	DESERT ELECTRIC SUPF	S129826262.002	2/23/2026	1"X25"X4" (VETERANS PK LTC	236.47	
				S129843227.001	2/24/2026	LKG FLUSH RECEPTACLE	219.59	
				S129916938.002	3/9/2026	SIPRA ELJ09-CM 10X15 LOCK	1,724.56	2,180.62
124953	4/22/2026	54430	DESERT FEED BAG	Dfb1423	3/16/2026	3/21 STRAW BALE RNTL	836.51	836.51
124954	4/22/2026	13700	DEWEY PEST CONTROL I	17925505	3/1/2026	AC103361, MAR2026, 1540 7T	80.00	
				17929225	3/1/2026	AC2010194, MAR-MAY2026, A	156.00	
				17929233	3/1/2026	AC1450610, MAR2026, DE OR	160.00	
				17934814	3/1/2026	AC2012540, MAR2026, 51301	1,200.00	
				17934815	3/1/2026	AC2012536, MAR2026, 48400	1,200.00	
				17946395	3/1/2026	AC1281215, MAR2026, SIERR	301.00	
				17946400	3/1/2026	AC1281218, MAR2026, 51251	900.00	3,997.00
124955	4/22/2026	55683	DUDEK	202602372	3/13/2026	PE2/20 DEVELOPMENT OF W	11,702.27	11,702.27
124956	4/22/2026	14700	E. S. BABCOCK & SONS, I	CA61686-0076W	1/30/2026	NOV-DEC2025 LAB SAMPLES	7,578.44	
				CA61687-0076D	1/30/2026	NOV-DEC2025 LAB SAMPLES	9,830.47	
				CB61760-0076W	2/28/2026	DEC-JAN2026 LAB SAMPLES	2,608.59	
				CB61761-0076D	2/28/2026	DEC-JAN2026 LAB SAMPLES	12,014.34	
				CK51609-0076W	11/30/2025	SEPT-OCT2025 LAB SAMPLE	4,906.55	
				CK51610-0076D	11/30/2025	SEPT-OCT2025 LAB SAMPLE	6,047.40	
				CK51611-0076D	11/30/2025	SEPT-OCT2025 LAB SAMPLE	19,169.69	
				CL51802-0076W	12/30/2025	OCT-NOV2025 LAB SAMPLES	5,992.38	
				CL51803-0076D	12/30/2025	OCT-NOV2025 LAB SAMPLES	2,753.78	
				CL51804-0076D	12/30/2025	OCT2025 LAB SAMPLES FOR	3,196.82	74,098.46
124957	4/22/2026	51601	ESTRADA, CASTULO	3/19 Fuel	3/23/2026	3/19 FUEL REIMBURSEMENT	168.73	168.73
124958	4/22/2026	48977	EVERON, LLC	160601928	3/3/2026	AP-JN2026 ALARM/EXT SVC I	408.05	
				160601929	3/3/2026	APR2026 ALARM/EXT SVC PL	1,541.30	
				160601930	3/3/2026	APR2026 ALARM/EXT SVC PL	41.54	1,990.89
124959	4/22/2026	56580	FLEX TECHNOLOGY GRC	INV66838-F	4/3/2026	ACC CB CC3502, COLOR CO	432.37	432.37
124960	4/22/2026	51604	FRONTIER	BD 4/1/26	4/1/2026	ACC 442-400-5750-051923-5,	1,769.82	
				BD 4/1/26	4/1/2026	ACC 760-188-0055-061323-5,	1,168.37	2,938.19

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124961	4/22/2026	51494	GARDA CL WEST, INC.	10844450	4/1/2026	APR2026 ARMORED TRANSP	1,480.67	1,480.67
124962	4/22/2026	54740	HEPTAGON SEVEN CONS	20260305	3/31/2026	PE3/31 ROUNDABOUT AT AVE	7,925.00	7,925.00
124963	4/22/2026	56701	HERITAGE LANDSCAPE S	0024900518-003	1/27/2026	KNEE PAD GEL FILLED, PVC I	209.28	
				0024961372-001	2/2/2026	4" RB 5004 PC ROTOR W/ SAI	254.26	
				0025000145-001	2/4/2026	47" SHOVEL LONG HANDLE	41.92	
				0025167807-002	2/17/2026	1" PVC ELEC CONDUIT, ELEC	83.18	
				0025169504-001	2/17/2026	1" PVC ELEC CONDUIT, 3/4" S	12.36	
				0025169671-001	2/17/2026	YELLOW CAUTION TAPE, ETC	96.41	
				0025173565-001	2/17/2026	3"X10' LODGE POLE TREE ST	330.25	
				0025302035-001	2/26/2026	6" RB 1800 POP-UP W/ SAM &	194.97	
				0025356040-001	3/2/2026	ALLIANCE BULLET BLK	177.11	
				0025420372-001	3/5/2026	IPS PVC CEMENT, PVC ELEC	69.67	
				0025480697-001	3/10/2026	ECHO RED ARMOR FUEL PRI	176.93	1,646.34
124964	4/22/2026	56699	HERNANDEZ VAZQUEZ, E	Refund	3/26/2026	DEPOSIT REFUND- 3/15 BGD	100.00	100.00
124965	4/22/2026	20150	HYDRO AG SYSTEMS	38515	3/2/2026	PVC COUPLING SS SCH40	87.13	87.13
124966	4/22/2026	20450	IMPERIAL IRRIGATION DI	50459819-MA26	4/2/2026	AC50459819, 3/3-31	49.82	
				50408455-JA/MA	4/3/2026	AC50408455, 1/15-3/16	1,587.35	
				50522793-MA26	4/2/2026	AC50522793, 3/3-31, SCADA F	71.27	
				50931642-MA26	4/2/2026	AC50931642, 3/3-31	174.91	
				50035755-MA26	4/2/2026	AC50035755, 3/3-31, PUMP/W	1,787.14	
				50371785-MA26	4/2/2026	AC50371785, 3/3-31, LIFT STA	739.54	
				50434217-MA26	4/2/2026	AC50434217, 3/3-31	91.08	
				50459795-MA26	4/2/2026	AC50459795, 3/3-31	90.65	
				50459796-MA26	4/2/2026	AC50459796, 3/3-31	67.63	
				50408460-MA26	4/3/2026	AC50408460, 3/3-31, WELL #1	14,331.47	18,990.86
124967	4/22/2026	55169	INDUSTRIAL HEALTH MEI	00017649	3/31/2026	MAR2026 DOT PHYSICAL SVC	65.00	
				00017015	1/21/2026	JAN2026 DRUG TEST	65.00	
				00017401	2/26/2026	FEB2026 DRUG TEST & DOT	215.00	
				00017593	3/19/2026	MAR2026 DRUG TEST & PHYS	85.00	
				00017670	3/27/2026	FEB2026 DOT PHYSICAL SVC	130.00	560.00
124968	4/22/2026	53801	INFOSEND, INC.	305276	2/28/2026	FEB2026 UTILITY BILLING SV	5,812.51	
				306985	3/31/2026	MAR2026 UTILITY BILLING SV	5,928.79	
				308039	4/7/2026	CVAG OIL RECYCLING INSER	1,082.84	12,824.14
124969	4/22/2026	53625	INTERSTATE ALL BATTER	1920701020532	3/12/2026	SLA1116 IB 12 18 SLA NB	124.52	124.52
124970	4/22/2026	47328	KONICA MINOLTA	48909344	3/31/2026	C550I, 1515 6TH ST, MAR2026	641.01	641.01

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124971	4/22/2026	44047	KONICA MINOLTA BUSINE	9010822614	3/26/2026	BIZHUB 282, FIRE DEPT, 2/23	7.82	7.82
124972	4/22/2026	44767	KUNA FM	756733-1	3/31/2026	3/2-20 AD SPOT: MARIACHI F	1,500.00	
				757096-1	3/15/2026	3/2-15 AD SPOT: SUAVECITO	1,000.00	
				759722-1	3/31/2026	3/2-7 AD SPOT: DAY OF THE '	485.00	2,985.00
124973	4/22/2026	45051	LAMAR OF PALM SPRING	118021495	3/16/2026	3/16-4/12 POSTER ADVERTIS	870.00	
				118021497	3/16/2026	3/16-4/12 POSTER ADVERTIS	1,300.00	2,170.00
124974	4/22/2026	24600	LOPES HARDWARE	0002111	2/9/2026	2001 PADLOCKS, SAND BAR,	390.50	
				0002162	2/27/2026	DUST PAN, LOCKS, BOLTS, M	460.85	
				0002250	3/24/2026	BRUSHES	2.81	854.16
124975	4/22/2026	49857	MANPOWER US INC.	39969889	3/1/2026	WE 11/30: GUTIERREZ+RAYA	1,639.93	
				39979245	3/8/2026	WE 3/8: M. GALLEGOS	1,461.68	
				39979250	3/8/2026	WE 3/8: I. ROMERO	1,461.68	4,563.29
124976	4/22/2026	48292	MOST DEPENDABLE FOU	INV87969	3/5/2026	VB3 ADJUSTABLE KIT	671.63	671.63
124977	4/22/2026	45197	MSA CONSULTING, INC.	2406.002-33	2/28/2026	PE2/28 SHADY LN SEPTIC TC	1,058.75	1,058.75
124978	4/22/2026	49990	NORTHERN SAFETY CO.,	907457518	2/24/2026	MOTOROLA RM SERIES 2WA'	725.17	725.17
124979	4/22/2026	52650	PALMS TO PINES PRINTI	0212COCVIS-FA	3/2/2026	PORT AUTHORITY FASHION '	1,059.33	1,059.33
124980	4/22/2026	02028	PETE'S ROAD SERVICE, I	26-0902968-00	3/3/2026	FLAT REPAIR	40.61	
				26-0906270-00	3/18/2026	FLAT REPAIR	81.23	121.84
124981	4/22/2026	55376	PHPE SERVICES	2026-105-01	3/29/2026	1/9 TRBLSHT SCADA ALARMS	1,200.00	1,200.00
124982	4/22/2026	56702	PRECISION ADULT CARE	Refund	4/1/2026	2026 CANCELED BUSINESS L	632.80	632.80
124983	4/22/2026	46837	PRECISION BACKFLOW	PBF162405	3/6/2026	RPLC'D TEST COCK @ DIST 2	95.00	95.00
124984	4/22/2026	42759	PROPER SOLUTIONS, INC	18015	3/20/2026	WE 3/20: A. GONZALEZ	1,677.20	
				18016	3/20/2026	WE 3/20: L. MARTINEZ	2,206.40	
				18035	3/27/2026	WE 3/27: A. GONZALEZ	1,897.35	5,780.95
124985	4/22/2026	51869	REIGN INDUSTRIES INC.	RI 2603 CSD	3/1/2026	RPR/RETROFIT AERATION BL	8,971.50	8,971.50
124986	4/22/2026	54500	RELIABLE TRANSLATION:	33407	3/25/2026	3/25 CC MTG SVCS	1,417.69	
				33453	4/1/2026	4/1 PLANNING COMM MTG S'	392.00	
				33467	4/6/2026	4/6 DOCUMENT TRANSLATIO	167.94	1,977.63
124987	4/22/2026	44161	ROBERT HALF	66065329	3/31/2026	WE 3/27: A. MEINICKE	5,600.00	
				66079190	4/6/2026	WE 4/3: A. MEINICKE	4,200.00	9,800.00
124988	4/22/2026	56700	RUELAS, ROCIO	Refund	3/26/2026	DEPOSIT REFUND- 3/16 LIBR	300.00	300.00
124989	4/22/2026	55272	SALAS, LAWRENCE Y.	March-26	3/30/2026	MAR2026 CITIZENSHIP CLAS:	1,015.00	1,015.00
124990	4/22/2026	55326	SILLERS INSTITUTE INC.	04142026	4/14/2026	CLASS A DRIVER TRAINING: I	5,000.00	5,000.00
124991	4/22/2026	46733	SIMPLOT TURF & HORTIC	208174450	3/10/2026	ROUNDUP PROMAX HERBICI	280.15	280.15

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124992	4/22/2026	55590	STANDARD INSURANCE (	Apr2026	3/19/2026	APR2026 LIFE/AD&D/STD/LTD	6,693.56	
				Apr2026	3/19/2026	APR2026 LIFE/AD&D PREMIU	793.82	7,487.38
124993	4/22/2026	55590	STANDARD INSURANCE (	May2026	4/6/2026	MAY2026 COBRA PREMIUM #	393.29	
				May2026	4/6/2026	MAY2026 COBRA PREMIUM #	37.60	430.89
124994	4/22/2026	55659	STAPLES	6059127380	3/25/2026	400W ULTRA COMPACT CAR	96.45	
				6059127384	3/25/2026	5TAB HANG FLDR LTR, ETC	58.49	
				6056542313	2/25/2026	FOLDER 2-POCKET, TENT CA	130.75	
				6059127386	3/25/2026	HP 936 CMYK INK CART 4PK,	268.71	
				6059127387	3/25/2026	JACKET FILE LGL	70.10	
				6059127388	3/25/2026	STAPLE REMOVER	-3.03	
				6059127391	3/25/2026	CARTRIDGE LAMINATOR, ET(	89.11	
				6059127392	3/25/2026	1.5IN WHITE VIEW BINDER, S	38.41	
				6059127397	3/25/2026	36W 2DR LAT FILE CHARCOA	433.22	
				6059127398	3/25/2026	NITRILE PF IND GLOVES	147.81	1,330.02
124995	4/22/2026	56212	SUN CITY NURSERY	28107	3/16/2026	LITTLE JOHN, YELLOW LANT.	2,000.45	2,000.45
124996	4/22/2026	43837	TERRA NOVA PLANNING (	TN022219	4/1/2026	PE3/31 AIRPORT BUSINESS F	3,256.05	3,256.05
124997	4/22/2026	51918	THE GREATER COACHEL	401398	11/3/2025	OCT-DEC2025 QTRLY DISBUI	13,375.00	13,375.00
124998	4/22/2026	54651	THE REINALT-THOMAS C	5061297114	2/4/2026	INSTLL'D TIRES (2) ON 2020 F	394.29	394.29
124999	4/22/2026	56703	TITUS WASTEWATER SO	56703	3/5/2026	38" BLK COMPOSITE WTR RE	3,239.44	3,239.44
125000	4/22/2026	48152	TKE ENGINEERING, INC.	2026-315	3/31/2026	PE2/28 SVCS, ENCANTO- TR/	24,569.92	
				2026-316	3/31/2026	PE2/28 SVCS, MARIPOSA POI	787.50	
				2026-317	3/31/2026	PE2/28 SVCS, TRACT 38557-	850.00	
				2026-322	3/31/2026	PE2/28 SVCS, COACHELLA V/	200.00	
				2026-319	3/31/2026	PE2/28 SVCS, TTM 39348- AN	70.00	
				2026-320	3/31/2026	PE2/28 SVCS, RIGHT OF WAY	218.75	
				2026-321	3/31/2026	PE2/28 SVCS, 6TH ST SENIOI	100.00	26,796.17
125001	4/22/2026	38250	TOPS N BARRICADES	1118798	3/9/2026	2/27-3/9 CHNGBLE MSG SIGN	2,580.00	
				1118824	3/9/2026	BARRICADE W/ LITE	15.00	
				1118881	3/12/2026	PADDLE STOP/SLOW 18", ET(	69.60	2,664.60
125002	4/22/2026	45053	TYLER TECHNOLOGIES, I	045-557264	3/24/2026	3/18 CAPITAL ASSET PJCT MI	800.00	800.00
125003	4/22/2026	56666	UNIVERSITY OF CALIFOR	Refund	3/26/2026	DEPOSIT REFUND- 2/26 LIBR.	300.00	300.00
125004	4/22/2026	56367	USAFACT, INC.	2026030063	4/1/2026	MAR2026 EMPLOYEE SCREE	224.53	224.53
125005	4/22/2026	39645	VALLEY OFFICE EQUIPME	IN2601-1173	1/20/2026	ACC #CO03, 12/23-1/22, CIVIC	414.34	414.34
125006	4/22/2026	55530	VENLO RV	121699	3/13/2025	22.7GAL PROPANE	95.05	95.05
125007	4/22/2026	50934	VERIZON WIRELESS SER	9022429747	4/3/2026	3/4-4/3 SMS & PLU W/O SURV	225.00	225.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
125008	4/22/2026	55882	VISIT GREATER PALM SP	CI-000747	4/1/2026	FY25/26 Q4 CITY FUNDING	8,750.00	8,750.00
125009	4/22/2026	44775	VISTA PAINT CORPORATI	2026-293172-00	3/5/2026	PROTEC ALKYD EMULSION, I	259.34	
				2026-322020-00	3/27/2026	COVERALL EXT FLAT WHITE-	536.55	795.89
125010	4/22/2026	53200	WEST CALI PLUMBING	2013	3/6/2026	RPR'D WALL HOSE BIBS @ C	1,350.00	1,350.00
125011	4/22/2026	49778	WEST COAST ARBORIST	240838	2/28/2026	2/16-28 TREE MAINT @ PARK	2,156.00	
				240839	2/28/2026	2/16-28 TREE MAINT @ DIST	686.00	
				240840	2/28/2026	2/16-28 TREE MAINT @ DIST	2,003.00	
				240841	2/28/2026	2/16-28 TREE MAINT @ DIST	170.00	
				240842	2/28/2026	2/16-28 TREE MAINT @ DIST	690.00	5,705.00
125012	4/22/2026	48971	XPRESS GRAPHICS & PR	26-78244	3/3/2026	HEX CHROME- NOTICE TO R	7,486.59	7,486.59
125013	4/22/2026	42100	ZUMAR INDUSTRIES INC	11484	1/30/2026	DO NOT ENTER SIGNS, ETC	567.27	567.27
						Sub total for WELLS FARGO BANK:		551,994.38

109 checks in this report.

Grand Total All Checks: 1,604,528.85

Date: **April 22, 2026**

Finance Director: Lincoln Bogard

Interim City Manager: Gabriel Gonzalez

STAFF REPORT
4/22/2026

TO: Honorable Mayor and City Council Members

FROM: Lincoln Bogard, Finance Director

SUBJECT: Investment Report February 28, 2026

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and file the investment report for February 2026.

EXECUTIVE SUMMARY:

On June 12, 2024, the City of Coachella along with its component units (Sanitary District, Educational & Governmental Access Cable Corporation, Fire Protection District and Water Authority) approved and adopted the current "Statement of Investment Policy".

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

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

The Market values presented for investments managed by fiscal agents are based on amounts reported by the fiscal agent on their investment statements. The purchase date and type of investment are not included for funds held by fiscal agents.

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the months ended February 28, 2026. In addition, this report includes detailed information and current activity on individual investments.

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

There was no unusual investment activity to report.

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

FISCAL IMPACT:

None, this report is to receive and file only.

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of February 28, 2026
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 1/31/2026	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 2/28/2026	
CASH ON HAND								
Wells Fargo-General Checking	N/A	6,678,439.67	(671,133.16)	-	-	-	6,007,306.51	
Sweep Account	4.966%	11,451,299.60	(3,131,994.92)				8,319,304.68	
Wells Fargo-Road Maintenance	N/A	2,889,066.26	105,628.16		-	-	2,994,694.42	
Wells Fargo-Gas Tax	N/A	1,019,039.82	(327,767.73)	-	-	-	691,272.09	
Wells Fargo- Payroll Acct	N/A	(297,687.36)	58,082.69				- (239,604.67)	
Wells Fargo- TCC Grant	N/A	1,760,679.39	(451.10)	648.32			1,760,876.61	
Petty Cash	N/A	7,000.00	(1,000.00)	-	-	-	6,000.00	
Total Cash on Hand		**23,507,837.38**	**(3,968,636.06)**	**648.32**	**-**	**-**	**19,539,849.64**	
INVESTMENTS								
State of California - LAIF	2.17%	12,285,091.38	-	-	-	-	12,285,091.38	
Investment Management Acct	1.47%	37,798,786.65	3,120,000.00	296,003.17	-	-	41,214,789.82	
Total Investments		**50,083,878.03**	**3,120,000.00**	**296,003.17**	**-**	**-**	**53,499,881.20**	
CASH WITH FISCAL AGENT								
US Bank	varies	4,579,763.66	(18,136.05)	197.93	-	-	4,561,825.54	①
Wells Fargo Bank, N.A.	5.83%	542.26	-	1.51	-	-	543.77	②
Wilmington Trust, N. A.	0.03%	1,864,865.88	(171,200.00)	2,970.67	-	-	1,696,636.55	③
Total Cash with Fiscal Agent		**6,445,171.80**	**(189,336.05)**	**3,170.11**	**-**	**-**	**6,259,005.86**	
Grand Total		**80,036,887.21**	**(1,037,972.11)**	**299,821.60**	**-**	**-**	**79,298,736.70**	

Completed By: ***Lourdes Marrón - Accountant***

Reviewed By: ***Lincoln Bogard - Finance Director***

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of February 28, 2026
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 1/31/2026	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 2/28/2026
CASH WITH FISCAL AGENT							
US BANK							
COACHELLA FINANCING AUTHORITY							
Successor Agency to the Coachella Redevelopments Agency 2014 Series							
A/C #: 6712104701 Debt Service Fund	0.00%	103,681.25	(103,644.83)	-	-	-	36.42
A/C #: 6712104702 Interest Account	0.00%	(0.00)	103,681.25	-	-	-	103,681.25
A/C #: 6712104703 Principal Account	0.00%	0.00	-	-	-	-	0.00
A/C #: 6712104704 Reserve Account	0.00%	827,612.50	-	-	-	-	827,612.50
COACHELLA SANITARY DISTRICT							
WASTEWATER SERIES 2015A							
A/C #: 6712148601 Bond Fund	0.00%	184.50	-	0.56	-	-	185.06
A/C #: 6712148602 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)
A/C #: 6712148603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712148604 Reserve Account	0.00%	310,175.00	-	-	-	-	310,175.00
COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.0100%	29,513.35		89.99	-	-	29,603.34

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of February 28, 2026
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 1/31/2026	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 2/28/2026	
COACHELLA SUCCESSOR AGENCY								
MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013								
A/C #: 6712071401 Debt Service	0.00%	23,243.75	(23,243.75)	9.99	-	-	9.99	
A/C #: 6712071402 Interest Account	0.00%	(0.00)	23,243.75	-	-	-	23,243.75	
A/C #: 6712071403 Principal Account	0.00%	0.00	-	-	-	-	0.00	
A/C #: 6712071404 Reserve Account	0.00%	406,487.50	-		-	-	406,487.50	
SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B								
A/C #: 6712160601 Debt Service	0.00%	287,900.00	(287,900.00)	96.63	-	-	96.63	
A/C #: 6712160602 Interest Account	0.00%	0.00	287,900.00	-	-	-	287,900.00	
A/C #: 6712160603 Principal Account	0.00%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712160604 Reserve Account	0.00%	1,978,368.49	(18,172.47)	-	-	-	1,960,196.02	
COACHELLA LEASE BONDS 2016								
A/C #: 6712179801 Payment Account	0.0000%	266.06	-	0.76	-	-	266.82	
A/C #: 6712179802 Interest Account	0.0000%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712179803 Principal Account	0.0000%	-	-	-	-	-	-	
A/C #: 6712179804 Reserve Account	0.0000%	612,331.26	-	-	-	-	612,331.26	
TOTAL US BANK OF CALIFORNIA		**4,579,763.66**	**(18,136.05)**	**197.93**	**-**	**-**	**4,561,825.54**	①
WELLS FARGO BANK, N.A.								
GAS TAX BONDS SERIES 2019								
A/C #: 83925300 Debt Service Fund	0.0000%	428.64	-	1.19	-	-	429.83	
A/C #: 83925301 Interest Account	0.0000%	21.36	-	0.06	-	-	21.42	
A/C #: 83925302 Principal Account	0.0000%	92.26	-	0.26	-		92.52	
TOTAL WELLS FARGO BANK, N.A.		**542.26**	**-**	**1.51**	**-**	**-**	**543.77**	②

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of February 28, 2026
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 1/31/2026	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 2/28/2026	
WILMINGTON TRUST, N. A.								
CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS								
A/C #: 144613-000 Revenue Account	0.03%	206.32	-	0.56	-	-	206.88	
A/C #: 144613-001 Interest Account	0.03%	47.69	-	0.12	-	-	47.81	
A/C #: 144613-002 Principal Account	0.00%	2.11	-	-	-	-	2.11	
CITY OF COACHELLA 2022A BOND FUND								
A/C #: 154278-000 Bond Fund	1.76%	33.66	3,419.01	8.09	-	-	3,460.76	
A/C #: 154278-001 Interest Account	0.00%	86,634.05	(86,634.05)	7.85	-	-	7.85	
A/C #: 154278-002 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 154278-004 Project FD Account	1.76%	1,161,403.33	(3,284.96)	2,946.10	-	-	1,161,064.47	
CITY OF COACHELLA 2022B BOND FUND								
A/C #: 155657-000 Bond Fund	1.76%	9.07	131.32	0.26	-	-	140.65	
A/C #: 155657-001 Interest Account	0.00%	84,831.32	(84,831.32)	7.69	-	-	7.69	
A/C #: 155657-002 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 155657-004 COI Account	0.00%	-	-	-	-	-	-	
CITY OF COACHELLA BOFA 2023 ESCROW								
A/C #: 166682-000 Bond Fund		531,698.33	-				531,698.33	
TOTAL WILMINGTGON TRUST BANK, N.A.		**1,864,865.88**	**(171,200.00)**	**2,970.67**	**-**	**-**	**1,696,636.55**	③
TOTAL CASH WITH FISCAL AGENT		**6,445,171.80**	**(189,336.05)**	**3,170.11**	**-**	**-**	**6,259,005.86**	

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65- -01-B -82 -064-01
0102 -11-04304-01

CITY OF COACHELLA
ACCOUNT 291144545

Period from February 1, 2026 to February 28, 2026

MARKET VALUE RECONCILIATION

	CURRENT PERIOD 02/01/2026 TO 02/28/2026	YEAR TO DATE 01/01/2026 TO 02/28/2026
Beginning Market Value	**38,090,030.59**	**37,997,072.12**
Receipts		
Cash Receipts	3,120,000.00	3,120,000.00
Total Receipts	**3,120,000.00**	**3,120,000.00**
Disbursements		
Administrative Expenses*	- 3,285.97	- 6,479.49
Total Disbursements	**- 3,285.97**	**- 6,479.49**
Asset Activity		
Taxable Interest	137,399.56	213,508.75
Realized Gain/Loss	274.74	39,038.04
Change In Unrealized Gain/Loss	161,614.84	106,054.04
Change In Accrued Income	- 22,294.78	14,545.52
Total Asset Activity	**276,994.36**	**373,146.35**
Net Change In Market Value	**3,393,708.39**	**3,486,666.86**
Ending Market Value	**41,483,738.98**	**41,483,738.98**

MARKET VALUE RECONCILIATION MESSAGES

* Includes Professional Fees, Contract Administrator Fees and Investment Advisory Fees

00180901
65- -01-B -82 -064-01
0102 -11-04304-01

CITY OF COACHELLA
ACCOUNT 291144545

BOND SUMMARY

	PAR VALUE	MARKET VALUE	PERCENTAGE OF CATEGORY
SHORT-TERM MATURITY DETAIL			
121 to 180 Days			
Cooperatieve C D 5.080% 7/17/26	325,000.00	326,985.75	65.00
Bank Of America Na 5.526% 8/18/26	175,000.00	176,072.75	35.00
Total 121 to 180 Days	**500,000.00**	**503,058.50**	**100.00**
Total	**500,000.00**	**503,058.50**	**100.00**
MATURITY SUMMARY			
2026	1,027,692.50	1,024,952.85	2.73
2027	7,930,000.00	7,787,007.00	20.75
2028	8,973,953.96	9,053,663.68	24.12
2029	9,426,095.16	9,612,187.59	25.60
2030	9,565,000.00	9,649,028.80	25.69
2031	415,000.00	418,690.00	1.11
Total	**37,337,741.62**	**37,545,529.92**	**100.00**
MOODY'S RATING			
Aaa	1,262,294.51	1,273,552.66	3.39
Aa1	16,175,000.00	16,101,662.40	42.89
Aa2	745,000.00	757,422.65	2.02
Aa3	4,125,000.00	4,140,489.70	11.03
A1	3,485,000.00	3,534,390.50	9.41
A2	870,000.00	869,193.70	2.32
N/R	855,000.00	862,942.25	2.30
N/A	9,495,447.11	9,678,890.31	25.78
Not Provided	325,000.00	326,985.75	0.86
Total	**37,337,741.62**	**37,545,529.92**	**100.00**
S&P RATING			

00180901
65- -01-B -82 -064-01
0102 -11-04304-01

CITY OF COACHELLA
ACCOUNT 291144545

BOND SUMMARY (continued)

	PAR VALUE	MARKET VALUE	PERCENTAGE OF CATEGORY
AAA	4,098,167.39	4,129,541.13	11.00
AA+	70,000.00	70,634.90	0.19
AA	1,050,000.00	1,064,757.50	2.84
AA-	1,560,000.00	1,581,707.45	4.21
A+	3,645,000.00	3,667,280.15	9.77
A	2,540,000.00	2,552,203.75	6.80
A-	220,000.00	223,931.40	0.60
N/A	23,829,574.23	23,928,487.89	63.73
Not Provided	325,000.00	326,985.75	0.86
Total	**37,337,741.62**	**37,545,529.92**	**100.00**

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Brokerage
Account Statement

* 0017408 02 AB 0.641 02 TR 00079 X111PD02 000000

February 20, 2026 - March 31, 2026
Account Number: 3GI-100134

CITY OF COACHELLA
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Your Financial Consultant:
CHRIS BATEMAN
(208) 529-9229

Portfolio at a Glance

	This Period	Year-to-Date
BEGINNING ACCOUNT VALUE	$0.00	$0.00
ENDING ACCOUNT VALUE	$0.00	$0.00

S 017408 X111PD02 041797

Asset Summary

Percent	Asset Type	Last Period	This Period
0%	**Account Total**	$0.00	$0.00

Please review your allocation periodically with your Financial Consultant.

For Your Information

Cetera is under separate ownership from any other named entity.

Client Service Information

Your Financial Consultant: AA05

CHRIS BATEMAN
255 B Street
Suite 207
Idaho Falls ID 83402

Contact Information

Business: (208) 529-9229

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Your Account Information

ELECTRONIC DELIVERY

You have **not** enrolled any documents for electronic delivery. The following documents are available for electronic delivery:

Statements and Reports	Notifications	Tax Documents
Trade Confirmations	Prospectus	Proxy/Shareholder Communications

Please log in to your account or contact your Financial Consultant to make any changes to your electronic delivery preferences.

Activity Summary *(All amounts shown are in base currency)*

	Credits This Period	Debits This Period	Net This Period	Credits Year-to-Date	Debits Year-to-Date	Net Year-to-Date
Securities						
Securities Bought	0.00	-2,405,752.95	-2,405,752.95	0.00	-2,405,752.95	-2,405,752.95
Securities Deposited	2,405,752.95	0.00	2,405,752.95	2,405,752.95	0.00	2,405,752.95
Total Securities	**$2,405,752.95**	**-$2,405,752.95**	**$0.00**	**$2,405,752.95**	**-$2,405,752.95**	**$0.00**
Totals	**$2,405,752.95**	**-$2,405,752.95**	**$0.00**	**$2,405,752.95**	**-$2,405,752.95**	**$0.00**

Transactions by Type of Activity

Process/ Settlement Date	Trade/ Transaction Date	Activity Type	Description	Quantity	Price	Accrued Interest	Amount	Currency
Securities Bought and Sold								
03/09/26	03/05/26	PURCHASED PG5070658	PROCTER & GAMBLE CO NT 1.200% 10/29/30 B/E DTD 10/29/20 SOLICITED ORDER EXECUTED THROUGH AN AFFILIATED COMPANY YLD 3.840 TO MAT	1,610,000.0000	88.8780	-6,976.67	-1,437,912.47	USD
03/09/26	03/05/26	PURCHASED V5028512	VISA INC SR NT 1.100% 02/15/31 B/E DTD 08/17/20 CLB SOLICITED ORDER EXECUTED THROUGH AN AFFILIATED COMPANY YLD 3.840 TO MAT	265,000.0000	87.7910	-194.33	-232,840.48	USD
03/10/26	03/05/26	PURCHASED 38151PKC4	GOLDMAN SACHS BK USA NEW YORK CTF DEP 3.850% 03/10/31 B/E DTD 03/10/26 DISCRETION EXERCISED SOLICITED ORDER YLD 3.850 TO MAT	245,000.0000	100.0000		-245,000.00	USD
03/11/26	03/05/26	PURCHASED 61776N2F9	MORGAN STANLEY PRIVATE BK NATL ASSN PUR N Y CTF DEP 3.900% 03/11/31 B/E DTD 03/11/26 DISCRETION EXERCISED SOLICITED ORDER YLD 3.900 TO MAT	245,000.0000	100.0000		-245,000.00	USD
03/11/26	03/05/26	PURCHASED 61778EQU8	MORGAN STANLEY BK N A SALT LAKE CITY UTAH CTF DEP 3.900% 03/11/31 B/E DTD 03/11/26 DISCRETION EXERCISED SOLICITED ORDER YLD 3.900 TO MAT	245,000.0000	100.0000		-245,000.00	USD
Total Securities Bought and Sold						**-$7,171.00**	**-$2,405,752.95**	**USD**

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Transactions by Type of Activity *(continued)*

Process/ Settlement Date	Trade/ Transaction Date	Activity Type	Description	Quantity	Price	Accrued Interest	Amount	Currency
Securities Withdrawals and Deposits								
03/09/26		SECURITY DELIVERED 742718FM6	PROCTER & GAMBLE CO NT 1.200% 10/29/30 B/E DTD 10/29/20	-1,610,000.0000			1,437,912.47	USD
03/10/26		SECURITY DELIVERED 38151PKC4	GOLDMAN SACHS BK USA NEW YORK CTF DEP 3.850% 03/10/31 B/E DTD 03/10/26	-245,000.0000			245,000.00	USD
03/11/26		SECURITY DELIVERED 61776N2F9	MORGAN STANLEY PRIVATE BK NATL ASSN PUR N Y CTF DEP 3.900% 03/11/31 B/E DTD 03/11/26	-245,000.0000			245,000.00	USD
03/11/26		SECURITY DELIVERED 61778EQU8	MORGAN STANLEY BK N A SALT LAKE CITY UTAH CTF DEP 3.900% 03/11/31 B/E DTD 03/11/26	-245,000.0000			245,000.00	USD
03/12/26	03/09/26	SECURITY DELIVERED 92826CAN2	VISA INC SR NT 1.100% 02/15/31 B/E DTD 08/17/20 CLB	-265,000.0000			232,840.48	USD
Total Securities Withdrawals and Deposits						**$0.00**	**$2,405,752.95**	**USD**
Total Value of Transactions						**-$7,171.00**	**$0.00**	**USD**

The price and quantity displayed may have been rounded.

Messages

Although a money market mutual fund (money fund) seeks to preserve the value of your investment at $1 per share, it is possible to lose money by investing in a money fund. The money fund's sponsor has no legal obligation to provide financial support to a money fund, and you should not expect that the sponsor will provide financial support to a money fund at any time. Although no money fund's board has current intentions to impose a fee upon the sale of shares, each board reserves the ability to impose liquidity fees if it determines it's in the best interest of the fund. Pursuant to SEC Rule 10b-10(b)(1) confirmations are not sent for purchases into money funds processed on the sweep platform. Pursuant to applicable regulation, account statements will be produced monthly or quarterly. Federal Deposit Insurance Corporation (FDIC) eligible bank deposit sweep products automatically deposit any available cash into FDIC member banks where those balances are eligible for pass through FDIC insurance coverage on swept balances. Balances in FDIC member banks in bank deposit sweep products are not protected by Securities Investor Protection Corporation (SIPC). Shares of a money fund or the balance of a bank deposit product held in your brokerage account may be liquidated upon request with the proceeds credited to your brokerage account. Please see the money fund's prospectus or the bank deposit product's disclosure document or contact your advisor for additional information.

Updated Fee Schedule – IRA Maintenance and Annual Inactivity Fees

Effective July 1, 2026, a fee adjustment will take place to address rising service and operational costs to the industry. The Annual IRA Maintenance Fee will increase to $55, and the Annual Inactivity Fee will increase to $50. For an up-to-date list of fees associated with this account, please refer to the Fee Schedule for Pershing Accounts found at https://cetera.com/cetera-wealth-services/disclosures.

UPDATES REGARDING CASH SWEEP PRODUCTS, INCLUDING THE FLEXINSURED ACCOUNT AND INSURED DEPOSIT SWEEP ACCOUNT (IDSA):

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STAFF REPORT
4/22/2026

TO: Honorable Mayor and City Council Members

FROM: Mary Rodriguez, Grants Manager

SUBJECT: Adopt Resolution No. 2026-24 Authorizing the Designated Agents of the City of Coachella to Provide to the Governor's Office of Emergency Services (CalOES) for All Matters Pertaining to Such State Disaster Assistance the Assurances and Agreements Required

---

STAFF RECOMMENDATION:

Staff recommends that the City Council adopts Resolution No. 2026-24 authorizing the designated agents of the City of Coachella to provide to the Governor's Office of Emergency Services (CalOES) for all matters pertaining to such state disaster assistance the assurances and agreements required.

BACKGROUND:

The City of Coachella previously adopted a Designation of Applicant's Agent Resolution (Cal OES Form 130) in August 2023, which identified the City Manager by name as the Authorized Agent for purposes of executing and submitting documents related to disaster assistance and grant funding. Since that time, the previously listed Authorized Agent is no longer employed by the City, and a new Interim City Manager has been appointed. Cal OES has advised that a new resolution must be adopted when the named Authorized Agent changes.

DISCUSSION/ANALYSIS:

Cal OES requires an updated Designation of Applicant's Agent Resolution when previously identified personnel are no longer in their designated roles. As noted by Cal OES, the City has the option to identify Authorized Agents either by name and title or by title only. To ensure continuity and avoid the need for future updates when personnel changes occur, staff recommends identifying Authorized Agents by title only. This approach allows the resolution to remain valid even if positions are filled by new individuals. The updated resolution will authorize designated City positions to execute applications, certifications, and related documents necessary to secure federal and state disaster assistance funding. Adoption of this resolution is required to complete and submit the Project Completion and Certification Report (P.4) and to maintain eligibility for current and future Cal OES and FEMA funding opportunities.

ALTERNATIVES:

1. Adopt Resolution No. 2026-24 Authorizing the Designated Agents of the City of Coachella to Provide to the Governor's Office of Emergency Services (CalOES) for All Matters Pertaining to Such State Disaster Assistance the Assurances and Agreements Required

2. Do Not Adopt Resolution No. 2026-24 Authorizing the Designated Agents of the City of Coachella to Provide to the Governor's Office of Emergency Services (CalOES) for All Matters Pertaining to Such State Disaster Assistance the Assurances and Agreements Required

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this resolution.

ATTACHMENTS:

1. Cal OES Form 130 - Designation of Applicant's Agent Resolution
2. Cal OES Form 012 - List of Authorized Agents Form
3. Resolution No. 2026-24

DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES

BE IT RESOLVED BY THE City Council (Governing Body) OF THE City of Coachella (Name of Applicant)

THAT City Manager (Title of Authorized Agent), OR

Director of Economic Development (Title of Authorized Agent), OR

Grants Manager (Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the City of Coachella (Name of Applicant), a public entity established under the laws of the State of California, this application and to file it with the California Governor's Office of Emergency Services for the purpose of obtaining federal financial assistance for any existing or future grant program, including, but not limited to any of the following:

- **Federally declared Disaster (DR), Fire Mitigation Assistance Grant (FMAG), California State Only Disaster (CDAA), Immediate Services Program (ISP), Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), Legislative Pre-Disaster Mitigation Program (LPDM),** under
- Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.
- **Flood Mitigation Assistance Program (FMA)**, under Section 1366 of the National Flood Insurance Act of 1968.
- **National Earthquake Hazards Reduction Program (NEHRP)** 42 U.S. Code 7704 (b) ((2) (A) (ix) and 42 U.S. Code 7704 (b) (2) (B) National Earthquake Hazards Reduction Program, and also The Consolidated Appropriations Act, 2018, Div. F, Department of Homeland Security Appropriations Act, 2018, Pub. L. No. 115-141
- **California Early Earthquake Warning (CEEW)** under CA Gov Code – Gov, Title 2, Div. 1, Chapter 7, Article 5, Sections 8587.8, 8587.11, 8587.12

That the City of Coachella (Name of Applicant), a public entity established under the laws of the State of California, hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.

DESIGNATION OF APPLICANT'S AGENT RESOLUTION
NON-STATE AGENCIES
OES-FPD-130 (Rev. 10-2022)

Please check the appropriate box below

☑ This is a universal resolution and is effective for all open and future disasters/grants declared up to three (3) years following the date of approval.

☐ This is a disaster/grant specific resolution and is effective for only disaster/grant number(s):_____

Passed and approved this 22 day of April, 20 26

Mayor Pro Tem Dr. Frank Figueroa
(Name and Title of Governing Body Representative)

Council Member Denise Delgado
(Name and Title of Governing Body Representative)

Council Member Yadira Perez
(Name and Title of Governing Body Representative)

CERTIFICATION

I, Angela Zepeda (Name), duly appointed and City Clerk (Title) of City of Coachella (Name of Applicant), do hereby certify that the above is a true and correct copy of a resolution passed and approved by the City Council (Governing Body) of the City of Coachella (Name of Applicant) on the 22 day of April, 2026.

_____ City Clerk

(Signature) (Title)

Cal OES Form 130 Instructions

A Designation of Applicant's Agent Resolution for Non-State Agencies is required of all Applicants to be eligible to receive funding. A new resolution must be submitted if a previously submitted resolution is older than three (3) years from the last date of approval, is invalid, or has not been submitted.

When completing the Cal OES Form 130, Applicants should fill in the blanks on pages 1 and 2. The blanks are to be filled in as follows:

Resolution Section:

Governing Body: This is the group responsible for appointing and approving the Authorized Agents.

Examples include: Board of Directors, City Council, Board of Supervisors, Board of Education, etc.

Name of Applicant: The public entity established under the laws of the State of California.

Examples include: School District, Office of Education, City, County or Non-profit agency that has applied for the grant, such as: City of San Diego, Sacramento County, Burbank Unified School District, Napa County Office of Education, University Southern California.

Authorized Agent: These are the individuals that are authorized by the Governing Body to engage with the Federal Emergency Management Agency and the California Governor's Office of Emergency Services regarding grants for which they have applied. There are two ways of completing this section:

1. Titles Only: The titles of the Authorized Agents should be entered here, not their names. This allows the document to remain valid if an Authorized Agent leaves the position and is replaced by another individual. If "Titles Only" is the chosen method, this document must be accompanied by either a cover letter naming the Authorized Agents by name and title, or the Cal OES AA Names document. The supporting document can be completed by any authorized person within the Agency (e.g., administrative assistant, the Authorized Agent, secretary to the Director). It does not require the Governing Body's signature.

2. Names and Titles: If the Governing Body so chooses, the names **and** titles of the Authorized Agents would be listed. A new Cal OES Form 130 will be required if any of the Authorized Agents are replaced, leave the position listed on the document, or their title changes.

Checking Universal or Disaster-Specific Box: A Universal resolution is effective for all past disasters and for those declared up to three (3) years following the date of approval. Upon expiration it is no longer effective for new disasters, but it remains in effect for disasters declared prior to expiration. It remains effective until the disaster goes through closeout unless it is superseded by a newer resolution.

Governing Body Representative: These are the names and titles of the approving Board Members.

Examples include: Chairman of the Board, Director, Superintendent, etc. The names and titles **cannot** be one of the designated Authorized Agents. A minimum of three (3) approving board members must be listed. If less than three are present, meeting minutes must be attached in order to verify a quorum was met.

Certification Section:

Name and Title: This is the individual in attendance who recorded the creation and approval of this resolution.

Examples include: City Clerk, Secretary to the Board of Directors, County Clerk, etc. This person **cannot** be one of the designated Authorized Agents or Approving Board Member. If a person holds two positions (such as City Manager and Secretary to the Board) and the City Manager is to be listed as an Authorized Agent, then that person could sign the document as Secretary to the Board (not City Manager) to eliminate "Self-Certification."

List of Authorized Agents

Entity Name: City of Coachella

Cal OES ID: 065-14260

- *Enter each Authorized Agent (AA) as listed on the Designation of Applicant's Agent Resolution (Cal OES 130) for Non-State Agencies* **or** *as it appears on the Signature Authority (Cal OES 130SA) for California State Agencies.*
- *Check box to receive electronic copies of Cal OES Notification of Obligation and/or Payment packages. (Minimum 1 AA.)*
- *Email addresses must use an email that shares the official entity URL.*

Authorized Agent Name	Authorized Agent Title	Email Address	Email Pkg?
Gabriel A. Gonzalez	Interim City Manager	ggonzalez@coachella.org	

- *An Approved Contact may be designated by an AA to request or receive information on grant payment status. Add them by inputting their information below. (Ex. Accounting/Admin offices) Must use an official email URL.*

Approved Contact Name	Approved Contact Title	Email Address	Email Pkg?
Celina Jimenez	Director of Economic Development	cjimenez@coachella.org	
Mary Rodriguez	Grants Manager	mrodriguez@coachella.org	
Maricarmen Aguirre	Emergency Services Coordinator	maguirre@coachella.org	

Please use a second page if more space is needed.

CITY OF COACHELLA
RESOLUTION NO. 2026-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA AUTHORIZING THE DESIGNATED AGENTS OF THE CITY OF COACHELLA TO PROVIDE TO THE GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES) FOR ALL MATTERS PERTAINING TO SUCH STATE DISASTER ASSISTANCE THE ASSURANCES AND AGREEMENTS REQUIRED

WHEREAS, the City of Coachella (hereinafter referred to as the "Applicant") is a public entity established under the laws of the State of California; and

WHEREAS, the Applicant is eligible to receive State and Federal disaster assistance funding administered by the California Governor's Office of Emergency Services (Cal OES); and

WHEREAS, Cal OES requires the Applicant to designate authorized agents to execute documents and provide assurances and agreements necessary to obtain such assistance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COACHELLA AS FOLLOWS:

Section 1. Designation of Authorized Agents

The following positions are hereby authorized to execute for and on behalf of the City of Coachella, a public entity established under the laws of the State of California, applications for State and Federal disaster assistance and to file such applications with the California Governor's Office of Emergency Services (Cal OES) for the purpose of obtaining financial assistance for any existing or future grant program: City Manager, Director of Economic Development, and Grants Manager.

Section 2. Authority Granted

The City of Coachella hereby authorizes the above-designated agents to provide to the California Governor's Office of Emergency Services (Cal OES), for all matters pertaining to such State and Federal disaster assistance, the assurances and agreements required.

Section 3. Term of Authorization

This resolution shall be a universal resolution and shall remain in effect for all open and future disasters/grants.

Section 4. Supersession

This resolution supersedes all prior resolutions pertaining to the designation of authorized agents for Cal OES disaster assistance.

Section 5. Attachment Incorporation

The City Council hereby approves and incorporates by reference the "Designation of Applicant's Agent Resolution for Non-State Agencies (Cal OES Form 130)", attached hereto as Attachment 1-Cal OES 130, and authorizes its execution.

PASSED, APPROVED, AND ADOPTED this 22nd day of April, 2026.

_____

Mayor Pro Tem, City of Coachella

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2026-24 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 22nd day of April, 2026, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Delia Granados
Deputy City Clerk

STAFF REPORT
4/22/2026

TO: Honorable Mayor and City Council Members

FROM: Mary Rodriguez, Grants Manager

SUBJECT: Authorize the Purchase of Shared Mobility Equipment and Services in the Amount of $126,730 for the Car Sharing and Mobility Enhancement Project under the Transformative Climate Communities (TCC) Coachella Prospera Initiative

---

STAFF RECOMMENDATION:

Staff recommends that the City Council considers authorizing the purchase of shared mobility equipment and services in the amount of $126,730 for the Car Sharing and Mobility Enhancement project under the Transformative Climate Communities (TCC) Coachella Prospera Initiative.

BACKGROUND:

The City of Coachella was awarded funding through the California Strategic Growth Council's Transformative Climate Communities (TCC) Program, Round 5, for the Coachella Prospera initiative. This grant supports a series of transformative projects aimed at improving environmental sustainability, mobility access, and overall community well-being. As part of this initiative, the Shared Mobility Project includes the deployment of e-scooters and e-bikes to improve transportation access and reduce greenhouse gas emissions within the project area.

The City entered into a Subrecipient Agreement with Bound Corporation, under which Bound is responsible for implementing the Shared Mobility Project. The City, as the Grantee, retains fiscal oversight and responsibility for administering grant funds in accordance with the TCC Grant Agreement.

DISCUSSION/ANALYSIS:

In coordination with Bound Corporation, the City has identified the need to procure the following equipment and services to support project implementation:

E-Bikes and E-Scooters	$115,800
Helmets	$4,000
Application Setup Fee:	$6,930
Total	$126,730

The City obtained three (3) separate quotes in accordance with TCC/SGC procurement expectations to ensure cost reasonableness and competitiveness. The City also consulted with the Strategic Growth Council (SGC), which confirmed that the City, as the Grantee, is permitted to procure equipment on behalf of a subrecipient, provided the costs align with the approved scope and budget. These costs will be deducted from Bound Corporation's allocated grant funds.

Funding for this purchase will come from the TCC Advance Pay account, which is separate from the City's General Fund. While allowable under the grant, the total exceeds the City Manager's $25,000 purchasing authority; therefore, City Council approval is required. Approval of this item will ensure timely procurement and avoid delays in project implementation.

ALTERNATIVES:

1. Authorize the Purchase of Shared Mobility Equipment and Services in the Amount of $126,730 for the Car Sharing and Mobility Enhancement Project under the Transformative Climate Communities (TCC) Coachella Prospera Initiative

2. Do Not Authorize the Purchase of Shared Mobility Equipment and Services in the Amount of $126,730 for the Car Sharing and Mobility Enhancement Project under the Transformative Climate Communities (TCC) Coachella Prospera Initiative

FISCAL IMPACT:

There is no impact on the City's General Fund. All costs totaling $126,730 will be funded through the TCC Grant Advance Pay account.

ATTACHMENTS:

1. Shared Mobility Vendor Invoices
2. Subrecipient Agreement with Bound Corporation
3. TCC Grant Administration Guide
4. Advance Pay Guidance for TCC Grantees

NAVEE

Commercial Invoice
商 业 发 票

Issued by 卖方				
Brightway Innovation Intelligent Technology (Suzhou) Co.,Ltd. VAT: 9132 0506 MA27 FMX9 22 Address: Building H4, Shangjinwan Headquarters Economic Park, No. 2288 Wuzhong Avenue, Yuexi Street, Wuzhong District, Suzhou City, Jiangsu Province Tel (电话): 0512-68790047	**Invoice No.** **发票号**	BOUND-20250811003	**Invoice Date** **发票日期**	4/7/2026
	Contract No. **订单号**	BOUND-20250811003	**Price Term** **价格条款**	FOB NINGPO 100% before shipment
	From **起运地**	NINGPO	**Shipment** **运输方式**	BY SEA
	To **目的地**	USA	**Delivery Time** **交货日期**	

To Messr 买方

Company: Bound Inc

Address:

contact: Juan Guevara

Bank Information (USD)
Beneficiary: Brightway Technology USA LLC
USD Account No: 2907509218 **Routing Number: 021000021**
Beneficiary's bank: JPMORGAN CHASE BANK, N.A
Swift: CHASUS33
Bank Address: 383 Madison Ave, New York, NY 10179
Beneficiary Address: 2467 Agostino Dr. Rowland Heights, CA91748, California, USA

No. 序号	Description of Goods 货物描述	QTY 数量(pcs)	Unit price 单价(USD)	Total amount 总价 (USD)
1	Navee shared eBike M1	30	720	21,600.00
2	Navee shared eScooter V1Pro	100	750	75,000.00
3	M1 Battery	10	320	3,200.00
4	V1Pro Battery	50	320	16,000.00
TOTAL 总计 (USD)			Total 总计	115,800.00

Signature & Stamp （签章）

NAVEE

Commercial Invoice
商 业 发 票

Issued by 卖方				
Brightway Innovation Intelligent Technology (Suzhou) Co.,Ltd. VAT: 9132 0506 MA27 FMX9 22 Address: Building H4, Shangjinwan Headquarters Economic Park, No. 2288 Wuzhong Avenue, Yuexi Street, Wuzhong District, Suzhou City, Jiangsu Province Tel (电话): 0512-68790047	**Invoice No.** **发票号**	BOUND-20250811003	**Invoice Date** **发票日期**	4/7/2026
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To Messr 买方

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Swift: CHASUS33
Bank Address: 383 Madison Ave, New York, NY 10179
Beneficiary Address: 2467 Agostino Dr. Rowland Heights, CA91748, California, USA

No. 序号	Description of Goods 货物描述	QTY 数量(pcs)	Unit price 单价(USD)	Total amount 总价 (USD)
1	Helmet	200	20	4,000.00
TOTAL 总计 (USD)			Total 总计	4,000.00

Signature & Stamp （签章）

Invoice

OTORide L.L.C

Invoice number **NDRUPLAJ-0003**
Date of issue April 09, 2026
Date due April 15, 2026

OTORide L.L.C-FZ
Beneficiary: Slidr Rides LLC
2585 SW 10th circle boynton beach
FL 33426
United States
info@rideslidr.com

Bill to
Bound Inc.
miguelfelix@trybound.com

$6,930.00 USD due February 23, 2026

Pay online

Description	Qty	Unit price	Tax	Amount
Bound App Set Up Fee	1	$4,000.00	5%	$4,000.00
Vehicle Monthly Iot Fee (130*10 USD/month)	2	$1,300.00	5%	$2,600.00

Subtotal	$6,600.00
Total excluding tax	$6,600.00
VAT (5% on $6,600.00)	$330.00
Total	$6,930.00
Amount due	**$6,930.00 USD**

TRANSFORMATIVE CLIMATE COMMUNITIES SUB-RECIPIENT AGREEMENT BETWEEN THE CITY OF COACHELLA AND BOUND CORPORATION.

The City of Coachella, a California municipal corporation ("Grantee" or "City") and **Bound Corporation**, ("Partner") enter into this TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) SUBRECIPIENT AGREEMENT ("Agreement") effective the **4th day of March, 2025** ("Effective Date"), regarding the **Shared Mobility** project.

RECITALS

WHEREAS, the Strategic Growth Council ("SGC" or "State") awarded grant funds to the City through an Implementation Grant Agreement ("Grant Agreement") for the Coachella Prospera Project, which was approved on December 15, 2023 and entered into on February 1, 2025. The Grant Agreement is attached hereto and incorporated herewith as **Exhibit A1**;

WHEREAS, pursuant to the terms of the Grant Agreement and TCC Guidelines, the SGC will grant to City, a sum not to exceed Twenty Two Million, One Hundred Twenty Five Thousand Dollars and Zero Cents ($22,125,000.00) for the Coachella Prospera Project;

WHEREAS, the Budget and Schedule of Deliverables attached as Exhibit "B" to the Grant Agreement identifies **Shared Mobility** ("Project") as part of the Coachella Prospera Project;

WHEREAS, pursuant to the terms of the Grant Agreement, TCC Guidelines, and this Agreement, the City will reimburse Partner, a sum not to exceed **FIVE HUNDRED TWENTY ONE THOUSAND, FOUR HUNDRED DOLLARS ($521,400)** ("Grant") for the purposes of completing the Project;

WHEREAS, this Agreement shall memorialize Partner's terms, conditions, and obligations regarding the Project.

Now therefore, in consideration of the mutual covenants, terms and conditions set forth herein, the Parties agree that all funds awarded pursuant to this Agreement are to be used as set forth below, and as may be set forth in the exhibits incorporated into this Agreement.

AGREEMENT

1. DEFINITIONS.

   A. "Agreement" – Refers to this Transformative Climate Communities (TCC) Subrecipient Agreement.

   B. "AHSC" – The Affordable Housing and Sustainable Communities Program of the California Strategic Growth Council, incorporated into the TCC Equitable Housing and Neighborhood Development Strategy

   C. "AHSC Guidelines" – The AHSC Round 7 Final Guidelines adopted December 15, 2022

   D. "Application or Proposal" – Submittal by Partner to City comprised of responses and supporting documents to apply for the Grant.

E. "Grant" – The grant awarded by City to Partner as described in the Recitals and Section 4 of this Agreement.

F. "Grant Agreement"– Refers to the Grant Agreement between SGC and the City of Coachella.

G. "Project" – Project(s) that will be implemented through this Agreement as described in the Recitals and Section 4 of this Agreement.

H. "Project Area" – Area boundary for the Project, as identified in **Exhibit A2**.

I. "Subcontractors" – Third-parties that may be hired by Partner, with written consent of City, for work on the Project pursuant to this Agreement.

J. "TCC Guidelines" – TCC Program Guidelines adopted on February 28, 2023.

K. "TCC Partnership Agreement" - Agreement between City, Partner, and City's other partners that outlines the responsibilities of each of the parties to the agreement.

L. "TCC Program" – The Transformative Climate Communities Program.

M. "TCC Project" – Coachella Prospera Project, comprised of the TCC Project Components defined below, that will be implemented through this Grant Agreement. The Project is a TCC Project Component.

N. "TCC Project Components" – Components included in the TCC Project, as described in the Grant Agreement:

i. "TCC Projects" – Projects that will be implemented with TCC grant funds through the Grant Agreement, and that are compliant with the TCC Strategies and Fundable Elements listed in Appendix D of the TCC Guidelines.

a) Quantifiable Projects – Projects that have elements with approved GHG quantification methodologies. The TCC Project must implement at least one (1) Quantifiable Project.

b) Non-quantifiable Projects – Projects that do not have elements with approved GHG quantification methodologies, but are still eligible for grant funds.

ii. "Stand-alone Leverage Projects" – Projects that will be implemented with leverage funding that are integrated into the overall TCC Proposal, and were initiated in anticipation of applying for the TCC Program, or contingent upon the TCC award.

iii. "Transformative Plans" – The three (3) transformative plans include: Community Engagement, Displacement Avoidance, and Workforce Development and Economic Opportunities.

O. "TCC Strategies" – Strategies that reduce GHG emissions and achieve additional public health, environmental and economic benefits, as described in Appendix B of the TCC Guidelines. The TCC Project and Stand-alone Leverage Projects must collectively implement Projects from at least three (3) TCC Strategies.

P. Time Periods within the Grant Term. Grant terms include two components: a Project Completion Period that may last up to four (4) years, and a Performance Period that may last up to seven (7) months, during which project outcomes will be monitored.

i. "Project Completion Period"

a) Begins on the Effective Date set forth above and lasts up to four (4) years, unless otherwise amended.

b) The Project must be completed during the Project Completion Period.

ii. "Performance Period"

a) The intent of the Performance Period is to provide a buffer time for Projects that are completed prior to the end of the grant term to report on required indicators and request for reimbursement for the activities associated with Indicator Tracking. In some cases, the Performance Period and the Project Completion Period may overlap.

b) Applies to Quantifiable and Non-Quantifiable Projects and Transformative Plans

c) Begins immediately after each Quantifiable or Non-Quantifiable Project or Transformative Plan is completed or seven (7) months before the end of the grant term, whichever is sooner.

d) Will extend no longer than March 31st, 2029.

Q. Entities involved in the Grant implementation process:

i. "Parties" – City and Partner, collectively

ii. "SGC" – The California Strategic Growth Council

iii. "State" – Any state agency with an oversight role over the funding or TCC Project

iv. "Subcontractors" – Third-parties hired by Partner

2. INCORPORATION. The Recitals, Grant Agreement (Exhibit A1), TCC Guidelines, and AHSC Guidelines and all the attachments thereto are incorporated by reference into this Agreement as though fully set forth herein. As described in the TCC Guidelines, the Project must conform to requirements of the AHSC Guidelines.

Partner understands this is a subrecipient agreement governed by the Grant Agreement, TCC Guidelines, and SGC. Partner agrees to hold the City harmless in action arising out of TCC Program administration.

3. GRANT TERM. The grant term will commence on the Effective Date set forth above. City will notify Partner when work on the Project may begin. The grant term ends March 31, 2029, unless otherwise terminated or amended.

Partner's obligations under this Agreement shall be deemed discharged only once all terms of this Agreement are fulfilled. Partner will be subject to the Project Completion and Project Performance Periods as defined under this Agreement.

4. SCOPE OF WORK. As a condition of receiving the Grant, Partner will be responsible for administering the Project in a manner satisfactory to City and consistent with any and all provisions, standards, and conditions required under this Agreement. Partner shall perform as set forth in the Scope of Work, attached hereto and incorporated herewith as **Exhibit A3** and any delineated Special Terms and Conditions in **Exhibit A4.**

Partner shall administer the Project for the grant term of this Agreement. When applicable and except as set forth in this Agreement, before Partner begins construction or undertakes any other work of improvements at the Project Site, Partner at its own cost and expense, will independently secure all land use and other entitlements, permits, and approvals that City or any other governmental agency with jurisdiction over the Project and required for construction of the Project.

Partner will diligently complete the Project according to Exhibit A3, or by any other date as the parties, and SGC, may agree. City will monitor the performance of Partner against goals and performance standards as stated above. Substandard performance, including Partner's inability or failure to perform or complete the Projects in accordance Exhibit A3, as determined by City or SGC will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by Partner within a reasonable amount of time, as determined by City or SGC, after being notified by City, termination procedures may be initiated.

5. AUTHORIZED SIGNATORIES.

At the time of execution, Partner will submit the Authorized Signatory Form (attached hereto and incorporated herewith as **Exhibit A5**) that identifies the individual who is authorized to sign this Agreement and Project deliverables and related documents on behalf of Partner. Partner shall also provide verification of signature authority through a Board Resolution or other documentation acceptable to the City. Partner must also identify day-to-day contact by submitting the Designated Project Representative Form.

If the Authorized Signatory or Authorized Designee is unable to sign a deliverable or related document on behalf of Partner, Partner must submit an updated letter signed by the Authorized Signatory designating another individual to sign in their place.

Partner must keep Authorized Signatory letters up to date and submit changes through email to the City at the subsequent bimonthly reporting due date. Authorized Signatory letters will be kept on file with the City for up to four years after the Performance Period.

6. SUBCONTRACTORS. Partner shall obtain City's written consent to hire any Subcontractor(s) to perform any work on or related to the Project. City's contractual relationship is with Partner and not any of Partner's Subcontractors. City's obligation to pay Partner is an independent obligation from Partner's obligation to pay Subcontractors.

   A. Partner must abide by the TCC Partnership Agreement. This includes abiding by the processes defined within the TCC Partnership Agreement, including, but not limited to the legal and financial considerations, transparent decision-making processes, meeting facilitation procedures, and processes for involving community representatives in decision-making.

   B. Partner is entitled to make use of its own staff and Subcontractors, as identified in the TCC Partnership Agreement and Exhibit A3, and will comply with City's competitive bidding and sole sourcing requirements for subcontracts that arise out of or in connection with this Agreement.

   C. Partner must manage, monitor, and accept responsibility for the performance of its own staff and Subcontractors, and conduct Project activities and services consistent with professional standards for the industry and type of work being performed under this Agreement.

   D. Partner must notify City if Partner or Subcontractors are revoked, disbarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from the Projects.

   Nothing contained in this Agreement will create any contractual relationship between City and Partner's Subcontractors, and no subcontract will relieve Partner of its responsibilities and obligations under the terms of this Agreement. Partner agrees to be fully responsible to City for the acts and omissions of Partner and Subcontractors, and of persons either directly or indirectly employed by them.

7. ASSIGNMENT. This Agreement is not assignable by Partner, either in whole or in part, without the consent of City in the form of a formal written amendment of this Agreement.

8. DOCUMENT SUBMISSION. Partner shall submit all documents required under this Agreement and related to the Project to City by email. The subject line of all emails shall contain the Project number and Partner's name.

9. TIMELINESS. Time is of the essence in this Agreement. City and Partner will work collaboratively to ensure that the Project is completed in accordance with the Project Completion Period and Performance Period.

10. AMENDMENTS AND MODIFICATIONS. City may, in its discretion, amend this Agreement to conform the Grant Agreement, or for other reasons. If such amendments result in the change in the funding, scope of services, or schedule of the activities to be undertaken as part of the

Agreement, such modifications will be incorporated only by written amendment signed by both City and Partner. No oral understanding or agreement not incorporated in the Agreement as a fully executed amendment is binding on any of the Parties.

A. Modifications are minor changes to this Agreement. Modification requests must be submitted in writing to City at least forty five (45) calendar days prior to when the modification will take effect. Examples of actions that require a modification include but are not limited to changes in the: (a) Partner's Authorized Signatories and Subcontractors; (b) Budget and Schedule of Deliverables (i) Task descriptions (i.e. details regarding methods used to achieve deliverables), (ii) Reallocating up to 10 percent (10%) of a task's funds to another task within the same project or plan. Cumulative changes of up to 10% of a task budget are allowed before an amendment is required; (iii) Adjusting deliverable due dates within the grant term, except for readiness due dates

B. Amendments are material changes to this Agreement. Amendment requests must be submitted in writing to SGC at least seventy five (75) calendar days prior to when the amendment will take effect. New amendment requests from Partner will not be considered less than four (4) months prior to the end of the Project Completion Period. Examples of actions that require an amendment include but are not limited to changes in the: (a) Partners or terms in the TCC Partnership Agreement; (b) Budget and Schedule of Deliverables (i) Elimination or alteration in deliverables, (ii) Reallocation of more than ten percent (10%) of a task budget to another task; (iii) Reallocation of funds to a different project or plan Changes to readiness due dates.

C. Process for Modification and Amendment Requests:

i. Any request by Partner for a modification or amendment must explain the purpose of the request, how the request is consistent with the TCC Guidelines and intent of the TCC Program, and the effect of not approving the request. All requests must include supporting documentation to validate the request. Requests to increase the overall grant amount or to significantly alter the deliverables of the TCC program will not be approved because of the competitive nature of the process that resulted in the award of the grant to the City.

ii. City shall submit modification and amendment requests to SGC wherein SGC will make a determination (i.e. approval or denial) about the request based on a timeline set forth in the Grant Agreement. SGC's response may include additional questions or notify the parties that additional time is required.

iii. Effective Date of Modification or Amendment:

a) If SGC approves the modification request in writing, the modification may take effect immediately after City notifies Partner.

b) If SGC approves the amendment request, City will notify Partner and provide SGC's amendment to this Agreement. Amendment requests will take effect on the date the amendment is executed by all parties.

c) If SGC rejects the request in writing, City will coordinate with Partner to file a Dispute as set forth herein.

11. CONDITIONS FOR BEGINNING WORK.

A. Readiness Requirements.

i. If the Project includes a Transformative Plan (Community Engagement, Workforce Development, and Displacement Avoidance), Partner may begin work on all Transformative Plans upon execution of this Agreement. Partner Costs may also be spent upon Agreement execution.

ii. Conditions for Beginning Work apply to all Quantifiable and Non-Quantifiable Projects. Partner must demonstrate readiness prior to expending any direct Project costs.

iii. Pre-development, project management, and associated Indirect costs can be spent prior to achieving readiness.

iv. Readiness requirements include CEQA documentation, site control, permits, project maps and designs, project schedules, operations and maintenance plans, and other Strategy-specific requirements (see Appendix B of the TCC Guidelines). Readiness requirements must be complete prior to beginning project implementation.

v. Partner must demonstrate readiness within the first year of the grant term, in accordance with the requirements outlined for each Strategy in Appendix B of the TCC Guidelines. Readiness will be assessed and approved independently for each individual Project.

vi. SGC has sole discretion to determine when the Lead Entity has demonstrated readiness for each Project. Partner may only expend direct project costs for each Project under this Agreement once City receives written notice from SGC.

B. Failure to meet Readiness Requirements

Projects that do not meet the readiness requirements within the first year of this Agreement will be deemed to be infeasible and ineligible for reimbursement, unless SGC gives written approval to City to extend the timeline to meet the readiness requirements.

C. Special Readiness Requirements

i. If Project has multiple project sites that will be secured during the Project Completion Period, including residential participation such as tree planting or solar installations, the following readiness requirements will apply.

a) Partner does not need to demonstrate site control and compliance on the Project site prior to expending any direct project costs. Partner must still

achieve all other readiness requirements in accordance with Appendix B of the TCC Guidelines prior to expending any direct project costs.

b) Partner must have site control and compliance on the Project site from the appropriate governing agency or private property owner prior to beginning work on a project site.

c) Partner must demonstrate site control and compliance with all applicable laws in order for City to reimburse Partner for the work on the Project site.

D. For Car Sharing and Mobility Enhancement projects, Partner must identify the Project site(s) and develop a plan to establish site control and satisfy all readiness requirements. These projects are subject to the readiness and compliance requirements for 'projects with multiple project sites'. Partner must submit a site plan that includes contingency plans for each site that has not yet obtained site control.

12. REPORTING REQUIREMENTS.

A. Partner's General Reporting Requirements:

i. All reports must be completed using templates attached to this Agreement or as otherwise provided by the City.

ii. The first reporting period will begin on the Effective Date of this Agreement.

iii. All reports must be submitted to the City on the due date specified in the Reporting Schedule (**Exhibit A6**). When the report submission due date falls on a weekend or state-recognized holiday, reports will be due on the first business day that follows.

iv. All reports must be signed by the Authorized Signatory or Designee on file.

v. City may request to verify reports through methods that include, but are not limited to: supporting documentation, site visits, conference calls or video conferencing.

vi. Partner's failure to timely meet the reporting requirements may result in a delay in reimbursement.

B. Bimonthly Progress Reports:

i. Partner must complete Bimonthly Progress Reports (**Exhibit A7**) using the template attached to the Agreement.

ii. Partner must complete Bimonthly Progress Reports for the duration of the Project Completion Period.

iii. Bimonthly Progress Reports must correspond with Exhibit A3.

iv. Partner must report on any deliverables submitted and submit evidence of work completed, as requested by City.

C. Annual Reports:

The following materials must be submitted on an annual basis for the duration of the Project Completion Period:

i. Annual Progress Report: Partner must complete Annual Progress Reports using the template that will be provided by the City.

ii. Leverage Funding Report: Partner must submit Detailed Leverage Reporting forms using the template attached to this Agreement as **Exhibit A8.**

iii. Detailed Work Plan and Budget: Partner must provide an annual detailed work plan and budget showing alignment with Exhibit A3.

iv. Equipment Inventory Record: Partner must maintain an inventory of all equipment acquired with funding provided under this Agreement.

v. Indicator Tracking Report: Partner must report annually on the tracked indicators described in the Indicator Tracking Tables attached to this Agreement as **Exhibit A9**.

D. Project Completion Reports:

i. Completion Report: Partner must submit a report at the completion of the Project using the template provided by the City.

ii. Supporting Documentation: Partner must submit any supporting documentation required to demonstrate that the Project is fully completed.

E. Final Report:

i. Final Report: Partner must submit a final report at the end of the Performance Period using the template provided by the City.

ii. Leverage Funding Report: Partner must submit a detailed summary of the leverage funding spent using the template provided by the City.

F. Evaluation and Indicator Tracking Reporting. Partner must track and report on all indicators incorporated into the Indicator Tracking Plan (Exhibit A9) until the end of the Performance Period.

13. PAYMENT PROVISIONS.

A. Partner shall be paid on a reimbursement basis.

i. Partner must invoice City before City submits an invoice to SGC. TCC funds will be first issued to City; City will disperse payment to Partner. All invoices must be supported by adequate documentation evidencing the direct cost for which the Partner seeks reimbursement has been incurred.

ii. City shall not pay Partner until invoices are approved by SGC and funding is received by City.

iii. During the Project Completion Period, Partner may only request reimbursement for eligible costs incurred for implementing the Project. Any work performed prior to the start date or after the end of the Performance Period will not be reimbursed.

iv. During the Project Completion Period, Partner may only request reimbursement for Indicator Tracking costs as well as Partner Direct and Indirect costs for completing the Final Report. If the Project Completion Period and the Performance Period overlap, Partner may continue requesting reimbursement for Project costs for the duration of the Project Completion Period.

B. Eligible costs

Partner should refer to the TCC Guidelines including Appendix B for eligible cost requirements. To the extent that the provisions of this Section may conflict with the TCC Guidelines, this Section takes precedence.

i. Indirect costs are costs of doing business that are of a general nature and not directly tied to the Grant, but necessary for the general operation of the organization. These costs may account for no more than 12% of the awarded Grant funds minus any funds for equipment purchases with a per unit cost of $5,000.00 or more. Reimbursement requests for indirect/overhead costs must be proportionate to the direct costs billed in an invoice.

ii. Direct costs will be reimbursable. Direct costs are defined as costs directly tied to the implementation of the Grant Agreement. In addition, insurance premiums are only an eligible cost to the extent that the cost of coverage increased because of the award or Project requirements. Grantees must adhere to the following requirements:

a) Pre-development costs may account for up to ten percent (10%) of the individual Project budget submitted at the time of Application or of the individual Project budget included in in this Agreement, whichever is greater, of related capital improvement costs for the Project. This limit may be increased to 20% subject to TCC staff approval. Pre-development costs should not exceed ten percent (10%) of the Grant. These activities and costs should occur within the first year of the grant term to meet readiness requirements. Construction management tied to Project implementation is a direct project cost and will not be subject to the cap on "pre-development" costs.

b) Basic Environmental Infrastructure costs (that support water and wastewater connections, waste disposal systems, and/or pollution control systems) may account for up to ten percent (10%) of the total Grant.

c) The eligible use of heavy-duty trucks and equipment shall be reimbursed at the then-current rate set by the California Department of Transportation "Labor Surcharge and Equipment Rental Rate" guide.

iii. Travel costs directly related to the performance of this Agreement will be subject to the State of California travel reimbursement rates, in effect, during the term of this Agreement.

a) City will reimburse for actual expenditures, based on equivalent civil service classifications, up to the maximum state allowable rates in effect at the time of travel. The state rates are available for review at: http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx.

b) Incidental costs and travel costs outside the State of California will not be reimbursed.

c) For staff working on the Project, Partner shall maintain and submit for reimbursement detailed travel records and supporting documents (e.g. travel request and approval forms, expense claims, invoices, receipts for lodging and transportation, etc.) showing the date and purpose of the grant-related travel, destination and, in the case of travel by automobile, the number of miles driven.

d) Partner shall ensure travel costs are outlined in the Budget and Schedule of Deliverables and tied to tasks and deliverables in the work plan.

e) Partner shall ensure that any person traveling pursuant to this Agreement shall indemnify and hold harmless City, SGC, and State of California for any liabilities resulting from such travel.

iv. Project-specific allowable costs are costs that are only allowed under certain Strategies. These direct costs are allowed for Project implementation, and therefore may not be subject to the indirect cost restrictions. These costs may still be subject to additional restrictions per Appendix B of the TCC Guidelines and will not be reimbursed if incurred for other projects. See Exhibit A4 Project-Specific Terms and Conditions for project and strategy specific allowable costs.

C. Ineligible costs

i. For ineligible direct implementation costs, refer to Appendix B and C of the TCC Guidelines, by project or plan strategy.

ii. Indirect costs in excess of 12% of the awarded Grant.

iii. Climate resilience and adaptation must be integrated into the Project, Transformative Elements, and Vision. Climate adaptation and resilience planning activities must be paid for with leverage funding only. Implementation measures and design features integrated into the Project are fundable as direct project costs.

iv. Projects that fund additional parking infrastructure or other infrastructure projects that induce demand for additional parking

v. Additional ineligible costs

a) Exceeding cost caps for pre-development, basic infrastructure, indirect costs, and the transformative plans

b) The following costs associated with community engagement and outreach: Direct cash benefits or subsidies to participants; Alcoholic refreshments; Participant incentives, such as door prizes, which are unrelated to specific community work products; General Meetings that do not specifically discuss or advance implementation of the TCC Project

vi. Lobbying

vii. Advocacy work, such as direct lobbying for the passage of bills or local propositions

viii. Commission fees

ix. Ongoing operational costs beyond the grant term

x. Using funds for any cost that has been or will be paid through another funding source, or to finance any activities designed to supplant rather than supplement existing local agency activities or activities with pre-existing designated funding. This cost supplantation prohibition does not apply to interim financing for housing loans.

xi. Using funds for mitigation activities that are already mandated by local, regional, state, or federal governing bodies or agencies

xii. Ceremonial expenses (including food and beverages)

xiii. Expenses for publicity not related to the Project implementation

xiv. Bonus payments of any kind

xv. Damage judgments arising from the acquisition, construction, or equipping of a facility, whether determined by judicial process, arbitration, negotiation, or otherwise

xvi. Services, materials, or equipment obtained under any other State program

xvii. Real estate brokerage fees and/or expenses

xviii. Stewardship of legal defense funds

xix. Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure that may be located at a parking spot).

xx. Reimbursement for any interest accumulated in order to finance the project

D. All costs must be reasonable, as defined below:

i. A cost is reasonable if, in its nature and amount, it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost. In determining reasonableness of a given cost, consideration must be given to:

a) Whether the cost is of a type generally recognized as ordinary and necessary for the operation of the entity or the proper and efficient performance of this Agreement.

b) The restraints or requirements imposed by such factors as: sound business practices; arm's-length bargaining; federal, state, local, tribal, and other laws and regulations; and terms and conditions of this Agreement.

c) Market prices for comparable goods or services for the geographic area.

d) Whether the individuals concerned acted with prudence in the circumstances considering their responsibilities to its employees, the public at large, and the state.

e) Whether the cost significantly deviates from the acquiring entity's established practices and policies regarding the incurrence of costs.

ii. SGC has the ultimate discretion to determine if a cost is reasonable. Any costs that do not meet the requirements above may not be reimbursed by the SGC. If necessary, City will coordinate with Partner to file a Dispute to contest SGC's determination.

E. Retention. City will withhold payment of the final five percent (5%) of the Project until City determines that all Project requirements have been fulfilled per this Agreement.

14. MONTHLY INVOICING. During the Project Completion Period, Partner will submit monthly invoices by the 5th of the month for the previous month, as directed by the City.

A. Invoice Package - An invoice, supporting documentation, and the appropriate reporting materials are collectively referred to as the "invoice package."

i. Invoice – Partner must use the invoice templates provided in this Agreement (**Exhibit A10**)

a) Expenses should be broken out at the task level.

b) Expenses under each task should be broken out by cost type.

c) Indicator Tracking costs, travel, mileage, and equipment should be clearly identified.

ii. Supporting documentation – Partner must submit supporting documentation for all itemized costs. Documentation may include, but is not limited to: copies of purchase orders, receipts, subcontractor invoices, and timesheets. These items must contain sufficient information to establish that the specific service was rendered or purchase was made. Original supporting documentation is not required and should be retained by Partner.

a) Supporting documentation should be clearly labeled by task.

b) Supporting documentation does not need to be provided for administrative costs. However, Partner must maintain records of administrative costs to be made available upon request from the City or SGC.

c) Records documenting time spent performing the work must identify the individual, the date on which the work was performed, the specific grant-related activities or objectives to which the individual's time was devoted, the hourly rate, and the amount of time spent.

iii. Evidence of deliverables completed – Partner must submit evidence of work completed to justify the reimbursement request in the invoice. Documentation may be the final deliverables as listed in Exhibit A3 or interim deliverables that demonstrate the work completed.

iv. Report(s) – Partner must submit the appropriate reporting materials described in Reporting Requirements, Section 12.

B. Partner must submit the invoice package to the City by email. The invoice must be signed by the Authorized Signatory or Designee. By submitting the invoice package to the City, Partner certifies that all costs are eligible for reimbursement, that all work has been completed in accordance with the Grant requirements and that the invoice total reflects actual costs incurred.

i. SGC has the discretion to determine the sufficiency of work completed and completeness of an invoice package.

ii. If SGC determines an invoice package is complete and sufficient, SGC will notify City and approve the invoice. City will issue one check to Partner after the invoice

is approved by SGC. Partner is responsible for dispersing payment to any Subcontractors.

C. Invoice packages that do not meet the requirements or terms of this Agreement, are incomplete, or have inaccuracies, will be returned to Partner for resubmittal within fifteen (15) working days with an explanation of why it was not approved.

i. SGC may authorize partial payment of an invoice package and require Partner to resubmit the remaining portions in order to fix any inaccuracies or incomplete information.

ii. Partner must resubmit the amended invoice package (either partial or full) in the same manner as the original invoice within five (5) working days after receiving the notification while addressing the identified concerns.

D. If it is determined that Partner submitted false or materially inaccurate invoices, supporting document or components of the Application, any and all available remedies, including requesting reimbursement of already disbursed payments or termination of the Agreement may be imposed.

E. Partner's final invoice for the Project, when applicable, should include a request for reimbursement of the retention withheld throughout the Project Completion Period.

15. LEVERAGE FUNDING.

A. Partner will report on the leverage funding expended in the Bimonthly Progress Report and Annual Leverage Funding Reporting form. Partner must retain supporting documentation of leverage funding that will be made available to the City or SGC upon request. Partner shall ensure adequate books and accounts are maintained documenting leverage funding in accordance with generally accepted accounting principles, consistently applied.

B. Leverage funding must be spent within the Project Area and for the purposes of the Project.

C. Partner must only report eligible leverage funding expenditures. Expenditure of leverage funding will only count if it meets the requirements in the TCC Guidelines. If leverage funding sources change during the grant term, Partner will notify the City at the subsequent bimonthly reporting due date.

i. Changes in leverage funding sources that impact the Budget and Schedule of Deliverables may require an amendment to the Agreement.

ii. Changes in leverage funding sources that impact the 50% eligibility requirement in the TCC Guidelines and Application may require a remedy to be determined between City, Partner, and SGC.

16. STAND-ALONE LEVERAGE PROJECTS

A. Stand-alone projects must be completed by the end of the Performance Period and within the Project Area.

17. WORK OUTSIDE THE PROJECT AREA. No work outside the Project Area will be reimbursable through this Agreement except as allowed under this section. SGC and the City disclaim any representations, express or implied, that any work outside the Project Area that was not approved as part of the Application is or will be funded by the TCC Program. Partner waives any claims against the City or SGC related to such work. In the event that there is a reason that there is a need for work to occur outside the Project Area, Partner must submit a request which will be considered on a case-by-basis by City and may be approved or rejected. The request must be submitted in writing and must justify why work outside the Project Area is necessary and how it will result in direct benefit to residents of the Project Area.

18. REPAYMENT OF FUNDS. If Grant funds are not expended, or have not been expended in accordance with the Grant requirements or this Agreement; or if real or personal property acquired with grant funds is not being used, or has not been used for purposes in accordance with the Grant requirements or this Agreement; City has the authority to take appropriate action, at law or in equity, including but not limited to:

A. Requiring Partner to forfeit any unexpended portion of the grant funds, including but not limited to any retention withheld from invoices;

B. Requiring Partner to repay any funds improperly expended.

19. AVAILABILITY OF FUNDS. Sufficient funds for this Agreement have been made available by State FY 2022-2023 budget appropriation from the General Fund. However, this Agreement is subject to any restriction, limitation, or condition enacted by the Legislature, which may affect the provisions, terms, or funding of this contract in any manner.

20. REVENUE. All revenue generated as a part of the Project or Transformative Plan must be used to further the Project to the extent reasonably possible. Partner must keep records of revenue expenditures for audit purposes.

21. MONITORING AND OVERSIGHT. Partner agrees that the City or SGC or its designated representative shall have the right to visit any project site pertaining to any Project described in this Agreement. Project sites may include any public or participating private properties.

A. Once the Agreement is executed, the City may request a regularly occurring monthly phone call or in-person meeting with Partner's Grant Manager to discuss the Project. Partner must work with the City to accommodate monitoring requests.

B. The City or SGC retains the right to conduct a minimum of two (2) site visits a year during the grant term.

C. At the City or SGC's discretion, site visits may occur more frequently.

D. Partner agrees that the City and/or SGC or either of their designated representatives has the right to conduct a final inspection of completed Project, as determined by SGC. For

construction projects, this may require certification by the appropriate registered professional (such as California Registered Civil Engineer or Geologist) that the Project has been completed in accordance with final plans and specifications and any modifications. Partner must notify the City of the inspection date at least ten (10) working days prior to the inspection in order to provide SGC or City the opportunity to participate.

22. RECORDKEEPING. Partner must establish an official file for the Project funded by this Agreement. The file must contain adequate documentation of all actions taken with respect to the Project, including copies of this Agreement, amendments and modifications, letters and email correspondences, financial records (including agreements and any associated documents with Subcontractors), required reports, and readiness and compliance documentation. The City and SGC reserve the right to audit all Partner and Subcontractor records for this Project, as stated below.

A. Partner must establish a separate ledger account for receipts and expenditures of Grant funds and maintain expenditure details in accordance with the attached Budget and Schedule of Deliverables. Separate bank accounts are not required. Partner must maintain financial records of expenditures incurred during the Project in accordance with generally accepted accounting principles, including leverage funding that may be required.

B. When applicable, Partner must maintain documentation of its normal procurement policy and competitive bid process (including the use of sole source purchasing).

C. Subcontractors paid with moneys under the terms of this Agreement must maintain all records as specified. Partner maintains responsibility for ensuring that Subcontractors comply with the requirements above.

23. RECORDS. Partner agrees that all data, plans, drawings, specifications, reports, computer programs, operating manuals, notes and other written or graphic work produced in the performance of this Agreement will be in the public domain to the extent to which release of such materials is required under the California Public Records Act (Cal. Gov't Code § 7920 et seq.). Partner may disclose, disseminate and use in whole or in part, any final form data and information received, collected and developed under this Agreement, subject to appropriate acknowledgement of credit to the SGC for financial support as described in Section 54, Publicity. Partner must not utilize the materials for any profit-making venture or sell or grant rights to a third party who intends to do so. The City and SGC have the right to use any data described in this paragraph for any public purpose.

24. AUDIT AND RECORD RETENTION. Partner must ensure adequate protection for all records, physical and electronic, from loss, damage, or destruction for possible audit(s). Partner agrees that the City, SGC or designated representative will have the right during normal business hours to review and to copy any records and supporting documentation pertaining to the performance of this Agreement and interview any employees who might reasonably have information related to such records.

A. Partner and Subcontractors must maintain copies of project records four (4) years after the Performance Period, unless a longer period of records retention is stipulated.

B. The City and SGC retain the right to conduct an audit each year during the grant term and up to four (4) years after the Performance Period. Audits may include, but are not limited to, inspections of project records; ownership and usage records of equipment, vehicles, and infrastructure; and maintenance records of equipment, vehicles, and infrastructure.

C. If required by the SGC, the City may require recovery of payment from Partner to, issue a Stop Work Order or terminate the Agreement, as warranted, based on an audit finding, or any other remedies available in law or equity.

25. COMPLIANCE. Partner must fully comply with all applicable federal, state and local laws, ordinances, regulations, plans, and design standards. Partner must secure any new permits or licenses required by authorities having jurisdiction over the Project Area, and maintain all presently required permits. Partner shall coordinate with the City to ensure that any applicable requirements of the California Environmental Quality Act are met in order to carry out the terms of this Agreement. Partner must promptly provide evidence of such compliance if requested by the City or the SGC.

Additionally, Partner certifies that it currently is not and will not become:

A. In violation of any order or resolution subject to review promulgated by CARB or an air pollution control district;

B. Subject to a cease and desist order subject to review issued pursuant to Section 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or

C. Determined to be in violation of provisions of federal law relating to air or water pollution.

Partner must ensure Subcontractors comply with all terms in this Section with respect to the Project.

26. INSURANCE.

A. Partner must ensure the insurance policies set forth in **Exhibit A11** are obtained and kept in force through the Project Completion Period for each project, with no lapses in coverage, that cover any acts or omissions of City, Partner, Subcontractors or employees engaged in carrying out any tasks specified in this Agreement.

B. Throughout the life of this Agreement, the Partner shall pay for and maintain in full force and effect all insurance as required in Exhibit A11, which is incorporated into and part of this Agreement, with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated no less than "A-VII" in Best's Insurance Rating Guide, or (ii) as may be authorized in writing by the City's Risk Manager or designee at any time and in his/her sole discretion. The required policies of insurance as stated in Exhibit A11 shall maintain limits of liability of not less than those amounts stated therein. However, the insurance limits available to State and

City, and each of their officers, officials, employees, agents, and volunteers as additional insureds, shall be the greater of the minimum limits specified therein or the full limit of any insurance proceeds to the named insured.

C. If at any time during the life of the Agreement or any extension, Partner or any of its subcontractors/sub-consultants fail to maintain any required insurance in full force and effect, City may issue a Stop Work Order, until resolved, as described below, and all services and work under this Agreement shall be discontinued immediately, and all payments due or that become due to the Partner shall be withheld until notice is received by the City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to the City. Any failure to maintain the required insurance shall be sufficient cause for the City to terminate this Agreement. No action taken by the City pursuant to this Section shall in any way relieve Partner of its responsibilities under this Agreement. The phrase "fail to maintain any required insurance" shall include, without limitation, notification received by the City that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.

D. The fact that insurance is obtained by Partner shall not be deemed to release or diminish the liability of Partner, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify the State and City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Partner. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Partner, its principals, officers, agents, employees, persons under the supervision of Partner, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

E. If Partner should subcontract all or any portion of the services to be performed under this Agreement, Partner shall require each subcontractor to provide insurance protection, as an additional insured, to the State and City and each of their officers, officials, employees, agents, and volunteers in accordance with the terms of this Section, except that any required certificates and applicable endorsements shall be on file with Partner and the City prior to the commencement of any services by the subcontractor. Partner and any subcontractor shall establish additional insured status for the State and City, and each of their officers, officials, employees, agents, and volunteers.

27. COMPUTER SOFTWARE. Partner must ensure that the appropriate systems and controls are in place so that funds under this Agreement will not be used for the acquisition, operation, or maintenance of computer software in violation of copyright laws.

28. PERSONALLY IDENTIFIABLE INFORMATION. Information or data, including but not limited to all records and supporting documentation that personally identifies an individual or individuals is confidential in accordance with California Civil Code Sections 1798, et seq. and other relevant state or federal statutes and regulations. Partner must ensure that all such

information or data that comes into possession under this Agreement is appropriately safeguarded in perpetuity, and must not release or publish any such information, data, or records.

29. OWNERSHIP.

A. Deliverables. Partner hereby grants to the City and the SGC a royalty-free, nonexclusive, transferable, world-wide license to reproduce, translate, and distribute copies of any and all materials it produces pursuant to this Agreement, for nonprofit, noncommercial purposes, and to have or permit others to do so on the City or SGC's behalf.

B. Equipment:

i. Purchase of equipment using Grant funds is allowable only with prior approval by City.

ii. Cost of equipment purchased shall be substantiated by purchase receipt.

iii. For any equipment purchased or built with funds that are reimbursable as a direct cost of the Project, as determined by City, Partner must be the sole owner on title.

iv. If the funds are used to purchase equipment that costs $5,000 or more, each such piece of equipment is "grant-funded equipment."

v. Each grant-funded equipment must be dedicated to the described use in the same proportion and scope as was in this Agreement, unless City agrees otherwise in writing, during the useful life of the equipment.

vi. If the owner of the grant-funded equipment determines that it no longer has need for the Project before the end of the equipment's useful life, the owner shall donate the grant-funded equipment to a public entity or nonprofit organization that will use the grant-funded equipment for purposes that are similar to the purpose intended in this Agreement or to a public entity or nonprofit that serves the Project Area.

vii. For the duration of the useful life of each grant-funded equipment, Partner shall maintain a record identifying each grant-funded equipment, the expected useful life of each item, and the ultimate disposition (disposal or donation). The requirements of this Section will survive termination of this agreement.

viii. The cost to lease equipment to use in the Project Area may be charged to the Grant. Cost of leased equipment charged to the Grant must be substantiated with receipts identifying equipment was leased, lease rate and total cost.

ix. Use of equipment owned by Partner may be charged to the Grant at a rate set by the California Department of Transportation Labor Surcharge and Equipment Rental Rate Guide. Use of Partner equipment must be substantiated with an equipment usage log that identifies the equipment used, rate, and total rental cost.

A cost-benefit analysis to justify the cost of purchasing equipment versus leasing must be provided.

x. Partner will assume all risk including cost for maintenance, repair, loss, destruction, and damage to all equipment until disposition of equipment. City may, at its discretion, repair any damage or replace any lost or stolen items and deduct the cost thereof from Partner's invoice to the City, or require Partner to repair or replace any damaged, lost, or stolen equipment to the satisfaction of City with no expense to City.

xi. In the event of theft, a report must be filed immediately with the California Highway Patrol (State Administrative Manual § 8643 [Lost, Stolen, or Destroyed Property]).

xii. Partner must maintain an inventory record for Grant-funded equipment purchased or built with funds provided under this Agreement. In addition, items of Grant-funded equipment or supplies that are prone to theft, loss, and misuse and may contain sensitive data (e.g., computers, printers, smartphones, tablets, cameras, GPS devices, etc.) costing less than $5,000 must be inventoried. Details on the inventory record are to be provided in the Implementation Grant Administration Guide.

xiii. The Equipment Inventory Record must be updated annually and upon request. See Section 12, Reporting Requirements, for more information.

C. Vehicles:

i. Partner must be the sole owner of all vehicles acquired as part of the Project, including but not limited to, bicycles, cars, buses, vans, rail passenger equipment. During the Project Completion Period, vehicles must be dedicated to the described use in the same proportion and scope as is described in this Agreement, unless SGC agrees otherwise in writing.

ii. Vehicles acquired for the purposes of public transit must be maintained in a state of good repair and dedicated to that public transportation use for their full useful life, which, for the purpose of this Agreement, will be determined in accordance with standard State of California and national transit practices and applicable rules and guidelines, including any extensions of that life cycle achievable by reconstruction, rehabilitation or enhancements. If the ownership or use of vehicles change to a use not in accordance with the Agreement, Partner may be required to reimburse the City for the fair market value.

iii. Vehicles acquired for general Project work (i.e., work trucks) must be maintained in a state of good repair for their full useful life, which, for the purpose of this Agreement, will be determined in accordance with standard State practices. If the ownership or use of the vehicles change to a use not in accordance with this Agreement, Partner may be required to reimburse the City for their fair market value.

D. Infrastructure:

i. Partner must ensure all necessary rights of way, property ownership, or leases have been secured prior to construction. Purchases of all real property required for the Project must be free and clear of liens, conflicting easements, obstructions, and encumbrances. Any property acquisition by Partner must not involve eminent domain proceedings or threat of eminent domain proceedings. Partner must record deed restrictions on Project property, as applicable.

ii. For any rights of way, real and personal property, leases, improvements, and infrastructure funded as a reimbursable direct cost of the Project, the Partner must be the sole owner of the title or leasehold. The foregoing sentence notwithstanding, dispersed improvements such as those made under the Solar Installation, Energy Efficiency and Appliance Electrification Strategy may be made on private real property. Each site acquired or improved upon with funding provided under this Agreement must remain permanently dedicated to the described use in the same proportion and scope as was in the Grant Agreement, unless SGC agrees otherwise in writing. If the ownership or use of the property changes to a use not in accordance with this Agreement, Partner may be required to reimburse the City.

iii. Partner is obligated to continue operation and maintenance of the physical aspects of the Project for its full useful life, which, for the purpose of this Agreement, includes any extensions of that life achievable by reconstruction, rehabilitation or enhancements, in accordance with the described use in the same proportion and scope as in this Agreement, unless City agrees otherwise in writing. Partner may be excused from its obligations for operation and maintenance of the Project site only upon written approval from City. The Project and its facilities must be maintained, supervised, and inspected by adequate and well-trained staff and/or professionals and technicians as the project reasonably requires.

E. Debt Security:

Partner will not use or allow the use of any portion of real property purchased solely with Grant funds as security for any debt. This debt financing prohibition is not applicable to the Affordable Housing Development Capital Projects under the Equitable Housing and Neighborhood Development Strategy.

30. NON-PERFORMANCE. City has sole discretion to determine if Partner is performing in accordance with this Agreement. Non-performance issues can include, but are not limited to: misuse of funding for ineligible expenses, inability to meet performance requirements or schedule milestones, failure to complete or failure to make a good faith effort to complete the Project as a whole or any Project Components, including ensuring Stand-alone Leverage Projects adhere to the TCC Partnership Agreement, and/or failure to comply with the terms of this Agreement.

A. The City will notify Partner in writing if non-performance is determined, and will provide instructions and a timeline to rectify all cases of non-performance.

B. Partner must respond to a determination of non-performance within 15 calendar days by either a) acting on corrective actions, or b) disputing the findings in writing.

C. City, without waiver of other rights or remedies, may require Partner to re-perform any actions not in accordance with this Agreement. City may withhold any payments due to Partner until the Project is brought back into full compliance. Costs and expenses for these actions will be borne by Partner.

D. If Partner fails to correct any non-performance to City's satisfaction, City may elect to terminate this Agreement or any part thereof. Partner may be liable for immediate repayment to City of all amounts disbursed by City for the Project or Transformative Plan, as applicable, and only if nonperforming. City may, at its sole discretion, examine the extent of Partner compliance for work partially completed and determine costs eligible for reimbursement. This paragraph will not be deemed to limit any other remedies available to City.

E. Upon termination by City, Partner must deliver all invoices, reports, and other deliverables required by this Agreement up to the time of termination. Partner must deliver all materials within 30 calendar days of the termination date.

31. DISPUTES. SGC has sole discretion to determine if an invoice, report, deliverable, or other supporting documentation is sufficient and complete, per the Agreement, TCC or AHSC Guidelines, and/or any other statutory requirement. All dispute, resolution, and appeal statements must be signed by the appropriate Authorized Signatory or Designee. City, Partner and relevant parties must attempt to negotiate a resolution before submitting a dispute.

A. City or SGC will notify Partner in writing if any materials are determined to be insufficient or incomplete within five (5) working days of receiving the materials.

i. Partner must respond in writing within five (5) working days with either a) materials requested by the City or SGC, or b) a written statement disputing the City or SGC's findings. The dispute statement must contain a concise description of the dispute, along with any supporting documentation.

ii. SGC will present a dispute resolution after receiving the dispute statement.

B. Partner has fifteen (15) working days to appeal a dispute resolution. The appeal statement must contain a concise description of the appeal, along with any supporting documentation.

i. Partner and relevant parties must attempt to negotiate a resolution to the appealed dispute. SGC will respond to the appeal statement after receiving dispute resolution appeal statement.

C. If Partner wants to further appeal a dispute resolution after undergoing both the dispute and appeal process, City will coordinate with Partner to submit a further appeal statement to the Government Claims Program at the Department of General Services, the final administrative forum for resolution of the dispute.

D. During a dispute, Partner and any subcontractors must observe any Stop Work Orders put into effect until the dispute is resolved.

32. STOP WORK ORDER. City has the right to issue a Stop Work Order for the Project or Transformative Plan, as applicable, and suspend payments. City reserves the right to issue a Stop Work Order if there is a breach in the leverage funding commitments that put the Project at risk of not being completed.

A. Immediately upon receiving a Stop Work Order written notice, Partner must cease all work under the Project. The Stop Work Order will be in effect until resolution is reached or until the Project is terminated.

i. City may require remedial steps from Partner.

ii. Project may be terminated by means of an amendment.

B. Any costs incurred after the issuance of a Stop Work Order will not be reimbursed. Costs and expenses for these actions will be borne by Partner. Work may resume only upon written notification from the City that the Stop Work Order has ended or until the Project is terminated.

If Partner issues a Stop Work Order to any Subcontractors, Partner must notify the City within ten (10) working days of issuing the order.

33. HEALTH IMPACTS. If the SGC has a reasonable concern about the public health impact of a Project Component, the SGC may require Partner to further study and mitigate the impact as directed by the SGC. Notwithstanding Section 13 of this Agreement, Payment Provisions, Partner may request any required study and mitigation to be considered an eligible cost for reimbursement based on the fiscal inability of the entity required to perform the directed work.

34. TERMINATION FOR CONVENIENCE. Both City and Partner have the right to terminate this Agreement prior to the end of the Grant term upon thirty (30) calendar days of written notice. The written notice must specify the reason for early termination and may permit City or Partner to rectify any deficiency(ies) prior to the termination date.

A. Conditions of early termination:

i. Upon any termination, Partner must deliver all invoices, reports, and other deliverables required by this Agreement up to the time of termination. Partner must deliver all materials within sixty (60) calendar days of the termination date.

ii. Upon receipt of notice from City of Termination for Convenience, Partner shall immediately take action to ensure neither it nor any Subcontractor incur any

additional obligations, costs or expenses, except as may be reasonably necessary to terminate its activities.

iii. City will examine the extent of Partner compliance for work partially completed and reasonably determine costs eligible for reimbursement based on final invoices submitted and compliance with this Agreement.

35. The rights and remedies of City and Partner provided in this Section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

36. GOVERNING LAW AND VENUE. Except to the extent preempted by applicable federal law, the laws of the State of California shall govern all aspects of this Agreement, including execution, interpretation, performance, and enforcement. Venue for filing any action to enforce or interpret this Agreement will be Riverside County, California.

37. INDEPENDENT CONTRACTOR. In furnishing the services provided for herein, Partner is acting solely as an independent contractor. Neither Partner, nor any of its officers, agents, or employees shall be deemed an officer, agent, employee, joint venturer, partner or associate of City for any purpose. City shall have no right to control or supervise or direct the manner or method by which Partner shall perform its work and functions. However, City shall retain the right to administer this Agreement so as to verify that Partner is performing its obligations in accordance with the terms and conditions thereof.

This Agreement does not evidence a partnership or joint venture between Partner and City. Partner shall have no authority to bind City absent City's express written consent. Except to the extent otherwise provided in this Agreement, Partner shall bear its own costs and expenses in pursuit thereof.

Because of its status as an independent contractor, Partner and its officers, agents and employees shall have absolutely no right to employment rights and benefits available to City's employees. Partner shall be solely liable and responsible for all payroll and tax withholding and for providing to, or on behalf of, its employees all employee benefits including, without limitation, health, welfare and retirement benefits. in addition, together with its other obligations under this agreement, Partner shall be solely responsible, indemnify, defend and save City harmless from all matters relating to employment and tax withholding for and payment of Partner's employees, including, without limitation, (i) compliance with Social Security and unemployment insurance withholding, payment of workers compensation benefits, and all other laws and regulations governing matters of employee withholding, taxes and payment; and (ii) any claim of right or interest in City employment benefits, entitlements, programs and/or funds offered employees of City whether arising by reason of any common law, de facto, leased, or co- employee rights or other theory. It is acknowledged that during the term of this Agreement, Partner may be providing services to others unrelated to City or to this Agreement.

38. INDEMNIFICATION. To the furthest extent allowed by law ["including California Civil Code section 2782.8" is added in professional engineering service contracts], Partner shall indemnify, hold harmless and defend City and its officers, officials, employees, agents, and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract,

tort or strict liability, including but not limited to personal injury, death at any time and property damage), and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees and litigation expenses) that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Partner, its principals, officers, employees, agents or volunteers in the performance of this Agreement.

If Partner should subcontract all or any portion of the services to be performed under this Agreement, Partner shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, servants and volunteers in accordance with the terms of the preceding paragraph.

This Section shall survive termination or expiration of this Agreement.

39. WAIVER. Partner waives any and all rights to any type of express or implied indemnity or right of contribution from the City, officers, agents or employees, for any liability arising from, growing out of, or in any way connected with this Agreement. Partner waives all claims and recourses against the City, including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this Agreement, except claims arising from the gross negligence and intentional misconduct of the City, its officers, agents, and employees.

Neither failure nor delay on the part of the City in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any such right preclude any further exercise thereof or the exercise of any other right. No waiver of any provision of this Agreement or consent to any departure by the Partner therefrom shall be effective unless the same shall be in writing, signed on behalf of the City by a duly authorized officer thereof, and the same shall be effective only in the specific instance for which it is given. No notice to or demand on the Partner in any case shall entitle the Partner to any other or further notices or demands in similar or other circumstances, or constitute a waiver of any of the City's right to take other or further action in any circumstances without notice or demand.

40. NO THIRD PARTY BENEFICIARY. The rights, interests, duties, and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties other than expressly identified herein. No subcontractor, mechanic, materialman, laborer, vendor, or other person hired or retained by Partner shall have any rights hereunder and shall look to Partner as their sole source of recovery if not paid. No third party may enter any claim or bring any such action against City under any circumstances. Except as provided by law, or as otherwise agreed to in writing between City and such person, each such person shall be deemed to have waived in writing all right to seek redress from City under any circumstances whatsoever. Partner shall include this paragraph in all contracts and subcontracts.

41. FORCE MAJEURE. Neither the City, nor Partner will be responsible hereunder for any delay, default, or nonperformance of this Agreement, to the extent that such delay, default, or nonperformance is caused by an act of God, weather, accident, enemy or hostile governmental action, civil commotion, strikes, lockouts, labor disputes, fire or other casualty, or other

contingencies unforeseen by the SGC, City, Partner, Subcontractors, or vendors, and beyond the reasonable control of such party.

42. EXPATRIATE CORPORATIONS. Partner hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

43. CORPORATION QUALIFIED TO DO BUSINESS IN CALIFORNIA. If Partner is a corporation, the corporation must be in good standing and currently qualified to do business in the state. "Doing business" is defined in Revenue and Taxation Code Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit.

44. Certificate of Compliance with Russia Sanctions

Per Executive Order N-6-22, if Partner's Grant is valued at $5 million or more with agencies or departments subject to the California Governor's authority, it is directed to report its compliance with economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as sanctions imposed under state law, if any. If Partner is subject to the certification requirement, it should carefully review the Executive Order and the economic sanctions imposed in response to Russia's actions in Ukraine, including, but not limited to, the federal executive orders identified in Executive Order N-6-22, sanctions identified by the U.S. Department of the Treasury, and sanctions imposed under state law, if any. A certification of compliance, included as Attachment D-10 to the Grant Agreement, must be returned to City prior to any disbursement of grant funds.

Additionally, should City at any time determine Partner is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this Agreement. City shall provide Partner advance written notice of such termination, allowing Partner at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the City.

45. SELF-DEALING AND ARM'S LENGTH TRANSACTIONS. All expenditures for which reimbursement pursuant to this Agreement is sought must be the result of arm's-length transactions and not the result of, or motivated by, self-dealing on the part of Partner or any employee or agent of Partner.

46. RELOCATION. If the Project is subject to State Relocation Law and a relocation plan is required by State Relocation Law (Gov. Code, § 7260 et seq.) and Section 6038 of the Relocation Assistance and Real Property Guidelines (25 Cal. Code of Regulations, div. 1, ch. 6, § 6000 et seq.) for the Project Area, Partner must provide a copy of the relocation plan.

47. AMERICANS WITH DISABILITIES ACT. Partner certifies that itself, and its Subcontractors comply with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines pursuant to the ADA (42 U.S.C. 12101 et seq.).

48. NON-DISCRIMINATION CLAUSE.

During the performance of this Agreement, Partner and Partner's subcontractor(s) will not unlawfully discriminate, harass, or allow harassment against any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor will they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status.

Partner and Partner's subcontractor(s) must ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Partner and Partner's subcontractor(s) must comply with the provisions of the Fair Employment and Housing Act (Gov. Code, § 12990 et seq.) and the applicable regulations promulgated there under (Cal. Code Regs., title 2, § 11005 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a)-(f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Partner and Partner's subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other grant agreement.

Partner must include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform services under this Grant Agreement.

49. DRUG-FREE WORKPLACE CERTIFICATION. Partner certifies that it will provide a drug-free workplace to employees of Partner and Subcontractors by taking the following actions:

A. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in the organization's workplace and specifying the actions that will be taken against employees for violations of the prohibition.

B. Establish a drug-free awareness program to inform employees about:

i. the dangers of drug abuse in the workplace;

ii. the organization's policy of maintaining a drug-free workplace;

iii. any available counseling, rehabilitation and employee assistance programs; and,

iv. penalties that may be imposed upon employees for drug abuse violations.

C. Every employee who works on the Project that is subject to this Agreement must:

i. receive a copy of the company's drug-free workplace policy statement; and,

ii. agree to abide by the terms of the company's statement as a condition of employment on the Project.

50. CHILD SUPPORT COMPLIANCE ACT. Partner recognizes the importance of child and family support obligations and must fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Family Code Section 5200 et seq.; and Partner, to the best of its knowledge, is fully complying with the earnings assignment orders of all employees, and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

51. ENVIRONMENTAL JUSTICE. In the performance of this Agreement, Partner must conduct its programs, policies, and activities that substantially affect human health or the environment in a manner that ensures the fair treatment of people of all races, cultures, and income levels, including minority populations and low-income populations of California, consistent with Government Code section 65040.12, subdivision (e).

52. UNION ORGANIZING. By signing this Agreement, Partner hereby acknowledges the applicability of Government Code Sections 16645, 16645.2, 16645.8, 16646, 16647, and 16648 to this Agreement and hereby certifies that:

A. No grant funds disbursed by this Agreement will be used to assist, promote, or deter union organizing by employees performing work under this Agreement.

B. If Partner makes expenditures to assist, promote, or deter union organizing, Partner must maintain records sufficient to show that no state funds were used for those expenditures, and that Partner must provide those records to the Attorney General upon request.

53. PREVAILING WAGE AND LABOR COMPLIANCE. Partner certifies that it will comply with all prevailing wage requirements under California law, pursuant to Section 1720 et seq. of the California Labor Code. The California Labor Code requires payment of locally prevailing wages to workers and laborers on state government contracts in excess of $1,000 for public works projects. A "public work" is the construction, alteration, demolition, installation, repair or maintenance work done under contract and paid for in whole or in part out of public funds. The definition applies to private contracts when certain conditions exist. Partner can identify additional stipulations and exceptions under Cal. Labor Code § 1720 et seq.

A. Partner must ensure the following on "public work" activities under this Agreement:

i. Prevailing wages are paid;

ii. The Project budget for labor reflects these prevailing wage requirements; and

iii. The Project complies with all other requirements of prevailing wage law including but not limited to keeping accurate payroll records, and complying with all working hour requirements and apprenticeship obligations.

B. Partner must ensure that its Subcontractors, if any, also comply with prevailing wage requirements. Partner must ensure that all agreements with its Subcontractors to perform work related to the Project contain the above terms regarding payment of prevailing wages on public works projects.

C. The Department of Industrial Relations (DIR) is the primary resource for consultation on the requirements of California prevailing wage law.

i. Partner can identify the rates for prevailing wage on the DIR website at http://www.dir.ca.gov. Partner may contact DIR for a list of covered trades and the applicable prevailing wage.

ii. If Partner is unsure whether the Project is a "public work" as defined in the California Labor Code, it may wish to seek a timely determination from the DIR or an appropriate court.

iii. If Partner has questions about this contractual requirement, recordkeeping, apprenticeship or other significant requirements of California prevailing wage law, it is recommended Partner consult DIR and/or a qualified labor attorney before accepting this Grant.

54. PUBLICITY. Partner should acknowledge SGC in publications, websites, signage, invitations, and other media and public outreach products related to the Grant. City will provide SGC logo files and SGC guidance on their usage to Partner. Partner agrees to follow the TCC Grantee Publicity Guidelines provided by SGC (Attachment D-8 to the Grant Agreement). If Partner is planning an event or announcement, needs sample materials, or needs assistance or advice regarding digital or print materials, press, social media, and/or general communications, Partner shall contact City.

A. Long-Form Materials

Long-form written materials are those that are more than 1,000 words in length, such as reports, should include the following standard language about SGC and TCC:

The Transformative Climate Communities (TCC) Program funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California's most disadvantaged communities. TCC empowers the communities most impacted by pollution to choose their own goals, strategies, and projects to enact transformational change – all with data-driven milestones and measurable outcomes. This program is administered by the California Strategic Growth Council (SGC) which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians. www.sgc.ca.gov.

B. Short-Form Materials

Press Releases, Flyers, Social Media Posts, and Visual Materials: Any informational materials that do not qualify as long-form (less than 1,000 words), but include at least a paragraph of text, should include following language:

"[Project Name] is supported by California Strategic Growth Council's Transformative Climate Communities program with funds from California's General Fund.

Partner may at times produce promotional materials that are primarily visual in nature, such as banners, signage, certain flyers, and sharable images for social media. In such cases, when including the above boilerplate language acknowledging SGC support is not practical, Partner should instead include the official logo of SGC, preceded by the words "Funded by."

See TCC Grantee Publicity Guidelines, Attachment D-8 to the Grant Agreement, for approved tags.

55. RECYCLED CONTENTS PRODUCTS. Partner must certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section 12209. With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision must specify that the cartridges so comply (Pub. Contract Code § 12205).

56. SEVERABILITY. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

57. NOTICES. Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this Agreement shall be directed to the following contract representatives:

GRANTEE
City of Coachella
Attn: City Manager
53990 Enterprise Way
Coachella, CA 92236

PARTNER
Bound Corporation
Attn: Juan Guevara Diaz
Chief Executive Officer
44907 Golf Venter Parkway, Suite 1-2
Indio, CA 92201

58. ATTORNEY FEES. If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party will be entitled to recover from the other party its reasonable attorney's fees and legal expenses.

59. BINDING ON ALL SUCCESSORS AND ASSIGNS. Unless otherwise expressly provided in this Agreement, all the terms and provisions of this Agreement shall be binding on and inure to

the benefit of the parties hereto, and their respective nominees, heirs, successors, assigns, and legal representatives.

60. COUNTERPARTS. This Agreement may be executed in counterparts, each of which when executed and delivered will be deemed an original, and all of which together will constitute one instrument. The execution of this Agreement by any party hereto will not become effective until counterparts hereof have been executed by all parties hereto.

61. CUMULATIVE REMEDIES. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity. All powers and remedies given by this Agreement shall be cumulative and in addition to those otherwise provided by law.

62. ENTIRE AGREEMENT. This Agreement represents the entire and integrated agreement of the parties with respect to the subject matter hereof. This Agreement supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be modified or amended only by written instrument duly authorized and executed by the parties.

63. EXHIBITS. Each exhibit and attachment referenced in this Agreement is, by the reference, incorporated into and made a part of this Agreement.

64. EXPENSES INCURRED UPON EVENT OF DEFAULT. Partner shall reimburse City for all reasonable expenses and costs of collection and enforcement, including reasonable attorney's fees, incurred by City as a result of one or more Events of Default by City under this Agreement.

65. HEADINGS. The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

66. NON-RELIANCE. Partner hereby acknowledges having obtained such independent legal or other advice as it has deemed necessary and declares that in no manner has it relied on City, it agents, employees or attorneys in entering into this Agreement.

67. SURVIVAL. The following Sections survive the termination or expiration of the Agreement: 5, 15, 19, 20, 21, 22, 23, 24, 26, 28, 35, 36, 37, 51, 53, 65.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CITY OF COACHELLA,
A California municipal corporation

By: _____
William B. Pattison
Acting City Manager

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:
ANGELA M. ZEPEDA
City Clerk

By: _____
City Clerk

BOUND CORPORATION

By: _____

Name: Juan Guevara Diaz

Title: Chief Executive Officer
(If corporation or LLC, Board Chair Pres. Or Vice Pres.)

By: _____
Name: Miguel Felix

Title: Chief Financial Officer
If corporation or LLC., CFO, Treasurer, Secretary or Assistant Secretary)

Addresses:
CITY:
City of Coachella
Attention: City Manager's Office
Coachella City Hall
53990 Enterprise Way
Coachella, CA 92236
Phone: (760)398-3502

TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM

California Department of Conservation

CALIFORNIA STRATEGIC GROWTH COUNCIL



GRANT ADMINISTRATION GUIDE

PLANNING, PROJECT DEVELOPMENT, AND IMPLEMENTATION GRANTS

INTRODUCTION

This document is the official Grant Administration Guide for **Rounds 1, 2, 3, 4, and 5** of Transformative Climate Communities (TCC) Planning, Project Development, and Implementation Grants. The Guide is provided to the Lead Grantee by the State, and the Lead Grantee may distribute the Guide directly to their Partners or use it as guidance for developing their own internal grant administration materials.

This document may be updated throughout the grant term. Please check the Grantee Resources folder linked here for the latest version, or contact your TCC Grant Manager to confirm that you have the latest edition.

If it is determined that any portion of the Guide is inconsistent with the TCC Program Guidelines or Grant Agreement, the **TCC Program Guidelines** and **Grant Agreement will take precedence**, and the Guide will be updated as necessary.

HOW TO READ THIS GUIDE

Unless otherwise specified within individual sections, all instructions in this guide apply to TCC Grantees of Rounds 1 through 5 and all three grant types: Planning, Project Development, and Implementation. Differentiation between the three grant types will be marked by the following icons:

Planning Grants	Project Development Grants	Implementation Grants

ICONS, SYMBOLS, AND ACRONYMS

ICONS

Table of Contents	References Button	Important Notes

SYMBOLS

- *Figure*
- *Table*
- *Timeline*

ACRONYMS

SGC - Strategic Growth Council
TCC - Transformative Climate Communities
DOC - Department of Conservation
CCI - California Climate Investments



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Unless otherwise specified within individual sections, all instructions in this guide apply to Grantees of all five rounds and all three TCC Grant types. Please refer to the section "How to Read this Guide" for more information.

Section 1 ROLES AND RESPONSIBILITIES

A. California Strategic Growth Council and the Department of Conservation

P D I R1-5

The Transformative Climate Communities (TCC) Program is administered by the California Strategic Growth Council (SGC) and implemented by the Department of Conservation (DOC).

TCC Grant Agreements for each of the three project types are executed between SGC and the Lead Grantee, while DOC leads administrative functions. One SGC and one DOC representative will be assigned to each grant and will serve collectively as the "TCC Grant Managers." In close coordination with SGC, DOC will review and approve all invoices, reports, requests to begin work, deliverables, and proposed modifications or amendments.

TCC is administered by SGC and implemented by DOC. As the grantor, SGC is responsible for all policy decisions and is the final decision maker for all aspects of the grant.

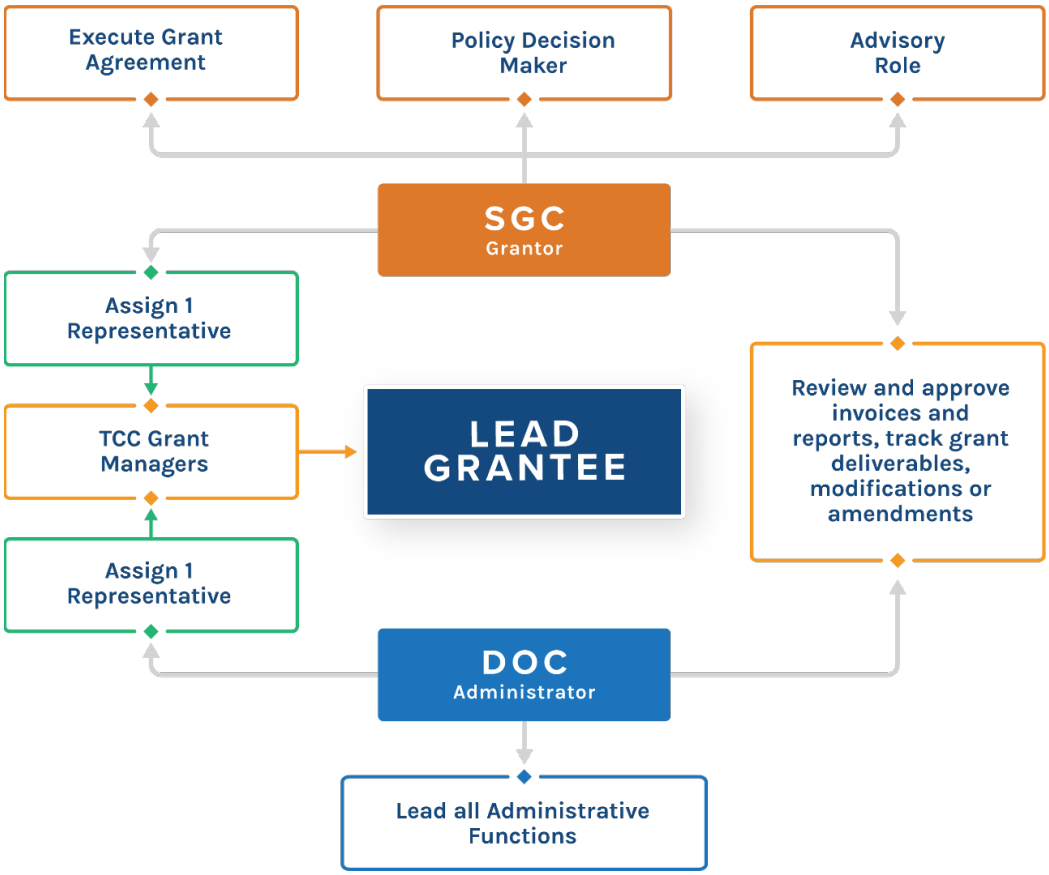


Figure 1. SGC and DOC Roles and Responsibilities.

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

B. Grantees, Partners, and Subcontractors

The Grant Agreement is between SGC and the Lead Grantee only. All communications will be directed to the Lead Grantee, who is responsible for disseminating information to and collecting materials from their Project Partners.

The Lead Grantee is responsible for supporting their Partners and/or Subcontractors in meeting all program requirements throughout the term of the grant. The Lead Grantee plays an important role in providing Partners and/or Subcontractors with technical assistance, training, support, and is responsible for leading Project coordination.



Figure 2. Grantee Communications

Table 1: Grant Administration Roles and Responsibilities

Grant Administration Roles and Responsibilities	
Lead Grantee	Designated Lead Applicant that has an agreement for grant funding with the State.
Partner	Entities other than the Lead Grantee that enter into a partnership with the Lead Grantee and other organizations for the purpose of implementing TCC grant activities. Partners are referred to as "Co-Applicants" during the application stage.
Lead Entity	The Lead Grantee or Partner responsible for leading the implementation of a specific Project.
Subcontractor	Subcontractors are third-party entities hired by either Lead Grantees or Partners to carry out grant-funded activities.

R1-5 **GRANT AGREEMENT REFERENCES**

Planning Grants

- **Round 1: Section 20.** Grantee's Staff, Partners, and Subcontractors
- **Rounds 2 - 3: Exhibit D.** Special Terms and Conditions**: 2. Subcontractors**
- **Rounds 4 - 5: Section 17.** Subcontractors

Project Development and Implementation Grants

- **Rounds 1 - 5: Exhibit A, Part 2, Section 5.** Partners and Subcontractors

Section 2 GENERAL ADMINISTRATION

A. Day-to-Day Communications

During the term of the Grant Agreement, communication will be between the TCC Grant Managers and the Lead Grantee, unless otherwise stated. TCC Grant Managers may communicate with Partners and/or Subcontractors directly to provide technical assistance to support Project implementation or other State priorities.

Refer to the following sections of this guide for specific instructions on Reporting (Section 4), Invoicing (Section 5), and Modifications and Amendments (Section 7) for each of the grant types.

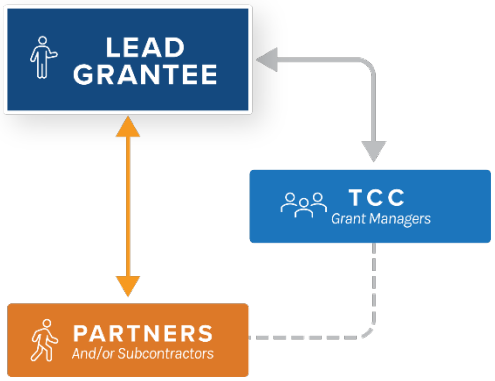


Figure 3. Grant Agreement Communication

B. Authorized Signatories

The Authorized Signatory Form should include all individuals authorized to sign any grant-related materials.

The Lead Grantee completes an Authorized Signatory Form during the grant execution process. It can be helpful to have an Authorized Signatory who is not TCC grant funded. If the Authorized Signatory is being funded with TCC funding, the Lead Grantee must ensure timesheets or time reports are signed and verified by another qualified person from the organization.

The Authorized Signatory Form should be updated and resubmitted within seven working days of any changes in signatories. Use the following naming convention for completed forms:

"[Grant #]_[Grantee Name]_Authorized Signatories_Update [#]_[Date]"

R1-5 **GRANT AGREEMENT REFERENCES**

P **Planning Grants**

- R1-5 **Rounds 1 and 4 - 5: Section 4.** Authorized Signatories
- R1-5 **Rounds 2 & 3: Exhibit A, Scope of Work**: Section 3. Authorized Signatories

D I **Project Development and Implementation Grants**

- R1-5 **Rounds 1 - 5: Section 4.** Authorized Signatories

C. Submitting Electronic Materials

D I P R1-5

All Lead Grantees, regardless of Grant type, will need to submit all documents (e.g., invoices, amendment requests, etc.) via the designated Grantee submission folder in the SGC cloud storage system, Microsoft SharePoint.

R1-5 **All Rounds** - Upon submission of invoicing documents to SharePoint, Lead Grantees must also email the Invoice Summary (PDF) to the TCC Grant Managers and copy the SGC and Governor's Office of Planning and Research at accountspayable@opr.ca.gov. Please see Section 5 on Invoicing for additional requirements.

The following are acceptable forms of e-signature per State of California Department of General Services policy:



R1-5 **GRANT AGREEMENT REFERENCES**

P **Planning Grants**

- R1-5 **Round 1: Section 5.** Document Submission
- R1-5 **Rounds 2 - 3: Exhibit A**, Scope of Work, Section 6. Document Submission
- R1-5 **Rounds 4 - 5: Section 33**. Document Submission

D I **Project Development and Implementation Grants**

- R1-5 **All Rounds: Section 7**. Document Submission

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

D. Naming Convention

All documents submitted by the Lead Grantee should follow this general naming convention:

"[Grant #]_[Grantee Name]_[Document Type]_[Date]"

Examples of naming conventions for different types of documents are provided throughout the remainder of this guide.

E. Payee Data Record

The **Payee Data Record (STD 204)** should reflect the Lead Grantee's Federal Employer Identification number, current remittance address, and authorized payee representative, among other required information. Lead Grantees complete the STD 204 during the grant execution process, and it must be kept current. Reimbursement checks will be sent to the address provided on the STD 204.

If this address has changed, Lead Grantees must submit an updated STD 204 with a bimonthly invoice and use the following naming convention for the completed form:

"[Grant #]_[Grantee Name]_Payee Data Record_Update [#]_[Date].pdf"

F. Evidence of Insurance

Lead Grantees must provide evidence of insurance that meets the requirements outlined in the Grant Agreement and should name SGC as an additional insured for SGC funded work. Evidence of insurance must be provided within sixty calendar days of the Grant Agreement execution date.

Proof of insurance must be kept current and must be resubmitted if there are any changes to the insurance policy during the grant term. For insurance files, please use the following naming convention:

"[Grant #]_[Grantee Name]_Insurance_[Date].pdf"

" [Grant #]_[Grantee Name]_Insurance Update [#]_[Date].pdf"

Lead Grantees are responsible for determining the insurance requirements for their Partners and Subcontractors. Lead Grantees must notify TCC staff if this is less than the minimum insurance requirements contained in the Grant Agreement.

GRANT AGREEMENT REFERENCES

P R1-5 Planning Grants

- **Round 1: Section 23.** Insurance Requirements for Term of Grant Agreement
- **Rounds 2 - 3: Exhibit D.** Special Terms and Conditions, **8. Insurance** Requirements
- **Rounds 4 - 5: Section 23.** Insurance Requirements

D R5 Project Development Grants

- **Round 5: Section 23.** Insurance

I R1-5 Implementation Grants

- **All Rounds: Section 26.** Insurance

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

Section 3 CONDITIONS FOR BEGINNING WORK

A. Readiness Requirements

Conditions for beginning work apply to all quantifiable and non-quantifiable projects (for Implementation Grants) and to all physical projects that will be constructed during the Project Development Grant Term (for Project Development Grants).

Readiness requirements include CEQA documentation, site control, permits, project maps and designs, project schedules, operations and maintenance plans, and other strategy-specific requirements. The strategy specific readiness requirements can be found in Appendix D of the TCC Program Guidelines for Rounds 1 and 2, and Appendix B of the TCC Program Guidelines for **Rounds 3-5**.

Readiness will be assessed and approved independently by SGC for each individual project. Direct project costs cannot be expended until the Lead Grantee receives written notice from SGC that readiness requirements have been met. For projects that are not ready, only pre-development and associated grant administration, project management, community engagement to solicit project input, and indirect/overhead costs are allowable until readiness is achieved. Grantee Costs are eligible for expenditure from the date of grant execution.

B. Requirements for Project Development Grants

For Project Development Grants, Lead Entities must demonstrate readiness in accordance with the relevant requirements outlined for each strategy in the TCC Program Guidelines (see Appendix A – TCC Program Guidelines) and Grant Agreement. Upon grant execution, Grantees are authorized to begin work on planning and pre-development activities.

C. Requirements for Implementation Grants

For Implementation Grants, Lead Entities must demonstrate readiness for each project within the first year of the grant term, in accordance with the requirements applicable to all strategies as well as those outlined for each strategy in the TCC Program Guidelines (see Appendix A – TCC Program Guidelines). Pre-development and associated grant administration, project management, and indirect/overhead costs can be spent by Grantees prior to achieving readiness.

Additionally, upon grant execution, Grantees are authorized to bill for Grantee Costs and indicator tracking costs, and may begin work on all Transformative Plans, including Community Engagement, Workforce Development, and Displacement Avoidance.

D. Readiness Memorandum

A **Readiness Memorandum** ("Readiness Memo") is issued to all Implementation Lead Grantees after the Post-Award Consultation (PAC) Process detailing projects ready at grant execution and those pending further approval before implementation. Readiness deliverables are tracked via the Readiness Memo and through the Grant Agreement. Readiness documentation is submitted via a Microsoft SharePoint folder; Lead Grantees must notify TCC Grant Managers when a submission is uploaded to the folder. Such submissions can happen during the regular reporting period or outside of the reporting period once deliverables become available. The TCC Grant Manager will update the Readiness Memo as the Lead Grantee submits additional readiness documentation throughout the first year of the grant term.

E. Process for Receiving Authorization

Once the final readiness deliverables have been reviewed and approved, the TCC Grant Manager will send the Lead Grantee a written Notice of Approval, indicating that work on the Project may begin. If there are outstanding requirements, the TCC Grant Manager will provide an updated Readiness Memo outlining the remaining authorization requirements.

GRANT AGREEMENT REFERENCES

R1-5 **All Rounds: Section 10.** Conditions for Beginning Work

TCC PROGRAM GUIDELINES REFERENCES

R1-2 **Rounds 1 – 2: Appendix D.** TCC Funded Project Types, Eligibility, and Requirements by CCI Program

R3-4 **Rounds 3 – 4: Appendix B.** TCC Funded Projects by Strategy

R5 **Round 5: Appendix B.** TCC Funded Projects by Strategy

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

Section 4

REPORTING

A. General Requirements

P D I R1-5

Each grant is subject to reporting requirements. For Planning and Project Development Grants, Lead Grantees will submit Progress Reports with invoices at the frequency defined in the Grant Agreement and a Final Report with the last invoice. For detailed information on reporting for Planning and Project Development Grants, please see Section 4(B).

For Implementation Grants, Lead Grantees will submit the following reports: Bi-Monthly Progress Reports, Annual and Final Summary Reports, Annual and Final Leverage Funding Reports, Annual and Final Equipment Inventory Records, Annual Indicator Tracking Reports, Annual Detailed Budgets, and Project Completion Reports. For detailed information on reporting for Implementation Grants, please see Section 4(C).

Important notes about all reporting:

- Lead Grantees are responsible for establishing reporting requirements for their Partners, compiling all reported Project data including information reported to the Lead Grantee by its Partners, and submitting one version of each required report.
- Lead Grantees must use the most current reporting templates provided by the TCC Grant Manager for reporting purposes. The most up-to-date templates can be found in the Grantee Resources folder.
- All reports must be signed by the Lead Grantee's Authorized Signatory or designee on file.
- SGC may request to verify reports through methods such as supporting documentation, site visits, conference calls, and/or video conferencing.
- The Lead Grantee's failure to submit reports by the required deadlines may result in a delay in reimbursement.

For details on how to submit invoices, reports, and supporting documentation, please refer to Section 5. Invoicing.

P R1-5

GRANT AGREEMENT REFERENCES

Planning Grants

- **Round 1: Section 6.** Reporting Requirements

- **Rounds 2 - 3: Exhibit A**, Scope of Work, Section 7. Reporting Requirements
- **Rounds 4 - 5: Section 31.** Reporting Requirements

R5 Project Development Grants

- **Round 5: Section 11.** Reporting Requirements

R1-5 Implementation Grants

- **Rounds 1 - 3: Section 12.** Reporting Requirements
- **Rounds 4 - 5: Section 11.** Reporting Requirements

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

B. Reporting for Planning Grants and Project Development Grants

Planning Grant and Project Development Grant terms are two years from the date of Grant Agreement execution. Planning and Project Development Lead Grantees are responsible for completing and submitting two types of reports during the grant term:

- *Table 2: Reports for Planning Grants and Project Development Grants*

Progress Reports

All Rounds

- Grantee will submit progress reports along with invoices. Invoices must be submitted at the frequency defined in the Grant Agreement. Typically, this is every three months for Planning and Project Development Grants.
- The reports will track the work completed during the invoice period.
- The information included in the report should match what is billed on the accompanying invoice.
- If any deliverables were completed during the reporting period, they should be listed in the report in **bold text** and the relevant document uploaded to SharePoint**.**

Final Report

All Rounds

- Lead Grantee must submit a Final Report with the last invoice.
- Ensure the Final Report is signed by the person authorized to sign on the most current Authorized Signatory Form.
- The report must clearly demonstrate that the Lead Grantee has met all terms of the Grant Agreement and justify the final invoice payment, including the release of the 5% retention.

GRANT AGREEMENT REFERENCES

P R1-5 **Planning Grants**

- **Round 1: Section 6.** Reporting Requirements
- **Rounds 2 - 3: Exhibit A**, Scope of Work, **Section 7.** Reporting Requirements
- **Rounds 4 - 5: Section 31.** Reporting Requirements

D R5 **Project Development Grants**

- **Round 5: Section 11.** Reporting Requirements

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

C. Reporting for Implementation Grants

1. Reporting Periods

There are two periods that make up the TCC grant terms for Implementation Grants:

- *Table 3: Reporting Periods*

Project Completion Period	All TCC Funded Projects and Transformative Plans must be completed during the Project Completion Period. Depending on the funding round, the Project Completion Period ends: • **Rounds 3 & 5:** Four years after execution of the Grant Agreement • **Rounds 1, 2 & 4:** Five years after execution of the Grant Agreement Please refer to the specific dates outlined in your Grant Agreement.

Performance Period

The Performance Period provides additional time for Grantees to report on required indicators for projects that are completed prior to the end of the grant term, and to request reimbursement for activities associated with Indicator Tracking. In some cases, the Performance Period and the Project Completion Period may overlap.

The Performance Period begins immediately after each Quantifiable or Non-Quantifiable Project or Transformative Plan is completed (or each CCI Project is completed for Round 1 Grantees), if applicable.

For Round 5, the Performance Period will start no later than seven months before the end of the grant term.

Depending on the funding round the Performance Period will end:

- **Rounds 1 - 3:** March 31st, 2026
- **Rounds 4 - 5:** March 31st, 2029*

Please refer to the specific dates outlined in your Grant Agreement.

*Date subject to change for Round 5. Lead Grantees will be notified of the specific date should a change be made.

GRANT AGREEMENT REFERENCES

R1-5 **Rounds 1 - 5**

- **Section 1.** Definitions
- **Section 3.** Grant Term

2. Report Types

Implementation Grantees must complete four categories of reports during the grant term:

1. **Bi-monthly Progress Reports**
2. **Annual Reports** (including the Annual Summary Report, Leverage Funding Report, Equipment Inventory Record, and Indicator Tracking Report)
3. **Project Completion Reports**
4. **Final Reports** (including the Final Report, Leverage Funding Report, and Indicator Tracking Report)

These reports are detailed in Sections 4(C)(3) – (6) discussed below.

3. Bi-monthly Progress Report

- *Table 4: Bi-Monthly Progress Report*

Bi-monthly Progress Report

All Rounds

Reports must be submitted throughout the Project Completion Period as part of the invoicing process. Reports will describe the following:

1. Work completed during the period covered.
2. Any readiness requirements achieved.
3. Deliverables completed.

Partners must provide status updates on individual projects and Transformative Plans to the Lead Grantee. The Lead Grantee compiles and submits one Progress Report to the TCC Grant Manager that includes information about all TCC Project Components (Grantee Costs, Funded Projects, and Transformative Plans).

The information included in the report should match what is billed on the accompanying invoice.

If any deliverables were completed during the reporting period, they should be listed in the report in **bold text** and the relevant document uploaded to SharePoint**.**

4. Annual Reports

- *Table 5: Annual Reports*

Annual Summary Report

All Rounds

The Annual Summary Report includes high-level questions that are not captured in progress reports for each TCC Funded Project and Transformative Plan. Similar to Progress Reports, Partners must provide information on individual projects and Transformative Plans to the Lead Grantee. The Lead Grantee compiles and submits one Annual Summary Report to the TCC Grant Manager that includes information about all TCC Project Components (Grantee Costs, Funded Projects, and Transformative Plans).

Annual Leverage Funding Report

All Rounds

The Annual Leverage Funding Report tracks committed leverage expenditures on stand-alone Leverage Projects, TCC Funded Projects, and Transformative Plans that are spent within the TCC Project Area and for the purposes of the TCC project. This report will capture the amount, funding source, and use of all leverage funding.

Grantees do not need to submit supporting documentation with this report, but they need to retain records of leverage expenditures in the case of an audit or a request from the State.

Annual Equipment Inventory Record

All Rounds

The Annual Equipment Inventory tracks all equipment purchased with grant funds, as well as supplies costing less than $5,000 that are prone to theft, loss, and misuse (e.g., computers, printers, smartphones, tablets, cameras, GPS devices, etc.). It will track information such as the equipment type, quantity, cost, and identifying information (serial number, registration, etc.).

RESOURCE:

Rounds 1-5: **Grant Agreement, Section 29.** Ownership

Annual Indicator Tracking Report

All Rounds

Grantees must report annually on the indicators developed in conjunction with the third-party Evaluation Partner. These indicators are described in the Grant Agreement.

The Evaluation Technical Assistance Team will provide final reporting templates.

RESOURCE:

Rounds 4-5: Grant Agreement, Exhibit C, Part 1, Section 5. Indicator Tracking and Reporting; **Attachment D-5**: Indicator Tracking Tables

Round 3: Grant Agreement, Exhibit C, Part 1, Section E. Indicator Tracking and Reporting; **Attachment D-5**: Indicator Tracking Tables

Round 2: Grant Agreement, Exhibit C, Part 1, Section E. Indicator Tracking and Reporting; **Attachment E-6**: Indicator Tracking Tables

Round 1: Grant Agreement, Exhibit C, Part 1, Section D. Indicator Tracking and Reporting; **Attachment E-5:** Indicator Tracking Tables

Annual Detailed Budgets

Rounds 1-3

Lead Grantees must update their Detailed Budget annually. The Detailed Budget is a tool for tracking expenditures and progress, and to flag ineligible costs prior to expenditure.

The Budget must be consistent with the approved Work Plan in Exhibit B of the Grant Agreement.

5. Project Completion Reports

- *Table 6: Project Completion Reports*

Project Completion Report

All Rounds

Lead Grantees will work with Partners to submit a required Project Completion Report after completing each TCC Project Component. For Rounds 1 - 4, Project Completion Reports for Transformative Plans are included as part of the Final Report. For Round 5, Grantees must submit Project Completion Reports for each Transformative Plan.

The Project Completion Report must include supporting documentation demonstrating that all deliverables for the Project/Plan haves been fully completed.

SGC will release payment of the final 5% of total requested amount for each TCC Project Component upon successful completion of the Project Completion Report and determination that the requirements of the Project have been fulfilled per the Grant Agreement.

6. Final Reports

- *Table 7: Final Reports*

Final Report

All Rounds

The Final Report includes an overall narrative of the TCC Project's implementation, an overview of the Funded Projects, and specific close-out narratives on the Transformative Plans. The overall narrative includes high-level questions regarding the successes, barriers, and lessons learned for the entire TCC Project.

The Final Report is separate from the individual Project Completion Reports that are submitted for each individual TCC Project Component.

Lead Grantees should collect information from Partners, and compile and submit one Final Report to the TCC Grant Manager.

Final Leverage Funding Report

All Rounds

The Final Leverage Funding Report is a final summary of all leverage funds spent between grant award and the end of the grant term.

For Round 4, the report will cover a summary of all leverage funds spent between grant award and the end of the grant term. For Round 5, the report will also cover any leverage funds spent up to one year prior to the award that were counted towards TCC leverage funds.

Final Equipment Inventory Record

Rounds 1-4

The Final Equipment Inventory Record is a final summary of all equipment purchased during the Project Completion Period. It may contain additional questions regarding the long-term ownership plans and useful life for each piece of equipment.

GRANT AGREEMENT REFERENCES

R1-5 **Implementation Grants**

- **Rounds 1 - 3: Section 12**. Reporting Requirements
- **Rounds 4 - 5: Section 11**. Reporting Requirements

Section 5 INVOICING

A. Payment Provisions

1. Reimbursement

P D I R1-5

Grant funds will be dispersed to Lead Grantees by SGC on a reimbursement basis, unless SGC has approved advance payments for the Lead Grantee. Advance payments are applicable to Rounds 4 and 5 only; please see Section 5(A)(4) below for additional detail.

- *Table 8: Eligible Costs*

Costs eligible for reimbursement throughout grant term:	
Project Completion Period P D I R1-5	Grantee Costs, Indicator Tracking, TCC Funded Projects, and Transformative Plans are reimbursable.
Project Performance Period I R1-5	Only Grantee Costs and Indicator Tracking costs are reimbursable.

2. Reimbursement Process

P D I R1-5

To receive reimbursement payments of grant funds, Lead Grantee must submit an invoice reflecting costs incurred for eligible program activities and expenses. Additional details on invoice requirements are provided in Sections 5(B) – 5(J).

- Payment shall be made to the Lead Grantee within forty-five days upon receipt of an undisputed invoice.
- For Round 5 Planning and Project Development Grants, SGC will withhold payment of the final five percent (5%) of the total requested budget, to be paid once all terms of the Grant Agreement have been satisfied.
- For Rounds 1 – 4 Planning Grants, SGC will withhold payment of the final five percent (5%) of each invoice to be paid once all terms of the Grant Agreement have been satisfied.

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

- For Implementation Grants, SGC will withhold payment of the final five percent (5%) of the total requested budget for each TCC Project Component until SGC determines that the requirements of that TCC Project Component have been fulfilled per the Grant Agreement. For Implementation Grants, the final invoice for each TCC Project Component should include a request for reimbursement of the final five percent (5%) of the Project Component budget along with the Project Completion Report and remaining deliverables.
- For Project Development and Planning Grants, the final invoice should include a request for reimbursement of the 5% retention, along with the Final Report and remaining deliverables.

Please refer to your Grant Agreement for the specific retention policy applicable to your Project.

P D I R1-5

3. Managing Funds with Partners

- Partners must invoice the Lead Grantee before the Lead Grantee requests reimbursement from the State. Partners will not submit invoices directly to the State.
- The Lead Grantee is not required to pay its Partners before requesting reimbursement from the State, though they may do so according to their own policies.
- The Lead Grantee is responsible for dispersing funds to its Partners. The State will not issue checks directly to Partners.
- Lead Grantee must maintain as part of its records for the TCC Project all invoices and supporting documentation from their Partners.

P D I R4-5

4. Advance Pay: Rounds 4 – 5 only

Lead Grantees in Rounds 4 and 5 are eligible to receive Advance Pay. SGC may approve advance payments, and the amount of any advance payment, at its sole discretion.

The Lead Grantee may use advance payments for their own costs (including paying Partner invoices prior to receiving the reimbursement check from the State) and/or to advance payments to Partners. To advance payment to Partners, Lead Grantees will need to develop their own procedures to administer advance payment.

The Lead Grantees must ensure that each Partner to which they issue advance payment satisfies the minimum requirements found in Government Code section 11019.3, subdivision (c)(2)(A) and Government Code section 11019.1, subdivision (c)(2)(A), as explained in Section 3 of the Advance Pay Guidance for TCC Grantees (found in the Grantee Resources folder).

Unfortunately, TCC does **not** have authority to administer advance pay to federally recognized tribes. However, California Native American Tribes that are organized as a 501(c)(3) nonprofit and are not federally recognized are eligible as private, nonprofit organizations.

Advance payments shall not exceed 25%; SGC will make exceptions to this 25% cap under specific circumstances. See Advance Pay Guidance for TCC Grantees, Section 1. Information for Lead Grantees and Partners.

- *Table 9: Advance Pay*

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

Advance Pay Request

a. Only the Lead Grantee may request and receive advance payments.
b. Lead Grantees can submit requests for advance payment at any time after grant execution.
c. For each advance pay request, the Lead Grantee must complete three forms and submit additional supporting documentation of the Lead Grantee's eligibility for advance payments. The three forms can be found in the Grantee Resources folder and are:
    i. **Advance Pay Threshold Checklist**
    ii. **Advance Pay Request Form**
    iii. **Advance Pay Invoice**
d. To submit the request, email all three forms and all supporting documentation to accountspayable@opr.ca.gov and copy the TCC Grant Managers.

Advance Pay Approval and Administration

Once a Lead Grantee has received their advance payment, they must deposit it into a federally insured, interest-bearing account that provides the ability to track interest earned and withdrawals. The Lead Grantee must provide documentation (i.e., bank statements) of all advance pay transactions to SGC. See Advance Pay Guidance for TCC Grantees, Section 2. Information for Lead Grantees, "How to Administer Advance Pay" for full instructions on Advance Pay Administration.

Reporting Advance Pay Expenditures and Interests

With every standard invoicing period (bimonthly or quarterly, depending on your Grant Agreement), Lead Grantees must report their advance pay expenditures and the interest they have earned in the federally insured, interest-bearing bank account. See Advance Pay Guidance for TCC Grantees, Section 2. Information for Lead Grantees, "How to Report Advance Pay Expenditures and Interest" for full instructions on Advance Pay Expenditures and Interests.

Advancing Payments to Partners

Lead Grantees may re-issue advance pay to their Partners if they ensure each Partner to which they issue advance payment satisfies the same minimum requirements found in Government Code section 11019.3, subdivision (c)(2)(A), and Government Code section 11019.1, subdivision (c)(2)(A). The exception to this requirement is that SGC will not restrict which types of subrecipient entities may receive advance payment (i.e. Lead Grantees may advance payment to Partners of any entity type, including tribes). Lead Grantees do not need to submit documentation of the Partner's compliance to SGC but must retain it and will be responsible for providing it in the event of an audit. See Advance Pay Guidance for TCC Grantees, Section 3: Information for Lead Grantees Advancing Payment to Partners for full instructions on Advancing Payment to Partners.

For more detailed information on Advance Pay, including guidance for Lead Grantees, Threshold Checklist, and Request Form, please see Appendix C - Advance Pay.

GRANT AGREEMENT REFERENCES

P R4-5 **Planning Grants**

- **Rounds 4 - 5: Section 32.** Payment

I R5 **Project Development Grants**

- **Round 5: Section 12.** Payment Provisions

I R4-5 **Implementation Grants**

- **Rounds 4 - 5: Section 13.** Payment Provisions

Additional Resources: Advance Pay Guidance available in the Grantee Resources Folder

B. Submitting Invoices

P D I R1-5

Invoices must be submitted at the frequency defined in the Grant Agreement. Typically, this is every two months for Implementation Grants and three months for Planning and Project Development Grants.

Invoices should be completed using the most current template provided by TCC Program. The invoice template is included as an attachment to the Grant Agreement. The most up-to-date template can be found in the Grantee Resources folder.

A full **Invoice Package** as described in Section 5(C) must be submitted according to the reporting schedule in the Grant Agreement or in alignment with Section 4 of this guide. When the report submission due date falls on a weekend or state-recognized holiday, reports will be due on the first working day that follows.

Lead Grantees will submit invoice packages via a SharePoint link provided by SGC. After uploading all documents, the Lead Grantee must email their TCC Grant Managers and copy the SGC/OPR Accounts Payable office at accountspayable@opr.ca.gov to notify them of the submission. The email should include a signed PDF of the Invoice Summary Form for processing.

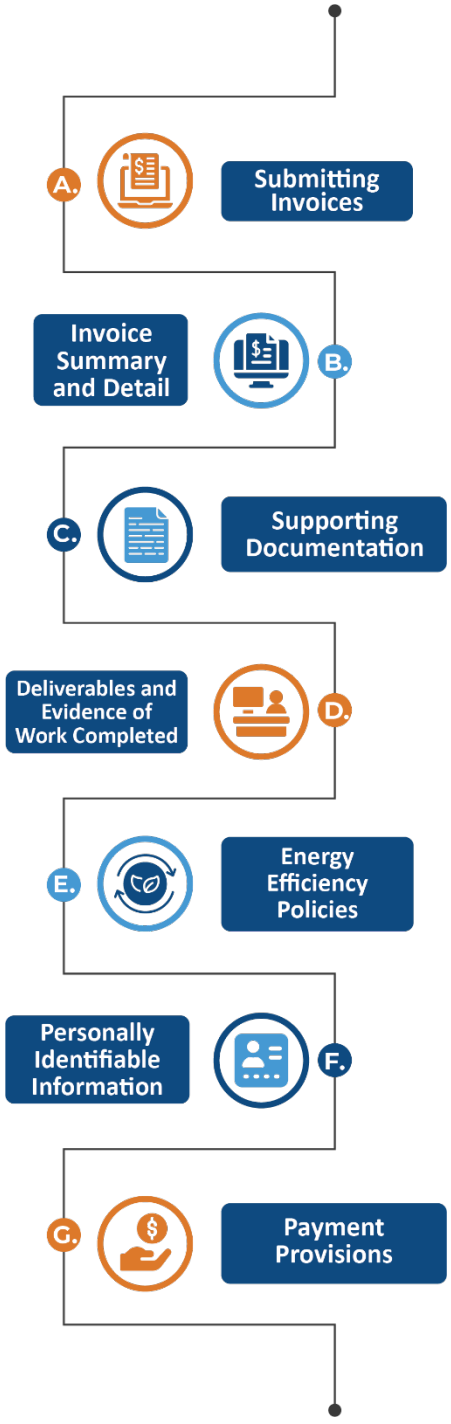


Figure 4: Invoicing Process

C. Invoice Package

P D I R1-5

Lead Grantees must submit a full Invoice Package for reimbursement. The Invoice Package must include the following:

- *Table 10: Invoice Package*

	**Invoice, including the Detail and Summary (signed PDF and original Excel files)**
	**Supporting documentation for all costs incurred**
	**Deliverables and/or evidence of work completed**
	**Progress Reports, and other reports as applicable (signed PDF file)**

Lead Grantees should use the Appendix B – Invoice Checklist to ensure their Invoice Package is complete prior to submitting. Sections 5(B) – 5(J) describe the requirements for the invoice, supporting documentation, and deliverables and/or evidence of work completed. Information on reporting is included in the Section 4. Reporting.

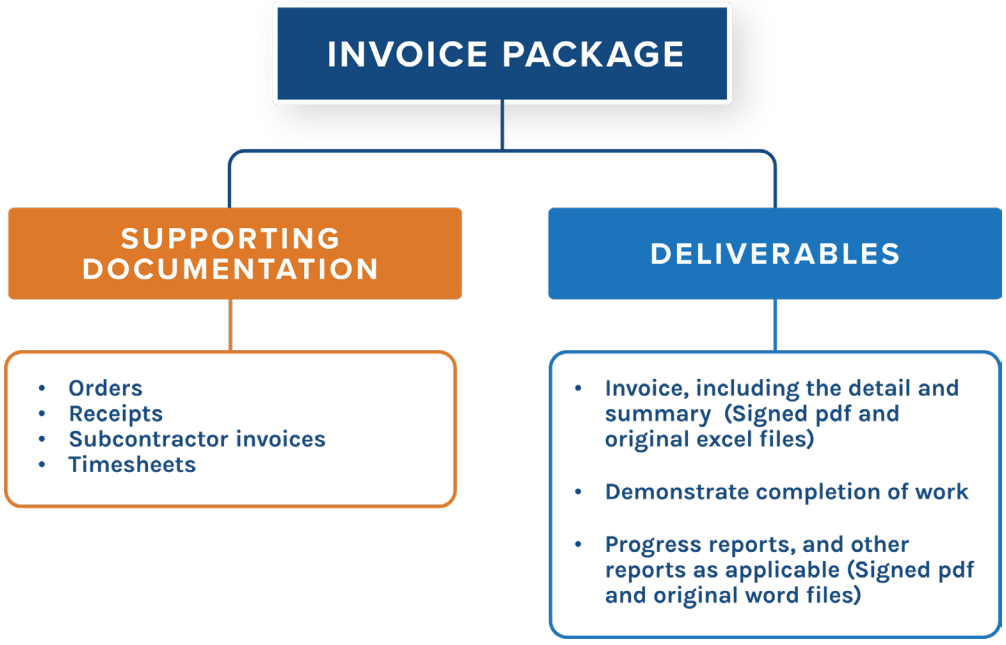


Figure 5: Invoice Package Overview

D. Invoice Detail and Summary

P D I R1-5 The **Invoice Detail Form** shall be filled out by the Lead Grantee. The Lead Grantee must also submit supporting documentation for each expense indicated on the form. Once the Invoice Detail Form is complete, the Lead Grantee will then complete an **Invoice Summary Form**. The Invoice Summary Form is attached to each Lead Grantee's respective Grant Agreement.

I For Implementation Grants, an Invoice Detail form must be filled out by the Lead Grantee or Partner for each of the following items:

R1-5 • **Round 1-5:** TCC Funded Project, Transformative Plan, and Grantee Costs.

Table 11: Invoice Checklist

	While completing the Invoice Detail and Summary Forms, ensure that:
☐	Expenses are itemized at the task level.
☐	Within each task, expenses are categorized by cost type (e.g., personnel, travel, supplies, community engagement) and a clear description of each cost is provided.
☐	Travel, and equipment are clearly identified.

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

☐	All costs seeking reimbursement are eligible costs indicated in the Grant Agreement and TCC Guidelines. TCC Grant Manager may ask for additional documentation to verify cost reasonableness.
☐	Supporting documentation is provided for each line item and the file name and page number is clearly referenced in the "Supporting Documentation/Page #" line of the Invoice Detail so that it is easy to match the expense to the supporting documentation.
☐	Any back-billed expenses (i.e., expenses incurred during prior billing periods) are clearly marked.

Once completed, the Invoice Summary and Detail should be saved as a PDF and signed by the Authorized Signatory or designee. Lead Grantees should submit the signed PDF and the original Excel file using the following naming conventions:

PDF: "[Grant #]_[Grantee Name]_Invoice [#]_[Date]_Signed.pdf"

Excel: "[Grant #]_[Grantee Name]_Invoice [#]_[Date].xlsx"

E. Supporting Documentation

P D I R1-5

Lead Grantees and Partners must submit supporting documentation for all itemized costs.

Supporting documentation should be provided as separate PDF files (one file per itemized cost). Documentation may include but is not limited to:

- **Copies of purchase orders**
- **Receipts**
- **Subcontractor invoices**
- **Timesheets or timesheet summaries for Lead Entity staff**

These items must contain sufficient information to establish that the specific service was rendered, or the purchase was made within the invoicing period. Original supporting documentation is not required to be submitted but should be retained by the Grantee.

- *Table 12: Supporting Documentation*

Supporting Documentation should include the following items:

Naming Convention	Save supporting documentation files using the following naming convention: **Planning and Project Development Grants** "[Grant #]_[Grantee Name]_Invoice [#]_Task [#]_SupportDocs_[File # of #]" **Implementation Grants** "[Grant #]__[Grantee Name]_Invoice [#]_Project [#]_Task [#]_SupportDocs_[File # of #]" **Example:** *SGC 20123_CityofGondor_Invoice3_Project4_Task1_SupportDocs_2of3*
Direct Costs	Supporting documentation must be provided for each direct cost that contains sufficient information to establish that the specific service was rendered, or the purchase was made within the invoicing period. Documentation may include but is not limited to: copies of purchase orders, receipts, subcontractor invoices, and timesheet summaries. Original supporting documentation is not required to be submitted with invoices but should be retained by the Lead Grantee and Partners.
Personnel/ Staff Time	A timesheet summary template has been provided to Lead Grantees to report personnel costs. This template is optional; Lead Grantees and Partners can also use their own summary format if it includes the following information: • Identify the individual • The date on which the work was performed • The specific grant-related activities or objectives to which the individual's time was devoted (i.e., the task worked on) • The hourly or salary rate • The amount of time spent, or percent of salaried time and • Certification signature Grantees are responsible for certifying that the information submitted is true and correct by signing the personnel/staff time supporting documents. If the Authorized Signatory is being funded with TCC funding, ensure timesheets or time reports are signed and verified by another qualified person from the organization. For staff positions that don't bill at an hourly rate, Grantees should work with their payroll/financial office and TCC Grant Managers to provide

	supporting documentation that reflects the staff pay for the hours worked.
Indirect/ Overhead Costs	Supporting documentation does not need to be provided for Indirect/Overhead costs. However, the Lead Grantees and Partners must maintain records of Indirect/Overhead costs to be made available upon request from the State. Lead Grantees and Partners should only request Indirect Costs which have been incurred and for which proof of the costs can be produced. Lead Grantees and Partners shall invoice in accordance with the Indirect/Overhead cost rate(s) approved for the TCC Project, based on rates established during the Post-Award Consultation (PAC) process.

Documentation Discrepancies

When there are discrepancies between a reimbursement request amount and the supporting documentation provided, TCC will only reimburse for the amount on supporting documentation. If the Grantee can demonstrate the remaining unverified costs, that amount will be applied to the following invoice reimbursement.

- *Table 13: Documentation Discrepancies*

	Examples of Documentation Discrepancies
Examples of Discrepancies	If an invoice detail tab requests $500 for an employee's 10 hours of work at $50/hour, but the timesheet summary only lists 5 hours, TCC would only reimburse $250 for the 5 demonstrated hours. If mileage reimbursement is requested for 70 miles at the State rate, but the supporting documentation provided shows 45 miles driven, TCC would only reimburse for 45 miles.
Solutions for Example Discrepancies	If the Grantee later submitted documentation for the remaining 5 hours or the remaining 45 miles in a correction to the invoice or with a subsequent invoice, TCC would reimburse the additional funding requested.

F. Deliverables and Evidence of Work Completed

P D I R1-5

Along with supporting documents for costs incurred, Grantees must also submit deliverables or other evidence of work completed to be reimbursed, such as information provided in Progress Reports or through invoicing supporting documentation. If the Grantee has completed final deliverables as listed in the Grant Agreement that substantiate the work described in the progress report, they should submit them. If they have not yet completed those deliverables, the Grantee should periodically submit other evidence that work is being completed (such as narrative in progress report, drafts of deliverables, summaries, trackers, etc.). The TCC Grant Managers will inform Grantees if they are not submitting adequate evidence that work is being completed.

Deliverables submitted for each Project or Plan must be related to the work being reported in the Progress Report for that period and must match the description in Exhibit B of the Grant Agreement.

Deliverables submitted for each Project or Plan must be related to the work being reported in the Progress Report for that period and must match the description in Exhibit B of the Grant Agreement. Deliverables being submitted should be listed in the Progress Report in **bold text.**

Deliverables and evidence of work completed should be provided as PDF documents. Lead Grantees should use the following naming convention for the filename:

- **Planning, Project Development, and Implementation Grants**

"[Grant #]_[Grantee Name]_Invoice [#]_Project [#]_Task and Subtask [#]_[Deliverable Name].pdf"

The TCC Grant Managers will review submitted deliverables to determine whether a task has been sufficiently accomplished. If a deliverable is not approved, the TCC Grant Manager will request updates from the Lead Grantee and/or Partner to bring the deliverable to a satisfactory level.

The Lead Grantee will work with the TCC Grant Manager to update and maintain a "deliverables tracker" throughout the grant term to measure Lead Grantee progress towards completing the scope of work and submitting all deliverables.

P R1-5

GRANT AGREEMENT REFERENCES

Planning Grants

- **Round 1**: **Section 7.** Payment; **Section 8.** Invoice Preparation
- **Rounds 2 - 3: Exhibit B,** Budget Detail and Payment Provisions, **Section 1.** Payment, **Section 2.** How to Submit Invoices
- **Rounds 4 - 5: Section 32.** Payment; **Section 33.** Document Submission

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

D R5 **Project Development Grants**

- **Round 5: Section 12.** Payment Provisions; **Section 13:** Invoicing

I R1-5 **Implementation Grants**

- **All Rounds: Section 14.** Invoicing

G. Personally Identifiable Information

P D I R1-5 Partners must ensure that deliverables and documentation of work completed do not contain personally identifiable information. For example, deliverables and supporting documentation should not connect pieces of personal information together, like names and home addresses. Documents containing such information must be redacted prior to submission.

H. Disputes

P D I R1-5 SGC will notify the Lead Grantee if any invoicing or reporting materials are deemed insufficient and incomplete within fifteen (15) working days of receiving the Materials. The TCC Grant Manager will send an email notifying the Lead Grantee of the additional information needed in order to fully process an invoice. This email communication initiates the invoice dispute process.

Disputes will follow the process outlined in the Grant Agreement. The dispute must be attempted to be resolved by the Lead Grantee, Partners, and TCC staff, as quickly as possible. During a dispute process, the Lead Grantee must comply with any stop work orders put into effect. The Prompt Payment Act invoice review clock is reset once a fully undisputed invoice and supporting documents are resubmitted.

GRANT AGREEMENT REFERENCES

P R1-5 **Planning Grants**

- **Rounds 4 - 5: Section 20.** Dispute Resolution
- **Rounds 2 - 3: Exhibit B**, Budget Detail and Payment Provisions, Section 3. Invoice Dispute; **Exhibit D**, Special Terms and Conditions, Section 5. Dispute Resolution, Section 9. Stop Work
- **Round 1: Section 11.** Disputes; **Section 12.** Stop Work Orders

D R5 **Project Development Grants (Round 5)**

- **Section 28.** Disputes

- **Section 29.** Stop Work Order

I R1-5 **Implementation Grants (All Rounds)**

- **Section 31.** Disputes
- **Section 32.** Stop Work Order

I. Eligible and Ineligible Costs

1. Eligible Costs

P D I R1-5 All invoice costs must be eligible and pre-approved in Exhibit B of your Grant Agreement, or an amendment, to be reimbursed. Specific eligible and ineligible costs for each TCC Funded Project and Transformative Plan are included in the executed Grant Agreement and in the TCC Program Guidelines. (Please note that eligible/ineligible costs vary between funding rounds.)

All costs must also be reasonable to be eligible. A cost is reasonable if, in its nature and amount, it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost.

General cost eligibility requirements are listed below; additional details are provided in the TCC Program Guidelines for each funding round.

- *Table 14: Cost Eligibility Requirements*

P D I **General Cost Eligibility Requirements for Planning, Project Development, And Implementation Grants**	
Indirect/ Overhead Costs	Costs of doing business that are of a general nature and not directly tied to the grant, but necessary for the general operation of the organization. **Rounds 4 - 5:** Indirect/overhead costs may account for up to 12% of awarded TCC funds, minus any funds for equipment purchases with a per unit cost of $5,000 or more. Individual TCC Funded Projects, Transformative Plans, and Grantee Costs may invoice at the approved Partner indirect cost rate in Exhibit B of the Grant Agreement. No entity (Lead Grantee or Partner) may exceed the 12% cap on Indirect Costs except for California Native American Tribes in Round 5, who may request a higher indirect cost rate, provided the applying California Native American Tribe substantiates the rate with supporting documentation. Reimbursement requests for indirect/overhead costs must be proportionate to the direct costs billed in the invoice.

	Rounds 2 - 3: Indirect/Overhead costs may account for up to 10% of the total awarded TCC funds. **Rounds 1:** Indirect costs are not reimbursable with TCC funds but may account for up to 10% percent of the Leverage Funding requirement.
Direct Costs	Direct implementation costs are directly tied to the implementation of the Grant Agreement including, but not limited to personnel costs, operating expenses, subcontracts, equipment costs, travel expenses, etc. Certain equipment, vehicle, and land lease or purchase for infrastructure development costs (as defined in the TCC guidelines) may also be eligible as direct costs. Grantees must adhere to specific requirements related to pre-development costs, basic environmental infrastructure costs, use of heavy-duty trucks and equipment, travel, and insurance premiums. These specific requirements can be found in the TCC Program Guidelines for each funding round.

General Cost Eligibility Requirements for Implementation Grants Only

Project-Specific Allowable Costs	Project-specific allowable costs are costs that are only allowed under certain strategies, as outlined in the TCC Guidelines and in the Grant Agreement section on Payment Provisions. These direct costs are allowed for Project implementation, and therefore may not be subject to the indirect cost restrictions.
Community Engagement and Outreach Costs	Costs must be directly related to implementation of the TCC Project per the TCC Guidelines. Community Engagement costs, including Displacement Avoidance costs, may account for up to eight percent (8%) of awarded funds and should be reasonable relative to the budget for the individual funded projects. Costs related to community engagement and outreach activities will not be considered as an administrative cost.
Displacement Avoidance Costs	Costs must be used to support displacement avoidance activities for low-income households and local and small businesses, per the TCC Guidelines. Grantees may allocate up to three percent (3%) of the total grant award allocated to the Community Engagement budget to support displacement avoidance activities.

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

Workforce Development, Training, and Educational Program Costs	Costs must be for eligible job training programs and activities that meet all the criteria per the TCC Guidelines. The Workforce Development and Economic Opportunities Plan costs may account for up to five percent (5%) of awarded TCC funds.
Indicator Tracking Costs	Indicator tracking costs are for tracking and reporting required indicators. Grantees are required to budget three percent (3%) of total requested funding for required indicators to hire a pre-qualified third-party evaluation partner, which will assist with tracking and documenting the TCC Project's progress and impact. In addition to the three percent (3%) budget allocation, the lead and co-applicants must ensure adequate budget is allocated to individual Project and Plan costs to gather data and report to the evaluation partner and participate in evaluation activities such as focus groups, surveys, and interviews. Based on previous TCC awards, two to three percent (2-3%) of the total TCC award will cover lead and co-applicant costs for indicator tracking and program evaluation activities. The lead and co-applicants can include this in their direct costs.

2. Ineligible Costs

P D I R1-5

For detailed guidance on specific ineligible costs in each funding round, including ineligible costs for each TCC strategy, please see the TCC Program Guidelines.

- *Table 15: Ineligible Costs*

The following ineligible costs apply to all strategies:
• Exceeding cost caps for indirect or pre-development costs • Lobbying • Advocacy work, such as direct lobbying for the passage of specific bills or local propositions • Commission fees • Ongoing operational costs beyond the grant term • Using funds for any cost that has been or will be paid through another funding source, or to finance any activities designed to supplant rather than supplement existing local agency activities or activities with pre-existing designated funding

- Using funds for mitigation activities that are already mandated by local or state governing bodies or agencies
- Ceremonial expenses
- Expenses for publicity not related to the awarded TCC project implementation
- Bonus payments of any kind
- Damage judgments arising from the acquisition, construction, or equipping of a facility, whether determined by judicial process, arbitration, negotiation, or otherwise
- Services, materials, or equipment obtained under any other State program
- Real estate brokerage fees and/or expenses
- Stewardship of legal defense funds
- Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure that may be located at a parking spot)
- Reimbursement for any interest accumulated in order to finance the Project

Table 16: Ineligible Costs for Implementation Grant Transformative Plans

The following are ineligible costs for Implementation Grant Transformative Plans:

- **Climate Resiliency and Adaptation:**
  - Climate resiliency and adaptation must be integrated into the Projects, Transformative Elements, and Vision. Climate adaptation and resiliency planning activities must be paid for with leverage funding only. Implementation measures and design features integrated into the TCC Project are fundable as direct Project costs.
- **Community Engagement and Outreach:**
  - Direct cash benefits or subsidies to participants
  - Alcoholic refreshments
  - Participant incentives, such as door prizes, which are unrelated to specific community work products
  - General meetings that do not specifically discuss or advance implementation of the TCC Project
- **Displacement Avoidance:**
  - Costs for implementing existing policies, plans, ordinances, or programs (e.g., local government staff salaries, supplies, meetings, etc.)
  - Direct cash benefits or subsidies to participants
  - Alcoholic refreshments
  - Participant incentives, such as door prizes, which are unrelated to specific community work products
- **Workforce Development and Economic Opportunities:**

- Programs that do not include clear career pathways for residents of the Project Area or committed partnerships for high-quality job placement
- Programs that provide workforce readiness skills (i.e., "soft skills" training) but are not directly linked to employment credentials or pathways
- Work-appropriate clothing or attire (other than essential equipment and safety wear) ***Please Note**: This requirement changed in **Round 5**. Work appropriate clothing is an **eligible** expense for Round 5.
- Direct cash benefits or subsidies to participants (other than transit subsidies)
- Food and refreshments

For a comprehensive list of Eligible and Ineligible Costs across grant types, please refer to the following documents:

- **Round 1: TCC Program Guidelines**, Appendix D, Appendix H, and Appendix I.
- **Round 2: TCC Program Guidelines**, Appendix D, Section II.B.3, and Section II.B.6.
- **Round 3: TCC Program Guidelines**, Appendix B, Appendix C, Appendix D, and Section II.E.
- **Round 4: TCC Program Guidelines**, Appendix B and Appendix C.
- **Round 5: TCC Program Guidelines**, Section 8.2, Appendix B, and Appendix C.

For a comprehensive list of links to TCC Program Guidelines, please refer to Appendix A.

GRANT AGREEMENT REFERENCES

P R1-5 **Planning Grants**

- **Round 1: Section 7.** Payment
- **Rounds 2 - 3: Exhibit B**, Budget Detail and Payment Provisions, Section 5. Cost Principles
- **Rounds 4 - 5: Section 35.** Cost Principles

D R5 **Project Development Grants**

- **Round 5: Section 12.** Payment Provisions

I R1-5 **Implementation Grants**

- **All Rounds: Section 13.** Payment Provisions

J. Audit and Record Retention

P D I R1-5

Lead Grantee, Partners, and subcontractors must maintain copies of Project records for four years after the Performance Period or end of the grant term.

The State retains the right to conduct an audit each year during the grant term and up to four years after the end of the grant term.

GRANT AGREEMENT REFERENCES

P R1-5 **Planning Grants**

- **Rounds 4 - 5: Section 8.** Records Retention, Section 9. Audit
- **Rounds 2 - 3: Exhibit C**, General Terms and Conditions, Section 4. Records Retention, **Section 5**. Audit
- **Round 1: Section 13.** Accounting Records and Audits

D R5 **Project Development Grants**

- **Round 5: Section 21.** Audit and Record Retention

I R1-5 **Implementation Grants**

- **All Rounds: Section 24.** Audit and Record Retention

Section 6

LEVERAGE FUNDING

A. Leverage Funding

Leverage funding for Implementation Grants must be spent within the Project Area and for the purposes of the TCC Project.

- Lead Grantees may report leverage funding expenditures from the grant award date until the end of the grant term. Round 5 Lead Grantees may satisfy up to half of their total leverage funding requirements with leverage funds expended up to one year prior to TCC grant application deadline if they meet the requirements in the Round 5 Guidelines.
- If leverage funding sources change during the grant term, the Lead Grantee will notify SGC at the subsequent bimonthly reporting due date. **This allows SGC and DOC to assess the eligibility of the new sources**.
- Changes in leverage funding sources that impact the budget and schedule of deliverables may require an amendment to the Grant Agreement.
- Changes in leverage funding sources that affect the fifty percent (50%) eligibility requirement in the TCC Program Guidelines and application may require a remedy determined by the Lead Grantee and SGC.

For additional information on funding leverage by specific TCC funding Round, please see the TCC Program Guidelines.

R1-5 **TCC PROGRAM GUIDELINES REFERENCES**

- **Round 1: Section II.B.** Transformative Requirements and **Appendix E:** Additional Indicators and Leverage Funded Project Type Examples
- **Round 2: Section II.B.** Transformative Requirements
- **Rounds 3-4: Section II.E.** Transformative Elements and **Appendix C-5:** Leverage Funding
- **Round 5: Section 8.5** Transformative Elements and **Appendix C-5:** Leverage Funding

B. Leverage Partners

"Leverage Partners" implement stand-alone leverage Projects to meet the leverage funding requirements of the TCC Program. They do not receive reimbursement from the TCC Program but are responsible for the following annual reporting:



Section 7 MODIFICATIONS AND AMENDMENTS

A. Overview

P D I R1-5

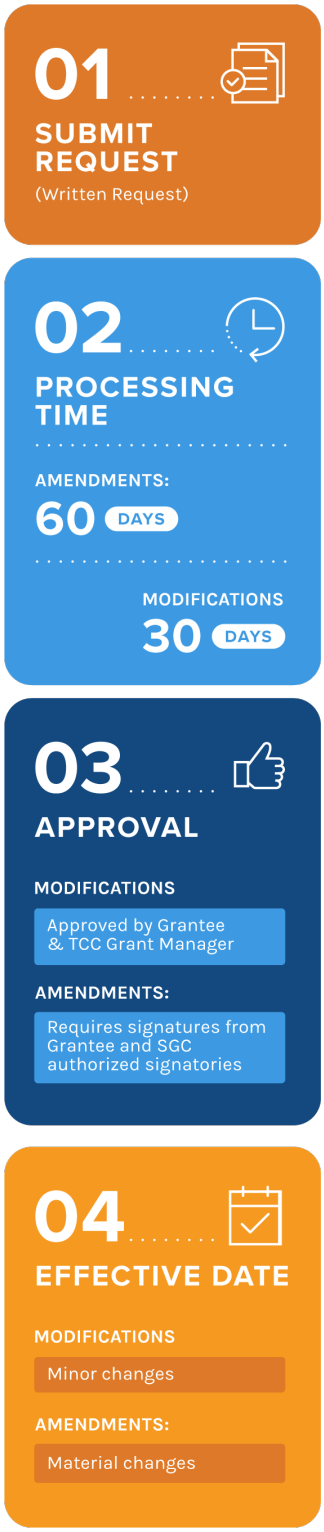
The Lead Grantee may request modifications or amendments to the Grant Agreement. Such requests must be submitted in writing to the TCC Grant Manager using the forms provided by SGC and must include supporting documentation.

The request must detail:

- ***The purpose of the request***
- ***How the request is consistent with the guidelines and intent of the TCC Program***
- ***The impact of denying the request***

All requests will be considered at the sole discretion of SGC. Requests that increase the overall grant amount or significantly alter the deliverables of the TCC Project will not be approved because of the competitive nature of the TCC Program.

All forms for modification and amendment are located in the Grantee Resources folder. If a Lead Grantee has submitted a request for modification or amendment, those changes are NOT valid until approved in writing or signed by the State.



♦ *Figure 6: Request Overview*

B. Modifications

P D I R1-5

Modifications are minor changes to the Grant Agreement that can be approved in writing between the Lead Grantee and the TCC Grant Managers. Modification requests must be submitted in writing to TCC Grant Managers at least thirty calendar days prior to when the modification will take effect. Please refer to the Grant Agreement Sections noted below for specific guidance.

C. Amendments

P D I R1-5

Amendments are required for material, significant changes to the agreement that will require signatures from both the Lead Grantee and SGC authorized signatories. Depending on the nature of the amendment, additional review by SGC's Executive Director or the Council may be necessary. Amendment requests must be submitted in writing to TCC Grant Managers at least sixty calendar days before the amendment will take effect. Please refer to the Grant Agreement for specific guidance.

D. Timeline and Process

P D I R1-5

TCC will only process modifications or amendments once per grant year unless mission critical changes are needed.

As each request may take some time and correspondence to review and resolve, there will be windows of time for submission, review, and processing as indicated in Timeline 1 below.

JULY - NOVEMBER

SUBMIT REQUESTS

Lead Grantees and Partners may be submitting modification or amendment requests. Lead Grantees are encouraged to considate partner requests to streamline submission and review. This submission window aligns with the CARB reporting process each spring and the TCC annual reporting requirements each September.

JULY - DECEMBER

REVIEW & CORRESPONDENCE

Period during which TCC Grant Managers shall solicit clarification on submitted requests, evaluate responses, and finalize proposed changes.

NOVEMBER - JANUARY

FINAL PROCESSING & EXECUTION

Period for final processing, routing, and execution as required. Please be advised that the SGC Contracts Department typically has a minimum processing period of 3-4 weeks.

- *Timeline 1: Request Timeline*

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

THE PROCESS

SUBMITTING, TRACKING, AND APPROVING REQUESTS

1. Lead Grantee collects modification and amendment request forms from Partners.
2. Lead Grantee compiles, consolidates, and logs all requests in one TCC Amendments and Modifications Request Form, located in the **Grantee Resources folder**.
3. Lead Grantee submits the TCC Amendments and Modifications Request Form to their TCC Grant Manager. Upon approval of the request, Grantee reflects requests in track changes in a Word version of the last amended Exhibit B of the Grant Agreement.
4. Lead Grantee submits the following to the TCC Grant Manager:
    a. Final Modifications and Amendments Request Form
    b. Exhibit B of the Grant Agreement (in Word with redlined requests)
5. Lead Grantee uses the following naming convention for the documents:

"Grant [#]_[Grantee Name]_[Amendment/Modification] [#]_Request Form_[DATE]"

"Grant [#]_ [Grantee Name]_[Amendment/Modification] [#]_Grant Agreement – Exhibit B_[DATE]"

All forms for modification and amendment are located in the Grantee Resources folder.

GRANT AGREEMENT REFERENCES

Planning Grants

- **Rounds 4 - 5: Section 37.** Modifications; **Section 38.** Amendments
- **Rounds 2 - 3: Exhibit B**, Budget Detail and Payment Provisions; **Section 7.** Work Plan and Budget Modifications; **Section 8**. Amendments
- **Round 1: Section 9.** Modifications and Amendments to the Grant Agreement

Project Development Grants and Implementation Grants

- **Rounds 1 - 5: Section 9:** Amendments and Modifications

Section 8 PUBLICITY

A. Guidelines

All TCC Project publicity must adhere to the specifications provided in the TCC Publicity Guidelines. These specifications apply to, but are not limited to, all Project branding, media, signage, communications materials, and social media.

Publicity Guidelines are included in the Grant Agreement. Current TCC Communications and Publicity materials can be found in the Grantee Resources folder.

Lead Grantees should notify their TCC Grant Managers of upcoming communications events or materials to ensure SGC can review, provide input, or help amplify the message.

B. Community Calendar

Grantees should add all significant community events (e.g., groundbreakings, significant Project milestones, non-routine engagement events, etc.) to the TCC Community Calendar using the online form located at the following web address:

https://outlook.office365.com/book/TCCCommunityCalendar@oprca.onmicrosoft.com.

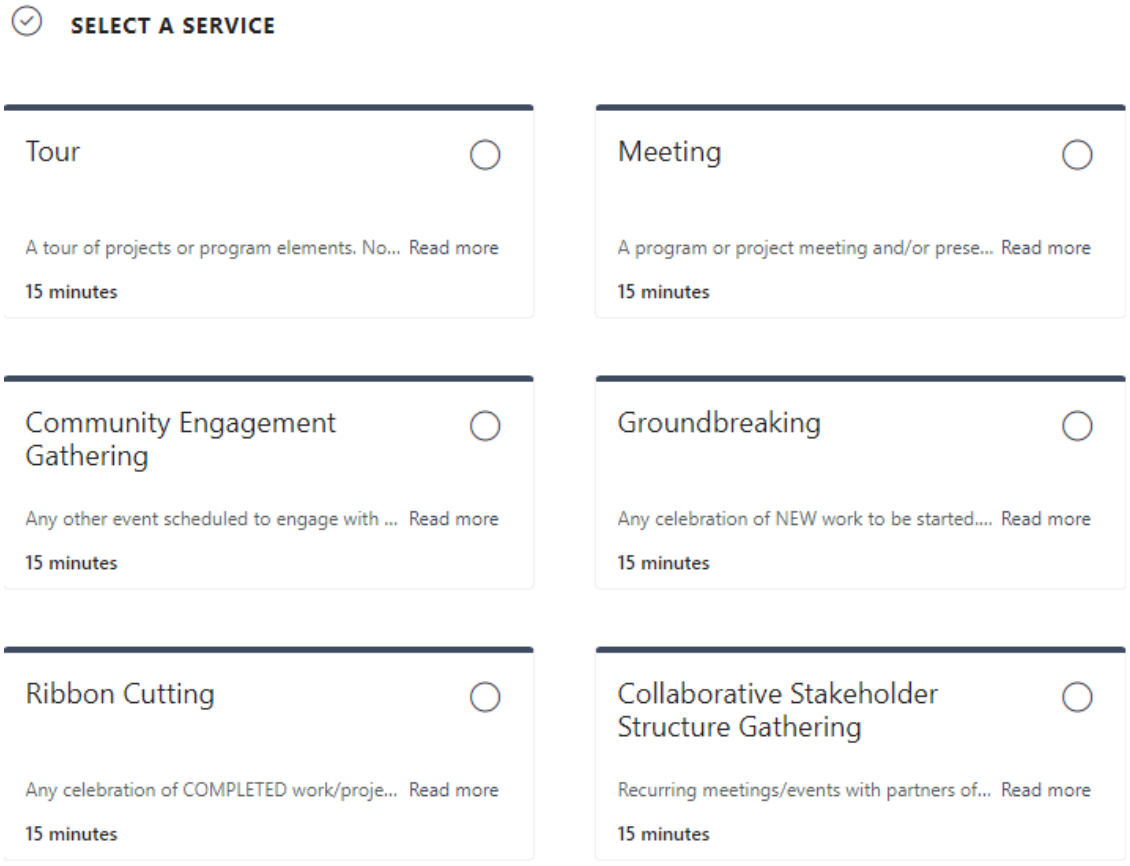


Figure 7: TCC Community Calendar Form

C. Communication

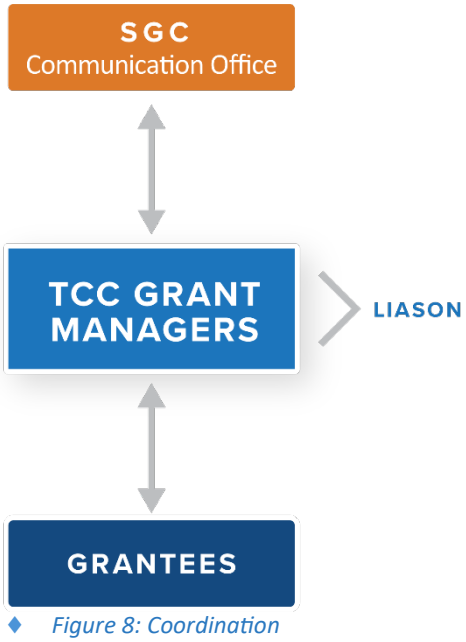


Figure 8: Coordination

TCC Grant Managers will serve as the liaison between Grantees and the SGC Communications Office, as the Communications Office reviews publicity materials for milestones such as groundbreakings, request speaking roles or quotes from the SGC Executive Director or amplify the Grantees' work through SGC's social media channels.

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

GRANT AGREEMENT REFERENCES

P R1-5 Planning Grants

- **Rounds 4 - 5: Section 25**. Publicity; Exhibit E**,** TCC Grantee Publicity Guidelines
- **Rounds 2 - 3: Exhibit D**, Special Terms and Conditions; **Section 10.** Publicity
- **Round 1: Section 14.** Publicity

I R5 Project Development Grants

- **Round 5: Section 50.** Publicity; **Attachment C-4**: TCC Grantee Publicity Guidelines

I R1-5 Implementation Grants:

- **Rounds 4 - 5: Section 53.** Publicity; **Attachment D-8**: TCC Grantee Publicity Guidelines
- **Round 3: Section 52.** Publicity; **Attachment D-7**: TCC Communications Kit
- **Rounds 1 - 2: Section 52.** Publicity

Section 9 BEST PRACTICES FOR GRANT IMPLEMENTATION

Below are TCC Grant Managers' tips for grant implementation including assembling, reviewing, and submitting invoice packages that are complete to facilitate quick review and payment.

A. Tips on Invoicing

- *Table 17: Invoicing Tips*

Invoicing Package Checklist

- Use the Invoicing Package Checklist when compiling the invoice packages. Please see Appendix B – Invoice Checklist.

Condensed Invoice Package

- Remember that Partners and subcontractors may submit more information than the State needs for invoicing purposes (e.g., timesheets or cancelled checks) when all TCC Grant Managers need is an invoice or summary labor report. Additional documentation should be retained for auditing purposes.
- Please help expedite the invoicing process by removing any unnecessary materials from the invoice package before sending to your TCC Grant Manager.

Consistency

Help Partners align their systems with reporting needs, ensuring all conventions are correct so they don't have to be revised with each invoice:

- **File Naming Convention**
  Follow the established convention in this Grant Administration Guide.
- **Supporting Documentation**
  All costs seeking reimbursement must have supporting documentation provided that clearly justifies costs and is clearly identifiable.
- **Deliverables**

Grantees must provide deliverables or other evidence of work completed during the billing period. Deliverables should be clearly labeled using the language from Exhibit B.

- **Work Plan & Budget in Exhibit B**
  Ensure the invoice and progress report matches the task numbers and descriptions in Exhibit B. All expenses must be tracked by task number and cost type as it appears in Exhibit B. TCC Grant Managers use Exhibit B to authorize payments requested under each task.
- **Staff Time**
  Records documenting time spent performing the work must identify the individual, the date on which the work was performed, the specific grant-related activities or objectives to which the individual's time was devoted, the hourly or salary rate, and the amount of time spent or percent of salaried time.
  A **Timesheet Summary Template** has been provided to report personnel costs but note that Partners and Lead Grantees can also use their own summary format as long as it includes the above information. Individual employee timesheets and/or payment records do not need to be submitted as supporting documentation, though should be retained by the Partners in case of an audit. It is the responsibility of the Partner or Lead Grantee to certify that the information submitted is true and correct.
- **Indirect Costs**
  Indirect costs must be invoiced at the approved rate in Exhibit B. Supporting documentation is not required to be submitted but must be retained by the Grantee in case of an audit.



Cost Eligibility

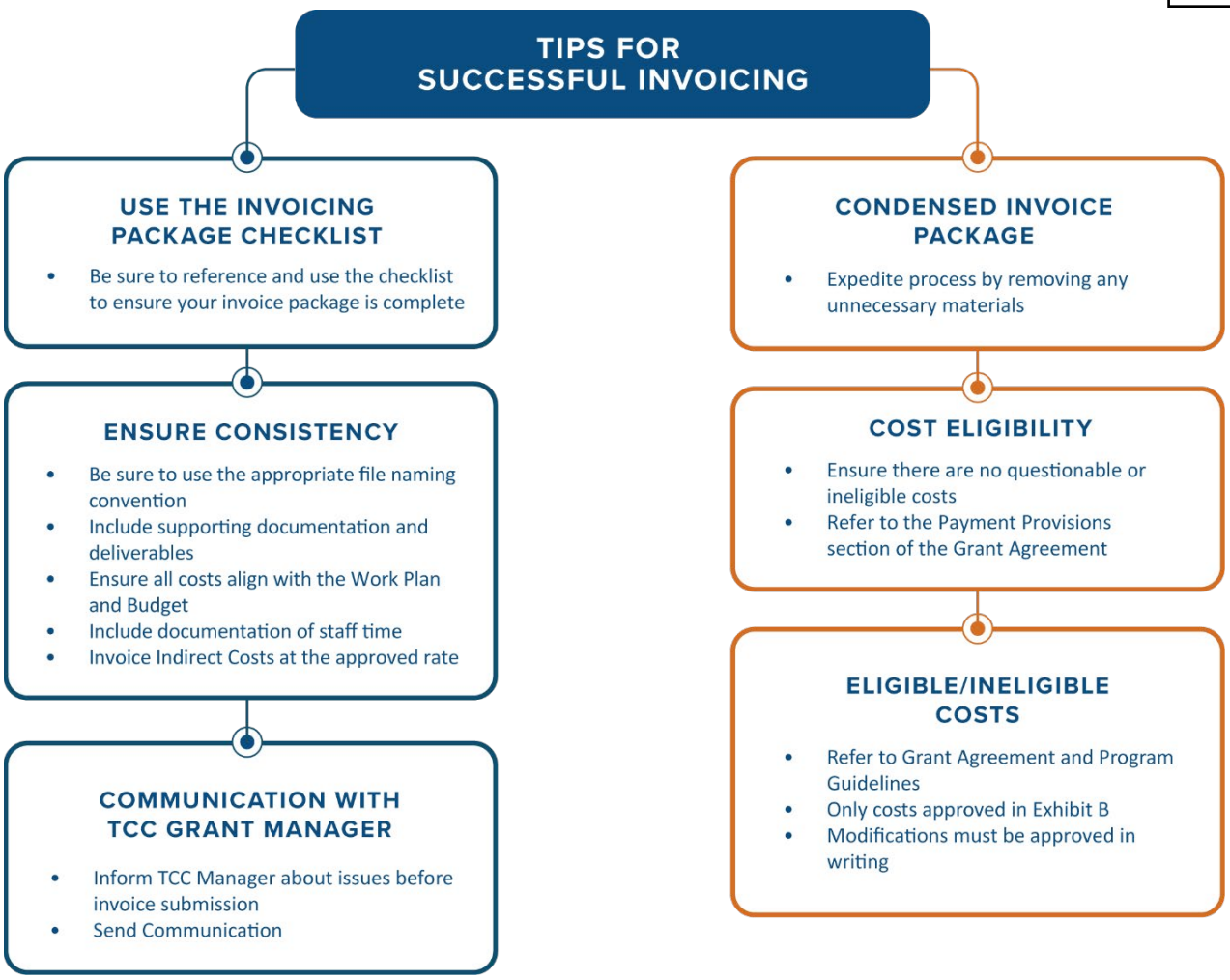
- Ensure there are no questionable or ineligible costs. Only costs that contribute to the work defined within Exhibit B and comply with the TCC Guidelines will be reimbursed.
  - **Please note:** If a Lead Grantee has submitted a request for modification or amendment, those changes are NOT valid until approved in writing or signed by the State.
- Refer to the Payment Provisions section of the Grant Agreement and/or the TCC Program Guidelines for details on ineligible and eligible costs.
- If a Partner feels there are costs aligned with a Plan/Project, but is not sure about eligibility, they should refer to the Grant Agreement Exhibit on Special Terms Conditions and/or the TCC Program Guidelines.
  - If it is still unclear, contact your TCC Grant Manager. If necessary, staff will consult with the relevant program

coordinators on eligible costs, but this can take time, so costs should be identified as early as possible.



Communication

- Regular and transparent communication with TCC staff is helpful to keep Projects/Plans on track and troubleshoot issues early and often. Implementation Lead Grantees have bi-weekly check-ins with TCC staff, and Planning and Project Development Lead Grantees have monthly check-ins. Check ahead of time with the TCC Grant Manager if questions arise.
- If there are any issues you think may be a red flag, let your TCC Grant Manager know prior to invoice submission. Staff can begin reviewing and discussing potential issues before the submission and conduct simultaneous review to not delay the rest of the invoice reimbursement.
- Communication from Partners to TCC Grant Managers should generally include the Lead Grantee. However, TCC staff are available to meet with Partners as needed.



♦ *Figure 9: Tips for Successful Invoicing*

B. Tips from TCC Grantees

▪ *Table 18: Tips from TCC Grantees*

Roles and Responsibilities

- Implement a dual-track system where there are two individuals responsible for tracking budgets, deliverables, submissions, etc.
- In the event of a discrepancy (i.e., transposed numbers, missing information, etc.), it can be more easily identified and corrected.

Planning for File Management

- Prepare budget tracking and file management systems ahead of Project implementation.

Unless otherwise specified in individual sections, all instructions in this guide apply to Grantees of all five rounds of TCC funding and all three grant types. Please refer to "How to Read this Guide" for more information.

- Identify central project management tools and a shared, cloud-based content management repository.
- Develop filing procedures and identify a team member to monitor and continually organize these Project files.



Internal Partnerships

- Develop a "TCC Team" system of support. Implementation of the TCC grant can be a large undertaking, so Grantees have found it helpful to have multiple dedicated staff members to support decision-making, project management, stakeholder coordination, and financial analyses.
- Develop strong working relationships with your administrative/finance and legal teams.
    - Administration/finance can help establish effective accounting processes that accommodate multiple sub-Grantee partners, multiple funding sources, and support the Grantee meeting the TCC grant's reporting requirements.
    - The legal team can help establish appropriate agreements with TCC Partners and initiate contracts quickly.
- Identify point-personnel in departments that support the financial management, communications, development, and legal services aspects of the TCC grant.

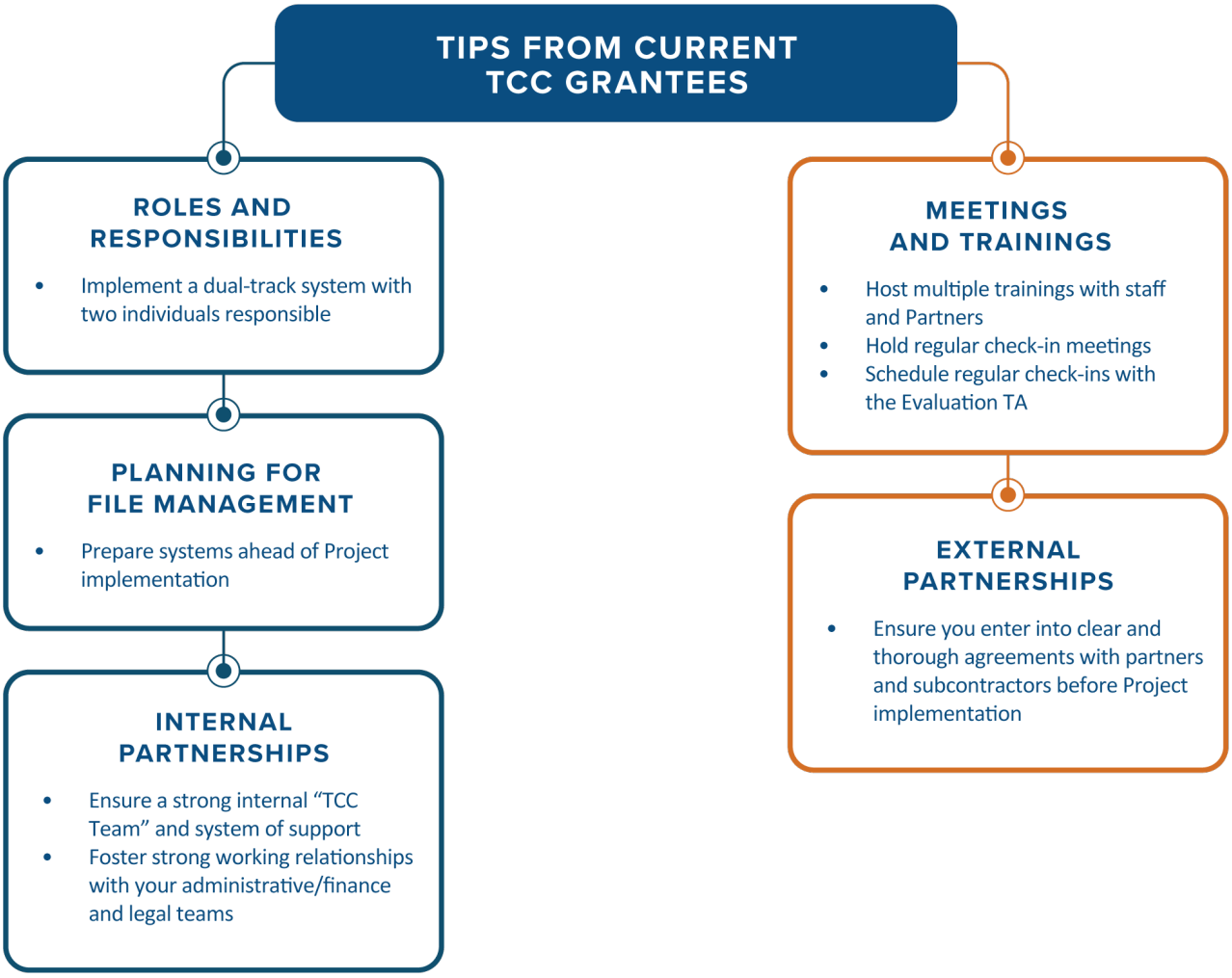


Meetings and Trainings

- Host multiple trainings with staff and Partners on invoicing and reporting submissions. Previous Lead Grantees found that they should have had more trainings with their Partners and staff on how to properly fill out and submit bimonthly invoices as well as annual reports. On that same note, setting a submission deadline for staff and Partners can be helpful to allow enough time for internal review prior to invoice submission to TCC staff.
- Participate in regularly scheduled check-in meetings with Partners to maintain a clear picture of how each Project/Plan is progressing, where issues are occurring, and how to best remedy any serious complications.
- Plan for regular check-ins with the Evaluation TA provider to make sure all reporting obligations are understood. Have the Evaluation TA provider meet with Project/Plan Partners to clarify required reporting.

External Partnerships

- As the TCC Grant Agreement is nearing execution, the Lead Grantee should prepare to execute Sub-Agreements with all Partners so that their work can be reimbursed promptly and ensuring TCC grant requirements are in compliance, such as document retention and insurance.
- While many Lead Grantees recommend maintaining standardized templates, there are certain Partners and Projects/Plans that will require additional language and requirements. It is important to have legal counsel review the Grant Agreement and specific Partner obligations to ensure that the necessary items are captured.
- For Partners/vendors receiving funds from more than one TCC Project/Plan, it is recommended for the Lead Grantee to detail these totals in the agreement with the Partner. While breaking down totals by line item for each Project is not required, it is recommended to document the overall allocated funds and reference the corresponding budgets and workplans in the master Grant Agreement. This practice aids in effective funding tracking.



♦ *Figure 10: Tips from Current TCC Grantees*

Section 10 APPENDICES

A. Appendix A – TCC Program Guidelines

- *Table 19: TCC Program Guidelines*

Round	TCC Program Guidelines
R1	Round 1 TCC Final Program Guidelines
R2	Round 2 TCC Final Program Guidelines
R3	Round 3 TCC Final Program Guidelines
R4	Round 4 TCC Amended Program Guidelines
R5	Round 5 TCC Amended Program Guidelines

B. Appendix B – Invoice Checklist

Use the checklist below to make sure your Invoice Package is complete:

INVOICE

- *Table 20: Invoice Checklist*

☐	Invoice Summary is printed on Lead Grantee letterhead, including correct remittance address
☐	Invoice Summary is signed by the Authorized Signatory or designee
☐	Invoice is labeled with the Grant Agreement number
☐	Invoice # and billing period dates are correct on summary and details sheets
☐	All amounts match on the Invoice Summary, Invoice Details, and Progress Report
☐	No part of the invoice has been submitted in a previous billing period • If back-billing for a previous reporting period, please mark costs as "back-billing" and include on their own line items
☐	Travel costs are all at the State rate
☐	Supporting documentation is provided for all costs, except indirect/overhead costs
☐	Expenses are broken out by cost type (i.e., personnel, travel, supplies, etc.)
☐	Any Personally Identifying Information (PII) included in documentation has been removed or redacted prior to submission

PROGRESS REPORTS

- *Table 21: Report Checklist*

☐	All required Reports are included
☐	Reports signed by Authorized Signatory/designee
☐	Invoice # and billing period dates are correct
☐	Where relevant, please note in the reporting if there is any “back-billing” for the reporting period, as applicable
☐	Progress has been reported at the task or subtask level, as applicable
☐	Activities are reported for the tasks/sub-tasks being billed

DOCUMENTS TO SUBMIT

- *Table 22: Documents to Submit Checklist*

Invoice Summary and Details

☐	PDF, signed by the Authorized Signatory or designee. Naming convention: P "[Grant #]_[Grantee Name]_Invoice [#]_Signed.pdf"
☐	Original Excel file of the Invoice Summary/Detail. Naming convention: P "[Grant #]_[Grantee Name]_Invoice [#].xlsx"

Reports

☐	PDF, signed by the Authorized Signatory or designee. Naming convention: P "[Grant #]_[Grantee Name]_[Report Type and #]_Signed.pdf"
☐	Original Word (or converted PDF) of the Report. Naming convention: P "[Grant #]_[Grantee Name]_[Report Type and #].docx"

Supporting Documentation

☐	PDF of all supporting documentation for the Invoice (Reference these documents on the Invoice Detail): P Implementation Grants: "[Grant #]_[Grantee Name]_Invoice [#]_Project [#]_Task [#]_Support Docs_ [File # of #].pdf" P Planning and Project Development Grants: "[Grant #]_[Grantee Name]_Invoice [#]_Task [#]_Support Docs_[File # of #]

Deliverables or Evidence of Work Completed

☐	PDF of all deliverables for the Invoice: P Implementation Grants: "[Grant #]_[Grantee Name]_Invoice [#]_Project [#]_Task and Subtask [#]_[Deliverable Name].pdf" P Planning and Project Development Grants: "[Grant #]_[Grantee Name]_Invoice [#]_Task and Subtask [#]_Deliverable Name[.pdf"

Reminder for Timely Invoice Processing:

- Make sure the deliverable name, task and/or subtask number matches Exhibit B or the Grant Agreement
- Evidence of Work documents should be titled to match the task or subtask that have been completed

C. Appendix C - Advance Pay

- *Table 23: Advance Pay Resources*

1.	Advance Pay Guidance for Grantees
2.	Advance Pay Request Form
3.	Advance Pay Threshold Checklist
4.	Grantee Resources Advance Pay Folder

D. Appendix D – Solar Installation and Energy Efficiency Policies

Appendix D on Solar Installation and Energy Efficiency Policies applies only to Implementation Grants. Grantees must follow additional requirements for Projects that include solar installations and energy efficiency retrofits. The following policies apply to the Rounds and Strategies specified below:

- *Table 24: Solar Installation and Energy Efficiency Policies*

R1	**Decarbonized Energy and Energy Efficiency Strategy:** Low-Income Weatherization (LIW) Policies
R2	**Decarbonized Energy and Energy Efficiency Strategy:** Decarbonized Energy and Energy Efficiency Policies
R3	**Strategy 4: Solar Installation and Energy Efficiency:** Decarbonized Energy and Energy Efficiency Policies
R4	**Strategy 4: Solar Installation, Energy Efficiency, and Appliance Electrification**: Decarbonized Energy and Energy Efficiency Policies
R5	**Strategy: Solar Installation, Energy Efficiency, and Appliance Electrification**: Decarbonized Energy and Energy Efficiency Policies

1. Billing

Grantees must follow the instructions below when invoicing for solar photovoltaic (PV) and energy efficiency installation activities:

Single-Family Residence Solar PV Installations

Single-Family Residence Solar PV Installation Projects may be invoiced on an agreed dollar per watt basis. Partners provide a justification of costs for the per watt rate to be approved during the PAC process, including an estimated breakdown of materials, labor, and staff time (positions and hourly rates).

Once the rate has been reviewed and approved by TCC program staff, invoicing for the Project may only be at the established per watt rate. TCC program staff may request additional supporting documentation as needed.

Partners submitted per watt justifications as part of the Post Award Consultation Process. Any changes to the agreed upon rates in the executed Grant Agreement must be proposed using the template provided and approved by TCC Grant Manager prior to invoicing.

Multi-Family Residence Solar PV Installations

Multi-family Residence Solar PV Installation Projects must follow the invoicing requirements already defined within Section 5 on Invoicing, of this Grant Admin Guide. Itemized invoice details are required, and Grantees will need to provide supporting documentation of actual hours worked and actual costs incurred to receive reimbursement.

Energy-Efficiency Installations

Energy-Efficiency Direct Installations Projects may be reimbursed using an itemized invoice for actual hours worked and costs incurred, or by providing justification for the following:

- Project management costs can be billed at an agreed dollar per household rate.
- Installation costs can be invoiced on an agreed dollar per measure basis. This includes estimated costs for materials, labor, and construction management.

Partners must split out a justification of costs and submit it to TCC program staff. Once this justification has been reviewed and approved by TCC program staff, invoicing for the Project may only be at these established rates. Any changes to the rates must be reviewed and approved by TCC program staff prior to invoicing. TCC program staff may request supporting documentation as needed.

Repair Costs

This strategy allows limited repair costs to facilitate the installation of measures. Such repairs (including but not limited to: dry rot repair, water heater platform repair, remediation of electrical hazards, and roof repairs) are capped at 20% of the total TCC funded project budget. Repair budgets may be increased beyond 20% of the total TCC funded portion of the project budget only with prior written approval from TCC staff. Repairs for solar PV installation must be cost effective per the Savings to Investment Ratio (SIR).

- To track this cost cap, repair costs must be billed separately from the "per watt" or "per measure" rates noted above.

2. Documentation of Work Completed

Please use the following guidance when submitting deliverables and other documentation of work completed:

Single-Family Residence Solar PV Installations

- **Documentation of work completed:** With each bimonthly invoice request, please provide a summary table that clearly logs the progress of each household during that bimonthly billing period. This should include, but is not limited to address, method of contact/intake, date of assessment, date permits pulled, date of installation, number of KW installed, final inspection report, and connection verification. A solar installation is considered complete for reimbursement once it has been connected.
- **Final Deliverable:** A final summary table that logs all participating residences, date installed, and number of KW installed. Partners should not submit additional household-level installation documentation but must keep it on file in the event of an audit or staff request.

Single-Family Residence Energy Efficiency Installations

- Documentation of work completed: With each bimonthly invoice request, please provide a summary table that clearly logs the progress of each household during that bimonthly billing period. This should include, but is not limited to address, method of contact/intake, date of assessment, date of installation, number and type of measures, and cost per measure.
- Final Deliverable: A final summary table that logs all participating residences, date installed, and total measures installed. Partners should not submit additional household-level installation documentation but must keep it on file in the event of an audit or staff request.

Multi-Family Residence Solar PV Installations

- Documentation of work completed: As the progress is made on a multi-family site, please provide documentation of each installation milestone. This includes, but is not limited to site agreements, permits, and assessments.
- Final Deliverables: Documentation of the installed solar PV system, interconnection, operations and maintenance policies, and other deliverables per the Grant Agreement.

NOTE: Remove any Personal Identifiable Information on documentation of work completed – address by itself is allowable, but remove or redact names, and contact details.

3. Exhibit C Certifications

The relevant sections in the Grant Agreement (referenced below) describe Project-specific terms and conditions for each Rounds' corresponding Solar Installation and Energy Efficiency Projects. All eligibility and compliance requirements must be self-certified by the property owner, tenants,

and partner, as applicable. Grantees will not submit support documentation on a regular basis, but intake forms or signed self-certifications must be kept on file in the case of an audit.

4. Solar Consumer Protection

Solar providers submitting applications to interconnect residential solar customers in the investor-owned utility service areas of Pacific Gas and Electric Company (PG&E), Southern California Edison (SCE), and San Diego Gas & Electric (SDG&E) are required to collect customer initials and a signature on the California Solar Consumer Protection Guide.

Partners are responsible for confirming whether this applies to all TCC funded installations (please see: https://www.cpuc.ca.gov/solarguide/). If applicable, clients will need to provide a signature prior to installation.



Figure 11: Transform Fresno Solar Installation

5. Income Eligibility Resources

The relevant sections of the Grant Agreement state that "Household income eligibility must be established at either 80 percent of the Area Median Income (AMI), or 80 percent of the State Median Income (SMI), whichever results in a higher allowable maximum income."

Table 25: AMI & SMI Sources

The TCC program uses the following sources for AMI and SMI:	
Area Median Income (AMI)	Please use the values published by the California Department of Housing and Community Development: https://www.hcd.ca.gov/grantsand-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits. • AMI is listed by county and household size. • This information is updated annually, so please check that you are using the most current values.

State Median Income (SMI)	Please use the values published by the U.S. Department of Health and Human Services (HHS) Low Income Home Energy Assistance Program (LIHEAP) Program. • SMI updates are published annually on the LIHEAP Information Memoranda page. • LIHEAP IM 2023-02 State Median Income Estimates for Optional Use in FFY 2023 and Mandatory Use in FFY 2024 memorandum and calculation methodology for household size. • LIHEAP IM 2024-02 Federal Poverty Guidelines and State Median Income Estimates for Optional Use in FY24 and Mandatory Use in FY25

6. Eligible Energy Efficiency Measures

The energy efficiency measures eligible under the TCC Program are listed in Appendix D of the TCC Program Guidelines (**Rounds 1 - 3**) and Appendix B, Strategy 4 (**Rounds 4 - 5**). Partners may not seek reimbursement for other measures that may be eligible under other state or federal energy efficiency programs. Due to reporting requirements, TCC can only reimburse for the measures listed in the TCC Program Guidelines.

R1-5 **GRANT AGREEMENT REFERENCES**

Round 1 - 3: Exhibit C, Part 2, Section D

Round 4 - 5: Exhibit C, Part 2, Section 4

R1-5 **TCC PROGRAM GUIDELINES REFERENCES**

Round 1 - 3: Appendix D: TCC Funded Project Types, Eligibility, and Requirements by Strategy

Round 4 - 5: Appendix B: TCC Funded Projects by Strategy



TRANSFORMATIVE
CLIMATE
COMMUNITIES
PROGRAM

CALIFORNIA
STRATEGIC
GROWTH
COUNCIL

California
Department of Conservation

Advance Pay Guidance for TCC Grantees

Version 2

Updated August 15, 2024

Summary of Changes:

- Lead Grantees may advance payment to Partners of any entity type.
- SGC will provide future guidance on how to spend earned interest.
- Clarified that the Lead Grantees must comply with both relevant Government Code sections (Government Code section 11019.3, subdivision (c)(2)(A), and Government Code section 11019.1, subdivision (c)(2)(A)).

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Background and Overview

Recently passed legislation allows SGC to administer advance pay to **TCC Lead Grantees from Rounds 4 and 5 until July 1, 2025**, and to some TCC Lead Grantees until the end of their grant terms. Only Lead Grantees can request advance payment from SGC. Lead Grantees may choose to use their advance payment to administer advance payment to Partners (subrecipients) if the Lead Grantee ensures each Partner to which they issue advance payment satisfies certain minimum requirements, as described in Section 3 of this document.

Lead Grantees can only request up to 25% of the total grant amount cumulatively over the course of the grant term. SGC will make exceptions to this 25% cap under specific circumstances (see Section 1 below for more information).

Grantees who receive advance payment are still required to follow invoicing and reporting requirements as outlined in the grant agreement, including submitting progress reports and necessary supporting documentation with invoices.

Section 1 contains general information about advance pay for all Lead Grantees and Partners.
Section 2 contains information for Lead Grantees who would like to request advance pay from SGC.
Section 3 contains information for Lead Grantees who would like to receive advance pay from SGC *and* administer advance pay to their Partners.

Section 1: Information for Lead Grantees and Partners

Eligibility

Advance pay is available to TCC Lead Grantees from Rounds 4 and 5. Advance pay is not available to Grantees from Rounds 1 through 3. A Grantee must have an executed grant agreement to receive advance pay.

Only the Lead Grantee may request and receive advance payment from SGC. The Lead Grantee may use advance payments for their own costs (including paying Partner invoices prior to receiving the reimbursement check from the state) and to advance payment to Partners. In order to advance payment to Partners, Lead Grantees will need to develop their own procedures to administer advance payment**. The Lead Grantees must ensure that each Partner to which they issue advance payment satisfies the minimum requirements found in Government Code section 11019.3, subdivision (c)(2)(A), and Government Code section 11019.1, subdivision (c)(2)(A),** as noted in Section 3 of this document.

SGC has authority to administer advance pay to **local agencies** (any city, county, special district, authority, or other political subdivision of the state) and **nongovernmental entities** until July 1, 2025. Local agencies and nongovernmental entities must submit an undisputed request for advance pay by **May 1, 2025.** SGC has authority to administer advance pay to **private, nonprofit organizations** qualified under section 501(c)(3) of the Internal Revenue Code **indefinitely.**

Only the identity of the Lead Grantee matters in determining eligibility for receiving advance pay. If a Partner is a nonprofit organization but the Lead Grantee is a local agency, SGC will only be able to administer advance pay to the Lead Grantee until July 1, 2025, in the absence of further legislative action.

The Lead Grantee may use advance payment received from TCC to advance payment to Partners of any entity type, including tribes, in accordance with the Lead Grantee's policies and procedures. All Partners must still comply with documentation and reporting requirements, including depositing all advanced funds into a federally insured, interest-bearing account and report interest earned to TCC (see Sections 2 and 3 for more information).

TCC does not have authority to administer advance pay to federally recognized tribes. California Native American Tribes that are organized as a 501(c)(3) nonprofit and are not federally recognized are eligible as private, nonprofit organizations.

Lead Grantees can only request up to 25% of the total grant amount cumulatively over the course of the grant term. SGC will make exceptions to this 25% cap if the following conditions are met:

1. The grantee meets all advance pay eligibility requirements.
2. The grantee has spent previous advance payments (if applicable) as planned and has complied with all TCC requirements, including reporting and invoicing.

3. The grantee demonstrates that they need to exceed the 25% advance pay cap for one of the following purposes:
    a. To advance payment for a large purchase or capital project (such as a construction project, land acquisition, or equipment purchase such as vehicle(s) or bus(es))

Advance pay materials are available in the Grantee Resources folder on the TCC SharePoint site under Grantee Resources folder. TCC staff are available for any questions or extra support needed throughout this process.

Lead Grantees can submit requests for advance payment at any time after grant execution (i.e., you do not need to wait for a standard invoicing period to submit an Advance Payment Request Form).

Next steps for Lead Grantees

1. Review this document and the attached materials. If you and your partners have questions about advance pay, please email them to tcc@sgc.ca.gov with your DOC and SGC grant managers cc'd.
2. Discuss the availability of advance pay internally and with your Partners to determine the need and interest.
3. If you decide to request advance pay from SGC, read the Request Form, the Threshold Checklist, and Section 2 of this document.
4. If you will be requesting advance pay from SGC and using it to administer advance payment to one or more Partners, please also read Section 3 of this document. Begin developing your procedures for administering advance payment and then onboard your Partners to the process.
5. Expect revised advance pay materials and procedures from TCC staff as we pilot this process.

Section 2: Information for Lead Grantees

This section provides instruction for the Lead Grantee to submit a request for advance payment to SGC for the Lead Grantee's use (i.e., the funds will not be advanced to Partners). If you would like to administer advance payment to your Partners, please also read Section 3.

How to Submit an Advance Pay Request

For each advance pay request, the Lead Grantee must complete three forms and submit additional supporting documentation.

The three forms are:

- Advance Pay Threshold Checklist
- Advance Pay Request Form
- Advance Pay Invoice

To submit the request, please email all three forms and all supporting documentation to accountspayable@opr.ca.gov with your DOC and SGC grant managers copied. If you would like TCC staff to review your request before you submit it, please inform your DOC and SGC grant managers.

If you plan to submit additional advance pay requests in the future, we recommend saving editable versions of these forms so that you can revise them. Most information will remain the same for each request.

Once TCC staff receive your request, they may follow up with you for clarifications or for corrections as they do during the standard invoicing process. TCC staff will make every effort to review advance payment requests promptly. Advance payments will be made via check through the same process as standard reimbursements.

Summary of Advance Pay Forms

Form 1: Advance Pay Threshold Checklist

Purpose: To establish that the Lead Grantee is eligible to receive advance pay and agrees to comply with all advance pay requirements.

Additional documentation required:

The Lead Grantee may have already submitted some of the documents required by Section A of the Advance Pay Threshold Checklist when they submitted their application to TCC. Other documents are publicly available online and can be obtained independently by TCC staff. **Before you begin your first advance pay request,** please inform your DOC grant manager so that they can let you know which of these documents you will need to submit.

- **Audits:** A copy of your most recent audit and any findings from the last five years. If you have not conducted any audits in the last five years, please provide an explanation in writing (such as an email to your DOC and SGC grant managers).
- **Certificate of liability insurance:** Demonstrates that the organization complies with the insurance requirements in the TCC grant agreement.
- **Bank or financial statement showing a federally insured and interest-bearing account held by the Lead Grantee at the same financial institution where you will deposit the advance payments**: Demonstrates that you are able to comply with this requirement of the advance pay policies. Once SGC approves your first advance pay request, you must (if you have not done so already) open a new, eligible account or subaccount at that same institution to be used exclusively to administer TCC advance pay.
- ***Franchise Tax Board Status Letter:** Verifies whether an entity is in good standing.
- ***IRS Determination Letter:** Verifies that an organization is a 501(c)(3) nonprofit.
- ***Documentation of Secretary of State status:** Verifies that an entity is currently in good standing with the CA Secretary of State.

**Items marked with an asterisk are not required for public agencies.*

Form 2: Advance Pay Request Form

Purpose: To formally request advance payment, provide a justification for the request, and describe how the funds will be spent.

Form 3: Advance Pay Invoice

Purpose: To trigger payment from SGC's accounts payable office once TCC staff have approved the Advance Pay Request Form. This document will be separate from your normal invoice.

How to Administer Advance Pay

Once a grantee has received their advance payment, they must deposit it into a federally-insured, interest-bearing account that provides the ability to track interest earned and withdrawals. The grantee must retain documentation (i.e., bank statements) of all advance pay transactions and report it to SGC (see next section).

Once SGC approves your first advance pay request, the Lead Grantee must (if you have not done so already) open a new, eligible account or subaccount to be used exclusively to administer TCC advance pay. This will allow for tracking the amount of interest earned. Within two weeks of receiving **each** advance payment, the Lead Grantee must provide documentation that verifies advanced funds have been deposited into the dedicated account.

Because the interest earned on advanced payment is considered grant money, the Lead Grantee may only spend the interest on tasks included in the TCC grant agreement, or on other TCC-related expenses pre-approved by TCC staff. All interest must be spent by the end of the TCC grant term. Any unspent interest remaining at the end of the grant term must be returned to SGC (which can be accomplished by withholding the corresponding amount from the final invoice) to ensure it does not become a gift of state funds. The Lead Grantee must report on how they spend the interest using the standard TCC invoicing requirements. Interest earned in the bank accounts of Partners (subrecipients) must follow these same requirements (see Section 3). SGC will issue further requirements regarding how to allocate, spend, and report interest.

As detailed in the Advance Pay Threshold Checklist, the Lead Grantee will need to promptly spend down the advance payment. If the Lead Grantee does not report on advance payment activity at the required intervals (bimonthly or quarterly, depending on your grant agreement), SGC will not issue further advance payments and you may be subject to a notice of non-performance and/or a stop work order.

The Lead Grantee does not need to fully spend down your advance payments within the next invoicing period, but you should spend them as you described in your Advance Pay Request Form, and as promptly as possible.

The Lead Grantee may make additional advance pay requests if they have not yet received advances cumulatively totaling 25% of the total grant amount over the course of the grant term. See section 1 for more information on how to request an exemption to this limit.

How to Report Advance Pay Expenditures and Interest

With every standard invoicing period (bimonthly or quarterly, depending on your grant agreement), Lead Grantees must report their advance pay expenditures and the interest they have earned in the federally insured, interest-bearing bank account.

Use the Advance Pay Summary box at the bottom of the Invoice Detail to report the spend-down of your advance payment each invoicing period.

- **Total Advance Received:** The cumulative amount of advance pay you have received from SGC since the beginning of the grant.
- **Outstanding Advance Balance**: The amount of advance pay you had remaining prior to submission of the current invoice.

- **Advance Pay to be Applied/Deducted this Invoice**: The amount of advance pay you are spending down with this invoice. This is the portion of the "Total Costs Billed this Period" that you will not be reimbursed for, since it is being pulled from a prior advance payment.
- **Remaining Advance Balance:** The amount of advance pay you have received that still needs to be spent down.
- **Interest Earned this Period:** The amount of interest you have earned on the advance payment since your last invoice.

In addition to the standard supporting documentation required to document the expenditures as part of the normal invoicing process, you must also submit **bank statements** showing the interest earned and all deposits and withdrawals since the last invoicing period.

You will need to implement strategies to spend down the advanced funds in a timely manner, as you agree to in Part B of the Advance Pay Threshold Checklist. Reimbursing partners quickly for completed work is an eligible use of advance pay.

You may only submit additional requests for advance payment if you are on track with your advance pay expenditures, invoicing, and all other TCC program requirements. Please see Section 1 for information on what to do if you need to exceed the cumulative 25% cap on advance payment.

Next Steps for Lead Grantees

1. Familiarize yourself with the three advance pay forms.
2. Inform your DOC and SGC grant managers that you are planning to request advance pay. Once they inform you which documents from the Threshold Checklist they already have in their possession, begin assembling the remaining documents.
3. Complete the three forms to request advance pay. Work with your grant managers over email and during your regular check-ins if you need support. Feel free to email tcc@sgc.ca.gov with any general questions about advance pay.
4. Once you receive your advance payment, spend it promptly and comply with reporting requirements. Discuss the status of your advance pay expenditure during your check-ins with TCC staff.
5. Expect revised advance pay materials and procedures from TCC staff as we pilot this process.

Section 3: Information for Lead Grantees Advancing Payment to Partners

The following information applies to Lead Grantees who would like to advance payment to one or more Partners. If you will not be advancing payment to Partners, you can disregard this section.

The Lead Grantees may re-issue advance pay to their Partners if each Lead Grantee ensures each Partner to which they issue advance payment satisfies the same minimum requirements found in Government Code section 11019.3, subdivision (c)(2)(A), and Government Code section 11019.1, subdivision (c)(2)(A). The exception to this requirement is that SGC will not restrict which types of subrecipient entities may receive advance payment. The Lead Grantee must be compliant with their own authorities and procedures when issuing advance pay. The information in Appendix A is the process TCC staff are using to ensure our advance pay

process is in compliance with the relevant Government Code. If Lead Grantees would like to adapt it in order to administer advance pay to Partners, you are welcome to do so.

If you administer advance pay to your Partners, you do not need to submit documentation of the Partner's compliance to SGC, but you must retain it and will be responsible for providing it in the event of an audit.

Upon receiving advance payments, Lead Grantees should promptly re-issue the advance payment to any Partners who were included in the request.

If you would like to request Word versions of any TCC advance pay documents or forms, please email tcc@sgc.ca.gov or your TCC grant manager.

Next Steps for Lead Grantees

- Review Appendix A.
- If you will be administering advance pay to your Partners, set up a procedure to do so. Set up a filing system to retain documentation.
- Train partners on how to comply with requirements.
- Expect revised advance pay materials and procedures from TCC staff as we pilot this process.

Appendix A: TCC's Advance Pay Process

Please refer to Section 3 for context.

Purpose and Overview

This desk procedure includes instructions for SGC and DOC grant managers on how to process, review, approve, and track advance pay. SGC's authority for administering advance pay comes from an Advance Pay Pilot passed within AB156 (2022) and AB 590 (2023) for Round 4 and 5 grantees who meet eligibility requirements.

- Under Government Code Section 11019.1, SGC has authority to administer advance pay until July 1, 2025, to eligible grantees. Undisputed requests for advance pay from local agencies, nongovernmental entities, and other state agencies must be submitted to TCC by May 1, 2025, to allow sufficient time to process payment.
- Under Government Code section 11019.3, state agencies may make advance payments indefinitely to Lead Grantees that are 501(c)(3) nonprofits.

This document provides instructions for TCC staff on how to administer advance payment.

Requirements

Eligibility: Only certain entities are eligible to receive advance pay. Please see **Eligibility Requirements** section below for more information. Only Lead Grantees, not subrecipients, from Rounds 4 and 5 are eligible to receive advance pay from SGC. Implementation, Project Development, and Planning Grantees are eligible for advance pay. Grantees from Rounds 1-3 are not eligible for advance pay.

Payment caps: Lead Grantees may only request up to 25% of the total grant amount cumulatively over the course of the grant term. SGC will make exceptions to this 25% cap if the following conditions are met:

1. The grantee meets all advance pay eligibility requirements.
2. The grantee has spent previous advance payments (if applicable) as planned and has complied with all TCC requirements, including reporting and invoicing.
3. The grantee demonstrates that they need to exceed the 25% advance pay cap for one of the following purposes:
    a. To advance payment for a large purchase or capital project (such as a construction project, land acquisition, or equipment purchase such as vehicle(s) or bus(es))

This cap only applies to the amount that SGC is advancing to the Lead Grantee. If the Lead Grantee issues advance payment to a subrecipient, those payments may exceed 25% of the subrecipient's TCC budget if the Lead Grantee chooses to do so.

Process: TCC staff must keep on file documentation demonstrating that the grantee is eligible to receive advance pay. TCC staff should obtain as many of these documents as possible from the grantee's application and from online sources to avoid making additional requests of grantees.

Reporting: Advance payment requests from Grantees can be submitted at any time after grant execution (i.e., Grantees do not need to wait for a standard invoicing period to submit an advance payment request form). Grantees that are approved for and receive advance payment

are still required to follow invoicing and reporting requirements as outlined in the grant agreement. This includes progress reports and submitting all necessary backup documentation with submitted invoices.

Subrecipients: The Lead Grantees may re-issue advance pay to their subrecipients if the Lead Grantee ensures each subrecipient to which they issue advance payment satisfies the minimum requirements found in Government Code section 11019.3, subdivision (c)(2)(A), and Government Code section 11019.1, subdivision (c)(2)(A). The exception to this requirement is that SGC will not restrict which types of subrecipient entities may receive advance payment. The Lead Grantee must be compliant with their own authorities and procedures when issuing advance pay.

The Lead Grantee does not need to submit documentation of the subrecipient's compliance to SGC, but must still receive and retain it from subrecipients and provide it in the event of an audit.

If the Lead Grantee chooses not to advance pay their subrecipients, the Lead Grantees may still use advance pay received from SGC to promptly reimburse subrecipients for completed work.

Providing Guidance to Lead Grantees: TCC staff should:

- Train Lead Grantees on how to comply with advance pay requirements
- Review eligible costs, activities, and cost types with grantees and approve these costs in advance to ensure grantees are spending the advance payment on eligible uses
- Regularly discuss advance pay progress and updates during check-ins with the Lead Grantee
- Develop a clear process for approving newly identified costs

Eligibility Review and Approval Steps

TCC staff must complete all steps below for a Lead Grantee's initial request. For requests after the initial request, skip to step 1d.

1. Determine if your Lead Grantee is eligible to request advance pay. See the **Eligibility Requirements** section of this document to determine eligibility. If Grantee is eligible, they must submit a completed *Advance Pay Request Form* and the *Advance Pay Threshold Checklist* along with the required supporting documentation for review and approval.
    a. The Lead Grantee is from Round 4 or 5. Grantees from Rounds 1-3 are **not** eligible at this time.
    b. The Lead Grantee must have an executed grant agreement.
    c. The Lead Grantee is an eligible entity (see **Eligibility Requirements** section below).
    d. The Lead Grantee must provide required documents to demonstrate eligibility for items i. through v. below. *Before requesting documentation from the Grantee, please carefully review all documentation submitted as part of their TCC application and check the online sources listed below. Determine which documents on this list are already in SGC's possession and then inform the grantee that they do not need to submit those items with the Threshold Checklist.*

Save copies of all relevant documents. After determining gaps, the SGC Grant Manager should request the remaining documentation from the Grantee.

i. Provide documentation that the Lead Grantee is an eligible entity. For a list of documentation that demonstrates eligibility, please reference **Eligibility Requirements** section of this document. The Lead Grantee and all subrecipients to which they advance payment to must be eligible entities and must comply with all documentation requirements. Based on the eligibility determination and organization type, collect the relevant documentation listed in the **Advance Pay Guidance** table below. TCC staff should document which eligibility pathway is being used by noting this information to the signature box on the Advance Pay Request Form.
    1. [FOR AB156 - GOV. CODE. SEC. 11019.1(c)(2)] If they are a local agency or nongovernmental entity, you do not need to collect any documentation to demonstrate this fact.
    2. [FOR AB590 - GOV. CODE SEC. 11019.3] Obtain documentation that the Lead Grantee is a private, nonprofit organization qualified under section 501(c)(3) of the Internal Revenue Code. See section iii.2 below for further instructions. California Native American Tribes that are organized as a 501(c)(3) nonprofit and are not federally recognized are eligible under this provision.
    3. TCC does not have authority to administer advance pay to federally recognized tribes.

ii. A copy of most recent audit and any findings from the last five (5) years (where available). If a grantee has not conducted any audits in the last five years, they must provide an explanation. This explanation should be in writing but does not need to be in a formal letter.
    1. Audit must have no major, adverse or material findings. The audit should indicate if a finding is major, adverse, or material. If the Grantee has resolved a finding, the Grantee may provide supporting documentation of corrective actions. If the reviewer has questions about reviewing audit findings and determining eligibility, raise the issue to the TCC program manager and then to legal, if needed.
    2. An acceptable audit may have some minor findings or corrective action recommendations.

iii. Documentation to demonstrate good standing with the Franchise Tax Board, Internal Revenue Service, and Secretary of State. Public agencies do not need to provide these documents. This includes:
    1. **Franchise Tax Board status letter**: This letter verifies whether or not an entity is in good standing.
        a. TCC staff should check the status of an entity and print an entity status letter for free at https://www.ftb.ca.gov/help/business/entity-status-letter.asp or https://webapp.ftb.ca.gov/eletter/. The letter must indicate that the entity is in good standing. Save this letter to the grantee's file.

2. **Internal Revenue Service**: This letter verifies that an organization is a 501(c)(3) nonprofit.
    a. TCC Staff should check the status of an entity and print the determination letter at https://apps.irs.gov/app/eos/. The letter must state that the organization is exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3).
3. **Secretary of State**: This website verifies that an entity is currently in good standing with the CA Secretary of State.
    a. TCC staff must search for the entity at the link below and confirm that the organization's status is "good." Save a screenshot of this determination to the grantee's file.
    b. https://bizfileonline.sos.ca.gov/search/business

iv. Certificate of liability insurance (see grant agreement for specific requirements)
v. Documentation that funds received as advance pay will be deposited into a federally insured, interest-bearing account that provides the ability to track interest earned and withdrawals (must report interest earned and spend it on approved grant activities). The Lead Grantee shall open a dedicated bank, or create a subaccount which exclusively holds TCC advance pay funds in order to accurately track interest earned. The Lead Grantee does not need to open a new account or subaccount until they have been notified by TCC staff that their advance pay request has been approved. Therefore, at this stage in the process, they can just submit evidence that they hold a federally insured, interest-bearing account at the same financial institution at which they will open the new account.
    1. Documentation could be a bank statement or financial statement verifying a federally insured, interest-bearing account is held by the Lead Grantee.

e. Once you have determined which items you have been able to obtain from the application materials and publicly available records, send an email to the grantee with this information so they know that they don't need to resubmit those items with the Threshold Checklist.

2. Check for completeness of the request. The Lead Grantee must submit a (1) signed Request Form, (2) Threshold Checklist, and (3) invoice requesting the advance pay amount. Review all components of these documents for adequacy and completeness. The invoice is used for Accounts Payable to process the payment. The Lead Grantee shall use the standard TCC invoicing template. The following is guidance to determine if request is complete.
    a. Is the grantee eligible to receive advance pay? (confirm that Step 1 is complete)
    b. Are all fields completed in the request form?
    c. Is a justification, allocation breakdown, and spending description provided in the form?
    d. Has Grantee responded to all parts of the form and checklist? Verify using form instructions.
    e. Have the form and checklist been signed by an authorized signatory?
    f. Is the signed invoice on official letterhead?

   g. Does amount on request match invoice amount?
   h. Check that the cumulative amount requested, including the current request and all prior payments, is no more than 25% of the grant total. See “Payment Caps” section above for information on situations in which the 25% cap may be exceeded.
3. Check for reasonableness of the request, and alignment with TCC objectives. The advance pay pilot directs SGC to “prioritize recipients and projects serving disadvantaged, low-income, and under-resourced communities, or organizations with modest reserves and potential cashflow problems”.
   a. *Is Grantee serving disadvantaged, low-income, and under-resourced communities?*
      i. *If Yes, grantee is prioritized for AP*
      ii. *If No, must meet requirement b. below*
   b. *Is Grantee an organization with modest reserves?*
      i. *If Yes, grantee is prioritized for AP*
      ii. *If No, must meet requirement a. above.*
   c. Will this advance pay support TCC program work? Confirm that advance pay will support work clearly outlined in workplans and covered by the grant agreement.
4. Complete Advance Pay Request form sections under “DOC Approval” and “SGC Approval.”
5. Email Grantee that their request has been approved and sent to accounting for payment.
6. Save all materials.
7. Add advance pay details to the respective Invoice Trackers.
8. Track advance pay spend-down and interest earned.

Reporting

Initial Verification of Account Creation and Payment Deposit:

Once SGC approves the Lead Grantee’s first advance pay request, the Lead Grantee shall open a new, eligible account or subaccount to be used exclusively to administer TCC advance pay (if they have not done so already). This account must be at the same institution as the account for which they submitted documentation with the Threshold Checklist.

All funds received by the Lead Grantee as an advance payment will be deposited into a ***federally insured, interest-bearing account*** or subaccount that provides the ability to track interest earned and withdrawals and will be exclusively used to administer TCC advance pay. Within two weeks of receiving each advance payment, the Lead Grantee must provide documentation that verifies that they have deposited the advanced funds into the account.

Ongoing Reporting and Tracking:

TCC staff must track the interest gained in the grantee’s invoice tracker using bank statements submitted by the grantee at regular invoicing and reporting periods as defined by their grant agreement.

Because the interest earned on advanced funds is considered grant money, the grantee may only spend interest on tasks in the TCC grant agreement, or on other TCC-related expenses pre-approved by TCC staff. All interest must be spent by the end of the TCC grant term. Interest earned must be reported until there are no funds left in the advance pay account or subaccount. Any unspent interest remaining at the end of the grant term must be returned to SGC (which

can be accomplished by withholding the corresponding amount from the final invoice) to ensure it does not become a gift of state funds. The grantee must report on how they spend the interest using the standard TCC invoicing requirements. Interest earned in the bank accounts of subrecipients must follow these same requirements. TCC staff should communicate these requirements to grantees.

Eligibility Requirements

AB 156 – Government Code section 11019.1(c)(2)(A)

- Eligible Entities: Local Agency, Nongovernmental Entity, Recipient State Agency
  - Includes: Local Agency (city, county, special district, authority, or other political subdivision of the state); CBOs; nonprofit organizations; CA Native American Tribes organized as nonprofits w/o federal recognition status.
- Eligibility Documentation:
  - Local Agency: Resolution authorizing the agency to accept grant funds
  - Nongovernmental entity: appropriate documentation of good financial standing (see 1.d.iii)
    - Nonprofits: 501(c)(3) determination letter
    - CA Native American Tribes Organized as nonprofits: 501(c)(3) determination letter
    - For profit or other: Secretary of State documentation; appropriate documentation of good financial standing
- Timeline: Through June 30, 2025
- References:
  - AB 156, Sec. 15 specifies Advance Payment language to be added to the Government Code, Section 11019.1.
  - Section 11019.1 specifies: “Recipient entity” means a local agency or a nongovernmental entity that is awarded a grant by an administering state agency and with whom the administering state agency has entered into a contract pursuant to that grant.
  - Note that Local agency doesn’t have a statutory definition on point for this advance pay authority; however, OPR Legal suggested utilizing the statutory definition of local agency from State Administrative Manual Section 6602: “Any city, county, special district, authority, or other political subdivision of the state.”
  - TCC Guidelines:
    - “SGC will prioritize advance payment to local agencies and nongovernmental entities with low cash reserves that serve under resourced communities.” P.76
    - *Note that Statute supersedes Guidelines. Guidelines do not need to be amended to reflect statutory authority or specific requirements of statute.*

AB 590 - Government Code section 11019.3

- Eligible Entities: Private, nonprofit organization qualified under section 501(c)(3) of the Internal Revenue Code. California Native American Tribes that are organized as a 501(c)(3) nonprofit and are not federally recognized are eligible under this provision.
- Documentation includes: 501(c)(3) Letter of Determination
- Timeline: Indefinitely

- References:
    - AB 590 establishes Section 11019.3 of the Government Code
    - CRC Guidelines: Statute supersedes Guidelines. Guidelines do not need to be amended to reflect statutory authority or specific requirements of statute.
        - Require grantee Demonstrate its current status in good standing as an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and no tax delinquency with the California Franchise Tax Board and California Department of Tax and Fee Administration
        - Demonstrate 501(c)(3) status or other demonstration of non-profit/NGO status for Partners that will receive advance payment
    - TCC Guidelines: TCC Guidelines do not reflect AB 590. Statute supersedes Guidelines. Guidelines do not need to be amended to reflect statutory authority or specific requirements of statute.

Federally recognized tribes

- Neither Government Code section gives us direct authority to administer advance pay to federally recognized tribes.

Advance Pay Guidance Tables

ADVANCE PAY GUIDANCE	Transformative Climate Communities	ALL Grant Programs
Guiding Statute	AB 156 GC Section 11019.1	AB 590 GC Section 11019.3
Term	Temporary, ends 7/1/25	Indefinite
Funding Limit	Up to 25% of total award	Up to 25% of total award
Eligible Recipients	Local agency or nongovt. entity Grantees & subrecipients	Private, nonprofit organization qualified under section 501(c)(3) of the Internal Revenue Code Grantee & Subrecipients
Tribal Eligibility	No	California Native American Tribes that are organized as a 501(c)(3) nonprofit and are not federally recognized

IF your organization is	**Nonprofit**	**Local Government**	**Tribe**
Includes	Qualified 501(c)(3) Includes: Nongovernmental, CBOs, CA Native American Tribes organized as nonprofit w/o Fed Recognition	Local Agencies: Any city, county, special district, authority, or other political subdivision of the state	Tribes with Sovereign Immunity Federally recognized Tribes
Authority	AB 211 (GC Section 11019) AB 156 (GC Section 11019.1) **AB 590 (Section 11019.3)**	AB 211 (GC Section 11019) AB 156 (GC Section 11019.1)	Neither Government Code section gives us direct authority to administer advance pay to federally recognized tribes. If Tribe is organized as a nonprofit, see “Nonprofit” eligibility section.
Program	TCC, CRC	TCC, CRC	N/A
Documentation	501(c)(3) Letter of Determination	N/A	N/A
Term	Indefinite (AB 590/GC 11019.3)	Temporary, ends 7/1/25	N/A
Funding Limit	Up to 25% of total award	Up to 25% of total award	N/A

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Lincoln Bogard, Finance Director
Mayra Perez, City Treasurer

SUBJECT: Receipts, Disbursements, and Net Cash Flows

STAFF RECOMMENDATION:

Receive and file Receipts, Disbursements, and Net Cash Flows report for FY 2025-26 Accounting Period 8.

EXECUTIVE SUMMARY:

Staff intends to bring this report or its equivalent to City Council monthly going forward within 45 days of month end or as soon as practicable after any dark period of City Council.

BACKGROUND:

According to Government Code Section 41004, Regularly, at least once each month, the city treasurer shall submit to the city clerk a written report and accounting of all receipts, disbursements, and fund balances. The city treasurer shall file a copy with the legislative body.

DISCUSSION/ANALYSIS:

These reports were reviewed by the City Treasurer in advance of the City Council meeting and the City Treasurer has had the opportunity to have any questions answered in advance.

ALTERNATIVES:

1. Receive and file.

FISCAL IMPACT:

None. This is the result of past operations and fiscal impacts were previously approved.

ATTACHMENTS

1. Receipts Disbursements & Net Cash Flows FY2025-26 AP01-AP08
2. Cash Balances as of February 28, 2026

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
101-11-101-00-000	**CASH-GENERAL FUND**	**45,234,700.39**	**39,060,055.91**	**6,174,644.48**
2026-01		16,354,221.00	13,031,048.89	3,323,172.11
2026-02		2,272,169.28	3,137,886.27	(865,716.99)
2026-03		4,624,482.57	4,969,559.89	(345,077.32)
2026-04		2,225,035.40	3,913,602.45	(1,688,567.05)
2026-05		3,372,436.22	2,499,220.69	873,215.53
2026-06		5,168,159.40	4,382,404.64	785,754.76
2026-07		4,998,492.04	3,582,670.62	1,415,821.42
2026-08		6,219,704.48	3,543,662.46	2,676,042.02
108-12-101-00-000	**Cash-Road Maintenance-Dillon Rd**	**55,431.51**	**598,365.74**	**(542,934.23)**
2026-01		14,050.23	0.00	14,050.23
2026-03		2,466.87	0.00	2,466.87
2026-04		15,812.59	0.00	15,812.59
2026-06		5,624.00	0.00	5,624.00
2026-07		17,477.82	0.00	17,477.82
2026-08		0.00	598,365.74	(598,365.74)
109-12-101-00-000	**Cash - SB 1 Road Repair & Accountability**	**818,089.72**	**191,561.92**	**626,527.80**
2026-01		98,741.91	0.00	98,741.91
2026-02		108,872.76	0.00	108,872.76
2026-03		98,155.31	191,561.92	(93,406.61)
2026-04		106,140.86	0.00	106,140.86
2026-05		118,288.72	0.00	118,288.72
2026-06		85,277.29	0.00	85,277.29
2026-07		96,984.71	0.00	96,984.71
2026-08		105,628.16	0.00	105,628.16
111-12-101-00-000	**CASH-GAS TAX**	**76,506.10**	**76,506.10**	**0.00**
2026-01		76,506.10	76,506.10	0.00
111-12-101-00-100	**Cash-Special Gas Tax Account**	**1,253,078.19**	**841,900.00**	**411,178.19**
2026-01		103,775.89	0.00	103,775.89
2026-02		108,996.55	0.00	108,996.55
2026-03		107,988.23	0.00	107,988.23
2026-04		121,673.21	0.00	121,673.21
2026-05		98,402.96	0.00	98,402.96
2026-06		110,187.74	0.00	110,187.74
2026-07		508,871.34	420,950.00	87,921.34
2026-08		93,182.27	420,950.00	(327,767.73)
112-12-101-00-000	**CASH-AIR QUALITY IMPROV**	**32,364.73**	**32,150.07**	**214.66**
2026-01		0.00	20,879.34	(20,879.34)
2026-03		15,694.21	11,270.73	4,423.48
2026-06		16,670.52	0.00	16,670.52
117-12-101-00-000	**CASH-LOCAL TRANSPORTATION FUND-MEASURE A**	**629,075.58**	**108,579.23**	**520,496.35**
2026-01		99,321.24	3,544.80	95,776.44
2026-02		67,789.24	59,594.43	8,194.81

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-03		64,549.22	0.00	64,549.22
2026-04		79,984.01	0.00	79,984.01
2026-05		70,100.42	19,880.00	50,220.42
2026-06		78,237.72	0.00	78,237.72
2026-07		83,617.32	25,560.00	58,057.32
2026-08		85,476.41	0.00	85,476.41
120-12-101-00-000	**CASH-Devpnt Impact-Park Land-Quimby Fees**	**29,020.99**	**0.00**	**29,020.99**
2026-01		7,936.20	0.00	7,936.20
2026-03		1,566.69	0.00	1,566.69
2026-04		6,172.60	0.00	6,172.60
2026-05		1,377.00	0.00	1,377.00
2026-06		3,537.10	0.00	3,537.10
2026-07		7,054.40	0.00	7,054.40
2026-08		1,377.00	0.00	1,377.00
121-12-101-00-000	**CASH - LIBRARY**	**15,190.48**	**0.00**	**15,190.48**
2026-01		5,200.92	0.00	5,200.92
2026-03		35.44	0.00	35.44
2026-04		4,045.16	0.00	4,045.16
2026-05		577.88	0.00	577.88
2026-06		130.16	0.00	130.16
2026-07		4,623.04	0.00	4,623.04
2026-08		577.88	0.00	577.88
126-12-101-00-000	**CASH-Dev Impact-Park Improvement**	**141,729.39**	**0.00**	**141,729.39**
2026-01		37,326.78	0.00	37,326.78
2026-03		8,999.40	0.00	8,999.40
2026-04		29,031.94	0.00	29,031.94
2026-05		6,480.35	0.00	6,480.35
2026-06		20,231.21	0.00	20,231.21
2026-07		33,179.36	0.00	33,179.36
2026-08		6,480.35	0.00	6,480.35
127-12-101-00-000	**CASH-Dev Impact-Streets & Transportation**	**809,766.68**	**66,385.76**	**743,380.92**
2026-01		733,420.08	54,493.68	678,926.40
2026-02		0.00	0.00	0.00
2026-03		7,271.10	3,635.55	3,635.55
2026-04		18,801.86	0.00	18,801.86
2026-05		2,685.98	0.00	2,685.98
2026-06		16,513.06	8,256.53	8,256.53
2026-07		28,388.62	0.00	28,388.62
2026-08		2,685.98	0.00	2,685.98
128-12-101-00-000	**CASH-Dev Impact Police Facilites**	**23,865.46**	**0.00**	**23,865.46**
2026-01		2,758.68	0.00	2,758.68
2026-03		4,938.42	0.00	4,938.42
2026-04		2,145.64	0.00	2,145.64

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-05		306.52	0.00	306.52
2026-06		10,914.56	0.00	10,914.56
2026-07		2,495.12	0.00	2,495.12
2026-08		306.52	0.00	306.52
129-12-101-00-000	**CASH-Dev Impact-General Gov-Facilities**	**195,835.33**	**341,768.36**	**(145,933.03)**
2026-01		155,425.66	277,290.60	(121,864.94)
2026-02		0.00	8,876.26	(8,876.26)
2026-03		0.00	9,576.36	(9,576.36)
2026-04		16,503.27	8,876.26	7,627.01
2026-05		2,357.61	8,876.26	(6,518.65)
2026-06		0.00	10,520.10	(10,520.10)
2026-07		19,191.18	8,876.26	10,314.92
2026-08		2,357.61	8,876.26	(6,518.65)
130-12-101-00-000	**CASH-Dev Impact-Fire Facillities**	**58,266.59**	**0.00**	**58,266.59**
2026-01		15,750.27	0.00	15,750.27
2026-03		3,714.52	0.00	3,714.52
2026-04		12,250.21	0.00	12,250.21
2026-05		1,750.03	0.00	1,750.03
2026-06		8,346.37	0.00	8,346.37
2026-07		14,705.16	0.00	14,705.16
2026-08		1,750.03	0.00	1,750.03
131-12-101-00-000	**CASH-Dev Impact - Public Arts**	**27,795.63**	**0.00**	**27,795.63**
2026-01		6,870.84	0.00	6,870.84
2026-03		2,411.96	0.00	2,411.96
2026-04		5,589.36	0.00	5,589.36
2026-05		450.00	0.00	450.00
2026-06		5,386.43	0.00	5,386.43
2026-07		6,172.04	0.00	6,172.04
2026-08		915.00	0.00	915.00
152-12-101-00-000	**CASH-STATE & LOCAL GRANTS**	**7,269,319.30**	**4,875,501.48**	**2,393,817.82**
2026-01		0.00	134,643.10	(134,643.10)
2026-02		334,585.52	424,329.98	(89,744.46)
2026-03		6,109,394.70	3,660,010.37	2,449,384.33
2026-04		0.00	47,110.29	(47,110.29)
2026-05		0.00	47,001.33	(47,001.33)
2026-06		410,932.20	225,750.36	185,181.84
2026-07		414,406.88	280,097.41	134,309.47
2026-08		0.00	56,558.64	(56,558.64)
152-12-101-00-100	**Cash- TCC Grant**	**32,937.96**	**564,947.85**	**(532,009.89)**
2026-01		1,431.66	0.00	1,431.66
2026-02		1,422.08	186,171.54	(184,749.46)
2026-03		25,780.59	25,105.63	674.96
2026-04		1,118.35	502.56	615.79

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-05		905.95	502.65	403.30
2026-06		867.01	351,731.06	(350,864.05)
2026-07		764.00	483.31	280.69
2026-08		648.32	451.10	197.22
160-12-101-00-000	**CASH-Landscape & lighting districts**	**587,316.39**	**580,235.62**	**7,080.77**
2026-01		0.00	23,298.99	(23,298.99)
2026-02		15,513.83	26,481.61	(10,967.78)
2026-03		315,325.90	217,676.15	97,649.75
2026-04		0.00	16,383.84	(16,383.84)
2026-05		0.00	27,353.09	(27,353.09)
2026-06		256,476.66	219,807.07	36,669.59
2026-07		0.00	31,749.56	(31,749.56)
2026-08		0.00	17,485.31	(17,485.31)
160-12-101-00-001	**CASH 01-LLD1**	**7,694.55**	**11,657.92**	**(3,963.37)**
2026-01		0.00	194.79	(194.79)
2026-02		0.00	1,994.55	(1,994.55)
2026-03		0.00	3,302.85	(3,302.85)
2026-04		438.40	151.99	286.41
2026-05		0.00	2,124.08	(2,124.08)
2026-06		0.00	1,461.34	(1,461.34)
2026-07		7,256.15	1,238.27	6,017.88
2026-08		0.00	1,190.05	(1,190.05)
160-12-101-00-002	**CASH 02-LLD2**	**4,010.35**	**12,035.50**	**(8,025.15)**
2026-01		0.00	2,158.72	(2,158.72)
2026-02		0.00	2,226.53	(2,226.53)
2026-03		0.00	1,833.87	(1,833.87)
2026-04		268.89	18.54	250.35
2026-05		0.00	1,858.66	(1,858.66)
2026-06		0.00	1,044.28	(1,044.28)
2026-07		3,741.46	1,279.20	2,462.26
2026-08		0.00	1,615.70	(1,615.70)
160-12-101-00-003	**CASH 03-LLD3**	**9,474.10**	**11,126.24**	**(1,652.14)**
2026-01		0.00	286.51	(286.51)
2026-02		0.00	1,304.62	(1,304.62)
2026-03		0.00	1,633.00	(1,633.00)
2026-04		333.90	354.60	(20.70)
2026-05		0.00	1,098.73	(1,098.73)
2026-06		0.00	2,711.44	(2,711.44)
2026-07		9,140.20	1,439.98	7,700.22
2026-08		0.00	2,297.36	(2,297.36)
160-12-101-00-004	**CASH 04-LLD4**	**3,439.03**	**12,338.28**	**(8,899.25)**
2026-01		0.00	87.10	(87.10)
2026-02		0.00	756.65	(756.65)

Receipts, Disbursements Net Cash Flows

Row Labels	Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-03	45.70	8,575.35	(8,529.65)
2026-04	141.63	66.44	75.19
2026-05	0.00	871.70	(871.70)
2026-06	24.41	387.66	(363.25)
2026-07	3,227.29	520.94	2,706.35
2026-08	0.00	1,072.44	(1,072.44)
160-12-101-00-006 CASH 06	**18,913.22**	**13,140.12**	**5,773.10**
2026-01	0.00	255.67	(255.67)
2026-02	0.00	2,123.47	(2,123.47)
2026-03	0.00	3,058.15	(3,058.15)
2026-04	107.14	0.00	107.14
2026-05	0.00	2,792.74	(2,792.74)
2026-06	0.00	2,432.54	(2,432.54)
2026-07	18,806.08	1,978.70	16,827.38
2026-08	0.00	498.85	(498.85)
160-12-101-00-007 CASH 07	**13,377.55**	**17,366.50**	**(3,988.95)**
2026-01	0.00	245.35	(245.35)
2026-02	0.00	1,171.49	(1,171.49)
2026-03	0.00	1,583.55	(1,583.55)
2026-04	611.60	71.55	540.05
2026-05	0.00	9,103.26	(9,103.26)
2026-06	0.00	3,475.97	(3,475.97)
2026-07	12,765.95	1,220.55	11,545.40
2026-08	0.00	494.78	(494.78)
160-12-101-00-008 CASH 08	**1,785.31**	**2,434.41**	**(649.10)**
2026-01	0.00	159.64	(159.64)
2026-02	0.00	98.01	(98.01)
2026-03	0.00	313.28	(313.28)
2026-04	101.04	0.00	101.04
2026-05	0.00	516.61	(516.61)
2026-06	0.00	399.59	(399.59)
2026-07	1,684.27	631.52	1,052.75
2026-08	0.00	315.76	(315.76)
160-12-101-00-009 CASH 09	**2,715.06**	**8,205.61**	**(5,490.55)**
2026-01	0.00	58.15	(58.15)
2026-02	0.00	1,477.93	(1,477.93)
2026-03	0.00	1,943.85	(1,943.85)
2026-04	176.42	18.44	157.98
2026-05	0.00	1,579.14	(1,579.14)
2026-06	0.00	1,356.45	(1,356.45)
2026-07	2,538.64	888.56	1,650.08
2026-08	0.00	883.09	(883.09)
160-12-101-00-010 CASH 10	**3,110.33**	**7,138.23**	**(4,027.90)**

Receipts, Disbursements Net Cash Flows

Row Labels	Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-01	0.00	127.57	(127.57)
2026-02	0.00	1,041.98	(1,041.98)
2026-03	0.00	1,334.62	(1,334.62)
2026-04	122.79	60.01	62.78
2026-05	0.00	459.98	(459.98)
2026-06	0.00	2,292.54	(2,292.54)
2026-07	2,987.54	409.81	2,577.73
2026-08	0.00	1,411.72	(1,411.72)
160-12-101-00-011 CASH 11	**5,218.62**	**3,302.54**	**1,916.08**
2026-01	0.00	137.29	(137.29)
2026-02	0.00	566.82	(566.82)
2026-03	193.35	705.37	(512.02)
2026-04	84.76	69.39	15.37
2026-05	0.00	736.96	(736.96)
2026-06	412.65	328.16	84.49
2026-07	4,527.86	556.08	3,971.78
2026-08	0.00	202.47	(202.47)
160-12-101-00-012 CASH 12	**12,397.24**	**5,348.32**	**7,048.92**
2026-01	0.00	131.39	(131.39)
2026-02	0.00	790.71	(790.71)
2026-03	484.14	928.93	(444.79)
2026-04	7.96	59.35	(51.39)
2026-05	0.00	961.99	(961.99)
2026-06	1,048.57	389.80	658.77
2026-07	10,856.57	666.54	10,190.03
2026-08	0.00	1,419.61	(1,419.61)
160-12-101-00-013 CASH 13	**38,082.80**	**24,089.87**	**13,992.93**
2026-01	0.00	456.10	(456.10)
2026-02	0.00	6,123.09	(6,123.09)
2026-03	0.00	6,073.30	(6,073.30)
2026-04	412.64	253.96	158.68
2026-05	0.00	4,135.42	(4,135.42)
2026-06	0.00	2,953.56	(2,953.56)
2026-07	37,670.16	2,677.31	34,992.85
2026-08	0.00	1,417.13	(1,417.13)
160-12-101-00-014 CASH 14	**19,438.21**	**18,657.24**	**780.97**
2026-01	0.00	3,183.71	(3,183.71)
2026-02	0.00	2,168.04	(2,168.04)
2026-03	0.00	2,077.31	(2,077.31)
2026-04	209.76	397.12	(187.36)
2026-05	0.00	1,615.91	(1,615.91)
2026-06	0.00	1,488.34	(1,488.34)
2026-07	19,228.45	1,231.71	17,996.74

Receipts, Disbursements Net Cash Flows

Row Labels	Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-08	0.00	6,495.10	(6,495.10)
160-12-101-00-015 CASH 15	**17,588.10**	**17,569.93**	**18.17**
2026-01	0.00	2,225.49	(2,225.49)
2026-02	0.00	1,797.85	(1,797.85)
2026-03	191.81	2,597.70	(2,405.89)
2026-04	0.00	541.30	(541.30)
2026-05	0.00	5,917.87	(5,917.87)
2026-06	342.07	2,162.55	(1,820.48)
2026-07	17,054.22	1,544.10	15,510.12
2026-08	0.00	783.07	(783.07)
160-12-101-00-016 CASH 16	**217,683.28**	**217,649.92**	**33.36**
2026-01	0.00	6,285.09	(6,285.09)
2026-02	0.00	24,959.90	(24,959.90)
2026-03	835.34	51,384.85	(50,549.51)
2026-04	4,725.00	11,976.74	(7,251.74)
2026-05	0.00	31,053.77	(31,053.77)
2026-06	956.01	31,745.73	(30,789.72)
2026-07	211,166.93	22,563.49	188,603.44
2026-08	0.00	37,680.35	(37,680.35)
160-12-101-00-017 CASH 17	**63,454.93**	**40,341.42**	**23,113.51**
2026-01	0.00	2,141.17	(2,141.17)
2026-02	0.00	7,888.93	(7,888.93)
2026-03	1,026.87	10,478.41	(9,451.54)
2026-04	312.50	2,143.39	(1,830.89)
2026-05	0.00	6,496.84	(6,496.84)
2026-06	2,069.88	5,133.48	(3,063.60)
2026-07	60,045.68	4,312.30	55,733.38
2026-08	0.00	1,746.90	(1,746.90)
160-12-101-00-018 CASH 18	**64,298.80**	**38,874.61**	**25,424.19**
2026-01	0.00	1,613.51	(1,613.51)
2026-02	0.00	5,108.43	(5,108.43)
2026-03	0.00	17,445.88	(17,445.88)
2026-04	1,049.34	1,214.29	(164.95)
2026-05	0.00	5,442.93	(5,442.93)
2026-06	0.00	3,069.22	(3,069.22)
2026-07	63,249.46	3,933.71	59,315.75
2026-08	0.00	1,046.64	(1,046.64)
160-12-101-00-019 CASH 19	**27,526.87**	**25,785.98**	**1,740.89**
2026-01	0.00	423.11	(423.11)
2026-02	0.00	4,566.24	(4,566.24)
2026-03	255.98	6,233.70	(5,977.72)
2026-04	0.00	644.97	(644.97)
2026-05	0.00	4,438.42	(4,438.42)

Receipts, Disbursements Net Cash Flows

Row Labels	Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-06	454.10	1,958.31	(1,504.21)
2026-07	26,816.79	2,467.45	24,349.34
2026-08	0.00	5,053.78	(5,053.78)
160-12-101-00-020 CASH 20	**36,064.49**	**21,979.35**	**14,085.14**
2026-01	0.00	1,370.76	(1,370.76)
2026-02	0.00	3,318.38	(3,318.38)
2026-03	923.57	4,750.65	(3,827.08)
2026-04	372.03	1,161.59	(789.56)
2026-05	0.00	4,010.73	(4,010.73)
2026-06	1,939.85	3,110.15	(1,170.30)
2026-07	32,829.04	3,381.01	29,448.03
2026-08	0.00	876.08	(876.08)
160-12-101-00-021 CASH 21	**6,196.49**	**11,922.89**	**(5,726.40)**
2026-01	0.00	167.51	(167.51)
2026-02	0.00	2,406.35	(2,406.35)
2026-03	0.00	3,033.33	(3,033.33)
2026-04	86.43	18.86	67.57
2026-05	0.00	2,551.17	(2,551.17)
2026-06	0.00	2,074.98	(2,074.98)
2026-07	6,110.06	1,481.30	4,628.76
2026-08	0.00	189.39	(189.39)
160-12-101-00-022 CASH 22	**46,407.40**	**91,573.95**	**(45,166.55)**
2026-01	0.00	828.07	(828.07)
2026-02	0.00	8,493.57	(8,493.57)
2026-03	1,185.34	13,240.36	(12,055.02)
2026-04	0.00	7,443.13	(7,443.13)
2026-05	0.00	39,478.24	(39,478.24)
2026-06	2,064.91	18,756.99	(16,692.08)
2026-07	43,157.15	2,615.37	40,541.78
2026-08	0.00	718.22	(718.22)
160-12-101-00-023 CASH 23	**42,259.52**	**36,622.25**	**5,637.27**
2026-01	0.00	2,829.70	(2,829.70)
2026-02	0.00	5,525.43	(5,525.43)
2026-03	0.00	8,372.36	(8,372.36)
2026-04	1,717.25	1,372.71	344.54
2026-05	0.00	5,449.83	(5,449.83)
2026-06	0.00	7,086.60	(7,086.60)
2026-07	40,542.27	3,136.38	37,405.89
2026-08	0.00	2,849.24	(2,849.24)
160-12-101-00-024 CASH 24	**133,970.77**	**206,949.12**	**(72,978.35)**
2026-01	0.00	7,222.06	(7,222.06)
2026-02	0.00	39,578.71	(39,578.71)
2026-03	0.00	61,648.29	(61,648.29)

Receipts, Disbursements Net Cash Flows

Row Labels	Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-04	854.92	5,066.92	(4,212.00)
2026-05	0.00	42,063.34	(42,063.34)
2026-06	0.00	30,410.37	(30,410.37)
2026-07	133,115.85	17,696.83	115,419.02
2026-08	0.00	3,262.60	(3,262.60)
160-12-101-00-025 CASH 25	**35,393.05**	**26,227.20**	**9,165.85**
2026-01	0.00	5,404.42	(5,404.42)
2026-02	0.00	2,977.59	(2,977.59)
2026-03	1,041.32	3,585.86	(2,544.54)
2026-04	1,000.89	2,881.54	(1,880.65)
2026-05	0.00	2,787.76	(2,787.76)
2026-06	2,207.06	3,208.71	(1,001.65)
2026-07	31,143.78	2,896.31	28,247.47
2026-08	0.00	2,485.01	(2,485.01)
160-12-101-00-026 CASH 26	**0.00**	**602.95**	**(602.95)**
2026-03	0.00	423.82	(423.82)
2026-06	0.00	179.13	(179.13)
160-12-101-00-027 CASH 27	**42,576.04**	**42,845.77**	**(269.73)**
2026-01	0.00	6,461.14	(6,461.14)
2026-02	0.00	3,825.13	(3,825.13)
2026-03	0.00	10,291.69	(10,291.69)
2026-04	337.50	1,424.68	(1,087.18)
2026-05	0.00	3,491.95	(3,491.95)
2026-06	0.00	12,689.14	(12,689.14)
2026-07	42,238.54	2,214.24	40,024.30
2026-08	0.00	2,447.80	(2,447.80)
160-12-101-00-028 CASH 28	**66,864.16**	**47,685.54**	**19,178.62**
2026-01	0.00	7,152.51	(7,152.51)
2026-02	0.00	7,265.03	(7,265.03)
2026-03	339.09	10,053.32	(9,714.23)
2026-04	2,362.50	1,412.45	950.05
2026-05	0.00	9,206.25	(9,206.25)
2026-06	570.27	6,095.04	(5,524.77)
2026-07	63,592.30	5,493.49	58,098.81
2026-08	0.00	1,007.45	(1,007.45)
160-12-101-00-029 CASH 29	**46,545.78**	**113,931.94**	**(67,386.16)**
2026-01	0.00	47,666.97	(47,666.97)
2026-02	0.00	9,550.35	(9,550.35)
2026-03	418.31	33,558.20	(33,139.89)
2026-04	1,375.00	8,165.40	(6,790.40)
2026-05	227.37	4,632.22	(4,404.85)
2026-06	4.55	5,137.35	(5,132.80)
2026-07	44,520.55	3,501.00	41,019.55

Receipts, Disbursements Net Cash Flows

Row Labels	Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-08	0.00	1,720.45	(1,720.45)
160-12-101-00-030 CASH 30	**49,346.09**	**44,075.18**	**5,270.91**
2026-01	0.00	6,236.38	(6,236.38)
2026-02	0.00	7,688.34	(7,688.34)
2026-03	1,210.13	7,232.53	(6,022.40)
2026-04	950.00	1,337.84	(387.84)
2026-05	0.00	7,367.23	(7,367.23)
2026-06	2,514.70	3,836.11	(1,321.41)
2026-07	44,671.26	3,965.26	40,706.00
2026-08	0.00	6,411.49	(6,411.49)
160-12-101-00-031 CASH 31	**93,078.92**	**60,798.29**	**32,280.63**
2026-01	0.00	8,890.41	(8,890.41)
2026-02	0.00	4,623.47	(4,623.47)
2026-03	2,692.52	5,599.93	(2,907.41)
2026-04	1,100.00	1,610.56	(510.56)
2026-05	0.00	10,185.59	(10,185.59)
2026-06	5,727.94	23,874.65	(18,146.71)
2026-07	83,558.46	4,208.44	79,350.02
2026-08	0.00	1,805.24	(1,805.24)
160-12-101-00-032 CASH 32	**82,861.75**	**86,767.63**	**(3,905.88)**
2026-01	0.00	8,384.52	(8,384.52)
2026-02	0.00	16,216.98	(16,216.98)
2026-03	975.10	17,188.25	(16,213.15)
2026-04	1,499.99	3,242.24	(1,742.25)
2026-05	0.00	15,962.91	(15,962.91)
2026-06	1,797.24	8,678.49	(6,881.25)
2026-07	78,589.42	13,431.72	65,157.70
2026-08	0.00	3,662.52	(3,662.52)
160-12-101-00-033 CASH 33	**116,094.84**	**100,326.18**	**15,768.66**
2026-01	0.00	5,875.91	(5,875.91)
2026-02	0.00	6,232.17	(6,232.17)
2026-03	0.00	35,295.09	(35,295.09)
2026-04	800.90	2,614.57	(1,813.67)
2026-05	0.00	28,906.87	(28,906.87)
2026-06	0.00	15,863.40	(15,863.40)
2026-07	115,293.94	4,179.39	111,114.55
2026-08	0.00	1,358.78	(1,358.78)
160-12-101-00-034 CASH 34	**42,074.36**	**21,457.32**	**20,617.04**
2026-01	0.00	501.98	(501.98)
2026-02	0.00	8,908.67	(8,908.67)
2026-03	0.00	6,312.33	(6,312.33)
2026-04	0.00	284.69	(284.69)
2026-05	0.00	1,236.95	(1,236.95)

Receipts, Disbursements Net Cash Flows

Row Labels	Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-06	0.00	2,542.16	(2,542.16)
2026-07	42,074.36	1,138.83	40,935.53
2026-08	0.00	531.71	(531.71)
160-12-101-00-035 CASH 35	**22,161.22**	**32,763.64**	**(10,602.42)**
2026-01	0.00	934.49	(934.49)
2026-02	0.00	4,672.82	(4,672.82)
2026-03	0.00	3,246.79	(3,246.79)
2026-04	400.00	169.34	230.66
2026-05	0.00	9,630.53	(9,630.53)
2026-06	0.00	10,636.34	(10,636.34)
2026-07	21,761.22	1,683.64	20,077.58
2026-08	0.00	1,789.69	(1,789.69)
160-12-101-00-036 CASH 36	**40,576.07**	**35,011.27**	**5,564.80**
2026-01	0.00	1,835.99	(1,835.99)
2026-02	0.00	9,792.14	(9,792.14)
2026-03	883.62	8,515.70	(7,632.08)
2026-04	1,190.00	507.74	682.26
2026-05	0.00	3,445.82	(3,445.82)
2026-06	1,820.97	2,148.99	(328.02)
2026-07	36,681.48	5,990.28	30,691.20
2026-08	0.00	2,774.61	(2,774.61)
160-12-101-00-038 CASH 38	**53,040.63**	**56,657.11**	**(3,616.48)**
2026-01	0.00	5,495.14	(5,495.14)
2026-02	0.00	16,206.05	(16,206.05)
2026-03	1,175.29	6,168.59	(4,993.30)
2026-04	955.11	1,095.24	(140.13)
2026-05	0.00	11,730.89	(11,730.89)
2026-06	2,349.76	5,420.87	(3,071.11)
2026-07	48,560.47	8,397.02	40,163.45
2026-08	0.00	2,143.31	(2,143.31)
160-12-101-00-039 CASH 39	**27,597.98**	**38,730.28**	**(11,132.30)**
2026-01	0.00	967.77	(967.77)
2026-02	0.00	5,999.82	(5,999.82)
2026-03	497.78	9,474.75	(8,976.97)
2026-04	0.00	2,464.23	(2,464.23)
2026-05	0.00	3,380.05	(3,380.05)
2026-06	941.10	2,732.10	(1,791.00)
2026-07	25,628.74	11,554.11	14,074.63
2026-08	530.36	2,157.45	(1,627.09)
160-12-101-00-040 CASH 40	**45,334.97**	**38,009.77**	**7,325.20**
2026-01	0.00	5,639.95	(5,639.95)
2026-02	0.00	3,657.76	(3,657.76)
2026-03	608.20	3,951.68	(3,343.48)

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-04		0.00	1,273.52	(1,273.52)
2026-05		0.00	3,162.64	(3,162.64)
2026-06		1,251.43	2,520.11	(1,268.68)
2026-07		42,854.46	6,469.10	36,385.36
2026-08		620.88	11,335.01	(10,714.13)
160-12-101-00-041	**Cash 41 (Pyramid Ranch)**	**0.00**	**28.96**	**(28.96)**
2026-03		0.00	28.62	(28.62)
2026-06		0.00	0.34	(0.34)
177-21-101-00-000	**CASH-WATER CONNECTION FEES**	**433,319.50**	**0.00**	**433,319.50**
2026-01		49,271.49	0.00	49,271.49
2026-03		107,046.68	0.00	107,046.68
2026-04		68,432.64	0.00	68,432.64
2026-05		5,474.61	0.00	5,474.61
2026-06		145,610.67	0.00	145,610.67
2026-07		57,483.41	0.00	57,483.41
178-21-101-00-000	**Cash - Water**	**5,739,566.36**	**8,256,676.69**	**(2,517,110.33)**
2026-01		757,136.45	1,635,461.22	(878,324.77)
2026-02		762,848.18	945,617.66	(182,769.48)
2026-03		892,481.76	1,109,505.39	(217,023.63)
2026-04		770,955.57	774,211.65	(3,256.08)
2026-05		619,829.18	666,610.64	(46,781.46)
2026-06		712,603.80	1,382,323.85	(669,720.05)
2026-07		644,155.12	845,253.87	(201,098.75)
2026-08		579,556.30	897,692.41	(318,136.11)
178-21-102-00-000	**Petty Cash**	**5,000.00**	**6,000.00**	**(1,000.00)**
2026-08		5,000.00	6,000.00	(1,000.00)
179-21-101-00-000	**CASH-REFUSE FUND**	**1,861,821.78**	**1,858,543.12**	**3,278.66**
2026-02		50,048.68	43,794.60	6,254.08
2026-04		68,069.42	0.00	68,069.42
2026-05		0.00	68,069.42	(68,069.42)
2026-07		1,743,703.68	0.00	1,743,703.68
2026-08		0.00	1,746,679.10	(1,746,679.10)
182-13-101-00-000	**CASH-CIP Project Fund**	**12,683,794.75**	**20,855,863.43**	**(8,172,068.68)**
2026-01		7,314,046.74	14,419,065.13	(7,105,018.39)
2026-02		115,845.49	2,457,087.91	(2,341,242.42)
2026-03		3,684,814.06	46,004.99	3,638,809.07
2026-04		1,553,779.78	2,913,707.68	(1,359,927.90)
2026-05		6,806.19	229,002.56	(222,196.37)
2026-06		6,439.49	136,567.25	(130,127.76)
2026-07		563.00	370,133.92	(369,570.92)
2026-08		1,500.00	284,293.99	(282,793.99)
187-13-101-00-000	**CASH-CAPITAL FACILITIES-FLOOD CONTROL**	**29,841.51**	**0.00**	**29,841.51**
2026-03		13,222.44	0.00	13,222.44

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-06		16,619.07	0.00	16,619.07
190-34-101-00-000	**CASH-Government Investment Pool**	**6,047,876.92**	**4,242,344.64**	**1,805,532.28**
2026-01		23,613.84	0.00	23,613.84
2026-02		3,012,017.57	0.00	3,012,017.57
2026-03		124.37	366,808.52	(366,684.15)
2026-04		3,000,100.71	0.00	3,000,100.71
2026-05		557.61	0.00	557.61
2026-06		384.93	755,536.12	(755,151.19)
2026-07		298.67	0.00	298.67
2026-08		10,779.22	3,120,000.00	(3,109,220.78)
195-12-101-00-000	**Cash**	**54.08**	**584,316.87**	**(584,262.79)**
2026-02		54.08	54.08	0.00
2026-04		0.00	330,362.47	(330,362.47)
2026-05		0.00	133,898.93	(133,898.93)
2026-06		0.00	120,001.39	(120,001.39)
210-12-101-00-000	**CASH - CDBG**	**3,536.29**	**0.00**	**3,536.29**
2026-03		1,034.56	0.00	1,034.56
2026-06		2,501.73	0.00	2,501.73
212-12-101-00-000	**CASH-CDBG Program Income**	**10,820.52**	**0.00**	**10,820.52**
2026-03		1,335.30	0.00	1,335.30
2026-06		9,485.22	0.00	9,485.22
222-12-101-00-000	**CASH-HOME Program Income**	**48,456.70**	**0.00**	**48,456.70**
2026-02		0.00	0.00	0.00
2026-03		17,131.45	0.00	17,131.45
2026-04		300.00	0.00	300.00
2026-05		7,800.00	0.00	7,800.00
2026-06		23,225.25	0.00	23,225.25
232-12-101-00-000	**CASH-CAL HOME Program Income**	**13,202.23**	**0.00**	**13,202.23**
2026-03		1,620.32	0.00	1,620.32
2026-06		11,581.91	0.00	11,581.91
240-12-101-00-000	**CASH-FIRE PROTECTION DISTRICT**	**4,351,817.55**	**2,566,932.64**	**1,784,884.91**
2026-01		22,604.52	7,318.47	15,286.05
2026-02		46,957.88	2,133.09	44,824.79
2026-03		1,495,821.54	2,089,210.48	(593,388.94)
2026-04		41,984.15	96.39	41,887.76
2026-05		810.00	24,839.86	(24,029.86)
2026-06		1,667,807.81	438,040.40	1,229,767.41
2026-07		1,054,747.43	4,715.74	1,050,031.69
2026-08		21,084.22	578.21	20,506.01
242-12-101-00-000	**CASH-Community Facility District-Police**	**2,000,598.89**	**1,949,204.18**	**51,394.71**
2026-02		8,268.55	0.00	8,268.55
2026-03		467,246.99	973,373.94	(506,126.95)
2026-06		467,247.00	975,830.24	(508,583.24)

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
2026-07		1,044,952.94	0.00	1,044,952.94
2026-08		12,883.41	0.00	12,883.41
360-21-101-00-000	**CASH-SEWER CONNECTION FEES**	**465,551.07**	**294,277.66**	**171,273.41**
2026-01		185,943.13	264,387.06	(78,443.93)
2026-02		532.54	0.00	532.54
2026-03		113,183.13	216.13	112,967.00
2026-04		44,253.95	0.00	44,253.95
2026-05		5,828.41	0.00	5,828.41
2026-06		59,348.94	29,674.47	29,674.47
2026-07		55,684.63	0.00	55,684.63
2026-08		776.34	0.00	776.34
361-21-101-00-000	**Cash - Sanitary**	**6,158,019.51**	**6,972,242.39**	**(814,222.88)**
2026-01		636,534.37	1,069,002.19	(432,467.82)
2026-02		405,890.87	652,898.74	(247,007.87)
2026-03		712,068.07	1,360,373.94	(648,305.87)
2026-04		405,879.65	714,665.50	(308,785.85)
2026-05		346,675.42	950,919.01	(604,243.59)
2026-06		647,069.00	1,071,122.31	(424,053.31)
2026-07		2,703,565.55	618,445.32	2,085,120.23
2026-08		300,336.58	534,815.38	(234,478.80)
755-00-101-00-000	**Cash in Treasury**	**2,980,652.00**	**2,917,857.37**	**62,794.63**
2026-01		0.00	0.00	0.00
2026-02		0.00	2,502,523.07	(2,502,523.07)
2026-04		0.00	6,000.00	(6,000.00)
2026-05		0.00	2,332.00	(2,332.00)
2026-07		2,980,652.00	407,002.30	2,573,649.70
961-12-101-00-000	**Cash-JPA-Waste Transfer**	**103,762.99**	**0.00**	**103,762.99**
2026-02		0.00	0.00	0.00
2026-06		103,762.99	0.00	103,762.99
964-12-101-00-000	**Cash-Coachella Parks & Rec Foundation**	**2,910.90**	**898.75**	**2,012.15**
2026-02		2,910.90	198.75	2,712.15
2026-03		0.00	200.00	(200.00)
2026-04		0.00	450.00	(450.00)
2026-06		0.00	50.00	(50.00)
2026-01 Sum		26,701,888.00	31,160,975.61	(4,459,087.61)
2026-02 Sum		7,314,724.00	10,680,751.99	(3,366,027.99)
2026-03 Sum		18,914,889.26	15,407,566.10	3,507,323.16
2026-04 Sum		8,622,166.62	8,787,558.42	(165,391.80)
2026-05 Sum		4,670,128.43	4,968,392.42	(298,263.99)
2026-06 Sum		10,099,676.71	10,339,408.77	(239,732.06)
2026-07 Sum		18,011,916.51	6,748,932.25	11,262,984.26
2026-08 Sum		7,454,157.32	11,351,559.45	(3,897,402.13)
Grand Total		**101,789,546.85**	**99,445,145.01**	**2,344,401.84**

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Cash and Investments Report

4/15/2026 10:13:16AM

Through period: 8

City of Coachella

Through February 2026

		Cash	Investments	Fund Total
101	GENERAL FUND	28,421,888.47	0.00	28,421,888.47
108	Road Maintenance-Dillon Rd.	1,104,054.66	0.00	1,104,054.66
109	SB 1 Road Repair & Accountability	2,994,694.42	0.00	2,994,694.42
111	STATE GAS TAX FUND	691,272.09	0.00	691,272.09
112	AIR QUALITY IMPROVEMENT FUND	144,322.11	0.00	144,322.11
116	SB 821 SIDEWALKS/BIKE PATHS TDA/ART 3	0.00	0.00	0.00
117	LOCAL TRANSPORTATION FUND-Measure A	1,322,489.17	0.00	1,322,489.17
120	Dev Impact-Park Land	313,659.23	0.00	313,659.23
121	Dev Impact-Library	16,608.68	0.00	16,608.68
122	Dev Impact-Bridge & grade separation	0.00	0.00	0.00
123	Dev Impact-Bus shelter	0.00	0.00	0.00
126	Dev Impact-Park Improvement	1,785,011.07	0.00	1,785,011.07
127	Dev Impact-Streets & Transportation	743,380.92	0.00	743,380.92
128	Dev Impact-Police Facilites	943,340.41	0.00	943,340.41
129	Dev Impact-General Government	145,933.03 CR	0.00	145,933.03 CR
130	Dev Impact - Fire Facilties	736,190.26	0.00	736,190.26
131	Dev Impact - Public Arts	471,350.77	0.00	471,350.77
152	GRANTS	7,236,245.41	0.00	7,236,245.41
160	Landscape & lighting districts	689,233.33	0.00	689,233.33
177	WATER CONNECTION FEES	12,605,627.69	0.00	12,605,627.69
178	WATER UTILITY	899,941.32	193,804.66	1,093,745.98
179	REFUSE FUND	39,769.88	0.00	39,769.88
182	CIP Project Fund	8,172,068.68 CR	0.00	8,172,068.68 CR
185	GENERAL DEPOSITS	359,386.29	0.00	359,386.29
187	CAPITAL FACILITIES-FLOOD CONTROL	2,499,089.24	0.00	2,499,089.24
190	Government Investment Pool	53,092,661.69 CR	52,770,212.05	322,449.64 CR
195	Debt Service	229,862.79 CR	1,953,102.32	1,723,239.53
210	CDBG (Community Development Block Grant)	811,641.76	0.00	811,641.76
212	CDBG Program Income	22,831.13	0.00	22,831.13
222	HOME Program Income	1,938,137.71	0.00	1,938,137.71
232	CAL HOME Program Income	315,791.48	0.00	315,791.48
240	FIRE PROTECTION DISTRICT	3,426,646.32	0.00	3,426,646.32
242	Community Facility District-Police Servi	174,004.44	0.00	174,004.44
360	SEWER CONNECTION FEES	171,273.41	0.00	171,273.41
361	SANITARY DISTRICT	9,260,026.15	709,361.39	9,969,387.54
390	EDUCATION AND GOVT ACCESS FUND	0.00	0.00	0.00
755	Successor Agency RDA Oblig. Retirement	719,212.35	2,911,651.25	3,630,863.60
961	JPA-WASTE TRANSFER	103,762.99	0.00	103,762.99
964	Coachella Parks and Rec. Foundation	12,329.21	0.00	12,329.21
965	Special Assesment CFD 2018-1 Glenroy	436,915.80	0.00	436,915.80
	Grand Total:	**19,769,601.98**	**58,538,131.67**	**78,307,733.65**

STAFF REPORT
4/22/2026

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., Public Works Director/City Engineer

SUBJECT: Approve Memorandum of Understanding (MOU) Between the City of Coachella and Imperial Irrigation District (IID) for the Shade Trees for Southern California Deserts Program

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STAFF RECOMMENDATION:

Staff recommends that the City Council approve the Memorandum of Understanding (MOU) between the City of Coachella and the Imperial Irrigation District (IID) for participation in the Shade Trees for Southern California Deserts Program

BACKGROUND:

The Imperial Irrigation District (IID), in partnership with the California Department of Forestry and Fire Protection (CAL FIRE) and funded through the USDA Forest Service Urban and Community Forestry Program under the Inflation Reduction Act, has developed the Shade Trees for Southern California Deserts Program.

This program will fund the purchase, delivery, and installation of 15-gallon shade trees throughout participating cities within Imperial and Riverside Counties. The program aims to increase urban canopy, reduce urban heat island effects, and improve environmental conditions in disadvantaged communities.

The City of Coachella has been selected to participate and is requesting a total of 64 trees to be planted at designated locations, including Bagdouma Park and an additional planting site.

DISCUSSION/ANALYSIS:

Through this Memorandum of Understanding, the Imperial Irrigation District (IID) will be responsible for the procurement, delivery, and installation of all trees, including staking and initial setup, as well as overall program administration and coordination. The City of Coachella will work collaboratively with IID to identify appropriate planting locations and select suitable tree species based on site conditions and program guidelines.

Upon installation, the City will assume responsibility for the ongoing care, irrigation, and

maintenance of all trees, ensuring their health and survival for a minimum period of three (3) years. The proposed tree distribution includes 64 trees consisting of Tipuana tipu, Blue jacaranda, Lysiloma watsonii, Shoestring acacia, and Indian rosewood, which have been selected for their suitability to the local climate and environmental conditions.

Tree planting activities will occur April 24th as part of the City's Arbor Day event. This program represents an important opportunity for the City to expand its urban canopy, reduce heat impacts, and enhance environmental quality, particularly within disadvantaged areas. The effort also complements the City's ongoing sustainability initiatives and climate resilience goals under the Coachella Prospera framework.

ALTERNATIVES:

1. Approve the MOU between the City of Coachella and IID.
2. Do not approve the MOU and forgo participation in the Shade Trees Program.

FISCAL IMPACT:

There is no direct cost to the City's General Fund associated with this MOU.
All tree purchase, delivery, and installation costs are fully funded through IID and federal grant sources. Ongoing maintenance and irrigation will be incorporated into the City's existing landscape maintenance agreement, resulting in no additional fiscal burden.

ATTACHMENTS:

1. Memorandum of Understanding between the City of Coachella and Imperial Irrigation District (IID)

MEMORANDUM OF UNDERSTANDING (MOU)

MOU between the City of Coachella and the Imperial Irrigation District (IID) for the long-term care and maintenance of public planted trees provided by the IID under Shade Trees for Southern California's Deserts (Program). Funding for this Program was provided by the USDA Forest Service Urban and Community Forest Program via the Inflation Reduction Act, as administered by the California Department of Forestry and Fire Protection (CAL FIRE) Urban and Community Forestry Program.

Although the document is titled Memorandum of Understanding, the terms are specific and binding regardless of the title. A true MOU is much less detailed as to roles and responsibilities.

It is agreed that the City of City of Coachella and the IID will adhere to Program guidelines, as follows:

1) Term: This MOU is effective for three years from the date of signing.
2) Description of Program: The IID has received a grant for the installation of 6,000 15-gallon shade trees across Imperial and Riverside Counties. The Program includes tree purchase and planting of 15-gallon shade trees. In addition, tree stewardship courses and community events will be offered to participating Cities. The plantings will take place seasonally, from January-April and October to December, depending upon the season and participants' schedule, until the Program completion date of December 31, 2028.
3) Funding: All costs are fully funded by the IID and the USDA Forest Service Urban and Community Forest Program via the Inflation Reduction Act, as administered by the California Department of Forestry and Fire Protection (CAL FIRE) Urban and Community Forestry Program.
4) Administration: The IID and their hired Project Management Contractor (PM) will be responsible for the administration of the Program.
   i. All contractors will be hired and supervised by the IID.
   ii. The City's main point of contact will be the PM.

Roles and Responsibilities

1) Responsibility of the City. The City will be responsible for:
   i. Requesting quantity of 15-gallon trees. The City's allotted tree quantity will be determined by the IID.
   ii. Determining where each tree will be installed. City will determine appropriate locations for all requested trees, in accordance with CAL FIRE Program regulations. PM will assist the City, upon request, in identifying appropriate locations. Prioritization will be given to disadvantaged and low-income neighborhoods.
   iii. Determining which species, from the program list, will be planted. PM will assist City, upon request, in determining appropriate species per location and may suggest alternatives based on CAL FIRE's best planting practices.

iv. Caring for and maintaining each planted tree. After planting and staking of each tree, the tree will become the property of the City and the City will assume responsibility for watering all trees.
v. Ensuring all trees are properly maintained and kept alive for a minimum of 3-years. City shall promptly notify IID in writing of any tree mortality, significant damage, disease, or conditions that may threaten the health or survival of planted trees during the maintenance period, and provide periodic status updates upon request.
vi. Acquisition of necessary permits, approvals, and coordination for tree planting on City property. City shall make records available to the IID upon request.

2) Responsibility of the IID. The IID will be responsible for:
i. Approving all planting locations, in verification with CAL FIRE grant standards.
ii. Providing all contract work, including but not limited to planting contractor and PM consultant.
iii. Purchase and storage of all 15-gallon trees.
iv. Purchase and storage of two 8-ft stakes and two industrial-grade rubber tree ties, per tree.
v. Transportation and installation of all 15-gallon trees. Installation of stakes and ties will be completed by the IID's contractor. For tree planting events, all holes will be pre-dug, and trees will be staged for volunteers to plant.
vi. Coordination and planning of all tree plantings, in accordance with local weather and seasons.
vii. Providing reimbursement for partial irrigation, upon approval from CAL FIRE. Each irrigation reimbursement request will be analyzed individually. Irrigation reimbursement is not guaranteed for all planted trees and will be provided on a necessity-basis.

Liability

1) Each party shall be responsible for its actions and those of its employees. This MOU does not constitute the basis for joint and several liability. Volunteers will execute a waiver and release in favor of both IID and the participating City.

Non-Binding Agreement

1) This MOU is ~~not~~ intended to establish a good-faith framework for collaboration. Specific contracts, sub-agreements, or grant compliance documents may be executed separately as required.

Term and Termination

i. This MOU shall become effective upon signature by the Parties and remain in effect for three years, unless extended or terminated earlier by mutual written agreement.
ii. Either party may withdraw from this MOU with 60 days' written notice to the other parties.

Signatures

By signing below, the undersigned Parties acknowledge their commitment to collaborate under this MOU in support of the Shade Trees for Southern California's Deserts Program.

For City of Coachella
Authorized Representative: Gabriel A. Gonzalez
Title: Interim City Manager
Date: _____

For IID
Authorized Representative: _____
Title: _____
Date: _____

For Coachella Valley Associated Governments
Authorized Representative: _____
Title: _____
Date: _____

STAFF REPORT
April 22, 2026

TO: Honorable Mayor and City Council

FROM: Best Best & Krieger LLP, City Attorney

SUBJECT: Appointment of Gabriel A. Gonzalez as City Manager, Approving an Employment Agreement with Mr. Gonzalez and Adopting Resolution No. 2026-25

STAFF RECOMMENDATION

Staff recommends that the City Council consider approving the following items:

1. City Manager Employment Agreement with Gabriel A. Gonzalez.
2. Resolution Appointing City Manager, Approving Employment Contract and Setting City Manager Compensation.

DISCUSSION/ANALYSIS

The City has been seeking a permanent City Manager for several months. After an extensive recruitment and interview process conducted by the City Council, the City Council directed that an employment agreement be negotiated with its chosen candidate, Gabriel A. Gonzalez, and be brought back for consideration and approval. Mr. Gonzalez has agreed to serve as City Manager.

Mr. Gonzalez is a seasoned municipal executive officer with over 27 years of municipal experience, including two decades as city manager in small, medium, and large, culturally diverse communities. Most recently, Mr. Gonzalez was appointed as Interim City Manager. Mr. Gonzalez has the specialized skills necessary to perform the duties of City Manager.

With the approval of this item, Mr. Gonzalez will be appointed the City Manager and employed pursuant to the terms and conditions contained in the attached City Manager Employment Agreement. Mr. Gonzalez will be an at-will employee during the term of his Employment Agreement, serving at the pleasure of the City Council.

Key terms of the Employment Agreement include:

- Annual salary of $300,000.
- Vehicle allowance of $500 per month.
- Technology allowance of $150 per month.

- Annual contribution to a 457(b) qualified retirement plan in an amount equal to 6% of the City's Manager's annual base salary.

- Relocation reimbursement of up to $15,000.

- A three-year term.

- The City Manager's performance will be reviewed no less than annually.

Upon approval, Mr. Gonzalez will commence his service on April 22, 2026.

Included in the Council's agenda packet is the proposed Employment Agreement and the resolution to appoint Gabriel A. Gonzalez as City Manager.

FISCAL IMPACT

Sufficient funds for the salary and benefits proposed are included in the Fiscal Year 2025/2026 budget.

ALTERNATIVES

Council may provide additional alternatives.

ATTACHMENTS:

1. City Manager Employment Agreement with Gabriel A. Gonzalez.
2. Resolution Appointing City Manager, Approving Employment Contract and Setting City Manager Compensation.

CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF COACHELLA AND GABRIEL A. GONZALEZ

This AGREEMENT (hereinafter referred to as "Agreement") is made and entered into between GABRIEL A. GONZALEZ (hereinafter referred to as "City Manager") and the CITY OF COACHELLA, a municipal corporation of the State of California (hereinafter referred to as "City"), in order to provide, in writing, the terms and conditions for management services by the City Manager of City. It is effective as of April 22, 2026 (the "Effective Date"). City and City Manager are sometimes referred to herein individually as "Party" and collectively as "Parties."

RECITALS

(1) The City requires the services of a city manager, and the City Council of the City ("City Council") desires to employ City Manager in that position.

(2) City Manager has the necessary education, experience, skills, and expertise to serve as the City's city manager.

(3) The Parties desire to execute this Agreement pursuant to the authority of and subject to the provisions of Government Code Section 53260, *et seq*.

(4) In consideration of these recitals and the performance by the Parties of the promises, covenants, and conditions herein contained, the Parties agree as provided in this Agreement.

TERMS

NOW, THEREFORE, the Parties hereto agree as follows:

1. Employment

The City hereby agrees to employ City Manager, and City Manager agrees and does accept employment upon the terms and conditions set forth herein.

2. Duties and Obligations of City Manager

A. City Manager hereby agrees to perform the functions and duties of city manager, as specified in the City's ordinances, the City's municipal code ("Municipal Code"), City policies and procedures approved by the City Council, and in state law, and to perform such other duties and functions as the City Council shall from time to time assign. Specifically, City Manager is obligated to know and execute the duties and responsibilities of the city manager as set forth in section 2.12 of the Municipal Code, and perform all city manager duties consistent with the Code of Ethics set forth in section 2.64 of the Municipal Code. City Manager further agrees to perform all such functions and duties to the best of his ability and in an efficient and competent manner.

B. The City Council shall also designate City Manager as the executive director, general manager or similar title of other City-related legal entities. Such other legal entities

include the City's financing authorities and utility agencies and could include certain joint powers authorities when applicable.

C. The City Manager is a full-time exempt employee, but is expected to engage in those hours of work that are necessary to fulfill the obligations of the city manager position. The City Manager does not have set hours of work, as the City Manager is expected to be available at all times. It is recognized that the City Manager must devote a great deal of time to the business of the City outside of the City's customary office hours, and to that end the City Manager's schedule of work each day and week shall vary in accordance with the work required to be performed. The City Manager shall spend sufficient hours on site to perform the City Manager's duties; however, the City Manager has discretion over the City Manager's work schedule and work location.

D. The Parties mutually desire that the City Manager be subject to and comply with the International City Management Association ("ICMA") Code of Ethics. The City Manager commits to comply with the ICMA Code of Ethics.

E. The City Manager shall administer and enforce policies established by the City Council, and promulgate rules and regulations as necessary to implement City Council policies.

F. The City Manager shall attend all meetings of the City Council, unless excused. The Mayor shall have the authority on behalf of the City Council to excuse the City Manager from meetings. The City Manager shall also take part in the discussion of all matters before the City Council during meetings he attends, and the City Manager shall receive notice of all regular and special meetings of the City Council.

G. Consistent with the Municipal Code, state law and City policies and procedures, the City Manager shall review all agenda documents before preparing the agenda for any regular or special meetings of the City Council.

H. The City Manager shall direct the work of all elective and appointive City officers and departments that are the concern and responsibility of the City Council, except those that are directly appointed by or report directly to the City Council.

I. The City Manager will focus his professional time, ability, and attention to City business during the term of this Agreement. The City Manager shall not engage in any other business duties or pursuits whatsoever or, directly or indirectly, render any services of a business, commercial, or professional nature to any other person or organization, whether for compensation or otherwise, without the prior consent of Council, except that.

(1) The expenditure of reasonable amounts of time not in conflict with the City's needs and interests, for educational, charitable, community, and professional activities, shall not be deemed a breach of this Agreement and shall not require prior consent.

(2) This Agreement shall not be interpreted to prohibit the City Manager from making passive personal investments or conducting private business affairs if those activities do not materially interfere with the services required under this Agreement.

J. All data, studies, reports and other documents prepared by the City Manager while performing his duties during the term of this Agreement shall be furnished to and become the property of the City, without restriction or limitation on their use.

K. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to the City Manager in connection with the performance of this Agreement shall be held confidential by the City Manager. Such materials shall not, without the prior written consent of the Council, be used by the City Manager for any purposes other than the performance of his duties. Nor shall such materials be disclosed to any person or entity not connected with the performance of services under this Agreement, except as required by law.

3. General Obligations of the City

A. The City shall, as outlined within this Agreement, provide the City Manager with staff, office equipment, supplies, automobile allowance, and all other facilities and services reasonably determined by the City Council to be necessary for the performance of the City Manager's duties and within the City's budget constraints.

B. The City Council recognizes that, to meet the challenges facing the City, they must exercise decisive policy leadership. As one step in carrying out this leadership responsibility, the City Council commits within the City's budget constraints to spend time each year outside of regular City Council meetings to work with the City Manager and staff on setting goals and priorities for the City government, and to work on issues that may be inhibiting the maximal achievement of City goals.

C. The City Council agrees that any criticism of a City staff member shall be done privately through the City Manager.

4. Salary

The City Manager's base salary shall be three hundred thousand dollars ($300,000) per fiscal year, subject to any and all legally necessary taxes and holdings.

At the sole discretion of the City Council, the City Manager may be awarded a yearly cost of living allowance ("COLA") in an amount not to exceed seven percent (7%). Any COLA granted by the City Council shall be added to the City Manager's base salary.

The City Manager's salary shall be payable in installments at the same time as other employees of the City are paid. Any increase in salary must be expressly memorialized by written amendment.

5. Benefits

A. Administrative Leave. Beginning on the first full pay period after the Effective Date of this Agreement and continuing each year thereafter, the City Manager shall be provided with up to one hundred and fifty (150) hours of administrative leave on a prospective, annual basis each calendar year. Administrative leave may be used at the City Manager's discretion,

subject to the fulfillment of his duties and the operational needs of the City. Administrative leave is a non-accruing benefit and is not considered earned wages or vested benefits. Unused administrative leave shall not carry over from year to year and shall not be paid out, cashed out, or otherwise compensated upon separation from employment or at any other time.

B. Vacation. Beginning on the first full pay period after the Effective Date of this Agreement and continuing each year thereafter, the City Manager shall begin accruing vacation in the total annual amount of two hundred fifty (250) hours, which shall accrue in equal amounts per pay period. Further, on the first full pay period after the Effective Date of this Agreement, the City Manager shall be credited with eighty (80) hours of vacation. The maximum balance of unused vacation time that may be accrued by the City Manager shall be capped at three hundred and seventy five (375) hours. Once the City Manager's accrued vacation balance reaches three hundred and seventy five (375) hours, no further vacation time shall accrue until the balance falls below this maximum.

C. Automobile Allowance. The City shall pay City Manager an automobile allowance in exchange for the City Manager securing a personal vehicle to be used for City business or functions during, before, and after normal work hours. The automobile allowance shall be five hundred dollars ($500) per month. The City Manager shall be responsible for the costs of operation, repair, maintenance, and liability, property damage and comprehensive insurance for such personal vehicle. By the City Manager making the City Manager's personal automobile available for use, the City Manager is not precluded from using City vehicles for City business during, before, and after the normal workday on occasion, when appropriate.

D. Technology Allowance. City Manager will be provided $150 per month as a technology allowance, to compensate for the use of any personal cell phones, laptops, or related data plans, which will be used for business purposes and is necessary for City Manager to be available during non-business hours. This amount is intended to reasonably approximate the business use of such personal devices and services and shall be treated in accordance with current IRS regulations.

E. ICMA Dues/ Other Professional Development. The City agrees to budget and pay the City Manager's annual dues for membership in ICMA. In addition, the City agrees, subject to the City's budget constraints and advance approval of Council, to pay expenses and allow City time for the following: (1) conference and meeting attendance and selected training opportunities, including, but not limited to, those associated with ICMA, the League of California Cities, and other national, state, regional and/or local associations and organizations necessary and desirable for the good of the City and for the City Manager's continued professional development; (2) professional dues and subscriptions on behalf of the City Manager which are necessary for the City Manager's continuation and full participation in national, state, regional or local associations and organizations, including civic clubs or organization, necessary and desirable for the good of the City and for the City Manager's continued professional development; and (3) travel and subsistence expenses of the City Manager to pursue official and other functions for the City, including, but not limited to, national, state, regional and/or local associations and organizations necessary and desirable for the good of the City and for the City Manager's continued professional development

F. Business Expenses. Within the City's budget constraints and subject to adopted City policies, the City shall pay for or provide the City Manager reasonable reimbursement for all actual and necessary business expenses.

G. CalPERS/Deferred Compensation. The City Manager shall pay the full employee share of his CalPERS pension contribution as required by applicable state law, regardless of any agreement or benefit level provided to other employees at the City.

The City will contribute, on behalf of the City Manager, an amount equal to six percent (6%) of the City Manager's annual base salary into a deferred compensation plan administered by MissionSquare Retirement (formerly, ICMA-RC) pursuant to Section 457(b) of the Internal Revenue Code. Such contributions shall be made in equal monthly installments in accordance with plan requirements and applicable law. The City shall pay reasonable set up fees for such plan account during the term of the Agreement.

H. Relocation Costs. The City shall reimburse City Manager up to fifteen thousand dollars ($15,000) for moving and other relocation expenses, including necessary travel for relocation purposes to the Coachella Valley. The relocation must take place within six months from the Effective Date of this Agreement and be in accordance with applicable IRS regulations. Relocation reimbursement is contingent upon City Manager's submission to the City of the relevant receipts for relocation.

I. All Other Benefits. With the exception of such benefits as outlined specifically in this Section, the City shall provide the City Manager with other benefits, including but not limited to medical, disability, and retirement benefits, consistent with those benefits provided to the City's other executive-level employees.

6. Term

A. Initial Term. Subject to the termination provisions in Section 7 of this Agreement, the term of this Agreement shall commence on the Effective Date and shall continue for three (3) years thereafter ("Initial Term").

7. Termination of Agreement and Severance Pay

A. At-Will. Except as provided in Sections 7(C)(2), the Parties hereby expressly agree that the employment relationship established by this Agreement is at-will and that the City Manager shall serve at the will and pleasure of the City Council. Nothing in this Agreement, nor any statute, ordinance, or rule shall interfere with Council's right to terminate City Manager, without cause or right of appeal or grievance. City Manager agrees that this Agreement sets forth the only terms and conditions applicable to the termination of his employment and that the provisions of Section 2.12 of the Coachella Municipal Code are not applicable to City Manager, and he hereby waives any rights he would otherwise have thereunder.

B. Automatic Termination. This Agreement, and City Manager's employment, shall automatically terminate, and the City Manager shall not be entitled to any Severance Payment, upon the happening of any of the following events:

(1) Upon mutual agreement in writing by both Parties to terminate this Agreement.

(2) Upon forty-five (45) days' notice of resignation given to City by the City Manager.

(3) Upon retirement from full-time public service with the City pursuant to applicable PERS laws, rules and regulations. If the City Manager retires, the City Manager may provide six (6) months' advance notice.

(4) Upon the death of the City Manager.

(5) When the City Manager has been unable to perform all or substantially all of the essential functions of his position, with or without reasonable accommodation, due to illness, disability, or unavailability for whatever reason for a period of three (3) months.

(6) At the conclusion of the Term.

C. Termination With or Without Cause. This Agreement, and City Manager's employment, may be terminated without prior notice at any time, with or without cause, by the Council by motion carried by a simple majority of its members.

(1) Without Cause - Severance. The City Council may terminate City Manager at any time, regardless of his ability to perform his duties, upon payment of a severance equal to the lesser of: (1) payment equal to (a) six (6) months of the City's Manager's then applicable base salary if such termination occurs during the first year of this Agreement, prior to the first anniversary of the Effective Date, or (b) twelve (12) months of the City Manager's then applicable base salary if such termination occurs after the first anniversary of the Effective Date; or (2) payment equal to the unexpired Term of this Agreement as described in Section 6 above ("Severance Payment"). City shall also provide Employee reimbursement for the costs of Employee's COBRA health insurance premiums for the applicable number of months of severance or until Employee finds other employment, whichever occurs first ("COBRA Reimbursement"). The COBRA Reimbursement amount shall not exceed the amount paid for Employee's health insurance premiums at the time of his termination. The Severance Payment and COBRA Reimbursement are contingent upon the City Manager executing a release of a waiver and release of any and all of the City Manager's claims against the City, its Councilmembers, officers, and employees, and a covenant not to sue any of those parties, in a form acceptable to the City. If the City Manager fails or refuses to provide the City with a release of liability, the Council may release the City Manager without cause without Severance Payment or COBRA Reimbursement.

The Parties intend this provision to comply with California Government Code Section 53260, which limits severance benefits to an amount equal to the City Manager's monthly salary multiplied by the number of months remaining on the unexpired term of the Agreement. The parties also intend this term to comply with the provisions of California Government Code Section 53261, which limits health benefits, which may be continued for a maximum number of months remaining on the unexpired term of the Agreement or until the City Manager finds other employment (whichever occurs first).

(2) With Cause. In the event City Manager is terminated for cause, he shall not be entitled to any severance pay or benefits. "Cause" shall include the following reasons:

(a) Conviction of a crime, whether misdemeanor or felony. For purposes of this section, a plea of nolo contendere shall also be considered a conviction.

(b) Failure to follow a directive of the Council after written notice of said failure to City Manager approved by a simple majority of the City Council members.

(c) Failure to perform duties and responsibilities pursuant to the terms of this Agreement, the relevant City ordinances, municipal code, and other standards of professional conduct.

(d) Continued abuse of illicit drugs or alcohol that materially affects the performance of the Manager's duties.

D. With Cause Procedure. In order to terminate for cause, the City Council must deliver to the City Manager a written statement of charges and its intent to terminate for cause. Following delivery, the City Manager shall then have ten (10) calendar days to challenge the termination by setting forth his request to challenge in writing. Within such ten (10) day period, the City Manager may also demand a hearing upon the specifications. Failure to submit a written response or demand a hearing within the ten (10) calendar day period constitutes a waiver of the right. If a hearing is demanded, the hearing will be conducted in closed session. The City Manager may produce evidence and argument to the Council. If a written response is submitted but no hearing is demanded, the Council shall review its decision based upon the response. The Council's decision following review of the written response and/or presentation at hearing shall be final and without right of appeal. The City Manager has no reinstatement rights.

E. Leave Balances. On separation from City employment, the City Manager shall be paid for all unused accrued leave balances, including balances as to vacation, sick leave, floating holidays, and other outstanding accrued leave balances, if any, including any other accrued leave balances that either must be paid upon separation under applicable law or under the applicable terms of this Agreement. In the alternative, the City Manager may apply some or all of such leave time to service credit for retirement purposes, if permitted by PERS under applicable laws, rules and regulations. Accumulated leave balances shall be paid at the City Manager's hourly salary rate at the effective date of separation. In the event the City Manager dies while employed by the City under this Agreement, the City Manager's beneficiaries or those entitled to the City Manager's estate, shall be entitled to the City Manager's earned salary, and any in-lieu payments for accrued benefits, including compensation for the value of all accrued leave balances that either must be paid upon separation under applicable law or under the applicable terms of this Agreement.

8. Statutory Requirements. This Agreement shall be deemed to incorporate by reference the provisions of Sections 53243 *et seq.* of the Government Code, as those provisions may be amended or renumbered.

9. Performance Reviews; Goals, Objectives and Priorities

A. Annual performance evaluations are an important way for the City Council and City Manager to ensure effective communications regarding expectations and performance. Accordingly, the City Council shall review and evaluate the performance of City Manager on an annual basis, or more frequently if the City Council so desires at its discretion. The evaluation shall be in accordance with specific criteria developed jointly by the City Council and City Manager. Such criteria may be added to or deleted as the City Council may from time to time determine in consultation with City Manager. City Manager shall initiate an initial evaluation within six months of the Effective Date, and thereafter in May of each year under City Council procedures, or as otherwise directed by the City Council.

B. Within forty-five (45) days of the effective date of this Agreement, the City Council and City Manager shall develop the first set of goals, performance objectives and priorities by which to measure the City Manager's performance. The City Council and the City Manager shall define such goals and performance objectives as they mutually determine are necessary for the proper operation of the City for the attainment of the City Council's policy objectives, and the City Council and the City Manager shall further establish a relative priority among those goals and performance objectives. Such goals, objectives and priorities are subject to adjustment by the Parties at any time.

10. Bonding

The City shall bear the full cost of any fidelity or other bonds required of the City Manager, in the performance of his duties as City Manager.

11. Indemnification.

To the full extent of the law, as provided by the California Torts Claims Act (Government Code Section 810, et seq.), the City shall defend and indemnify the City Manager against all losses sustained by the City Manager in direct consequences of the discharge of the City Manager's duties within the scope of his employment for the period of the City Manager's employment.

12. Modification

Any modification of this Agreement will be effective only if it is in writing and signed by both Parties.

13. Effect of Waiver

The failure of either Party to insist on strict compliance with any of the terms, covenants, or conditions of this Agreement by the other Party shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of that right or power for all or any other times.

14. Assignment

Neither this Agreement, nor any right, privilege, or obligation of the City Manager hereunder shall be assigned or transferred by him without the prior written consent of the Council. Any attempt at assignment or transfer in violation of this provision shall, at the option of the Council, be null and void and may be considered a material breach of this Agreement.

15. Entire Agreement

This Agreement supersedes any and all other agreements, either oral or in writing, between the City and the City Manager. This Agreement contains all of the covenants and agreements between the Parties with respect to the City Manager's employment by the City in any manner whatsoever. Each Party to this Agreement acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding on either Party.

16. Partial Invalidity

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

17. Law Governing Agreement

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Venue shall be in Riverside County.

18. No Presumption of Drafter

The Parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the Parties, and this Agreement reflects their mutual agreement regarding the subject matter of this Agreement. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any Party to be the drafter of this Agreement and, therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

19. Survival of Termination

Many sections of this Agreement are intended by their terms to survive the City Manager's termination of employment with the City. Where so intended, these sections shall survive termination of employment and termination of this Agreement.

20. Attorneys' Fees

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing Party shall be entitled to recover such amount as the court may award as reasonable attorneys' fees and costs.

21. Notices

A. Any notice to be given hereunder by either Party to the other shall be in writing and may be transmitted by personal delivery or mail, registered or certified, postage prepaid, with return receipt requested. Mailed notices shall be addressed to the following respective addresses:

Mayor and City Council
City of Coachella
1616 6th Street
Coachella, CA 92236
ATTN: Mayor

Gabriel Gonzalez
[Address on File at the City]

B. Notices delivered personally shall be deemed communicated as of the date of actual receipt. Mailed notices shall be deemed communicated as of the date of mailing, plus two (2) days.

22. Assistance of Counsel

Each Party to this Agreement warrants to the other Party that it has either had the assistance of counsel in negotiation for, and preparation of, this Agreement or could have had such assistance and voluntarily declined to obtain it.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the ___ day of April 2026.

CITY OF COACHELLA:

By: _____
Dr. Frank Figueroa, Mayor Pro Tem

EMPLOYEE:

By Signed by: _____
18A1B9440000430...
Gabriel A. Gonzalez

ATTEST:

By: _____
Angela Zepeda, City Clerk

APPROVED AS TO FORM

By: _____
Ryan Guiboa, City Attorney

RESOLUTION NO. 2026-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPOINTING CITY MANAGER, APPROVING EMPLOYMENT CONTRACT AND SETTING CITY MANAGER COMPENSATION

WHEREAS, the City of Coachella ("City") has undertaken a recruitment process for the position of City Manager and has negotiated a mutually acceptable employment agreement with its chosen candidate, Gabriel A. Gonzalez, to fill the position of City Manager; and

WHEREAS, the City wishes to appoint Mr. Gonzalez as its City Manager, effective April 22, 2026.

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

SECTION 1. The City Council of the City hereby finds and determines that the foregoing recitals are true and correct, are incorporated herein and by this reference made an operative part hereof.

SECTION 2. The City Council hereby appoints Mr. Gabriel A. Gonzalez as City Manager, effective April 22, 2026.

SECTION 3. The employment agreement between the City and Gabriel A. Gonzalez, substantially in the form attached hereto, is approved, and the Mayor Pro Tem is hereby authorized to execute it on behalf of the City. The City Attorney is authorized to make further amendments to the agreement to make technical corrections and comply with applicable laws.

SECTION 4. The salary and terms negotiated and established in the attached employment agreement are hereby established as the compensation for the City Manager position in compliance with the City's Municipal Code section 2.12.060.

SECTION 5. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall attest to and certify the vote adopting this Resolution.

PASSED, APPROVED and ADOPTED this 22nd day of April, 2026**.**

_____

Dr. Frank Figueroa
Mayor Pro Tem

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
Ryan Guiboa
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-26 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 22nd day of April 2026, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

STAFF REPORT
4/22/2026

TO: Honorable Mayor and City Council Members

FROM: Ryan Guiboa, City Attorney

Gabriel A. Gonzalez, Interim City Manager

SUBJECT: Discussion and Direction Updating the City of Coachella City Council Policies, Rules and Procedures

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STAFF RECOMMENDATION:

City Council discussion and direction of proposed changes to the City of Coachella Council Policies, Rules and Procedures.

BACKGROUND:

In February 28, 2018, the City Council of the City of Coachella amended the City of Coachella Council Policies, Rules and Procedures including revising the order of business by adopting Resolution No. 2018-19.

In May 2019, the City Council adopted Resolution No. 2019-34, which amended the order of business at Council meetings and placed public comment for non-agenda matters to be heard after the public hearing calendar at Agenda Item No. 15. In the event a City Council meeting extended beyond 8:00 p.m., the time for public comment on non-agenda items would be moved up and become the next agenda item.

At the Council meeting on April 23, 2025, Council directed staff to amend the order of business and timing of the public comment period for non-agenda items to occur before the consent calendar for a period of time of up to 30 minutes. If any additional time is required for public comment on non- agenda items, this will occur immediately after the public hearing calendar as is currently the case.

On May 14, 2025 the City Council adopted Resolution No. 2025-24 approving the revisions mentioned above. Currently, the order of business is set as follows:

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments (Closed Session Items)

5. Adjourn to Closed Session
6. Reconvene Regular Meeting
7. Pledge of Allegiance
8. Closed Session Announcements
9. Approval of Minutes
10. Proclamations/Presentations/Direction
11. Written Communications
12. Public Comments (Non-Agenda Items) (Limited to a maximum of 30 minutes. If additional time is required for public comments, they will be heard after Item No.
15. Public Hearing Calendar)
13. Consent Calendar
14. New Business Calendar (Legislature and Administrative)
15. Public Hearing Calendar (Quasi-Judicial)
16. Reports and Requests
17. Adjournment

At the March 28, 2026 City Council meeting the City Manager informed the City Council about proposed revisions to the meeting agendas to enhance the workflow efficiency. For example:

- Adding a section at the end of agenda for the Council to have an opportunity have a discussion regarding future agenda items
- Moving the public comment section up to before presentations,
- Removing the Direction from the Proclamation/Presentation/Direction section
- Adding a section for Department Director Reports; and,
- Adding a section for conflicts of interest.

Staff will bring a resolution to the Council with these revisions at the next Council meeting.

ALTERNATIVES:

1. Provide staff with direction and bring back resolution for approval at the next council meeting.
2. Continue item for further discussion.

FISCAL IMPACT:

None.

ATTACHMENTS:

None

STAFF REPORT
April 22, 2026

TO: Honorable Mayor Pro Tem and City Council Members

FROM: City Attorney

SUBJECT: Consideration of Filling Mayoral Vacancy

RECOMMENDED ACTION:

Discuss and take potential action to fill the vacancy of Mayor. The City Council may fill the vacancy by either appointing an eligible resident to serve as Mayor or by calling a special election.

If the Council elects to make an appointment, Council may appoint an eligible City resident this evening. Alternatively, the Council may direct that applications be solicited from interested residents and be submitted by a date certain. Upon the conclusion of the application and interview process, the Council may make the appointment.

BACKGROUND:

The City Council discussed the process of filling the vacancy of Mayor at the City Council meeting on April 6, 2026. The City Council indicated an interest in moving forward with an appointment to fill the vacancy, but no action was taken at that time. This item is back for further discussion and potential action.

On March 24, 2026, a vacancy was created on the City Council due to Mayor Steven Hernandez pleading guilty to one felony count of violating Government Code section 1090. The Council must act within 60 days of the effective date of the vacancy to determine whether to fill the Mayoral seat by appointment or to call a special election.

A. APPOINTMENT PROCEDURES

If the Council decides to fill the vacancy by appointment, Council may appoint an eligible resident by majority vote within the 60-day period, or before May 23rd. Council may wish to nominate an eligible resident for appointment and may make such nomination for appointment at a future Council meeting. Alternatively, the Council may adopt more formal procedures to fill the vacancy, which could include directing the City Clerk to advertise the vacancy, establish an application process, and provide Council with the opportunity to interview candidates for consideration and appointment. The level of formality is up to Council, provided the Council takes action within the 60-day period.

The Council may appoint a sitting Council Member to be the Mayor. If the Council appoints one of its members to fill the Mayoral vacancy, an immediate vacancy will then occur in the seat of the Council Member appointed to Mayor.

Under Government Code section 34902(a), an appointment to fill a Mayoral vacancy is effective for the remainder of the unexpired term, regardless of when the vacancy occurs. In this case, the appointment will be effective until the November 2026 election. At that time, the seat will stand for election for a standard two-year term.

B. SPECIAL ELECTION PROCEDURE

The Council may call a special election to fill the vacancy. If a special election is called, it must be held on the next regularly established election date not less than 114 days from the call of the election, consistent with Elections Code section 1000. However, the next regularly established election date is the general election on November 3, 2026. Thus, Council may take no action, as any special election would simply be absorbed into the currently scheduled general election.

Alternatively, for general law cities, there is a discretionary option to conduct an all-mailed ballot election as permitted under Elections Code section 4004 if certain conditions are met. Specifically, the election must be for a City with a population less than 100,000, cannot be consolidated with another election, and must be used to fill a vacancy. The next available date for an all-mailed ballot election is August 25, 2026. The resident elected would serve the approximate three-month remainder of the term.

FISCAL IMPACTS

The potential cost of holding an all-mailed ballot election to fill the current Mayoral vacancy is approximately $70,000.

CONCLUSIONS AND RECOMMENDATIONS

Staff recommends that the City Council discuss and take potential action to fill the vacancy of Mayor.

ATTACHMENT

None.

STAFF REPORT
4/22/2026

TO: Honorable Mayor Pro Tem and City Council Members

FROM: Kendra Reif, Community Development Director

Adrian Moreno, Associate Planner

SUBJECT: A Public Hearing to Consider Resolution No.2026-23 of the City Council of the City of Coachella: Request for conditional approval for Entertainment Permit No. 26-03 for the Reset Wellness Camping Event temporary campground event to be held on May 29th through May 31st 2026, located at 83272 51st Avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities). Applicant: Claudia Lua Alvarado

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STAFF RECOMMENDATION

Staff recommends that the City Council open the public hearing, receive public testimony, and conditionally approve Entertainment Permit No. 26-03 for the Reset Wellness Camping Event temporary campground event to be held on May 29th through May 31st 2026, located at 83272 51st Avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities).

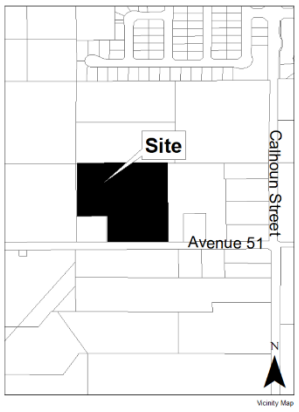


Figure 1 - Vicinity Map

EXECUTIVE SUMMARY:

The applicant, Claudia Lua Alvarado, requests that the City Council approve:

- **EP No. 26-03** which proposes the Reset Wellness Camping Event temporary campground event to be held on May 29th through May 31st 2026. The applicant proposes a temporary campground event that includes 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. The event will include accessory uses that include food vendors, yoga, games, restrooms, shower trailers, beauty bar, and DJ. Parking will be located on-site and can

accommodate up to 161 vehicles. The event will include a beer and wine garden for alcohol service. The events will be held during the following dates:

- Friday May 29, 2026 (start @ 11:00 am) – Sunday May 31st, 2026 (end @ 11:00 am)



Figure 2 - Vicinity Map

BACKGROUND:

Rancho 51 Festival Campground is an existing date garden and community event facility that has operated within Riverside County for over nine years hosting a wide range of entertainment and community events including festival campgrounds, live music gatherings, private celebrations, corporate functions, and public permitted events. In addition, the applicant will continue to harvest date palms and contribute to the local economy as farmers.

The applicant team includes Claudia Alvarado and Juan Alvarado. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado's experience with AEG and LA Galaxy consisted of working as front office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy.

On October 20, 2025, the Riverside Local Agency Formation Commission (LAFCO) approved the annexation of the "P7/ Mesquite" area into the City of Coachella. The subject property is located

within the P7 area; therefore, all applicable permitting for the site must be processed through the City of Coachella with separate submittals and approvals being required for Riverside County Fire and the Riverside County Department of Environmental Health.

At the time of the publication of this Staff Report the applicant has submitted applications to Riverside County Fire and the Riverside County Department of Environmental Health and have received approval from Riverside County Fire. The application with the Riverside County Department of Environmental Health remains pending until City Council approval is obtained. If City Council approves the project, the applicant may proceed with their application with the Riverside County Department of Environmental Health.

The Project site currently has a land use designation of "Estate Rancho" in the City's General Plan 2035 Update (General Plan) which allows for uses accessory to agricultural cultivation. The site zoning designation is the Residential Estate (R-E) zone, which allows for existing commercial agricultural activity consistent with the California Civil Code "Right to Farm Act". Per Chapter 5.24 – Entertainment Establishments Where Alcohol Is Served, of the Coachella Municipal Code, no person or entity shall allow, establish, conduct, maintain or operate any entertainment establishment within the city without an entertainment permit pursuant to this chapter. The proposed project requires the approval of an entertainment permit, which will establish the licensing and regulation of such entertainment establishment. If the city council elects to grant an entertainment permit, it may impose any condition on the permit that furthers the purposes, regulations, and requirements of this chapter or other applicable laws, ordinances and regulations. This may include restrictions to the days and hours of operations, the maximum occupancy of the operation, necessary traffic control measures, noise controls, security or safety measures, the placement and utilization of hand-held metal detectors, and other applicable conditions of approval.

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Estate Rancho	(R-E) Residential Estate	Date Farm, Entertainment Establishment, and Single-Family Residence
North:	Estate Rancho	(R-E) Residential Estate	Moon Valley Nurseries Plant Nursery
South:	Estate Rancho	(R-E) Residential Estate	Date Farm
East:	Estate Rancho	(R-E) Residential Estate	Date Farm
West:	Estate Rancho	(R-E) Residential Estate	Single-Family Residence and Parking Lot

The Project site is located at 83272 51st Avenue. The site encompasses approximately 7.79 acres and is identified as Assessor's Parcel Number (APN) 779-310-012 and 779-310-013. The applicant

proposes a temporary campground event that includes 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. The event will include accessory uses including food vendors, yoga, games, restrooms, shower trailers, beauty bar, and DJ. The event will include a beer and wine garden for alcohol service. Parking will be located on-site and can accommodate up to 161 vehicles. The operation of the temporary campground event will be subject to the conditions of approval for the project which include security and safety measures.

The applicant has been operating these types of events at this same subject property for the past 9 years. The applicant had obtained all formal permitting approvals while in Riverside County prior to the property being annexed into the City of Coachella in October of 2025. The applicant received approval from the City Council on March 25, 2026 for Entertainment Permit (EP) 26-01 subject to the conditions of approval in City of Coachella Resolution No. 2026-16. The project will be subject to the same conditions of approval as required for City of Coachella Resolution No. 2026-16. Included as an attachment to this staff report as a reference only is City of Coachella Resolution No. 2026-16 and the Riverside County 2025 Approval Letter.

The applicant has submitted a Community Event Facility Management Plan, Emergency Action Plan, and Security Operations Plan and Business Operations Plan for the Riverside County 2025 approvals for last year's campground event at the site. The City of Coachella has accepted these plans to satisfy the requirements for EP 26-01 and 26-03. The project will be conditioned to adhere to all provisions of the submitted plans.

Staff reached out to the Riverside County Planning Department and Riverside County Code Enforcement Department to request any complaints on record that were received during the operation of this event when permitted under Riverside County's jurisdictions prior to the annexation of this property into the City of Coachella. The Riverside County Planning Department reported no complaints on record, however the Riverside County Code Enforcement Department reported two code cases on record. The City of Coachella were able to receive and review the case reports for the two code cases on record at the subject property. Code Enforcement Case: CVZO210534 was opened in May 26, 2021 due to advertisement of the property for event center purposes and also campground activities. This code enforcement case was closed on May 2, 2024 to allow the property owner the opportunity to submit for the Rancho Ordinance. Code Enforcement Case: CVCR230031 was opened in March 4, 2023 due to a noise complaint for a quinceanera event at the facility. On August 23, 2023 an administrative hearing to appeal a citation was scheduled, and the case was closed on August 24, 2023 as the noise citation was dismissed by the hearing officer. Based on the case reports for the two subject code enforcement cases on the subject property, staff finds that the applicant was able to resolve Code Enforcement Case: CVZO210534 by working with the county by submitting applications for approvals, and was able to resolve Code Enforcement Case: CVCR230031 by submitting an appeal through the County administrative process. These cases were opened and resolved between the years 2021 and 2023. Since then, the applicant hosted similar events as proposed to this entertainment permit, and there have been no code enforcement cases on record other than those two identified above. As a result,

staff finds that the code enforcement cases identified above do not impact the findings necessary to approve the project.

EP 26-01 allowed for three temporary campground events to be held during the three festival weekends in the month of April (April 9th -12th, April 16th-19th, and April 23rd – 26th). At the time of the publication of this staff report the only event that has occurred is the event that was held April 9th-12th. Staff consulted with the City of Coachella Code Enforcement Division, the Riverside County Sheriffs Officed, the Riverside County Fire Department, and the Riverside County Department of Environmental Health and at the time of the publication of this staff report, no complaints have received pertaining to this event.

CONSISTENCY WITH GENERAL PLAN

The project site is within the Estate Rancho land use designation. The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the city.

Estate Ranchos are intended to be predominately for single-family homes with large lots, landscaped yards, and large separation between homes, typical of estate development patterns. The homes can be designed as individual lots or as small subdivisions of single-family homes. These areas should be designed to be neighborhoods, rather than a series of disconnected houses or small submissions.

Allowed land uses include residential land uses and uses accessory to agricultural cultivation at a development intensity of 1.0 -2.2 DU/AC. The general plan also includes standards for network and connectivity, street design, parks and open space and urban form guidelines.

The Rancho 51 Festival Campground project proposes the permitting of an existing private property that includes an existing single-family residential home and a date palm garden. No development is proposed for the site. As the project does not propose any modification or development to the existing event facility on the subject property, the project is not in conflict with the Estate Rancho general plan designation and the City's General Plan 2035 Update.

CONSISTENCY WITH ZONING

The project site is currently zoned Residential Estate (R-E) which implements the Estate Rancho land use designation of the General Plan. The R-E zone permits existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act." Per Chapter 5.24 – Entertainment Establishments Where Alcohol Is Served, of the Coachella Municipal Code, no person or entity shall allow, establish, conduct, maintain or operate any entertainment establishment within the city without an entertainment permit pursuant to this chapter. The proposed project requires the approval of an entertainment permit, which will establish the licensing and regulation of such entertainment establishment.

Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events that the City Council may want to consider when making findings or including conditions of approval for the Entertainment Permit. The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event. On April 6, 2026, staff received the results from the California Department of Justice that both the applicant and co-applicant for this project have cleared their background checks. The project is consistent with Chapter 5.24 of the Municipal Code, Entertainment Establishments Where Alcohol Is Served.

PROPOSED FINDINGS:

Entertainment Permit

Pursuant to Coachella Municipal Guidelines Chapter 5.24, Entertainment Establishments Where Alcohol Is Served, subject to the provisions of this chapter, the City Council must make the following findings for Entertainment Permit approval:

The City Council shall deny approval of an entertainment permit, if it makes the following findings:

1. Any of the information in the application is not accurate, complete and truthful.;

The information provided in the application is accurate, complete and truthful, as evidenced by staff review.

2. The applicant has violated, or the proposed entertainment establishment would violate, any law, ordinance or regulation related to the applicant's fitness to manage or operate an entertainment establishment;

There are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed temporary campground special events, as evidenced by staff. Section 5.24.050 of the Coachella Municipal Code requires that all applicants seeking an Entertainment Permit must obtain background check approval through the California Department of Justice. On April 6, 2026, staff received the results from the California Department of Justice that both the applicant and co-applicant for this project have cleared their background checks.

3. The applicant does not possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances or regulations;

The applicant does possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances, or regulations as evidenced by staff. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning

Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and find that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings.

The applicant received City of Coachella City Council approval for EP 26-01 on March 25, 2025. EP 26-01 allowed for three temporary campground events to be held during the three festival weekends in the month of April (April 9th -12th, April 16th-19th, and April 23rd – 26th). At the time of the publication of this staff report the only event that has occurred is the event that was held April 9th-12th. Staff consulted with the City of Coachella Code Enforcement Division, the Riverside County Sheriffs Officed, the Riverside County Fire Department, and the Riverside County Department of Environmental Health and at the time of the publication of this staff report, no complaints have received pertaining to this event.

The operation of the temporary campground event will be subject to the conditions of approval for this project which include conditions which are similar to those required of the applicant for their 2025 temporary event permit for a similar event in scope within the Riverside County jurisdiction. The same conditions of approval for EP 26-01 and Resolution No. 2026-16 will be applied to this event. As a result, the operator is familiar with the expectations required of those conditions of approval as conditioned by this permit.

Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events. The Riverside County Sheriff's Department noted no issues for the proposed event. In compliance with Section 5.24.050 of the Coachella Municipal Code, the applicants submitted and completed background check requests. On April 6, 2026, staff received the results from the California Department of Justice that both the applicant and co-applicant for this project have cleared their background checks.

4. The applicant does not possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter;

The applicant does possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no

code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings.

The applicant received City of Coachella City Council approval for EP 26-01 on March 25, 2025. EP 26-01 allowed for three temporary campground events to be held during the three festival weekends in the month of April (April 9th -12th, April 16th-19th, and April 23rd – 26th). At the time of the publication of this staff report the only event that has occurred is the event that was held April 9th-12th. Staff consulted with the City of Coachella Code Enforcement Division, the Riverside County Sheriffs Officed, the Riverside County Fire Department, and the Riverside County Department of Environmental Health and at the time of the publication of this staff report, no complaints have received pertaining to this event.

Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events and regarding any incident reports for the subject property. The Riverside County Sherriff Department noted no issues for the proposed event. In compliance with Section 5.24.050 of the Coachella Municipal Code, the applicants submitted and completed background check requests. On April 6, 2026, staff received the results from the California Department of Justice that both the applicant and co-applicant for this project have cleared their background checks.

5. The applicant does not have sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter;

Staff finds that the applicant does possess sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023.

The applicant received City of Coachella City Council approval for EP 26-01 on March 25, 2025. EP 26-01 allowed for three temporary campground events to be held during the three festival weekends in the month of April (April 9th -12th, April 16th-19th, and April 23rd – 26th). At the time of the publication of this staff report the only event that has occurred is the event that was held April 9th-12th. Staff consulted with the City of Coachella Code Enforcement Division, the Riverside County Sheriffs Officed, the Riverside County Fire Department, and the Riverside County Department of Environmental Health and at the time of the publication of this staff report, no complaints have received pertaining to this event.

The applicant has conducted events at the subject property without code enforcement cases on record since 2023 based on staff comments received from the Riverside County Planning Department and Riverside County Code Enforcement. Throughout this time, the applicant has gained extensive experience managing multi-day overnight stays to single-day events with specific operating hours.

In addition to their experience hosting events on the same subject property in the City and formerly when it was located in Riverside County. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado's experience with AEG and LA Galaxy consisted of working as front office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy. Together, the applicant team's combined expertise and years' operating the subject property for special events exhibits the ability of their team to have sufficient financial resources and experience to manage and operate the proposed temporary campground special events as proposed in this entertainment permit.

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 5.24.070(A) can affirmatively be made for the proposed entertainment permit. The proposed entertainment permit is consistent with the City of Coachella General Plan and the City of Coachella Municipal Code. The proposed entertainment permit is for the proposal of permitting for temporary campground special events, and no development is proposed for the site as part of this permit. Access to the site will be through a 22 foot wide primary entrance on Avenue 51, and there will be a 27 foot wide secondary emergency road to provide additional ingress and egress on Avenue 51. As a result, the proposed project will not cause substantial environmental damage or substantially avoidably injure fish, wildlife, or their habitat. The required conditions of approval ensure the Project will not be detrimental to the public health, safety, or welfare, and the conditions prevent material injury to properties or improvements in the vicinity. All conditions of approval are legally binding and must be adhered to.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on April 12, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on April 7, 2026, pursuant to Section 5.24.060E of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL REVIEW:

Chapter 8.24 of the Coachella Municipal Code states that all projects shall be reviewed for compliance with or exemption from the California Environmental Quality Act (CEQA). Staff has determined that the project is exempt from the CEQA pursuant to CEQA Guidelines Section 15301 class 1 that exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures and facilities. The proposed Entertainment Permit will be for the permitting of existing private property with no proposed development.

EP NO. 26-03 ALTERNATIVES:

1) Approve Resolution No. 2026-23 recommending that the City Council approve EP No. 26-03 with the findings and conditions as recommended by Staff.

2) Approve Resolution No. 2026-23 recommending that the City Council approve EP No. 26-03 with the findings and conditions as recommended by Staff, with modifications as proposed by the City Council.

3) Deny Resolution No. 2026-23.

4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for EP No. 26-03.

Attachments:

1. Resolution No. 2026-23
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Site Plan
2. Resolution No. 2026-16
3. Riverside County 2025 Approval Letter
4. Community Facility Management Plan
5. Emergency Action Plan
6. Security Operations Plan
7. Business Operations Plan
8. Site Accessibility Document
9. Restroom Agreement Document
10. Published Copy of the Notice of Public Hearing
11. Resolution No. 2026-16 - Rancho 51 April 2026 Events City Approval

RESOLUTION NO. 2026-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ENTERTAINMENT PERMIT NO. 26-03 FOR THE RESET WELLNESS CAMPING EVENT TEMPORARY CAMPGROUND EVENT TO BE HELD ON MAY 29TH THROUGH MAY 31ST 2026, LOCATED AT 83272 51ST AVENUE ON APPROXIMATELY 7.79 ACRES OF LAND (ASSESSOR'S PARCEL NUMBER 779-310-012 AND 779-310-013), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES). APPLICANT: CLAUDIA LUA ALVARADO

WHEREAS, on March 31, 2026, the applicant, Claudia Lua Alvarado submitted an Entertainment Permit application to conduct Reset Wellness Camping Event temporary campground event from May 29th through May 31st, at 83272 51st Avenue ("the Project"); and,

WHEREAS, the Site is located within the City of Coachella at 83272 51st Avenue on approximately 7.79 acres of land within Riverside County, California (Assessor's Parcel Number 779-310-012 and 779-310-013) ("Property"); and,

WHEREAS, the subject property at Assessor's Parcel Number 779-310-012 and 779-310-013 have zoning designation of Residential Estate and a General Plan 2035 land use designation of Estate Rancho; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns and site design; and

WHEREAS, the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301); and,

WHEREAS, the proposed temporary campground events are not likely to be detrimental to public health, safety, or welfare as the conditions of approval will ensure the project operates in a manner consistent with the zoning ordinances that regulate the Project Site; and

WHEREAS, a notice of a public hearing to consider Entertainment Permit No. 26-01 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on April 12, 2026, of a legal public hearing notice which was published in the Desert Sun, the City's newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on April 7, 2026; and,

WHEREAS, on April 22, 2026, the City Council held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for Entertainment Permit to allow the Project; and,

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

WHEREAS, the site for the 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, at the conclusion of the public hearing and following discussion, the City Council approved this Resolution for the conditional approval of the Rancho 51 Festival Campground Project as conditioned with the motion vote outcome specified in the meeting minutes for the April 22, 2026, City Council meeting.

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

SECTION 1. **Incorporation of Recitals.** The City Council hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. **Environmental Findings.** The City Council has independently reviewed the administrative record for the proposed project, including all oral and written comments received during the document circulation period, public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the City Council finds that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301);

SECTION 3. Entertainment Permit Findings. Based upon the evidence presented at the hearing, including the staff report, the City Council hereby finds and determines the Project complies with the necessary findings as required by Coachella Municipal Code Section 5.24 and hereby finds that:

1. The information provided in the application is accurate, complete and truthful, as

evidenced by staff review.

2. There are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed temporary campground special events, as evidenced by staff. Section 5.24.050 of the Coachella Municipal Code requires that all applicants seeking an Entertainment Permit must obtain background check approval through the California Department of Justice. On April 6, 2026, staff received the results from the California Department of Justice that both the applicant and co-applicant for this project have cleared their background checks.

3. The applicant does possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances, or regulations as evidenced by staff. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and find that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. The applicant received City of Coachella City Council approval for EP 26-01 on March 25, 2025. EP 26-01 allowed for three temporary campground events to be held during the three festival weekends in the month of April (April 9th -12th, April 16th-19th, and April 23rd – 26th). At the time of the publication of this staff report the only event that has occurred is the event that was held April 9th-12th. Staff consulted with the City of Coachella Code Enforcement Division, the Riverside County Sheriffs Officed, the Riverside County Fire Department, and the Riverside County Department of Environmental Health and at the time of the publication of this staff report, no complaints have received pertaining to this event. The operation of the temporary campground event will be subject to the conditions of approval for this project which include conditions which are similar to those required of the applicant for their 2025 temporary event permit for a similar event in scope within the Riverside County jurisdiction. The same conditions of approval for EP 26-01 and Resolution No. 2026-16 will be applied to this event. As a result, the operator is familiar with the expectations required of those conditions of approval as conditioned by this permit. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events. The Riverside County Sheriff’s Department noted no issues for the proposed event. In compliance with Section 5.24.050 of the Coachella Municipal Code, the applicants submitted and completed background check requests. On April 6, 2026, staff received the results from the California Department of Justice that both the applicant and co-applicant for this project have cleared their background checks.

4. The applicant does possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. The applicant received City of Coachella City Council approval for EP 26-01 on March 25, 2025. EP 26-01 allowed for three temporary campground events to be held during the three festival weekends in the month of April (April 9th -12th, April 16th-19th, and April 23rd – 26th). At the time of the publication of this staff report the only event that has occurred is the event that was held April 9th-12th. Staff consulted with the City of Coachella Code Enforcement Division, the Riverside County Sheriffs Officed, the Riverside County Fire Department, and the Riverside County Department of Environmental Health and at the time of the publication of this staff report, no complaints have received pertaining to this event. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events and regarding any incident reports for the subject property. The Riverside County Sherriff Department noted no issues for the proposed event. In compliance with Section 5.24.050 of the Coachella Municipal Code, the applicants submitted and completed background check requests. On April 6, 2026, staff received the results from the California Department of Justice that both the applicant and co-applicant for this project have cleared their background checks.

5. Staff finds that the applicant does possess sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant received City of Coachella City Council approval for EP 26-01 on March 25, 2025. EP 26-01 allowed for three temporary campground events to be held during the three festival weekends in the month of April (April 9th -12th, April 16th-19th, and April 23rd – 26th). At the time of the publication of this staff report the only event that has occurred is the event that was held April

9th-12th. Staff consulted with the City of Coachella Code Enforcement Division, the Riverside County Sheriffs Officed, the Riverside County Fire Department, and the Riverside County Department of Environmental Health and at the time of the publication of this staff report, no complaints have received pertaining to this event. The applicant has conducted events at the subject property without code enforcement cases on record since 2023 based on staff comments received from the Riverside County Planning Department and Riverside County Code Enforcement. Throughout this time, the applicant has extensive experience managing multi-day overnight stays to single-day events with specific operating hours. In addition to their experience hosting events on the same subject property in the City and formerly when it was located in Riverside County. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado's experience with AEG and LA Galaxy consisted of working as front office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy. Together, the applicant team's combined expertise and years' operating the subject property for special events exhibits the ability of their team to have sufficient financial resources and experience to manage and operate the proposed temporary campground special events as proposed in this entertainment permit.

SECTION 4. 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 Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Mayor Pro Tem shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. City Council Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council conditionally approves Entertainment Permit No. 26-03, for the Reset Wellness Camping Event temporary campground event from May 29th through May 31st, located at 83272 51st avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A" and Site Plan "Exhibit B" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's entertainment permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 22nd day of April 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Dr. Frank Figueroa, Mayor Pro Tem
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

_____
Ryan Guiboa, City Attorney
Best, Best, & Krieger

Exhibit A – Resolution No. 2026-23

CONDITIONS OF APPROVAL FOR ENTERTAINMENT PERMIT NO. 26-03 RESET WELLNESS CAMPING EVENT

General Conditions

1. Entertainment Permit 26-03 ("Permit") is for a temporary campground event that includes 45 glamping tents and 50 vacant spaces where individuals can bring their own tents ("Event"). The Event will include accessory uses that include food vendors, yoga, games, restrooms, shower trailers, beauty bar, food trucks and DJ. Parking will be located on-site and can accommodate up to 161 vehicles. Alcohol service is permitted.

2. The approval of the Permit is based on the site plan and details submitted for the Event by the applicant, and conditioned on the following restrictions and requirements. The applicant is responsible for ensuring compliance with these conditions of approval during the Event. Violation of any of the conditions of approval shall be cause for revocation of the Permit. Misrepresentations of the Event to the City by applicant shall be cause for revocation of the Permit. Any portion of the Event found to be detrimental to public health, safety, or general welfare, or a public nuisance, shall be cause for revocation of the Permit.

3. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.

4. The Permit shall be valid for 12 months after the effective date set by city council approval. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the initial term of 12 months has lapsed, at which time the City Council will review compliance with the conditions of approval and consider granting up to a 36-month renewal of the entertainment permit. Relinquishment of the Permit will require an amendment to this resolution, subject to review by the City Council. The Permit is nontransferable.

5. Any violation of any of the conditions of approval for the Permit may result in the issuance of citations and fines, and may result in revocation of the Permit.

6. Hours of operation and restrictions are listed below for the Event.

   a) Friday May 29, 2026 (start @ 11:00 am) – Sunday May 31st, 2026 (end @ 11:00 am)

Hours Restrictions

b) Quiet hours for overnight areas must be observed from 12:00 a.m. to 6:00 a.m. As such there will be no amplified noise permitted after 12:00 a.m. for this Event.

7. A maximum of 200 guests are permitted on-site for the Event at any given time. The applicant shall maintain a count of all Event participants on-site at all times during the Event. Event counts shall be maintained by Event staff at the main entrance and made available upon request by the Coachella Police or City Staff.

8. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.

9. The applicant shall obtain any other permits or approvals necessary for activities taking place during the Event (e.g. providing food trucks necessitates Healthy Food Truck Permits). Applicant is responsible for ensuring that any vendors also obtain any permits or approvals necessary for the services they are performing at the Event.

10. The applicant shall ensure that the Event complies will all applicable local, state, and federal laws and regulations, including but not limited to any City ordinances specified in these conditions.

11. The applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

Security

12. 24/7 Licensed security guards shall be required. These guards must possess State of California guard cards issued through the California Department of Consumer Affairs. Additional guards shall be used as needed to adequately patrol the parking areas. The City Manager, Community Development Director, Code Enforcement Manager, or Chief of Police may modify the entertainment permit security plan as deemed necessary to preserve the safety and welfare of guests and the public. The applicant shall provide a security services agreement for the Event upon request.

13. Security guards shall wear vests or uniforms, making them readily identifiable.

14. The Event shall have a centralized "security command post" that will serve as logical center for Event security, local agencies, and Event staff.

15. The following preventative measures shall be undertaken to reduce the potential for alcohol-related problems:

    a) Food service shall remain available during all hours of operation;

    b) Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;

    c) All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol; and

    d) The availability of a variety of non-alcoholic beverages shall be made known and offered to customers.

16. No Parking is permitted to occur on Avenue 51 and shall be strictly enforced by the applicant.
17. Any and all weapons shall be prohibited at the premises or on the parking lot of the premises except by those individuals lawfully permitted to possess such.
18. The Chief of Police shall have the authority and power to pause the Event when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy.
19. The applicant shall comply with Municipal Code requirements of Chapter 5.24.
20. The applicant shall employ the use of hand-held metal detectors at all entrances if deemed necessary by the Chief of Police to protect the safety and general welfare of patrons or of the public.
21. The applicant shall not use any residential pool/body of water as part of Event.
22. The applicant shall have staff directing vehicular traffic accessing the Event.
23. Any threats of violence or suspicious objects during the Event must be immediately reported to the City.
24. Event staff shall be trained to respond to any threats of violence or suspicious objects and to evacuate Event attendees, if necessary.
25. Ongoing utility outages must be reported to the City.
26. Event staff shall be trained to respond to utility outages.
27. Hazardous materials must be disposed of pursuant to applicable law.
28. The applicant shall have procedures in place to respond to threats of violence, suspicious objects, earthquakes, hazardous materials, and utility outages during the Event.
29. The applicant shall provide Event attendees with overview of emergency procedures.
30. The applicant must provide first aid services to Event attendees.
31. The applicant shall implement and maintain a system by which the applicant separately identifies each and every adult at the Event so as to distinguish each adult from any and all minors at the Event during the service of alcohol. At a minimum, such system of adult identification shall require the applicant to place a bracelet on either hand of each adult at the Event. In addition, the Chief of Police is hereby authorized to require other methods and procedures to be implemented and maintained by any applicant to assure compliance with the requirement that each adult remain separately identified from any minor at the Event.

Nuisance Abatement

32. The applicant shall ensure that the Event complies with the standards and limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the Event.

33. The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). Any amplified sound equipment shall be oriented to reduce noise impacts off-site with consultation from the Code Enforcement Manager. The applicant shall utilize a noise decibel meter on-site during the Event to monitor noise levels for compliance with the City Noise Ordinance. If noise nuisances are observed by the Chief of Police or Code Enforcement Manager, the City Manager or designee may require that the applicant use electronic noise sensors on-site for the Event and that noise measurement data from the noise sensors be available to the Code Enforcement Manager.

34. The applicant shall ensure adequate dust control measures are in place to the satisfaction of the Code Enforcement Manager and the City Engineer. The City Manager, Code Enforcement Manager, or City Engineer may require additional dust control measures as may deemed necessary.

35. On-site Event lighting shall be directed away from vehicle and pedestrian traffic on Avenue 51 and away from surrounding properties. Event operations shall include protocols to avoid light glare onto adjacent properties.

36. All garbage, debris, and litter must be properly disposed of at the conclusion of the Event.

37. The applicant shall provide trash bins throughout the Event.

Bathrooms and Water Access

38. ADA accessible restrooms shall be provided and available to use by all guests on-site during the Event and shall require inspection by the Building Official prior to commencement of the Event under this entertainment permit.

39. Potable water must be provided without charge for all guests. The applicant shall provide water vendor information for bottled water company or proof of potable water service for the Event upon request.

Additional Approvals

40. The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, Sheriffs Department, Department of Public Health, Riverside County Department of Environmental Health etc.).

41. The applicant shall submit paperwork required two weeks prior to the event to the Riverside County Department of Environmental Health.

42. All structures, including stages, tents, cabanas, and bleachers shall be installed, used and taken down per the engineered specifications stamped by a licensed engineer and on file with the City of Coachella.

43. Any signs displayed shall comply with the City of Coachella Sign Ordinance.

44. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages at the subject site shall not be visible from the public right-of-way or anywhere off the site.

45. The applicant must maintain a City of Coachella Business License for the Event.

46. All vendors at the Event must obtain City of Coachella Business Licenses.

47. Applicant must comply with the applicable provisions of Coachella Municipal Code Chapter 4.28 inclusive of obtaining a Transient Occupancy Tax Certificate and Reporting and Remitting Transient Occupancy Tax.

48. All structures on Event grounds must have Building Inspection approval prior to the Event.

Building

49. Existing pool is not intended for commercial use. Provide Riverside County Environmental Health Approval for use or post signage at the event stating the pool shall not be used.

50. At least two campsites and one additional campsite for each 100 campsites or fraction thereof, shall be accessed by and connected to sanitary facilities by travel routes with a maximum slope of 1:12. Permanent toilet and bathing facilities serving campsites shall comply with "Toilet and bathing rooms." (California Building Code11B-246.2) Provide proof of service contract.

51. The Building Official has designated the event as Assembly-2 (A-2) occupancy. Therefore, the event must comply with the 2025 Uniform Plumbing Code Table 422.1. The following minimum plumbing fixtures are required: three (3) water closets for males and two (2) urinals, four (4) water closets for females, a minimum of four handwashing facilities, at least one service sink and provisions of drinking water. Provide proof of potable water service.

52. Provide information about shower availability, include information for accessible showers

53. Contact Burrtec and provide a waste management plan with proof of service.

54. Obtain a building permit for the special event, from the Building Division.

55. Provide a California Associability Specialist Program (CASP) inspection approval at the time of the Building and Safety inspection prior to any quests arriving on site.

56. Provide a minimum of 7 accessible camp sites distributed at every type of camp site.

57. All site amenities shall be accessible and on an accessible path of travel including access to waste bins.

58. Implement dust control measure to ensure the site complies with South Coast AQMD Rule 403-Dust Control.

59. Obtain permits for any permanent or temporary structures.

60. Obtain an electrical permit for any temporary electrical system including but not limited generators. Submit load calculations for each separate system.

61. An inspection by the City Building Official will be required. Prior to the event, you must be cleared by the Building and Safety Department by way of a Pre-Event Life and Safety Inspection.

Fire

62. No designated fire lanes, fire hydrants or any other Fire Department appliances shall be blocked or obstructed. Fire lanes shall be clearly identified in an approved manner throughout the Event grounds by posting "NO PARKING FIRE LANE" or other approved means. All motor vehicles shall be parked in designated parking areas.

63. A class K extinguisher is required for any cooking operations that involve the release of grease laden vapors, which include but are not limited to deep fryer and griddle operations. Cooking that produces sparks or grease laden vapors shall not be performed inside of the kitchen tents LPG tanks (empty or full) used for cooking operations shall be secured and kept a safe distance away from open flames.

64. Cooking without necessary licenses is prohibited.

65. At least one 2A10BC fire extinguisher, with a current service tag (within one year), shall be provided within every 75 feet of travel distance.

66. Smoking shall not be permitted in tents or membrane structures. Approved "No Smoking" signs shall be conspicuously posted

67. All fabric or pliable canopy covers, side/back drop, and/or decorative material must be inherently fire resistive and labeled as such or may be treated with a State Fire Marshal approved fire-retardant chemical.

68. All extension cords shall be undamaged, 12/3-gauge wire or greater, with approved connectors. The use of multi plug connections is prohibited.

69. Portable generators shall be maintained a minimum of 10 feet from all combustible materials and/or LPG tanks. Each generator shall be isolated from the public by a physical guard and provided a minimum of one 2A10BC rated fire extinguisher.

70. All food truck apparatus shall be easily relocatable in the event of an emergency or where otherwise required. All food trucks shall have their own compliment of a minimum one 2A10BC (5lb) fire extinguisher as well as a K Type fire extinguisher, both shall have a current service tag from a California State Fire Marshal approved contractor. All food trucks that have fuel-fire equipment shall be provided with adequate ventilation and a commercial kitchen hood extinguishing system. The hood, plenum and duct shall be maintained in a clean and safe operation. The hood suppression system shall be operational and provided with current service tag.

71. Wood, charcoal or other solid burning material shall be stored away from any combustible material and usage shall be confined to an approved cooking device for that material. All hot material shall be disposed of in a proper container.

72. All motor vehicles shall be parked in designated parking areas. Fire lanes and fire hydrants shall not be blocked. Fire lanes are to be maintained.

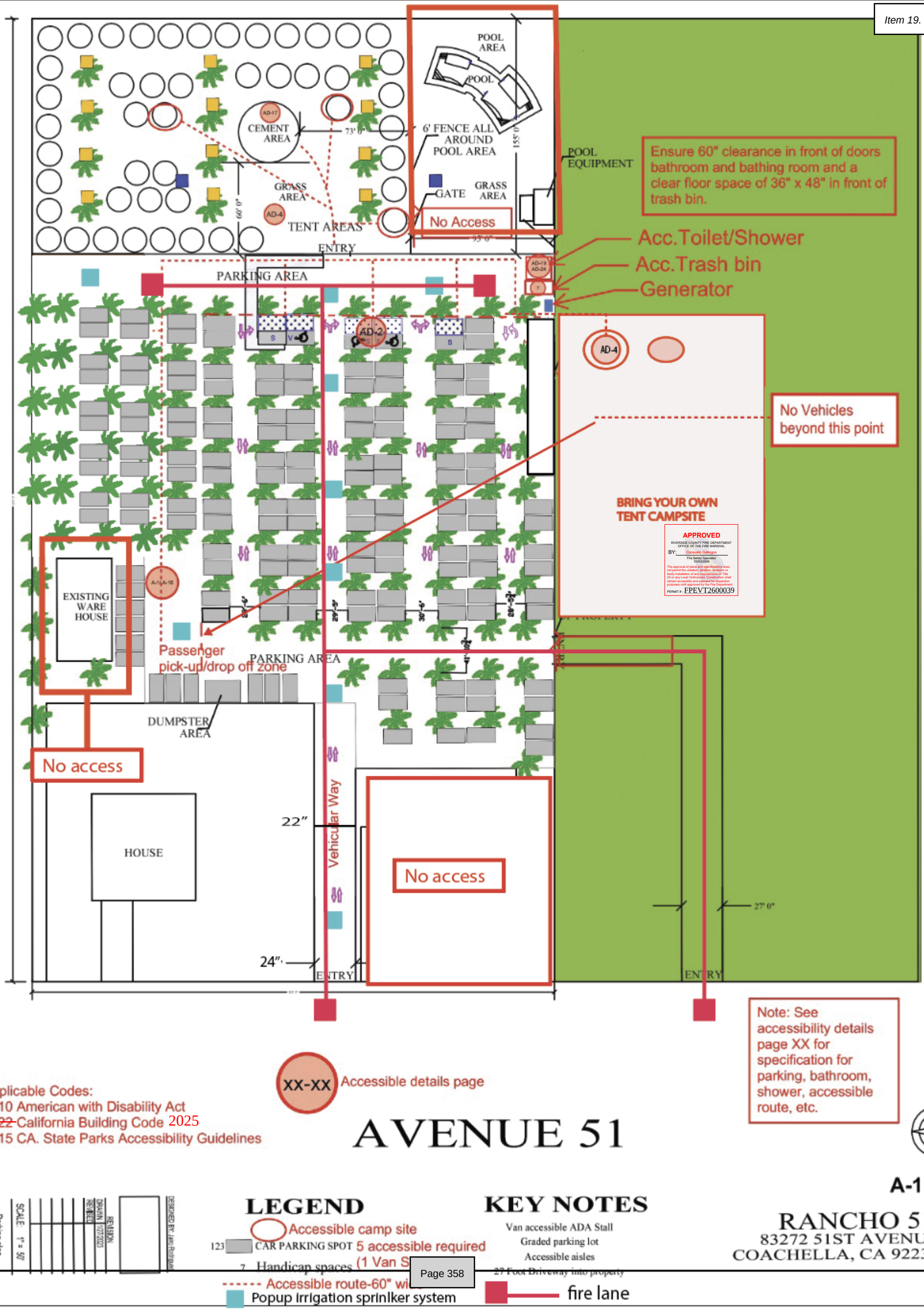
73. No fireworks (including safe and sane, sparklers).

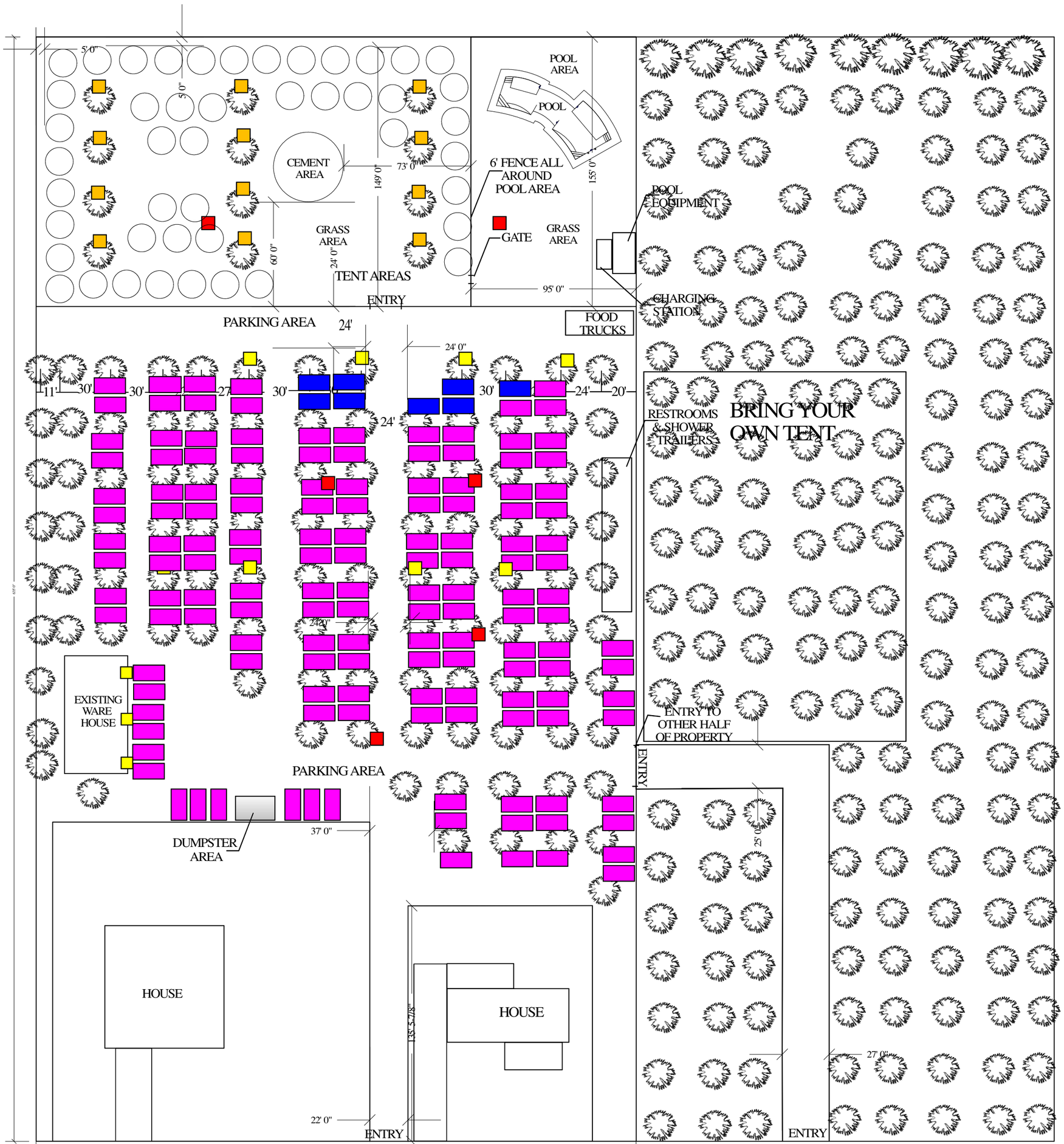
74. An inspection by the Office of the Fire Marshal will be required. Prior to the Event, you must be cleared by the Fire Department by way of a Pre-Event Fire Safety Inspection.

75. The applicant must immediately report any fire hazards during the Event to the City.

76. Event staff shall be trained to respond to fires and to evacuate Event attendees, if necessary.

77. The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances. The Fire Marshals job card, approved plans and condition letter must be at the Event grounds or NO inspection will be performed. Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date online rruofmscheduling@fire.ca.gov The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances.


POOL AREA
POOL
CEMENT AREA
AD-17
73' 0"
6' FENCE ALL AROUND POOL AREA
155' 0"
POOL EQUIPMENT
Ensure 60" clearance in front of doors bathroom and bathing room and a clear floor space of 36" x 48" in front of trash bin.
GRASS AREA
GATE
GRASS AREA
60' 0"
AD-4
TENT AREAS
No Access
55' 0"
ENTRY
Acc.Toilet/Shower
Acc.Trash bin
Generator
AD-19
AD-24
PARKING AREA
AD-2
AD-4
No Vehicles beyond this point
BRING YOUR OWN TENT CAMPSITE
APPROVED
RIVERSIDE COUNTY FIRE DEPARTMENT
OFFICE OF THE FIRE MARSHAL
BY: Consuelo Gallegos
Fire Safety Specialist
03/03/2026
The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of Title 24 or any Local Ordinances. Construction shall remain accessible and exposed for inspection purposes until approved by the Fire Department.
PERMIT # - FPEVT2600039
EXISTING WARE HOUSE
A-1/LA-10
Passenger pick-up/drop off zone
PARKING AREA
DUMPSTER AREA
No access
HOUSE
22"
Vehicular Way
No access
24"
ENTRY
27' 0"
ENTRY
Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.
XX-XX
Accessible details page
Applicable Codes:
2010 American with Disability Act
2022 California Building Code 2025
2015 CA. State Parks Accessibility Guidelines
AVENUE 51
A-1
LEGEND
Accessible camp site
123 CAR PARKING SPOT 5 accessible required
7 Handicap spaces (1 Van S
Accessible route-60" wi
Popup irrigation sprinkler system
KEY NOTES
Van accessible ADA Stall
Graded parking lot
Accessible aisles
27 Foot Driveway into property
fire lane
RANCHO 51
83272 51ST AVENUE
COACHELLA, CA 92236
L-1.0
Parking plan
SHEET
SCALE: 1" = 50'
DRAWN
REVISED
REVISION
1/27/2023
DESIGNED BY Jan Rodriguez



AVENUE 51

LEGEND

- WATER SOURCE
- 153 CAR PARKING SPOT
- 8 HANDICAP PARKING SPOT
- LOW VOLTAGE LIGHTS MOUNTED ON TREES
- LANDSCAPE LOW VOTAGE LIGHTS

GENERAL NOTES:

PARKING LOT IS GRADED ROAD BASE MATERIAL

N

THESE DRAWINGS AND SPECIFICATIONS ARE AN INSTUMENT OF SERVICE AND REMAIN THE PROPERTY OF SANDS TO GREENS LANDSCAPE INC. THEY ARE NOT TO BE REPORDUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF SANDS TO GREENS LANDSCAPE INC.

LANDSCAPE PLAN SHEET
L-1.0

SCALE: 1" = 50'

DRAWN
REVISED

REVISION

PREPARED BY: ANA IÑIGUEZ

DESIGNED BY: JUAN ALVARADO JR.

SANDS TO GREENS LANDSCAPE INC.
PO BOX 2913
INDIO, CA 92202
TELEPHONE: (760)347-5022
EMIAL: OFFICE@SANDSTOGREENS.COM
LICENSE: NO. 891251
(C-27), (C-61/D12), (C-61/D06), (C-53)

LANDSCAPE DESIGN BY:

Sands to Greens LANDSCAPE

LANDSCAPE PLAN FOR
RANCHO 51 RESIDENCE
83272 51ST AVENUE
COACHELLA, CA 92236

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

April 4, 2025

SENT VIA EMAIL ONLY
rancho51inc@gmail.com

Claudia Alvarado
c/o Rancho 51 Inc.
83272 51st Avenue
Coachella, CA, 92236

RE: MTE250005 – Temporary Event for 83272 51st Avenue, Coachella (APN 779-310-012 & -013)

On **April 4, 2025,** the **Riverside County Planning Department** approved the above referenced case subject to the attached final conditions. Action taken on the above referenced case is considered final.

Location: 83272 51st Ave, Coachella, CA, 92236 (APNs: 779-310-012 & 779-310-013)

Dates & Hours of Operation:

April 10 (start @ 3:00 pm) - April 14 (end @ 11:00 am)
April 17 (start @ 3:00 pm) - April 21 (end @ 11:00 am)
April 24 (start @ 3:00 pm) - April 28 (end @ 11:00 am)

Guest Count: 150 – 200 Guests

Event Description: The use hereby permitted is for a Tier III Minor Temporary Event -- The applicant is requesting to utilize the property at 83272 51st Avenue as a temporary campground for the Coachella & Stagecoach festivals. The dates the site is to be operational are as follows: April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th Each weekend attendees will begin arriving on-site at 3:00 p.m. the first day of the event (i.e. 4/10, 4/17, & 4/24), and will be packed up and off-site by 11:00 a.m. on the last day of the event (i.e. 4/14, 4/21, & 4/28). There are 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. On-site amenities include food vendor trucks, restrooms and showers. Parking will be located on-site and can accommodate up to 167 vehicles. Per Ordinance No. 348, quiet hours for overnight areas must be observed from 10:00 p.m. to 8:00 a.m. As such, there will be no amplified noise permitted after 7:00 p.m. for this event. 24-7 security will also be present (Superior protection consultants)

Sincerely,

County of Riverside - Planning Department
John Hildebrand, Planning Director

Joseluis Aparicio, Contract Planner

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Rania Odenbaugh, MBA., MPM.
TLMA Agency Director

03/27/25, 9:55 am **MTE250005**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for MTE250005. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (MTE250005) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The use hereby permitted is for a Tier III Minor Temporary Event to be held on the following dates:

April 10 (start @ 3:00 pm) - April 14 (end @ 11:00 am)
April 17 (start @ 3:00 pm) - April 21 (end @ 11:00 am)
April 24 (start @ 3:00 pm) - April 28 (end @ 11:00 am)

The applicant is requesting to utilize the property at 83272 51st Ave, Coachella, CA, 92236 (APNs: 779-310-012 & 779 310-013) as a temporary campground to accommodate 150-200 guests or the Coachella Stagecoach festivals. Each weekend attendees will begin arriving on-site at 3:00 p.m. the first day of the event (i.e. 4/10, 4/17, & 4/24), and will be packed up and off-site by 11:00 a.m. on the last day of the event (i.e. 4/14, 4/21, & 4/28).

There are 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. Per Ordinance No. 348, quiet hours for overnight areas must be observed from 10:00 p.m. to 7:00 a.m. As such, there will be no amplified noise permitted after 10:00 p.m. for this event.

The Event has been reviewed and cleared for the following uses: food vendor trucks, restrooms, shower trailers, beauty bar, and DJ (10 a.m. - 7 p.m. ONLY). Parking will be located on-site and can accommodate up to 161 vehicles.

24/7 security will be present (Superior Protection Consultants)

Event Manager Contact:

Claudia Lua Alvarado -- (760) 578-5931
Juan M. Alvarado -- (760) 579-5944

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Exhibits (cont.)

Advisory Notification. 3 AND - Exhibits

The operation of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

EXHIBIT A : Site Plan
EXHIBIT B : Traffic Control Plan
EXHIBIT C : Business Operation Plan
EXHIBIT D : Security Operations Plan
Exhibit E: CASP Approval

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
   - National Pollutant Discharge Elimination System (NPDES)
   - Clean Water Act
   - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
   - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
   - Government Code Section 66020 (90 Days to Protest)
   - Government Code Section 66499.37 (Hold Harmless)
   - Native American Cultural Resources, and Human Remains (Inadvertent Find)

3. Compliance with applicable County Regulations, including, but not limited to:
   - Ord. No. 348 (Land Use Planning and Zoning Regulations)
   - Ord. No. 413 (Regulating Vehicle Parking)
   - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
   - Ord. No. 457 (Building Requirements)
   - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
   - Ord. No. 484 (Control of Blowing Sand)
   - Ord. No. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 857 (Business Licensing)
   - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
   - Ord. No. 659 Development Impact Fees (DIF)
   - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
   - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
   - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 **DEH - FOOD & BEVERAGE**

DEH - FOOD & BEVERAGE

Obtain proper approval for any food and beverage services from District Environmental Services. Contact: 760-863-8287.

E Health. 2 **DEH - POOL/BODY OF WATER**

DEH - POOL/BODY OF WATER

Existing residential pool/body of water shall not be utilized for this event. Department of Environmental Health (DEH) Pool Plan Check shall be required to ensure that the pool meets all applicable commercial requirements prior to any proposed commercial use including but not limited to temporary events. Please contact DEH pool plan check for specific questions: 760-863-8287.

E Health. 3 **DEH - PORTABLE TOILETS**

DEH - PORTABLE TOILETS

The event shall obtain services from an approved liquid waste hauler. Per applicant the event will host up to 200 persons. Per resolution 91-474 at least 3 portable toilets per gender shall be provided with at least 1 unit per gender ADA complaint restroom. Provide service agreement from liquid waste hauler to this Department upon request.

E Health. 4 **DEH - POTABLE WATER**

DEH - POTABLE WATER

Potable water must be provided for guests. Provide water vendor information for bottled water or proof of potable water service for the event upon request.

E Health. 5 **DEH - SOLID WASTE**

DEH - SOLID WASTE

Contact Burrtec for 3-bin service (trash, recyclables, & organics). Provide confirmation from hauler to this department upon request. Per applicant event will host up to 200 persons. Per resolution 91-474 event will need 50 gallons leak proof refuse container per 100 persons for each waste stream. For any questions call: 760-863-7570.

Planning

Planning. 1 **Causes for Revocation**

In the event the use hereby permitted under this permit,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Causes for Revocation (cont.)

a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 2 Compliance with Ordinances & Stds.

Operations of approved MTE's shall comply with the Ordinances and standards of all relevant County Departments/Agencies, including, but not limited to:

1. The approved parking plan demonstrates on-site overnight areas located on paved, turfed or graded lots, emergency access and emergency water supplies.
2. The approved sewer disposal plan includes provisions requiring the use of individually contained sewer waste removal systems.

3. Except for contained propane to be used with barbeque grills and contained gasoline for generators, the approved fire protection plan includes prohibiting hazardous materials from being kept or maintained in the overnight areas.

4. The approved fire protection plan includes allowing only contained propane gas campfires and prohibiting open wood campfires, unless otherwise approved by the County Fire Chief or [their] designee.

5. Quiet hours for the overnight areas are observed from 10:00 p.m. to 7:00 a.m.

6. The approved noise, dust and lighting plans prohibits amplified sound and requires the overnight areas to be restored to their original condition at the conclusion of the temporary event.

Planning. 3 Conform to Exhibit

The use of the premises for the temporary event shall conform substantially with that as shown on the Site Plan exhibit.

Planning. 4 Convert to Intended Use

Upon cessation of the temporary event use hereby permitted, any temporary structures for the event operations shall be converted to their original intended use as allowed in the zone and approved per entitlement.

Planning. 5 Dust Management

As dust mitigation issues have been raised by local residents in regard to these events, applicants should remember that dust mitigation is a requirement, per County Ordinance, for temporary events that are utilizing on-site or off-site parking on unpaved sites. All MTE's are conditioned to deploy dust management measures prior to the event dates in preparation of the event, throughout the duration of the event (as

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Dust Management (cont.)

feasible), and afterwards during break down of the event (as needed for removal of temporary structures via trucks). Per the applicant, the following dust mitigation shall be deployed: • Our property has a irrigation sprinkler system in the parking lot area, and portable sprinkler system as needed. Our parking lot has class 2 road base to help with the dust control. The property is an event center year-round under the Rancho Ordnance, our irrigation system is permanent, therefore there is nothing to restore.

Planning. 6 Event Cleanup

All garbage, debris, and litter shall be properly disposed of at the conclusion of this event specified in the Planning Department Condition labeled - PERMIT LIFE

Planning. 7 Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning MTE250005 or its associated environmenta documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning MTE250005 , including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 8 On-Site Structures & Uses

If applicable: Any and all current/future structures and uses that are on-site must be properly entitled by

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 On-Site Structures & Uses (cont.)

the Planning Department and/or permitted by Building & Safety by the next time a temporary event permit is pulled. If the property does not meet this requirement at the time of the next MTE request, then a temporary event permit will not be granted until all on-site issues are resolved with the respective Departments.

If needed, please contact the Planning & Building & Safety Department to set up a meeting to discuss any uses and/or structures on-site that are not currently entitled and/or permitted so that a pathway to compliance can be determined.

Planning. 9 Permit Life

The temporary event permit shall remain in effect for the duration of the temporary event that is the subject of the temporary event permit. The temporary event permit shall become null and void at the conclusion of the temporary event.

Except for annual temporary events, a new temporary event permit shall be required for any subsequent temporary event held at the location.

Planning. 10 Permit Nontransferable

This permit shall not be transferable to any other date, organization, person, place, or time.

Planning. 11 Suspension & Revocation

A. A temporary event permit may be immediately suspended upon any of the following conditions:
1. If the Riverside County Sheriff's Department, Fire Department, Code Enforcement Department, Building Official, Planning Director or other County official, or their designated representatives, find that any of the provisions of this ordinance, another County ordinance, the approved temporary event permit or other applicable law is being violated.
2. When, in the judgment of any of the above named County officials, the use is detrimental to the public health, safety or general welfare, or is a public nuisance.
3. The Applicant made or allowed to be made a false or misleading statement or omission of material fact on a temporary event application that was not discovered until after the temporary event permit was approved.
4. The permit holder or property owner refuses to allow representatives from the Riverside County Department of Code Enforcement, Planning Department, Fire Department, Sheriff's Department, Environmental Health Department, Public Health and Agricultural Commissioner's Office to enter the Property to ensure compliance with the approved temporary event permit and all applicable Federal, State and local laws and regulations.
B. Upon suspension of a temporary event permit, the Planning Director or designee shall do the following:
1. Within 24 hours of being notified of the suspension, mail a notice of revocation and findings by certified mail to the property owner and temporary event permittee.
2. The revocation by the Planning Director shall be final unless the property owner or temporary event permittee submits a written appeal of the revocation to the Transportation and Land Management Director within 24 hours of receiving the notice of revocation. Such appeal shall include findings as to why the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Suspension & Revocation (cont.)

temporary event permit shall not be revoked.

3. If a complete and timely written appeal is submitted, the Transportation and Land Management Director shall promptly make a determination on the appeal and provide written notice to the Planning Director and appellant. The Transportation and Land Management Director's determination is final.

Plan: MTE250005 Parcel: 779310012

60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 Gen - Custom Not Satisfied

1. FIRE LANES/ACCESS - No designated fire lanes, fire hydrants or any other Fire Department appliances shall be blocked or obstructed. Fire lanes shall be clearly identified in an approved manner throughout the event grounds by posting "NO PARKING FIRE LANE" or other approved means. All motor vehicles shall be parked in designated parking areas.
2. A class K extinguisher is required for any cooking operations that involve the release of grease laden vapors, which include but are not limited to deep fryer and griddle operations. Cooking that produces sparks or grease laden vapors shall not be performed inside of the kitchen tents LPG tanks (empty or full) used for cooking operations shall be secured and kept a safe distance away from open flames.
3. TENTS -Extinguishers- At least one 2A10BC fire extinguisher, with a current service tag (within one year), shall be provided within every 75 feet of travel distance.
4. Smoking shall not be permitted in tents or membrane structures. Approved "No Smoking" signs shall be conspicuously posted
5. All fabric or pliable canopy covers, side/back drop, and/or decorative material must be inherently fire resistive and labeled as such or may be treated with a State Fire Marshal approved fire-retardant chemical.
6. All extension cords shall be undamaged, 12/3-gauge wire or greater, with approved connectors. The use of multi plug connections is prohibited.
7. Portable generators shall be maintained a minimum of 10 feet from all combustible materials and/or LPG tanks. Each generator shall be isolated from the public by a physical guard and provided a minimum of one 2A10BC rated fire extinguisher.
8. All food truck apparatus shall be easily relocatable in the event of an emergency or where otherwise required. All food trucks shall have their own compliment of a minimum one 2A10BC (5lb) fire extinguisher as well as a K Type fire extinguisher, both shall have a current service tag from a California State Fire Marshal approved contractor. All food trucks that have fuel-fire equipment shall be provided with adequate ventilation and a commercial kitchen hood extinguishing system. The hood, plenum and duct shall be maintained in a clean and safe operation. The hood suppression system shall be operational and provided with current service tag.
9. Wood, charcoal or other solid burning material shall be stored away from any combustible material and usage shall be confined to an approved cooking device for that material. All hot material shall be disposed of in a proper container.
10. All motor vehicles shall be parked in designated parking areas. Fire lanes and fire hydrants shall not be blocked. Fire lanes are to be maintained.
11. No fireworks (including safe and sane, sparklers)
12. An inspection by the Office of the Fire Marshal will be required. Prior to the event, you must be cleared by the Fire Department by way of a Pre-Event Fire Safety Inspection.

The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances. Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date online rruofmscheduling@fire.ca.gov

RANCHO 51
DATE GARDEN

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

83272 51 Ave

Coachella, Ca 92236

APN: 779310012

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RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Mission Statement

Rancho 51 Date Garden 82272 51 St Ave, Coachella, CA, as a Rancho Community Event Facility will host Quinceaneras (sweet sixteen, weddings, Baptisms, Anniversaries, Farm to table events and other similar private events. We will continue to harvest our Date palms and contribute to the local economy as farmers and as a Community Event Facility. The events will host 0-200 people, Manager on site, traffic management, security, restrooms, and work with riverside county approved food vendors and follow all the Rancho Community Event Facility ordinance.

Overview

Venue Name: Rancho 51 date Garden

Address 83272 51 Ave, Coachella, Ca 92236

APN: 779310012

***Property Info* Zone:** A-1

Acreage: 183,872 sq ft 4.3(acres) + (1.1 street) total 5.4 acres

Event Space: 49,553 sq ft (1.1 acres)

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Event Operation

Event Size An estimated of 0-200 people will be expected to attend events held at Rancho 51 Date Garden. For special events we estimate 300-1500 people depending on event

Event Frequency Events held at Rancho 51 Date Garden will take place every day of the week if booked.

Hours of Operation Scheduled events will be allowed to run from different times depending on event 12:00pm -5pm if it's a baby shower 4:00pm until 12:00am for a night event or until 4am for Coachella after parties per county ordinace, with no event lasting longer than 12 hours in total, set up time will be 3 - 4 hours before the event and clean-up is next day or 1 hour after event depending on event. No live music or amplified noise after 12am or latter depending on event, such as Coachella after parties can go until 4am per county ordinance.

Location Events will be held outdoors in an open area, in a date garden

On-site Management Rancho 51 date garden provides an on-site manager for all events that remains on the property in the event area during the event hours provided under event contract with event hosts.

Prohibited Activities The following activities are prohibited on site: overnight stay, pyrotechnics/ fireworks, and any open flames such as firepits.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Event Operation

On-site signage There are currently no permanent or temporary signage on property. We would rather not have signs.

Stormwater Events will not contribute to any stormwater runoff or alter any drainage patterns that would violate or contribute to a water quality violation.

Building and structures on the property: We have security In our property for entire duration of the event, they will restrict access to all guest to the other buildings and structures on the property.

Property Access There are two access entries to the property. One primary entrance of 22 feet wide and a secondary entrance for fire access of 26 feet wide.
On-site Bodies of Water There is a pool; the area is locked and gated during the event.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Noise Mitigation Plan

Type of Sound Types of sound that may take place are live music and DJ with both amplified music and sound and non amplified live music or sound depending on event. music setups for events. Along with audible conversations from event attendees.

Days & Hours of Operation Music will be allowed on site from 4pm – 12am per city rules or latter depending on event such as Coachella After parties.

Distance to Other Properties To the north there is a residential community that is approximately 780-10" feet away from the noise source, to the east there is a 2 residential properties that are approximately 635-4"feet away from the noise source the other property is 1,135-4" feet away from the noise source, to the south there is an empty lot and 4 residential properties that are 2 are approximately 2,905 feet away from the noise source and the others 2 property 1,160" feet away from the source, directly to the west there are 2 residential properties approximately 671'-10 feet away from the noise source.

Lighting Mitigation Plan

County Ordinance Event lighting shall comply with all applicable county lighting ordinances such as ordinance no. 655 and ordinance no. 915.

Days & Hours of Operation Lighting will be allowed on site from sundown - 12am (per county ordinance)

Lighting conditions Current lighting consists of LED string light above the dance floor area, All outdoor lighting shall be focused, directed, or arranged to prevent glare or direct illumination outside the property line or on any streets or the public right-of-way. All outdoor lighting shall cease at 12:00am.

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Dust Mitigation Plan

Fugitive Dust : Fugitive dust shall be minimized by reducing vehicles speed on driveways and parking areas.

Dry Conditions Gravel parking areas and roads are watered with our sprinkler system before the event starts to help mitigate dust.

Lighting Mitigation Plan

County Ordinance Event lighting shall comply with all applicable county lighting ordinances such as ordinance no. 655 and ordinance no. 915.

Days & Hours of Operation Lighting will be allowed on site from sundown - 12am (per county ordinance)

Lighting conditions Current lighting consists of LED string light above the dance floor area, All outdoor lighting shall be focused, directed, or arranged to prevent glare or direct illumination outside the property line or on any streets or the public right-of-way. All outdoor lighting shall cease at 12:00am.

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Traffic Management Plan

Staff 1-2 staff dependent on event size. Staff will be placed in the parking area, primary entrance and along road access as needed to direct traffic through the property and park according to the event site plan.

Directional Signs No signs will be placed within the County right-of-way, pursuant to Ordinance No. 679.4.

On-site Parking There are a total of 142 parking spaces:6 ADA spaces and 136 standard parking spaces.

Off-site Parking Not permitted.

Traffic Control Staff specifically assigned to traffic duties are to ensure all traffic flow remains safe and orderly.

Obstructions All access roads, driveways and easements must remain unobstructed throughout all hours of operation.

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RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Solid Waste & Trash Service

Waste Disposal All trash will be disposed of in a trash bin located in the south part of the property, shown on Event Site Plan, by staff members during and after the event has taken place. Trash bin is serviced by Burrtec Waste every Wednesday.

Liquid Waste Disposal

Sewage not applicable, we use portable restrooms – we will be building a multipurpose building that will include the restrooms for our event facility.

Portable Toilet Facilities Existing restroom trailer is pumped by Diamond environmental, very Monday after event.

Potable Water

No Water All clients must provide potable water and ice for all expected guests.

Food Service Operation Plan

Food & Beverage Food is excluded from the event venue contract. Clients may supply food & beverages for their guest if desired. Any alcohol must be distributed by a licensed mobile bartender contracted by the client.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Fire Protection & Emergency Medical Service Plan

Medical Personnel Access Access road shown on Event Site Plan.

Prohibited To ensure safety and compliance no pyrotechnics, fireworks, or open flames are allowed on site.

Cooking Cooking is not allowed without proper licensing and approval by County of Riverside and corresponding departments.

Fire Access Access road shown on Event Site Plan.

Fire Extinguisher A total of 16 fire extinguishers are located throughout the event area and designated parking area. Fire extinguishers are to comply with the following: shall be provided as required by 906, be a minimum of one portable fire extinguisher with a rating of not less than 2A10BC, shall be provided every 75 feet. and extinguishers shall have a current CSFM service tags affixed; or within one year from the date of manufacture.

Tents not applicable

Stages There are no stages on site. If a temporary stage is proposed by the client, the client must submit to the county for approval and shall comply with all applicable building & safety and fire codes before event date.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Generators & Other Internal Combustion Power Sources There are no generators or other power sources on site. DJ or music vendor will bring there generators if necessary.

Food trucks Food trucks are not included in the event venue contract. If the client proposes to utilize a food truck vendor, the client and vendor must provide proper compliance with County of Riverside.

CASE: MTE250005
EXHIBIT: EMERGENC'
DATE: 2/20/25
PLANNER: J APARICIO
☑ Meeting ☐ Comment Agenda ☐ Final

LEGEND

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4/4/2025
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RANCHO 51

COACHELLA, CA

EMERGENCY ACTION PLAN

ADMINISTRATIVE
4/4/2025
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STATEMENT OF PURPOSE

The primary purpose of this Emergency Action Plan is to limit the risk of death or personal injury to guests and employees and to minimize physical or structural damage to the facility as well as set forth clear procedures for emergency situations that may arise at RANCHO 51. The policies and procedures outlined within this plan are to serve as guidelines for all staff to follow during an emergency.

An additional purpose of this manual is to lay out a command structure, sound decision process, and effective communication lines and procedures, so as to minimize the extent and severity of any emergency incident.

Rancho 51 will work on a continuing basis with the Coachella valley Fire department. The Riverside County sheriff's department, and other agencies in the development of specific Emergency procedures plans.

All emergency response actions will occur with the facility employees that are actually "on hand" during the time of a crisis. Some emergencies will affect one or two people, other situations may involve the need to evacuate the entire premises. Therefore, the policies and procedures contained in this plan may have to be modified to provide the appropriate emergency response actions. This plan should be considered as a teaching tool to provide employees with an overview pf their duties and responsibilities during an emergency situation.

- Medical
- Fire
- Earthquake
- Bomb threat
- Chemical spill
- Structure climbing/descending
- Extended power loss

This Emergency procedures manual is a tool, which will be distributed to all employees of Rancho 51. It should be understood that this plan cannot address every possible emergency situation that may arise. However, the guidelines set forth should be followed as closely as circumstances allow in order to reduce the chances of personal injury or damage.

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Medical Emergencies

The intent of this section is to provide basic guidelines for handling medical emergencies ranging from minor to serious injuries or death. Basic first aid and CPR information and guidelines will be posted in common-work areas.

Emergency Medical Procedures

Medical emergencies/injuries are classified into three categories

- Minor
- Serious/non-life threating
- Serious/ threating

Minor Injuries are those, which can be handled by basic first aid procedures and do not require immediate additional medical treatment or transportation.

Serious/ non-life-threatening emergencies/injuries are those which require immediate medical attention beyond the first aid which can be provided onsite. These injuries do not require ambulance transportation.

Serious/ life-threatening emergencies/injuries are those which require immediate ambulance transportation to a medical facility. These include, but are not limited to, individuals with chest pan, breathing difficulties, severe bone breaks, and back injuries, severe cuts with uncontrolled bleeding, unconscious persons, and severe head injuries.

Staff Medical Emergencies procedures

- With minor injuries, notify your supervisor, take appropriate first aid measures. • With Serious/non-life-threatening injuries, take immediate action and appropriate first aid measures. Notify your supervisor as soon as possible. Ensure that appropriate transportation to the appropriate medical facility has been arranged.
- Incase of serious/life threatening injuries, take immediate action by notifying your supervisor. Make sure to state the exact location of the injured person and the severity of the injury. If trained, provide immediate first aid and or CPR measures as needed.
- Notify the Manager on duty as soon as possible.
- If necessary, supervisor will contact 911 and proceed to have a security officer or other employee meet the incoming ambulance at the closest entrance or location where the injured person in located.

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- Do not attempt to move the injured individual(s) unless his/her life is in danger at that location. Upon arrival of the ambulance, be prepared to provide any needed information to the paramedics/EMT.
- Make sure to note which hospital/clinic the injured person is being transported to in order to assist with his/her family notification. No employee shall interfere with medical treatment provided by the ambulance or medical team.
- The only exceptions to treating serious / life-threatening injuries are cases where a person is "obviously dead". Examples of this would be decapitation, rigor mortis, etc. in these cases, first aid ad or CPR would be inappropriate. Suspicious of deaths are a law enforcement matter and tampering or moving of deceased individuals by unauthorized persons could constitute a violation of law.
- If an individual is discovered who is "obviously dead" ALL guest in the immediate will be cleared but asked not to leave until cleared by law enforcement officer. The deceased will not be covered, nor the surrounding area altered in any matter. The area should be secured. If the deceased is in public view, the body may be covered but only at the direction of law enforcement officer.

Additional considerations and medical emergencies:

- Whenever possible, do not leave an individual requiring medical assistance along. • If you are dealing with a conscious adult who refuses assistance, make a notation on the incident report.
- If you are dealing with a minor, obtain their name, age, and the name and phone number of his/ her parent(s) or legal guardian(s).
- Make sure a written record of the location to which the injured person is transported, is made to assist in family notification. This information is critical in the event of multiple casualties.

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FIRE

All fires regardless of size, must be treated as serious incidents. It is important that all Rancho 51 staff is safety conscious, knows the basic rules of fire extinguishing and knows the location of fire prevention, detection and abatement equipment. It is also important that all staff knows how to report a fire.

One of the most important responsibilities of all employees is fire prevention.

Whether a person works in an administrative office, operations or an attendant, he/she should always look for things, which may be fire hazard. A few of the more common hazards are:

Frayed or unprotected electrical cords.

- Large collection of trash
- Open trash bin covers
- Flammable materials
- Careless smokers
- Obscured or covered fire extinguishers and hoses
- Blocked exits

It is the responsibility of ALL EMPLOYEES to immediately report all potential fire hazards to the manager on duty via the two-way radios or by dialing 760-578-5931

In addition to the above-mentioned fire hazards and all suspicious of fire should immediately be reported. Suspicious of fire or fire hazards may include smell of smoke or smoke haze in the air, smell of gas, open containers that are marked toxic, or flammable or reports by others that something is burning.

Staff Fire Procedure

Prior to the beginning of their shift, all employees should know the location of the following items in their designated work area.

- The nearest fire extinguisher / fire hose
- The nearest telephone
- The nearest fire exits
- The nearest alarm pull station

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• The Nearest first aid station

If you discover a fire or smoke

- Warn and remove anyone in immediate danger
- Immediately notify Manager on duty on radio or at 760-578-5931 • If you do not have a two-way radio, go to the nearest employee with a radio. Remain calm and state who you are, exactly where you are located, and the nature of the emergency.
- If a fire extinguisher is available, and you have been formally trained in how to use it and feel comfortable doing so under the circumstances of the situation, take it to the location of the fire. If the fire does not appear to be out of control, use it to extinguish the fire.

If you hear or see a fire alarm:

- When directed to do so, begin the evacuation of guests and yourself in your surrounding are by guiding them to the nearest exit.
- As you are evacuating and helping others to evacuate, listen for further instructions.

Your own good judgement is the finest safety device ever developed. Above all, remember to use your head! If you hear the fire alarm sound or if verbal instructions to evacuate are given, take them seriously and proceed immediately to the nearest exit or fire exit.

Evacuation is a must under these circumstances and not something you choose no to do. Determine in advance the nearest exit from your work location and the route you will follow to reach that exit in the event of an emergency. Also, establish an alternate route to be used in the event your first route is blocked or unsafe to use.

Fire considerations:

- Report the fire immediately using an appropriate method. If the fire extinguished, no matter how small it was, it is still important that the manager on duty is made aware of the incident.
- Stay low, heat and smoke rise. Hot air can scorch a person's lungs and smoke may contain poisonous fumes that can cause death. Take short breaths and breathe through your nose. Cover your face with a piece of cloth to filter out the smoke.

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BOMB THREAT / SUSPICIOUS OBJECT

Receptionist, administrative assistants, and all other persons who answer published telephone numbers should be briefed on the procedures for handling bomb threats. Bomb threat checklist forms will be distributed to all team members and kept available for us.

This form will assist in evaluating the threat and possibility of identifying the caller. The form should be immediately available, and all telephone switchboard operators and reception desk staff must become familiar with its format in advance of a potential threat emergency.

The potential for bomb threats exists at all businesses and facilities. Even though very few bomb threats involve the placing of a bomb, all threats must be taken seriously.

Definitions

BOMB: An explosive device fused to detonate under specified conditions, explosive and incendiary by type. This includes improvised explosive device, Molotov cocktails, firebombs and all military ordinances such as grenades.

Threat: An indication of something impending, an intention to inflict evil, injury or damage.

The most common reason for making a bomb threat are: The caller wants to create an atmosphere of anxiety and panic, which will in turn result in a disruption of normal activities at Rancho 51.

The caller has definite knowledge of the bomb and wishes to minimize risk of injury to others.

Non-Specific threats: Non-specific threat is less common type. The caller simply advises that there is a bomb.

Specific threats: A specific threat is less common, but more likely to involve an actual explosive device. This type if threat usually provides information regarding the bomb, its placement, its construction, the rationale behind the attack, or detonation time. The caller may also indicate the knowledge of/or about the physical layout of the site, particulars of facility business, relay information about remote control switches, name an individual as a target or identify themselves as a representative of a terrorist organization. When a specific threat is received, serious thought must be given to the possibility that an actual explosive may be present.

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Earthquake

It is well known fact that southern California is prone to earthquakes. Whenever a major tremor occurs, expect one or more aftershocks of varying intensity. In addition, numerous major earthquakes can occur in the same area.

General information

Of all natural disasters that can affect Rancho 51, earthquakes occur most suddenly, and may include a widespread damage. It is during such crisis that Rancho 51 personnel should present themselves with the proper demeanor and control. The chances for survival are good if the public and area personnel remain calm. The following procedures should be implemented.

If indoors- Stay indoors unless the order to evacuate has been given. Drop, cover and hold. Seek refuge under a desk or table or other sturdy furniture with back to windows. If not near any furniture, sit in a corner or with back against a solid interior infants and small children. Drop to your knees, clasp both hands behind your neck. Bury your face in arms. Make your body as small as possible. Close your eyes. and cover your ears with your forearms. If notebooks or jackets are handy, hold it over your head for added protection. Stay away from windows, bookcases, or other heavy objects. Maintain your position until shaking stops.

IF OUTDOORS: Move quickly away form buildings, utility poles and other structures. Caution: always avoid power or utility lines as they may be energized. Assume drop. Cover and hold position in an open space until the shaking stops.

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HAZARDOUS MATERIAL

Hazardous materials are those substances, represented by one of the following hazardous material classes.
Flammable (gasoline, cleaning solvents, etc.)
Explosives (fireworks, TNT)
Radioactive (medical, isotopes, radium, etc.)
Compressed gas (oxygen, nitrogen, etc.)
Highly reactive (chlorine, phosphorus, etc.)
Severe health hazards (poisons)
Corrosive (batteries, acids, etc.)
General Information

A release of hazardous or toxic material can occur either inside or outside Rancho 51. If a known or suspected release or spill is detected inside, the manager on duty should be contacted immediately.

All hazardous materials stored or used on premises will have an appropriate sign displayed indicating the substance, safety precautions, and appropriate emergency actions to be taken in the event of an accident.

In addition, all chemicals used on the premises will have material safety data sheets (MSDS) on record in the management office and all containers shall be labeled accordingly. These material safety data sheets provide first aid recommendations in case of injury.

Emergency hazardous material procedures

- Immediately clear the area and close the doors.
- Notify the manager on duty immediately.
- Ensure that all persons are moved upwind of the spill.
- Shut off ventilation for the affected space.
- If toxic, and only, if possible, contain the spilled material through the use of such material.
- Do not wash hazardous material into the storm or sewer lines. • Only qualified persons may attempt to clean small spills, large spills of toxic materials require special training and equipment possessed by commercial clean up companies. The manager on duty will determine if outside help is required in the clean up process. If outside help is needed manager on duty will notify 911.

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UTILITIES OUTAGE

Utility/Electrical outages can occur, at any time for number of reasons. When the electricity fails, emergency back-up generators are scheduled to provide emergency power. It takes a very short time for the back-up generators to activate. In case an event is in progress the generators will provide adequate lighting for guest to leave safely.

Departmental Power outage procedures
Manager on duty: Ascertain the problem and possible impact in order to make decisions regarding the continuation or cancellation of the event in progress.

Security: Standby to make announcements based on the Manager on duty's decisions. Prepare to evacuate the building if necessary. If the decision is made to evacuate the premises, follow the emergency evacuation procedures outline in this plan.

Engineer: notify the manager on duty of the cause of the power outage. Continue to provide updates and progress reports. If external, contact the imperial irrigation district (IID) load dispatcher to determine the estimated length of the power outage. If internal, locate and initiate prompt repair. Only if possible, to do it safely.

Incase of emergency, The imperial irrigation district will be contacted and informed of the utility outage.
Reporting electric or water trouble in emergencies, please call the customer service numbers listed below.

Local calls: 760-335-3640
Toll Free: 1-800-303-7756
Customerservice@iid.com

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EMERGENCY PHONE NUMBERS

- Riverside County Code Enforcement 951-955-2004
- Riverside County Fire Department 760-398-8895
- Riverside County Sheriff's Department 760-863-3215
- Riverside County Planning Department 760-863-8277

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Rancho 51
Security Operations Plan

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1. MISSION STATEMENT:

To secure and deploy the security resources necessary to protect and serve the interests of property and attendees, while preserving the peace and ensuring that pedestrian and vehicular traffic flow in an orderly and systematic manner during the days involving Festival weekends on April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th

1.1 OBJECTIVES:

1.1.1 Maintain a professional, courteous presence during all activities associated with the event.

1.1.2 Identify, control and/or remove conditions that could threaten the public safety.

1.1.3 Practice proactive policing ideas while addressing any violations of event regulations and criminal conduct with the appropriate law enforcement response.

1.1.4 Network with and employ the assistance of other law enforcement agencies as needed to ensure public safety and smooth flow of traffic.

2. EVENT ESTIMATED ATTENDANCE, SITE, & TIMES OF EVENT: An estimated attendance of 150 persons will be camping at the Rancho 51 property.

Rancho 51 is a large (8 acre) property located in Coachella, CA, on the corner of Ave 51 and Jackson St.

The site consists of grassed areas. There are a significant number of mature trees and shrubs. The property is a popular recreational amenity, and all planning aims to minimize disturbance to members of the public. The area is surrounded by residential and business accommodation. All work and plans must account for a minimization of disturbance to these neighbors.

The layout of the site is shown in Appendix A - Site Maps.

On site, there will also be 45 glamping tents, 50 bring your own tents, food vendor trucks approved by Riverside County, restrooms and showers, no open flames permitted. Camping for the weekend is scheduled to start on Thursday, Camping for Coachella Festival and Stagecoach is scheduled to start on Thursday, April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th at 3:00 pm and will end on Monday, 4/14th, 4/21st, & 4/28th)at 11am Camping will have posted r[illegible]oise curfew of 10:00pm in the camping areas.

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3. SECURITY:

Superior protection consultants
760-262-7210
www.superiorprotectionco.com

Rancho 51 has contracted with Security to staff the venue. The role of Security at the event is to identify, control, and/or remove conditions that could threaten the peace, safety, and property, vendors, and/or staff at the event. Security will staff all entry and exit gates, as well as staffing all security posts, camping and parking areas, on both the exterior and interior of the event and camping. Security staff will conduct searches of all persons and property brought into the event, which will include any and all items to be brought into the on-site camping areas. Security is a key element in the safety and security of the event.

3.1 OBJECTIVES:

3.1.1 Security will provide security staff for the main venue, within the venue and will provide uniformed security officers for traffic control.

3.1.2 Security will provide security staff for the on-site campgrounds and parking lots.

3.1.3 Security will provide uniformed security officers to patrol in the camping and parking lots.

3.1.4 Security will handle the ingress and egress into all parking areas, in conjunction and with the approval of the Riverside County Sheriff's Department.

3.1.5 Security will provide security staff for the pool area.

Security will be responsible for patrolling the parking and camping lot areas 24 hours a day during the entire event. Security will be responsible for deterring minor incidents in the parking areas such as tailgating, drinking, overnight camping and thefts. The security staff will liaison with law enforcement and will handle all minor infractions that occur on the property grounds, camping and parking areas. Large-scale crime issues will be referred by Security to the appropriate law enforcement agency as deemed necessary by the on-site security Incident Commander.

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4. COMMAND POST OPERATIONS:

An onsite Security Command Post (CP) will be utilized for this event.

The Command Post will serve as the logistical center for the Security and other involved Fire, Law Enforcement and Security agencies. The CP will serve as the central point of contact for all event security staff and the property owner.

5. COMMUNICATIONS:

Many modes of communication will be utilized at the event including, but not limited to digital two-way radio frequencies, cell phone and computer communications.

Two security Dispatchers will staff the CP. CP Dispatch will handle all event radio traffic and maintain a call log of important and relevant information. The call log will identify the person generating the radio traffic, specific statements or request and the time of transmission.

Event East frequency will be used for Venue Operations, Channel 1 frequency will be used for Camping, Traffic and Parking Deployment. All event security personnel will be issued a headset that is required for use due to the noise levels (as applicable).

6. LOGISTICS:

Security will issue Reflective Traffic Vests to all uniformed security officers working the event. All uniformed personnel are required to wear the vest while on duty. It is also anticipated that golf carts, flares, office supplies, office equipment, water, food, and other will be needed to properly carry out this plan. The Security Department will provide the necessary logistics and support.

Equipment will be issued at the time of check in at the CP Area. All issued equipment to include vests, radios and headsets will be required to be turned in immediately after the security officer's assigned shift.

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7. ARREST:

All potential arrestees, after all attempts to de-escalate have been exhausted, will be brought to a staging area for transport. All arrestees will be transferred to the Riverside County Sheriff's Department for possible arrest and booking.

7.1 All arrestees will be held at the staging Area. The arresting security officer will be responsible for completion of all required paperwork related to the arrest.

7.2 The on-site private security should use the opportunity to resolve these potential arrests (i.e., public intoxication, disorderly conduct, etc.). Local law enforcement should not be contacted unless absolutely necessary and/or when requested by Security.

7.3 Those individuals who are detained for minor violations, such as public intoxication, should be released to the custody of a responsible party who will immediately remove the offender from the property.

8. INTELLIGENCE:

Personnel becoming aware of any information regarding potential problems are to report the information to the Command Post as soon as reasonably practicable.

The Command Post will notify the Operations Supervisor who will liaison with staff to ensure that intelligence information is promptly reported to the appropriate personnel and to the on-site Security Incident Commander.

9. FIRST AID/MEDICAL AID:

AMR will be contacted by Security to provide medical services and staff first aid during the event. The primary first aid location will be located (enter first aid tent location) Area. The campground will have a first aid station located (enter first aid tent location) which will be centrally located and clearly marked.

10. MUTUAL AID/CONTINGENCY PLANS:

The decision to declare a mutual aid is the sole responsibility of the Incident Commander or his designee. Considerations for declaring a mutual aid include, but are not limited to:

10.1 Identification of a Problem

10.1.1 Defining Threat Potential

- Danger of personal injury to participants and/or bystanders

10.1.2 Determining the Parameters of Crises

- Demeanor of all present
- Cooperative vs. non-coop

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- Sobriety issues
- Location of the problem

10.1.3 Ability to isolate the Problem

- Prompt Resolution
- Announcement – via property owner cooperation
- Security – efforts-attempts-successfulness
- Officer Safety Factors

10.2 In the event that a Mutual Aid situation is declared:

10.2.1 The property owner or his/her designee will make an announcement declaring that the event is being discontinued. This announcement shall be articulated and made in a manner that does not antagonize the crowd against Security or law enforcement personnel.

10.2.2 All egress Traffic Control personnel are to immediately staff their posts and prepare for assisting traffic away from the venue.

10.2.3 All on-site Security personnel will return to the CP and stand-by for deployment instructions. All personnel will stand-by with the Supervisor in-charge of the event to which they were assigned before the mutual aid response was called.

10.2.4 The area of concern will be cleared of patrons and event staff.

****Special Mutual Aid Contingency Plans**: ICU and alternate Command Post location (off site location) will be available for use at the direction of the Incident Commander.

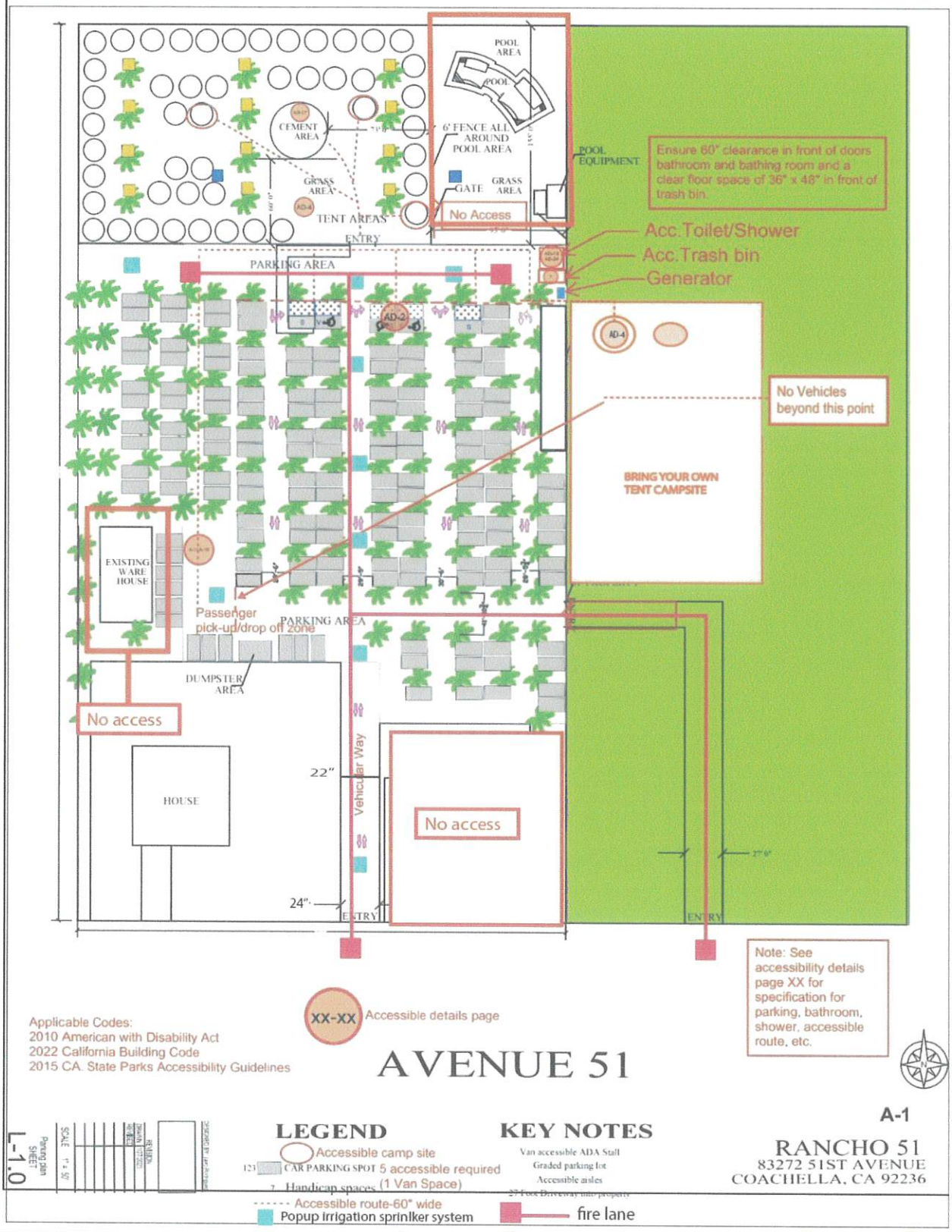
11. AFTER ACTION REPORT:

At the end of this event the Security shall submit an After-Action Report to the property owner. The After-Action Report shall contain information related to the overall security at the event.

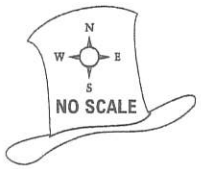
12. DUST CONTROL: Our property has a irrigation sprinkler system in the parking lot area, and portable sprinkler system as needed. Our parking lot has class 2 road base to help with the dust control. The property is an event center year-round under the Rancho Ordnance, our irrigation system is permanent, therefore there is nothing to restore. See site plan for water system

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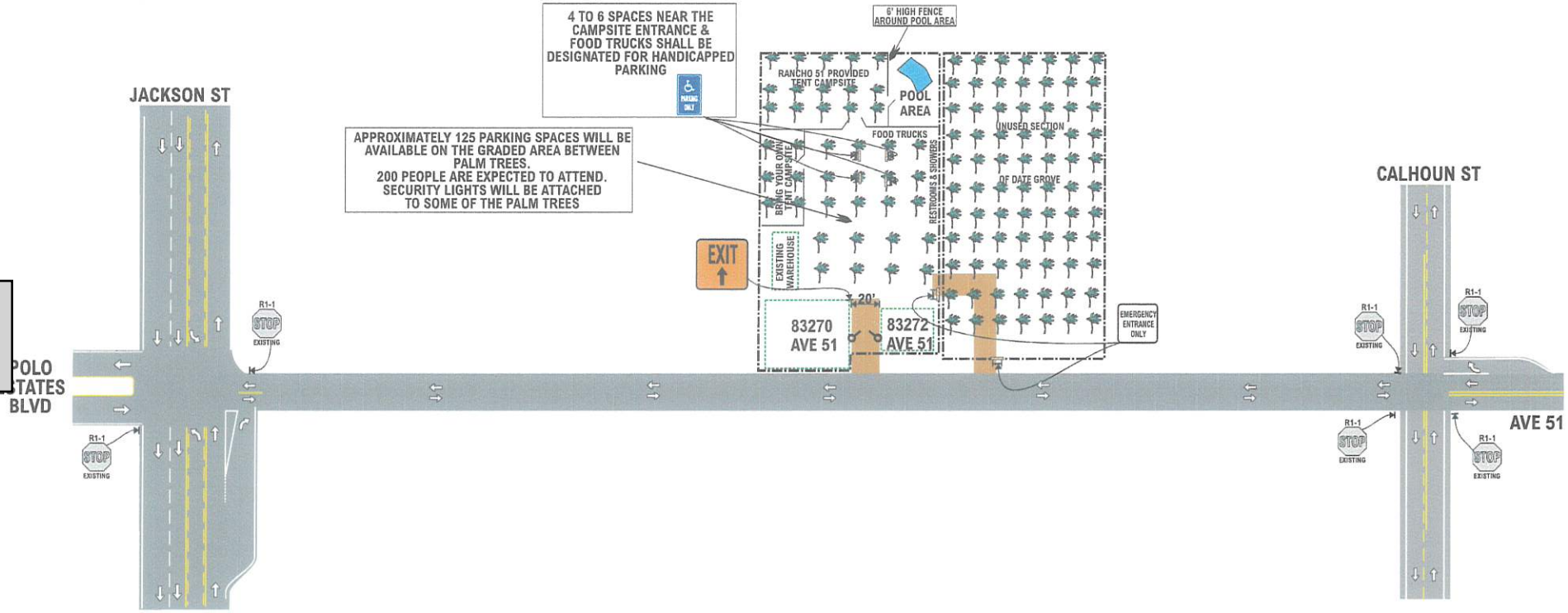
Appendix A



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NOTES:
1. ALL TRAFFIC CONTROL DEVICES FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA M.U.T.C.D.)
2. TRAFFIC CONTROL SHOWN HEREIN IS THE MINIMUM REQUIRED. ADDITIONAL TRAFFIC CONTROL MAY BE REQUIRED TO FACILITATE PUBLIC SAFETY AND TRAFFIC FLOW IF DEEMED NECESSARY BY CITY OF INDIO AND/OR COUNTY OF RIVERSIDE REPRESENTATIVE.
3. THROUGHOUT EACH WORK PERIOD, CONTRACTOR SHALL INSPECT TRAFFIC CONTROL (SIGNS, BARRICADES AND DELINEATORS) AND MAINTAIN SAME IN ACCORDANCE WITH TRAFFIC CONTROL PLANS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM 10' (12' TYP.) TRAFFIC LANE WIDTH AT ALL TIMES. THERE SHALL BE A MINIMUM 2' BETWEEN THE EDGE OF CUT AND THE NEAREST TRAFFIC LANE.
5. ACCESS TO PRIVATE PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
6. THIS TRAFFIC CONTROL SHALL BE IN PLACE 24 HOURS A DAY STARTING ON THE FIRST THURSDAY OF THE COACHELLA VALLEY ART & MUSIC FESTIVAL THRU THE MONDAY AFTER STAGECOACH MUSIC FESTIVAL.
7. ALL TRAFFIC CONTROL DEVICES USED DURING HOURS OF DARKNESS SHALL BE RETRO-REFLECTIVE.
8. EMERGENCY SERVICES SHOULD BE ABLE TO ENTER THRU THE MAIN ENTRANCE/EXIT BUT ANOTHER ENTRANCE IS AVAILABLE THRU THE UNUSED SECTION OF THE DATE GROVE.

Reviewed By	Date	Permit Number

Traffic Control Plan for: Festival Campgrounds at 83272 Ave 51

Prime Contractor	Contact
Rancho 51	Juan 760-578-5944

Traffic Control Design by	Prepared By	Checked By
Tops N Barricades, Inc.	Ron Fifield	

Phone	Speed Limit	Date	Sheet Number
(800)852-TOPS	50	3/28/25	1

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RANCHO 51

BUSINESS OPERATIONS PLAN

83272 51st Ave Coachella Ca, 92236

APN 779-310-012 & 779-310-013

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1. MISSION STATEMENT

Festival Campgrounds at Rancho 51 is a pop-up glamping resort Campground for guests to stay with us during the festival Season. We are open for business for three weekends, two of Coachella and one of stagecoach. For 2025 the dates will be **April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th.** We create a calm experience and focus on Safety. Riverside County Approved Food trucks will be onsite. Our Music is off at 7pm, we follow the 847-noise ordinance and respect our neighbors. We don't have any events after hours. Quiet hours from 10pm-8am. We Rent Restrooms and showers from Diamond Environmental and hire our Security from Superior Protection Consultants.

We have meditation yoga for our guests, delicious food, a beauty bar, and entertainment with music. My husband and I purchased this property specifically this business. We are a family-owned business that will continue to focus on having a Safe and beautiful Campground where festival goers from all over the world can stay and sleep under the stars, representing our beautiful Coachella Valley in our date farm.

1.1 OBJECTIVES:

1.1.1 Maintain a professional courteous presence during all times.
1.1.2 Maintain a clean and functional property, restrooms, and showers at all hours.
1.1.3 Manage employees and security team, to ensure all Campground is safe and in order 24 hours.

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2.EVENT ESTIMATED ATTENDANCE, SITE, & TIMES OF EVENT:

An estimated attendance of 150-200 people will be camping at the Rancho 51 property.
Rancho 51 is a large (8 acre) property located in Coachella, CA, off Ave 51 and Jackson St. The site consists of grassed areas, parking.

The layout of the site is shown in Appendix A - Site Map.
On site, there will also be 45 glamping tents, 50 bring your own tents,
food vendor trucks approved by Riverside County, restrooms, and showers trailers, pool area, and no open flames permitted.

Event schedule agreement by owner operator and county is as follows:

Camping for Coachella Festival and Stagecoach is scheduled to start on Thursday, **April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th** at 3:00 pm, and will end on Monday, 4/14th, 4/21st, & 4/28th)at 11am

All noise and music issues will be regulated in accordance with Riverside Ordinance No. 847, Section 6 "Noise Regulations," and will be posted in each camping area as shown in Appendix B – Riverside County Ordinance 847 Regulation Noise. Quite hours 10pm-8am.

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3. SECURITY:

Superior Protection Consultants
760.262.7210
www.superiorprotectionco.com
Rancho 51 has contracted with Superior Protection Consultants
Security to staff the venue. Superior Protection Consultants
Security will provide 24-hour security staff for the duration of each camping week for the venue. The role of Superior Protection Consultants
Security at the event is to identify, control, and/or remove conditions that could threaten the peace, safety, and property, vendors, and/or staff at the event. Superior Protection Consultants Security will staff all entry and exit gates, as well as staffing all security posts, camping and parking areas, on both the exterior and interior of the event and camping. Superior Protection Consultants Security and staff will conduct searches of all persons and property brought into the event, which will include any and all items to be brought into the on-site camping areas. Superior Protection Consultants Security is a key element in the safety and security of the event. Riverside County Sheriff's Department will review the relevant security plans with Superior Protection Consultants Security to ensure staffing levels are adequate for the estimated attendance.

Answers to questions:

Individuals will be screened at the front gate, will be asked for their name and reservation number, they will then park their car guided by traffic control, they will then check in and receive a Rancho 51 bracelet. This bracelet cannot be removed. No one on our property is permitted without a bracelet.

Guest will also be screen for any propane grills, gasoline for generators,
OUR RULES AND POLICY AT FESTIVALS CAMPGROUNDS RANCHO 51
NO OPEN FLAMES AT OUR PROPERTY
NO GENERATORS
NO HAZARDOUS MATERIALS
NO CAMPFIRE -PROPAIN OR WOOD
Guests can buy food with our vendors or exit the property to buy food.

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3.1 OBJECTIVES:

3.1.1 Superior Protection Consultants Security will provide security staff for the venue, within the venue, and will provide uniformed security officers for traffic control.
3.1.2 Superior Protection Consultants Security will provide security staff for the Beer and Wine
Gardens.
3.1.3 Superior Protection Consultants Security will provide security staff for the on-site
campgrounds and parking lots.
3.1.4 Superior Protection Consultants will provide uniformed security officers to patrol
in the camping and parking lots.
3.1.5 Superior Protection Consultants will handle the ingress and egress into all parking areas, in conjunction and with the approval of the Riverside County
Sheriff's Department.
3.1.6 Superior Protection Consultants Security will provide security staff for the pool area.
Superior Protection Consultants Security will be responsible for patrolling the parking and camping lot areas 24-hours a day during each week of the event. Superior Protection Consultants Security will be responsible for deterring minor incidents in the parking areas such as tailgating, drinking, overnight camping and thefts. The security staff will liaison with law enforcement and will handle all minor infractions that occur on the property grounds, camping and parking areas. Large-scale crime issues will be referred by Superior Protection Consultants Security to the appropriate law enforcement agency as deemed necessary by the on-site security Incident Commander.

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4. MUSIC HOURS AND LOCATION

The Campground will have music from 10am – 7pm. Rancho 51 will follow Ordinance NO. 847. Quiet hours from 10pm -8am.

No amplified sound shall not be included.

5. AMENITIES

The Coachella Rancho 51 Glamping Experience, less than 2 miles away from the festival grounds. Our "Pop-Up" Tent Camping Ranch Resort has plenty of palm trees, providing unlimited shade, along with lush green grass, with beautiful mountain views. festival campgrounds allow you to get the most out of your camping experience with 24 hour security, restroom trailers with flushable toilets, hot and cold showers, beauty bar, yoga, charging stations, local food trucks. The experience of Camping, combined with the comforts of resort living, Festival Campgrounds take camping to a whole new level.

Beauty Bar
24hr Security/Surveillance
Charging Stations
Hot/Cold Showers Trailer (diamond Environmental)
Local Food Trucks
Music
Massage
Restroom Trailers (solar Flushable Toilets- diamond environmental)
NO OPEN FLAME AT THE PROPERTY

6. STAFF INFORMATION

2- OWNERS 24 HOURS AT PROPERTY – The Owners are available 24 hours as we live in the property. **Juan Alvarado and Claudia Lua Alvarado**

1- Employes – to help check in guest Thursday and Friday – help guest for any needs during stay

3- 24 HOUR SECURITY AT CAMPGROUND **(Superior Protection Consultants Security) traffic control**
1 -MANAGER -

1- CLEANING PERSONNEL -One person during the Day and another during the evening and night to maintain the campground, restrooms, and showers clean.

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STAFF TOTAL- 8

7. VENDORS

4- FOOD TRUCKS –(RIVERSIDE COUNTY APPROVED) to serve our guest.

Their truck have their own septic tank, all is pumped and nothing is disposed of at our property.
8 staff total for the food trucks

2 -hair stylist to braid hair. They are professionals with a license.

1 - yoga instructor for 1 hour on Saturday

1 – masseuse

TOTAL VENDORS - 7

TOTAL STAFF AND VENDORS -12

8. HEALTH DEPARTMENT INFORMATION

SOLAR RESTROOMS – Will be serviced (pumped) BY Diamond Environmental

SHOWERS – Will be serviced (pumped) BY Diamond Environmental.

FOOD TRUCKS – they will pump their tank; nothing is disposed in our property. the food trucks will pull a permit and are riverside county approved.

9.FIRE DEPARTMENT INFORMATION

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Guest will also be screened by security for any propane grills, gasoline for generators, or wood for campfires.

OUR RULES AND POLICY AT FESTIVALS CAMPGROUNDS RANCHO 51 ARE:

NO OPEN FLAMES AT OUR PROPERTY
NO GENERATORS
NO HAZARDOUS MATERIALS
NO CAMPFIRE -PROPAIN OR WOOD

Guest can buy food with our vendors, call a delivery food service, or exit the property to buy food.

10. **DUST CONTROL:** Our property has a irrigation sprinkler system in the parking lot area, and portable sprinkler system as needed. Our parking lot has class 2 road base to help with the dust control. The property is an event center year-round under the Rancho Ordnance, our irrigation system is permanent, therefore there is nothing to restore. See site plan for water system

11. OWNERS CONTACT INFORMATION

We will be available 24 hours, at the property.

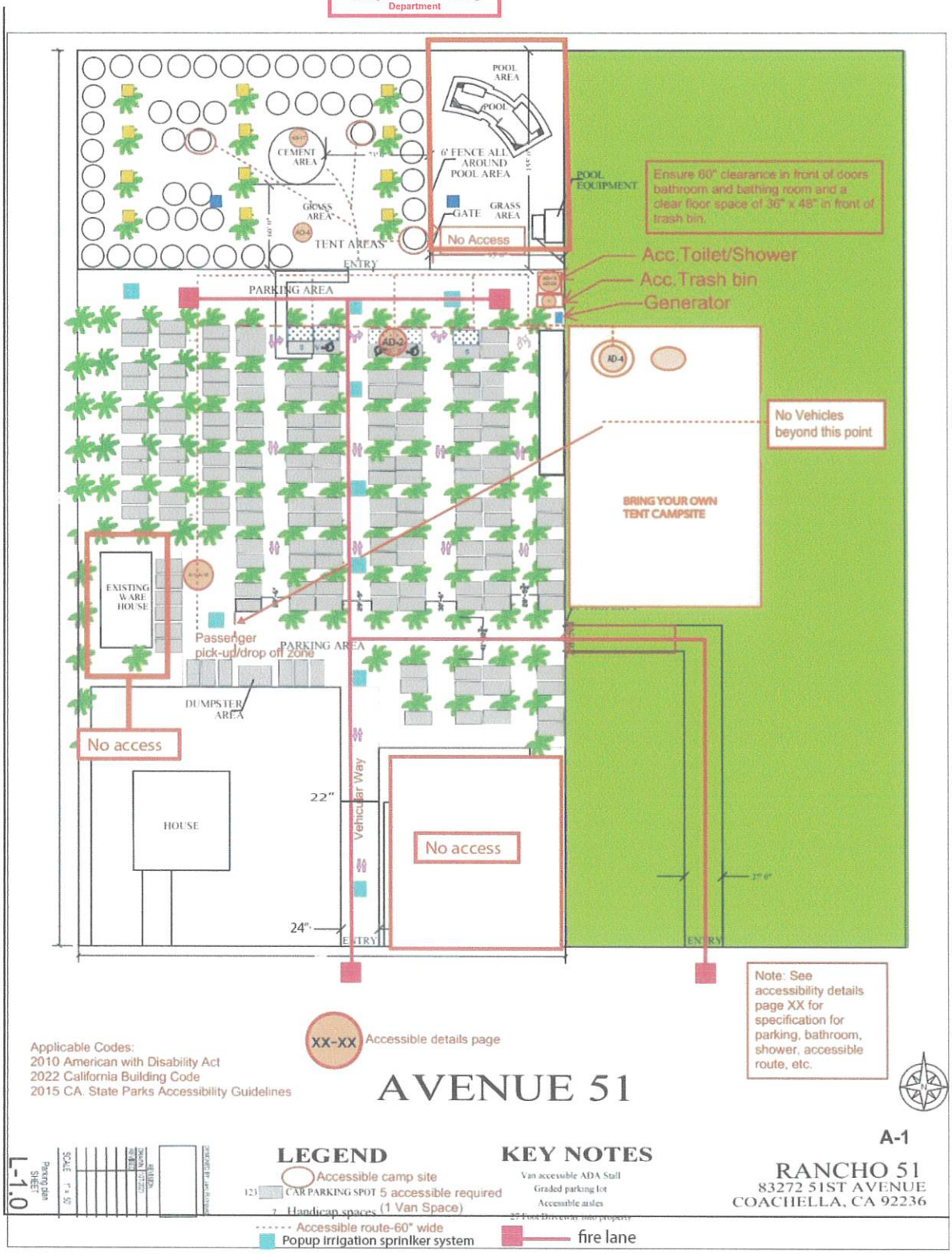
Claudia Lua Alvarado 760-578-5931 email Rancho51inc @gmail.com

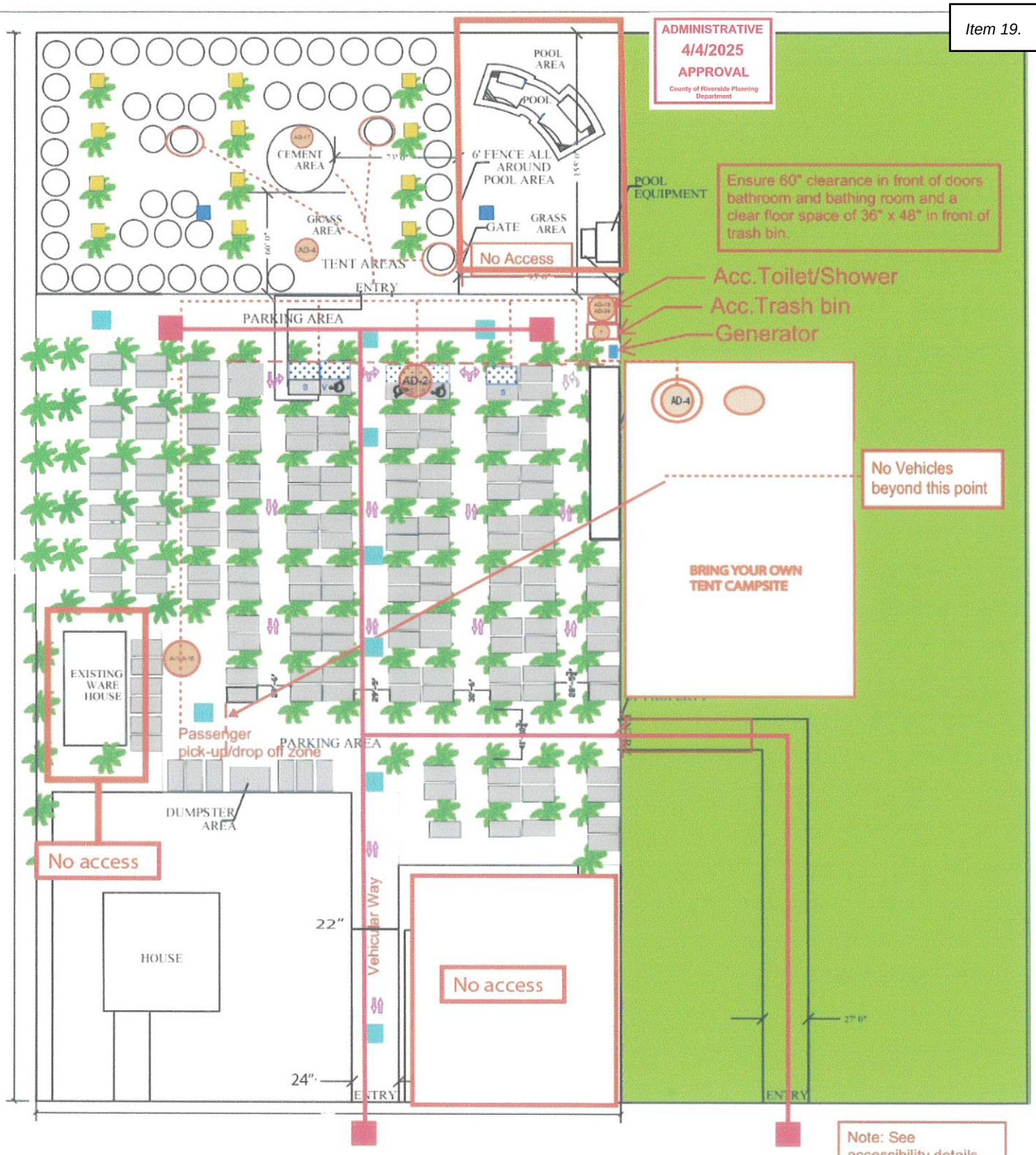
Juan M. Alvarado 760-579-5944

If you need any other info, please contact us as soon as possible.

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POOL AREA
POOL
6' FENCE ALL AROUND POOL AREA
POOL EQUIPMENT
GATE
GRASS AREA
CEMENT AREA
GRASS AREA
TENT AREAS
No Access
ENTRY
PARKING AREA
Ensure 60" clearance in front of doors bathroom and bathing room and a clear floor space of 36" x 48" in front of trash bin.
Acc.Toilet/Shower
Acc.Trash bin
Generator
AD-2
AD-4
No Vehicles beyond this point
BRING YOUR OWN TENT CAMPSITE
EXISTING WARE HOUSE
Passenger pick-up/drop off zone
PARKING AREA
DUMPSTER AREA
No access
HOUSE
22"
Vehicular Way
No access
24"
ENTRY
ENTRY
Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.
XX-XX
Accessible details page
Applicable Codes:
2010 American with Disability Act
2022 California Building Code
2015 CA. State Parks Accessibility Guidelines
AVENUE 51
LEGEND
Accessible camp site
CAR PARKING SPOT 5 accessible required
Handicap spaces (1 Van
Accessible route-60"
Popup irrigation sprinkler system
KEY NOTES
Van accessible ADA Stall
Graded parking lot
Accessible aisles
fire lane
A-1
RANCHO 51
83272 51ST AVENUE
COACHELLA, CA 92236
L-1.0
Parking plan
SHEET



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Luis Alvarez

ADA Specialist

Date: March 28,2023

Selvana Guirguis
Plans Examiner
Riverside County Building & Safety

Project: Rancho 51 Accessibility Design Review
83272 51st Avenue
Coachella, CA 92236

Owner: Claudia Lua Alvarado
83272 51st Avenue
Coachella, CA 92236

Dear Selvana,

Pursuant to the provisions in my agreement with Claudia Lua Alvarado dated March 16, 2023, I have reviewed the construction documents for compliance with the accessibility provisions noted below.

Accessibility Codes/Standards Applicable to Project Design
- 2010 Americans with Disabilities Act Standards
- 2022 California Building Code Chapter 11B
- 2015 California State Parks Accessibility Guidelines

Project Description
Rancho 51 will be a temporary campground which will contain an area of approximately 47 tents, bring your own tent area, 123 parking spaces, portable restrooms, and a passenger pick-up/drop-off zone.

Design Review
Based on my review of the updated plan I conclude that the construction documents are in substantial compliance with the accessibility provisions listed above. Furthermore, specific public accommodations are in general conformance with applicable standards as noted ;
- Five tent spaces shall be equally distributed among the different tent areas,
- Five standard accessible and one Van accessible space shall be provided,
- Portable bathroom/shower with ramp provided by Diamond Environmental Services,
- Accessible routes of travel shall be provided from drop-off zones, accessible parking to all elements/spaces including toilet/shower rooms.

Limitations

This report relies on information provided by the owner and the owner is solely reponsible for the accuracy and completeness of this information. Consequently, I make no warranties, express or implied, in connection with services performed.

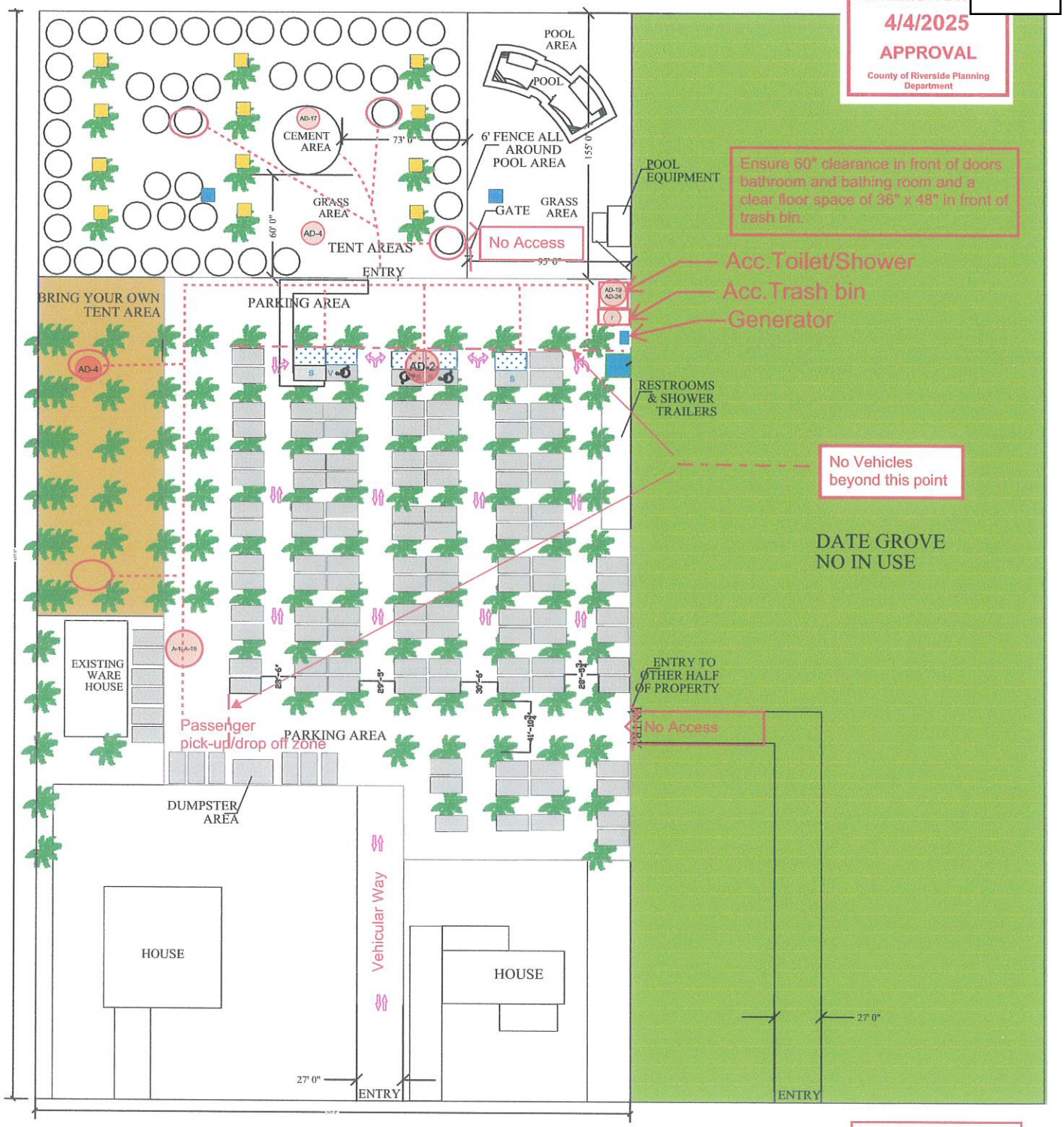
Respectfully Submitted,

Luis Alvarez

Digitally signed by Luis Alvarez
DN: C=US, E=Luisalvarez.Casp@gmail.com, CN=Luis Alvarez
Location: San Dimas, CA
Reason: I am the author of this document
Date: 2023.03.29 23:55:19-07'00'

Luis Alvarez, CASp No. 1066, ICC

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Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.

Applicable Codes:
2010 American with Disability Act
2022 California Building Code
2015 CA. State Parks Accessibility Guidelines

XX-XX Accessible details page

AVENUE 51

LEGEND

Accessible camp site
123 CAR PARKING SPOT 5 accessible required
7 Handicap spaces (1 Van
Accessible route-60"

KEY NOTES

Van accessible ADA Stall
Graded parking lot
Accessible aisles
27 Foot Driveway into property

L-1.0
Parking plan
SHEET
SCALE: 1" = 50'
DRAWN: 11/27/2023
REVISED
REVISION
DESIGNED BY: Julio Rodriguez

A-1

RANCHO 51
83272 51ST AVENUE
COACHELLA, CA 92236

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SECTION 9

Camping

I. GENERAL

A. Where camping (tent sites, RV or trailer sites, cabin, tent platform or other camping shelter sites) is provided, the minimum number of accessible sites to be provided for each type of site shall comply with **Table 9-1**.
AGODA F244.2

Table 9-1 Accessible Campsite Requirements

Number of Campsites	Number of Accessible Campsites
1	1
2 to 25	2
26 to 50	3
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	8
201 and over	8, plus 2 percent of the number over 200

1. In addition to these accessible camp sites, camp host sites must be accessible.
2. Cabins and yurts are not camping shelters and must follow the guidelines as specified in *Section 14 - Dormitories, Hotels & Seasonal Lodging*.

B. For the convenience of all users, Department policy dictates that when replacing campground furnishings such as tables, food lockers and barbeques, these furnishings shall be of an accessible design.
DN 95-32

C. All elements of an accessible site shall be accessibly designed. In addition, there shall be accessible routes from the campsite to its own parking, utilities, site furnishings, an accessible restroom and, if present, a campfire center.
AGODA F244.5.1-2

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Section 9 - Camping

II. PARKING SPACES

A. Parking space dimensions shall comply with **Figure 9-1.** Slope shall not exceed 2%. Except when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. The surface shall be firm and stable.
AGODA 1012.1-1012.5

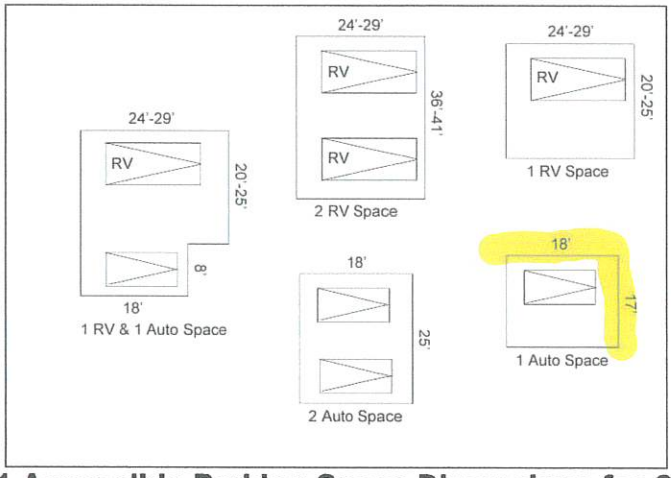


Figure 9-1 Accessible Parking Space Dimensions for Campsites

B. Parking spaces shall be adjacent to campsites or picnic areas in compliance with **Figure 9-2.**

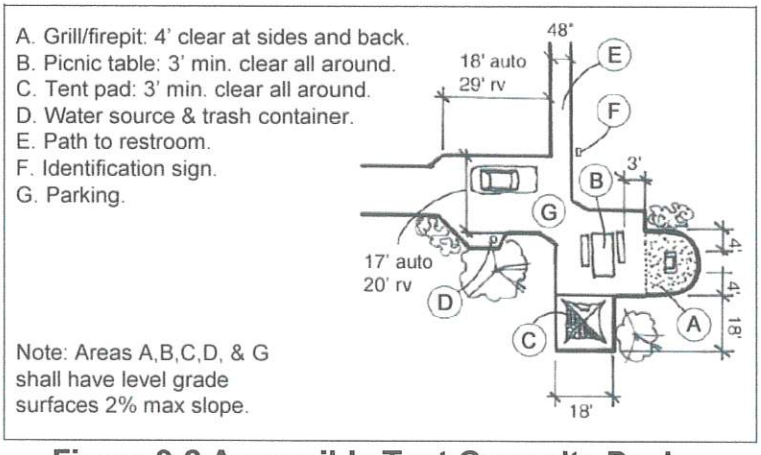


Figure 9-2 Accessible Tent Campsite Design

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III. RV CAMPING

A. Hook-ups and campsite furniture shall be accessibly designed.

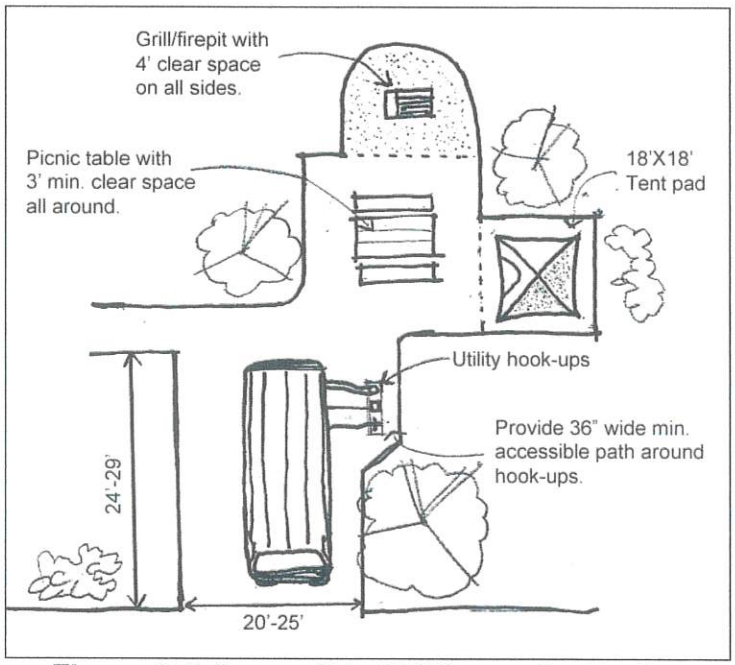


Figure 9-3 Accessible RV Campsite Design

B. In existing designated RV camping spaces the minimum width shall be 20' wide with a recommended length of 24'. Where possible, the optimum goal is a 25' wide space.
Tucker vs. California State Parks, November 2005.

C. RV spaces in newly constructed campgrounds shall be a minimum of 23' wide with a goal of 25' wide, or the space will be adaptable to create at least a 23' to 25' wide space.

D. RV spaces wider than 20' will have the specific width designated on the reservation system.

E. The slope of RV spaces shall not exceed 2%. Except when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. The surface shall be firm and stable.
AGODA 1012.4-5

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Section 9 - Camping

F. If an accessible pull-through campsite is provided, then the pull-through area shall be a minimum 20' wide for the entire length. Where possible, the optimum goal is a 25' wide space.
AGODA 1012.2

IV. Site Planning

A. Accessible sites shall represent the range of sites in the campground (e.g., water view, secluded, etc.).
AGODA F244.2.2

B. If tent sites are provided, they should have an 18' x 18' firm, but not paved, tent/sleeping pad adjacent to table/cooking area. Camp and tent site slope shall not exceed 2%; if needed for proper drainage, when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. **(Figure 9-2)**
AGODA 1013.3

C. If tent sites are provided, the ground must be firm and stable, and designed to allow the use of tent stakes.
AGODA 1013.2.2

D. Where an 18' x 18' raised tent platform is provided, the platform shall be 19" high maximum measured from the clear ground space to the tent platform surface.
AGODA 1013.4

V. Picnic Tables

A. Picnic tables shall have a minimum 36" clear width of firm surface area all around. Trash receptacles, barbecues, etc. shall not encroach on this space.
AGODA 1011.2.1

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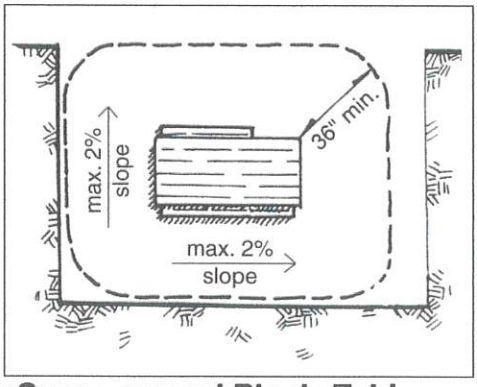


Figure 9-4 Clear Space around Picnic Tables and Max Slope

B. The maximum slope around the picnic table shall not exceed 2%; 5% is acceptable for proper drainage.
AGODA 1011.2.3

C. Picnic tables and benches shall have rounded corners with no sharp edges or protruding hardware, such as bolts.

D. The distance from the ground to the tabletop work surface shall be between 28" and 34" (32" recommended).
ADASAD 902.3

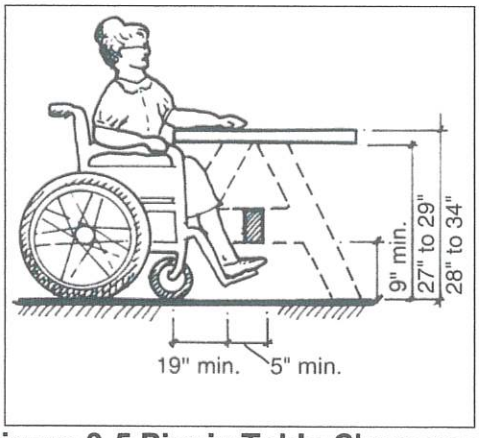


Figure 9-5 Picnic Table Clearances

E. Tables shall have a 27" minimum knee clearance from surface grade (29" clearance is recommended). **(Figure 9-5)**
ADASAD 902.2, 306

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F. Picnic tables shall have a 19" clear horizontal knee space under the table. Toe clearance 9" min. in height shall extend an additional 5" min. from the knee clearance. Table anchors may not encroach on clear space. **(Figure 9-5)**
ADASAD 902.2, 306

G. Tables shall have at least one 30" wide clear space beneath the table for each 24 linear feet of usable table surface perimeter.
AGODA 1011.4

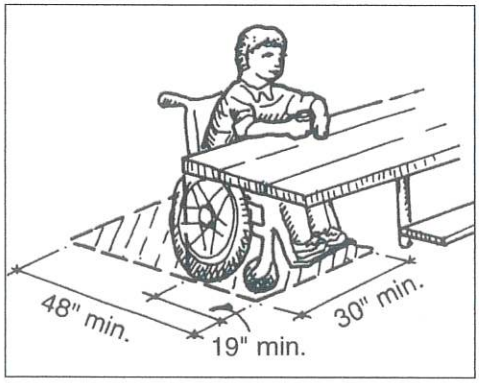


Figure 9-6 Clear Space under Picnic Table

VI. Grills, Fire Rings and Fireplaces

A. Grills, fire rings and fireplaces shall be placed so there is a minimum 48" clear space (360°) surrounding the cooking facility.
AGODA 1011.2.1

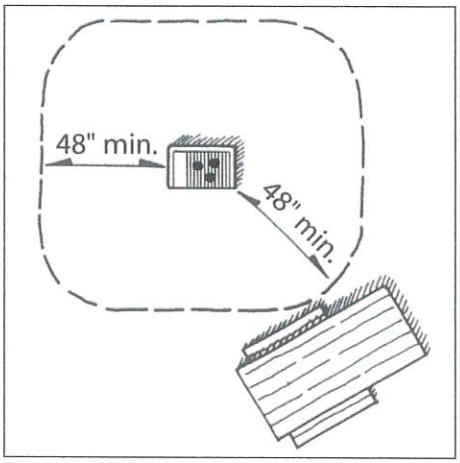


Figure 9-7 Clear Space around Grills, Fire Rings, and Fireplaces

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B. Grills, fire rings, etc. shall be surrounded by a firm, stable ground surface. A firm surface is one which does not give way significantly under foot and resists indentation from a person's foot, wheelchair or other assistive mobility device.
AGODA 1011.2.2

C. The maximum slope of the clear space surrounding grills, fire rings, etc. shall be 2%, with 5% allowed for drainage.
AGODA 1011.2.3

D. In accessible, developed campground sites and picnic areas where concrete or other hard surface paving exists or is to be installed, a detectable warning shall be provided around the grill, fire ring, etc. to alert blind and visually impaired persons to the location of the grill, fire ring, etc. This warning surface will have a minimum depth of 24" and shall provide clear visual contrast from the immediate adjoining surfaces.
Re: Tucker vs. California State Parks, November 2005.

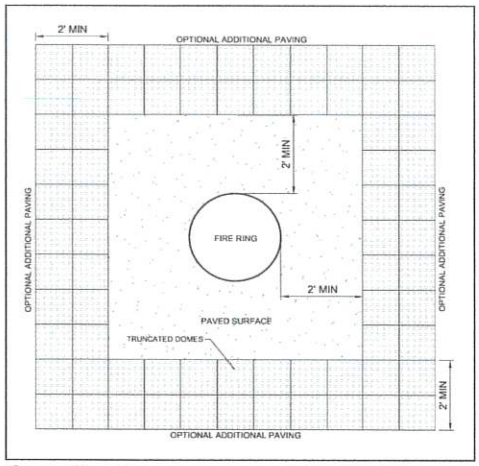


Figure 9-8 Warning Surface around Grill, Fireplace or Fire Ring

E. When the grill is built into a fireplace, the grill shall be between 15" and 34" above the ground. The fire-building surface shall be minimum 9" from the ground.
AGODA 1011.5.1-2

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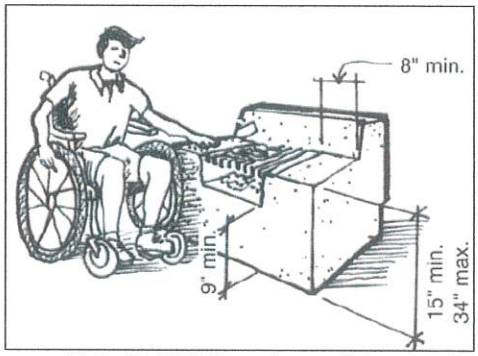


Figure 9-9 Grill/Fireplace Dimensions

F. It is recommended that grills and fireplaces have an adjacent horizontal surface at least 8" wide on which hot objects may be placed. The height of this work surface shall follow the guidelines for tables/counters found in *Section 12 - Dining & Banquet Areas*. **(Figure 9-9)**

G. The cooking surface of post-mounted grills shall be between 15" and 34" above grade, with unobstructed access by horizontal reach from a standing or seated position.
AGODA 1011.5.2

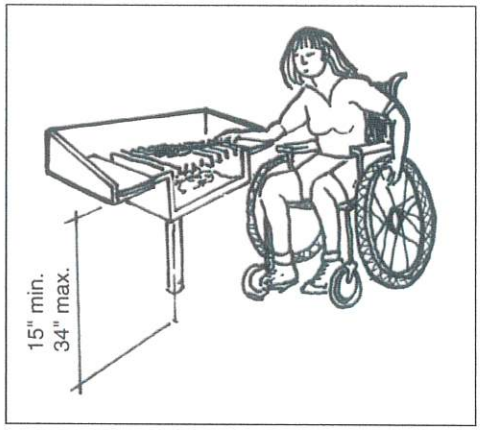


Figure 9-10 Post-Mounted Grill Height Range

H. The fire building surface of a fireplace or fire ring must be at least 9" from the ground.
AGODA 1011.5.1

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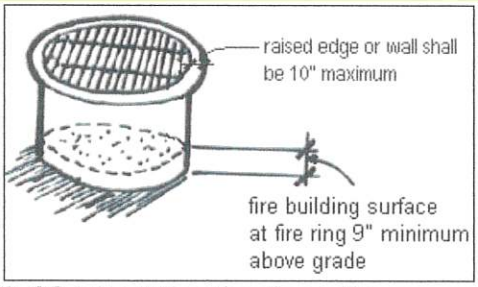


Figure 9-11 Fire Ring Surface Minimum Height

I. Where a raised edge or curb is provided on a fire ring, the thickness of the outside edge or curb of the fire ring shall not exceed 10". **(Figure 9-11)**
AGODA 1011.5.3

VII. WATER FAUCETS

A. Faucets shall be located adjacent to a clear, stable, firm ground surface area at least 48" x72" in size. Rock surfaces are not allowed. Faucets shall be configured to allow a forward approach.
AGODA 1011.2.1

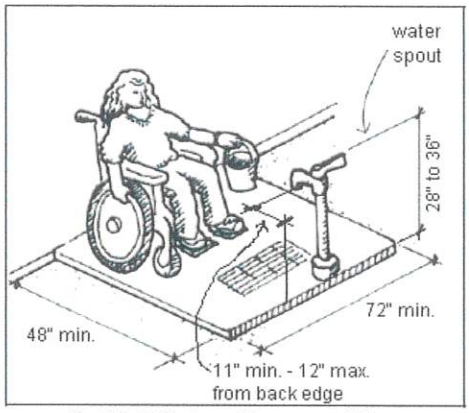


Figure 9-12 Water Faucet Placement

B. A 2% slope shall be allowed to drain toward the faucet drain. When the surface is other than asphalt, concrete, or boards, slopes not greater than 5% may be used for drainage. Drain grating shall have a maximum opening of ½".
AGODA 1011.2.3-4

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C. The water spout shall be located 28" to 36" above the ground and shall be operated by a push button or lever actuator that requires no more than 5 lbs. of pressure to operate and is located within prescribed reach ranges.
AGODA 1011.6, 1011.3
★ Refer to Section 0.1 - Accessibility Basics, Part VIII Reach Range.

VIII. Trash Receptacles and Food Lockers

A. Trash receptacles and food lockers shall be located on an access route from the campsite. **(Figure 9-2)**
AGODA 1011.2.1

B. Trash receptacle openings shall be located 15" to 48" above the ground.
AGODA 1011.3

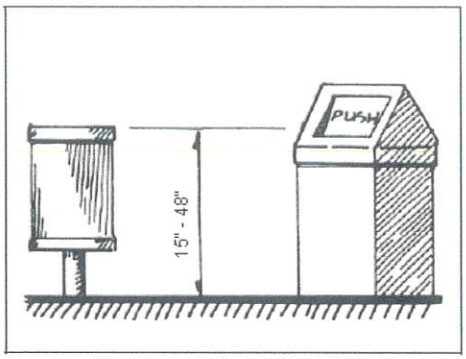


Figure 9-13 Trash Receptacle Opening Height

C. If so equipped, both outdoor and indoor (e.g., restrooms) trash receptacles shall operate with a single hand manipulation requiring no more than 5 lbs. of pressure.
AGODA 1011.3

D. Where necessary for health and safety reasons, animal exclusion receptacles that do not meet this guideline may be used.
AGODA 1011.3

E. There shall be a minimum 36" x 48" clear space positioned for a forward approach or a 30" x 60" clear space positioned for a parallel approach to the receptacle opening. The maximum slope of the clear space shall be 2%, when

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the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% are acceptable for proper drainage. Surface shall be firm and stable.
AGODA 1011.2.1-3

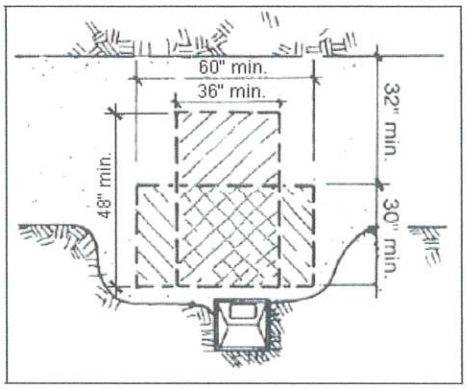


Figure 9-14 Trash Receptacle Clear Space

F. Food lockers shall have a clear approach that provides a 30" x 48" clear space. The latching mechanism shall be mounted between 15" and 48". The latch shall be operable with one hand and not require tight grasping, pinching or twisting.

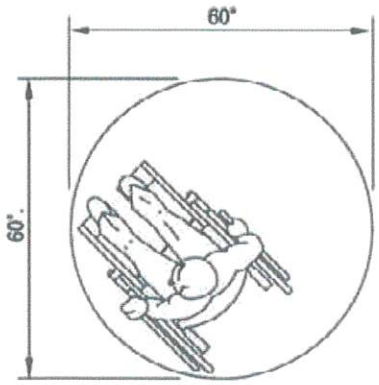
IX. SIGNAGE

A. Accessible campsites shall be designated by the placement of a small International Symbol of Accessibility (ISA) directly under the campsite number.
DOM 2607.8
★ Refer to Section 36 – Signage for design specifications.

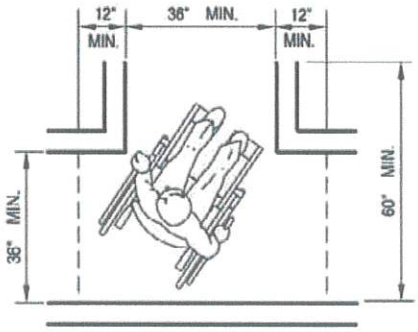
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ACCESSIBILITY DETAILS
FOR DOORS, MANEUVERING SPACES & ROUTES

UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. (11B-104.3 FIGURES)



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

WHEELCHAIR TURNING SPACE

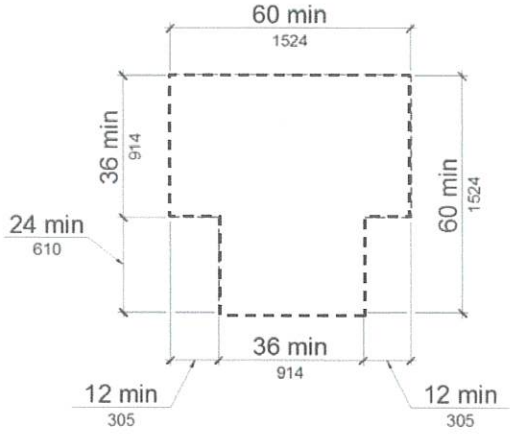


FIGURE *11B*-304.3.2
T-SHAPED TURNING SPACE

Convention	Description
36 / 914	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
6 / 152	dimension for small measurements
33-36 / 838-914	dimension showing a range with minimum - maximum
min	minimum
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
	boundary of clear floor space or maneuvering clearance
℄	centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature

FIGURE 11B-104
GRAPHIC CONVENTION FOR FIGURES

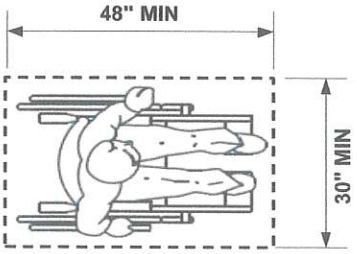


FIGURE 11B-305.3
CLEAR FLOOR OR GROUND SPACE

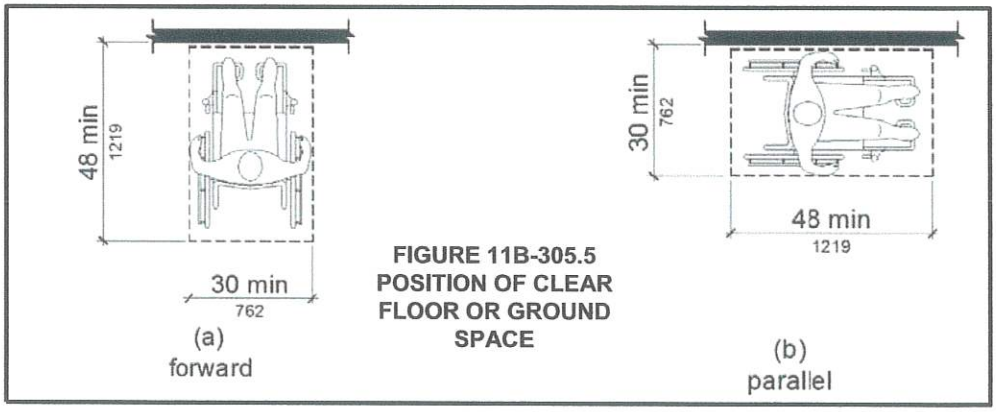
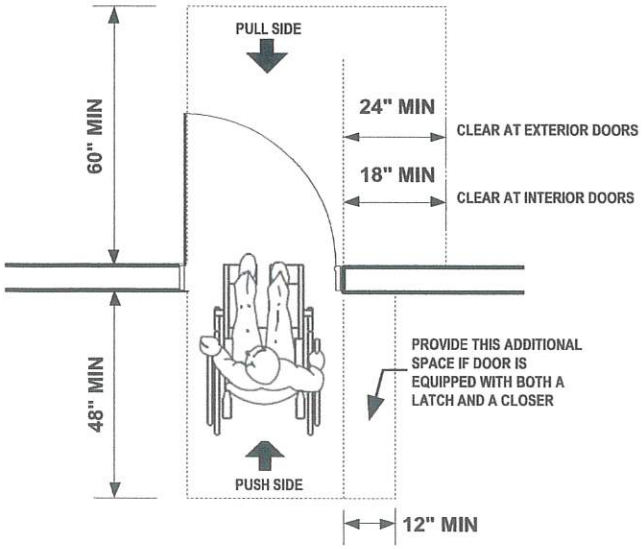


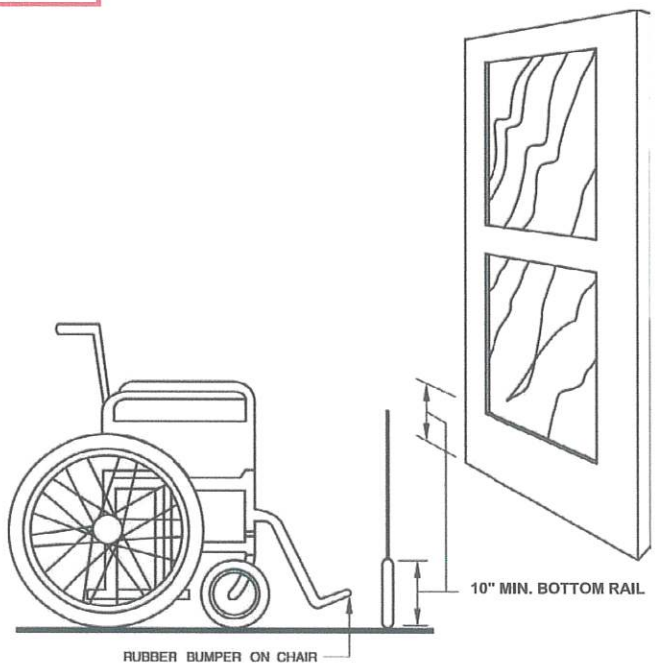
FIGURE 11B-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

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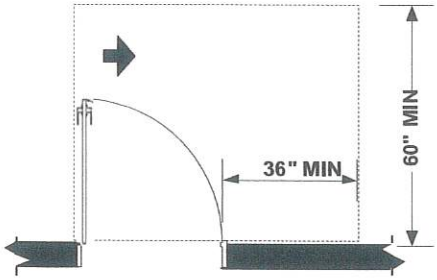
DOORS & MANEUVERING SPAC



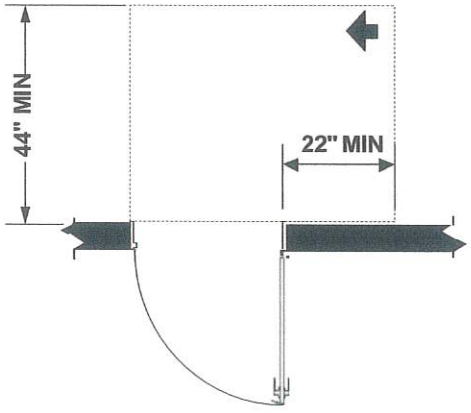
FRONT APPROACH



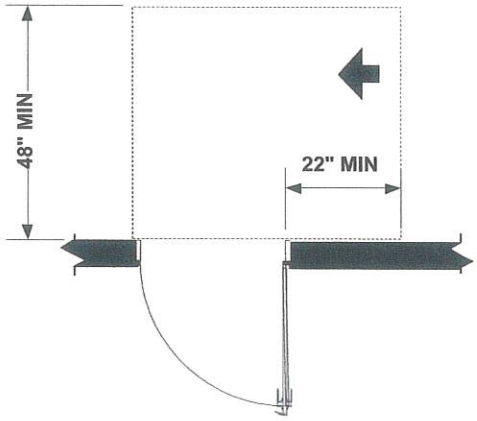
DOOR CONSTRUCTION



HINGE APPROACH, PULL SIDE



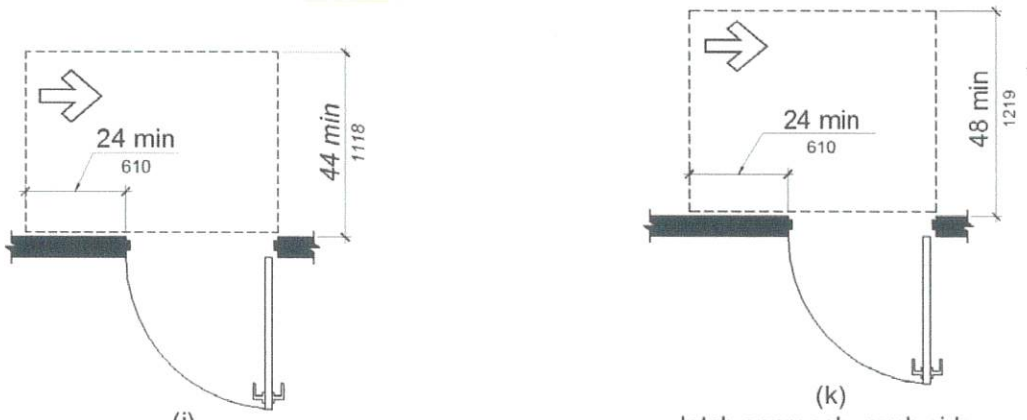
HINGE APPROACH, PUSH SIDE



HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

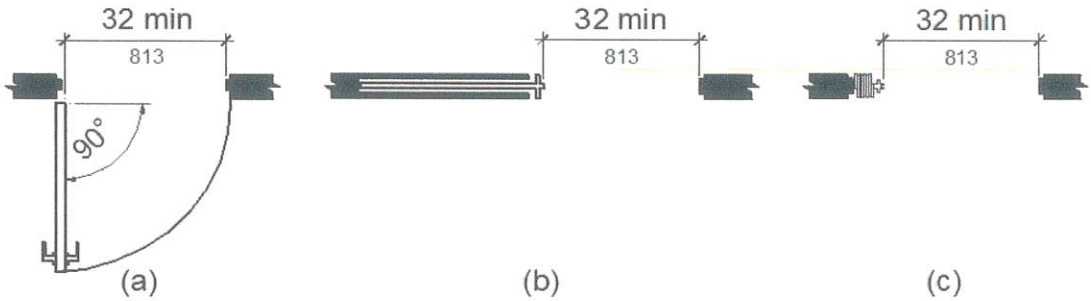
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(j) latch approach, push side

(k) latch approach, push side, door provided with closer

FIGURE *11B*-404.2.4.1—continued
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



(a) hinged door

(b) sliding door

(c) folding door

FIGURE 11B-404.2.3
CLEAR WIDTH OF DOORWAYS

TABLE 11B-404.2.3
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR or GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches	22 inches
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE.
4. ADD 4 INCHES IF CLOSER IS PROVIDED.
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

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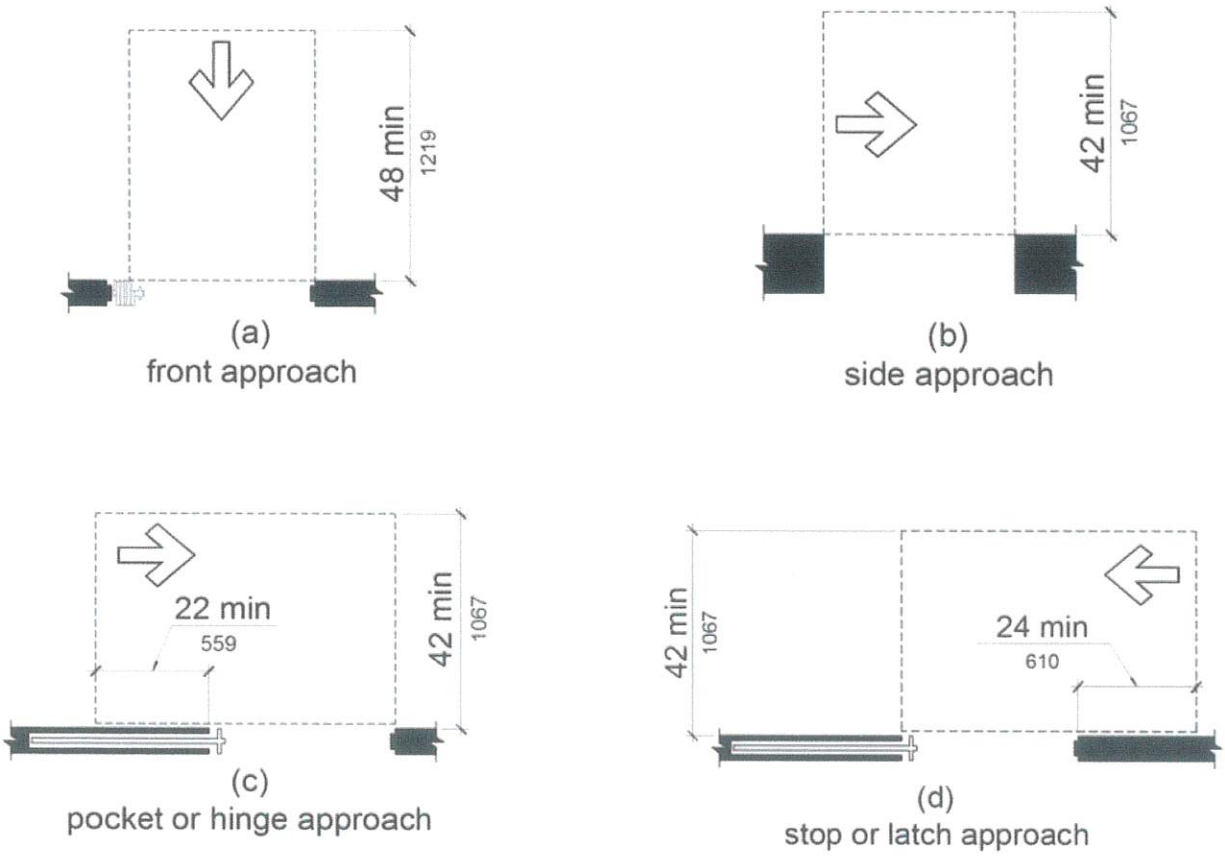


FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

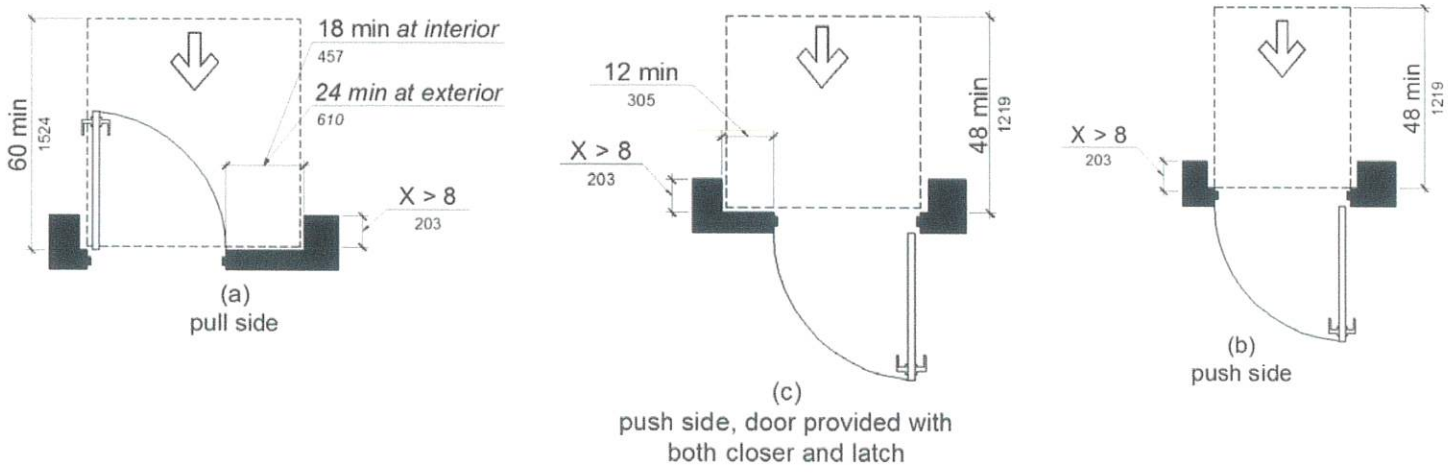
TABLE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES MANUAL SLIDING DOORS AND MANUAL FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE	
Approach direction	Perpendicular to doorway	Parallel to doorway (beyond stop/latch side unless noted)
From Front	48 inches	0 inches
From Side[1]	42 inches	0 inches
From pocket/hinge side	42 inches	22 inches
From stop/latch side	42 inches	24 inches

1. Doorway with no door only.
2. Beyond pocket/hinge side

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DOORS & MANEUVERING SPACE



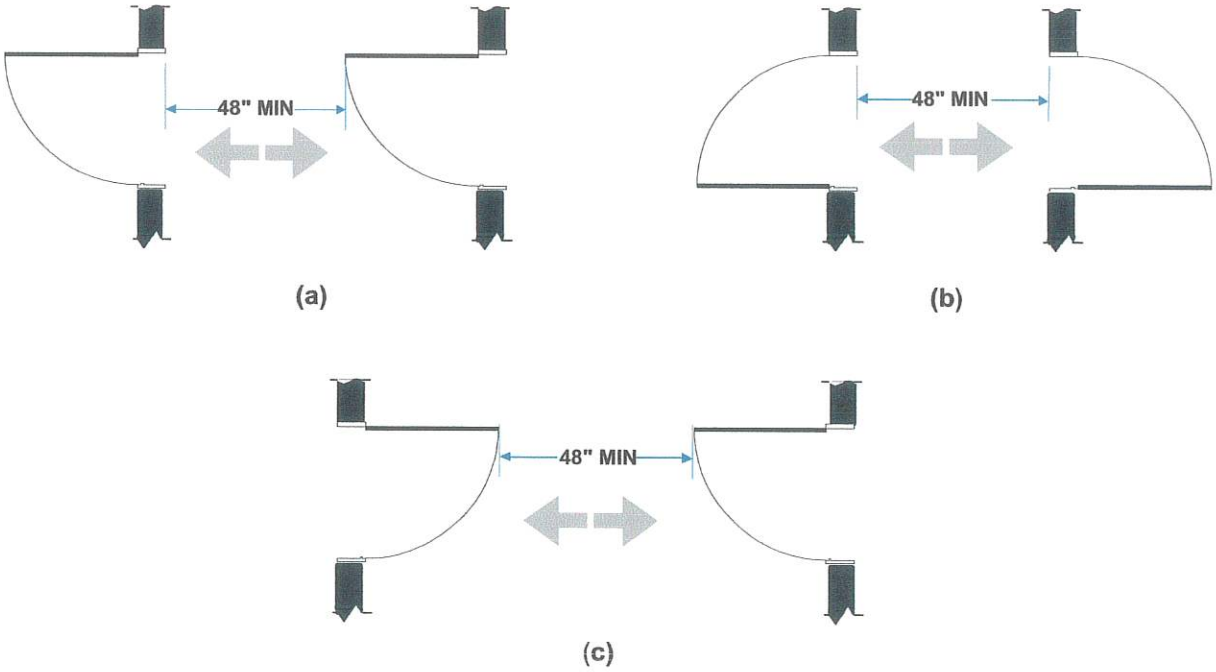


FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

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ACCESSIBLE ROUTES

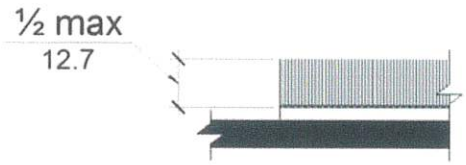


FIGURE *11B*-302.2
CARPET PILE HEIGHT

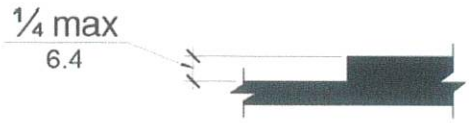


FIGURE *11B*-303.2
VERTICAL CHANGE IN LEVEL

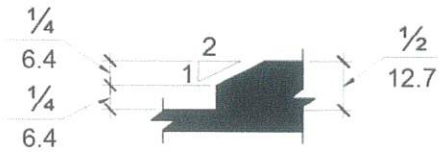
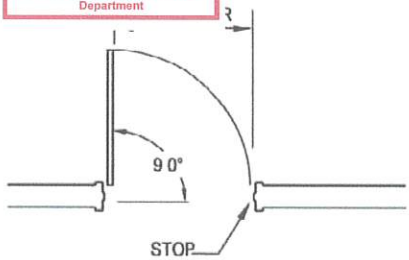
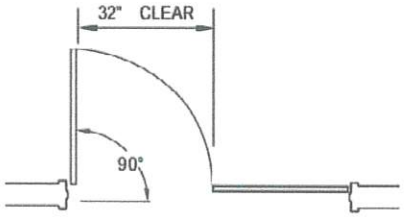


FIGURE *11B*-303.3
BEVELED CHANGE IN LEVEL



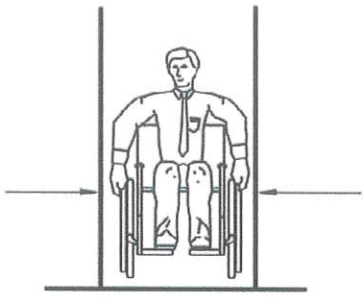
(a) SINGLE DOOR



(b) DOUBLE DOOR

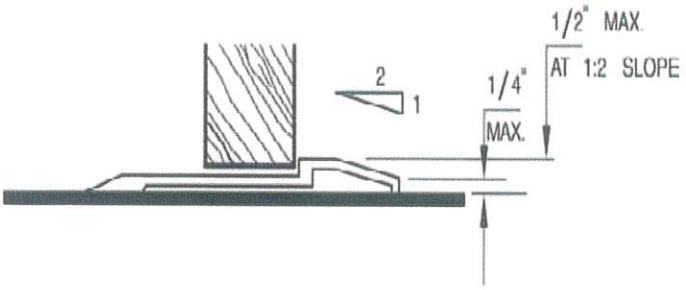
11B-404.2.3

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.



AN ADULT SIZE WHEELCHAIR AVERAGES 27 INCHES IN WIDTH. THE REQUIRED 32 INCH CLEAR OPENING ALLOWS 2-1/2 INCHES ON EACH SIDE FOR HANDS.

(c) PASSA



11B-404.2.5
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.

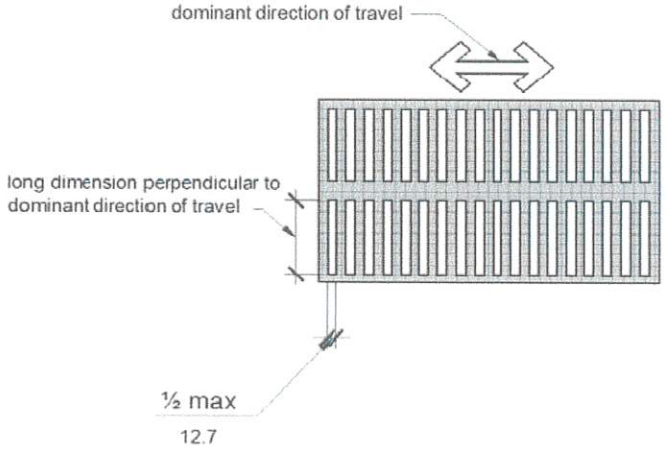
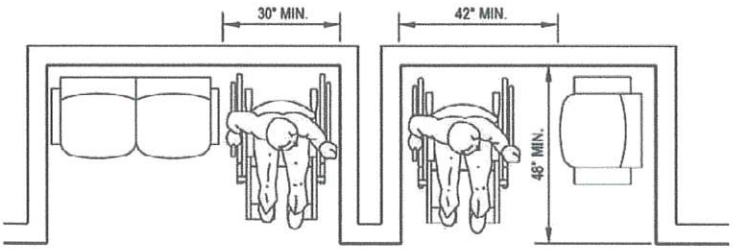


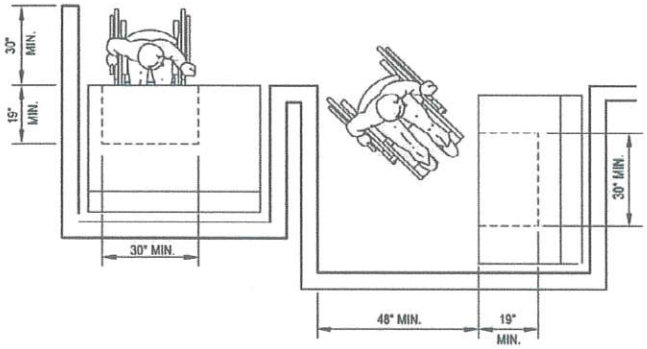
FIGURE *11B*-302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

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ACCESSIBLE ROUTES



ACCESSIBLE ROUTE OF TRAVEL



11B-403.5.1
SEE CLEAR WIDTH AND EXCEPTIONS REQUIREMENTS

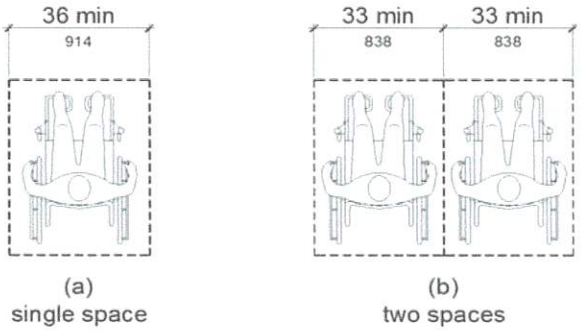


FIGURE *11B*-802.1.2
WIDTH OF WHEELCHAIR SPACES

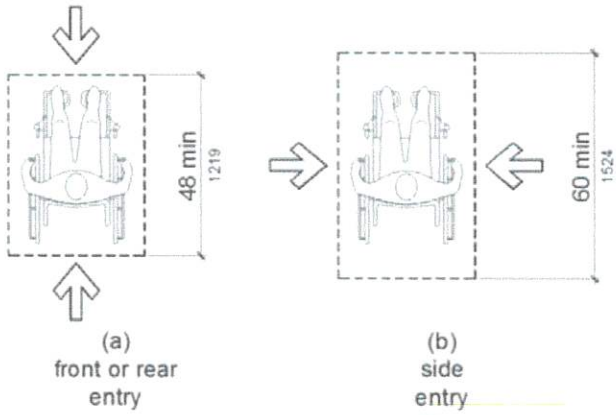


FIGURE *11B*-802.1.3
DEPTH OF WHEELCHAIR SPACES

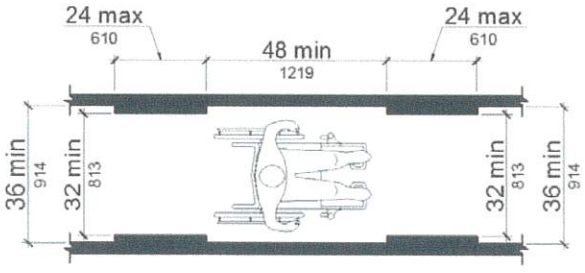


FIGURE *11B*-403.5.1
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

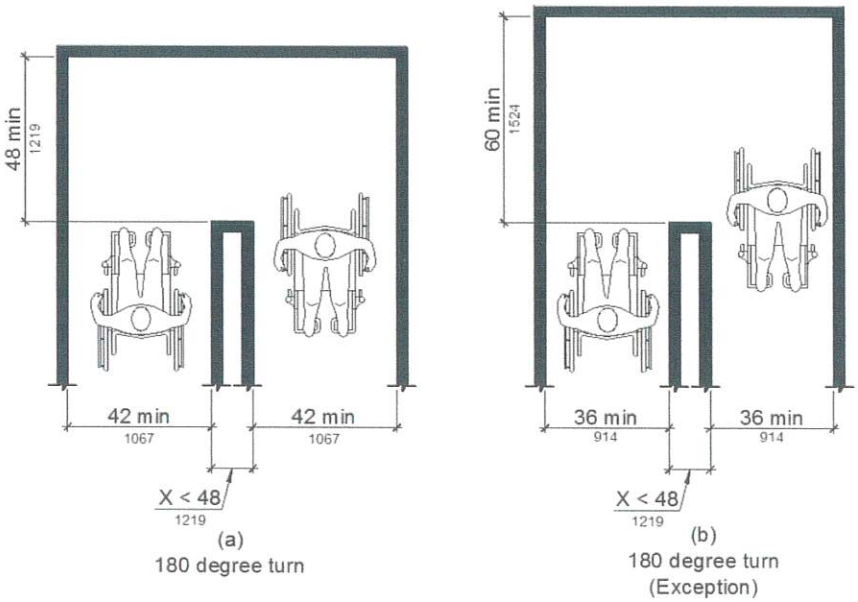
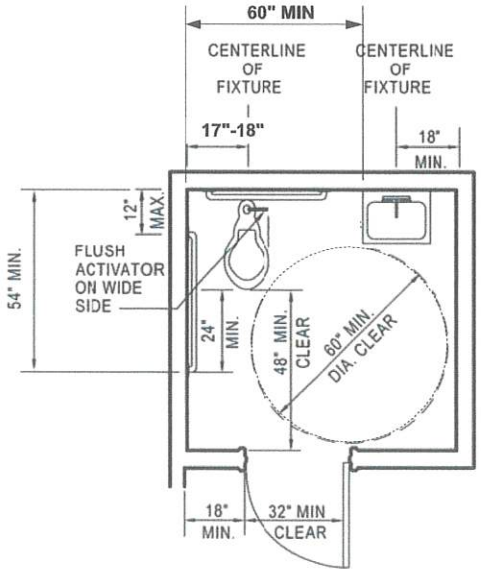


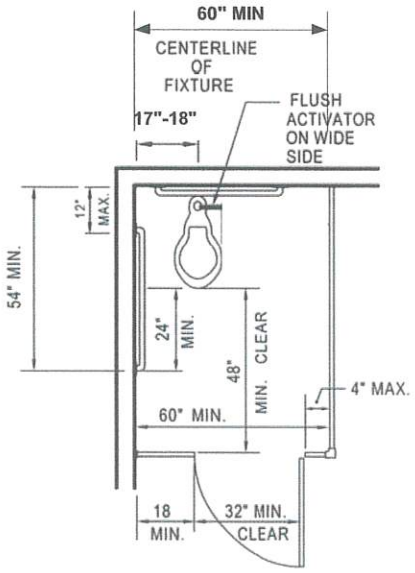
FIGURE *11B*-403.5.2
CLEAR WIDTH AT TURN

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ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



SINGLE-ACCOMMODATION TOILET FACILITY



ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches maximum. (11B-603.2.3)
Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

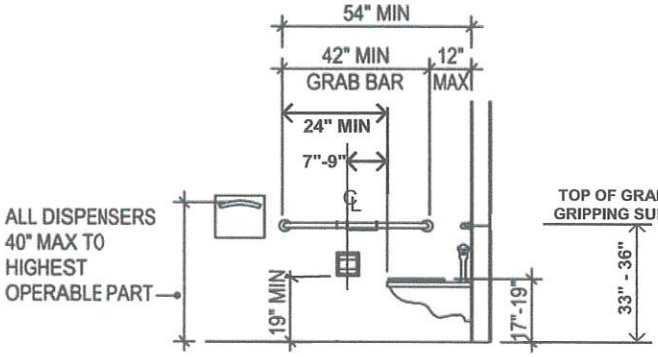


FIGURE *11B*-604.7
DISPENSER OUTLET LOCATION

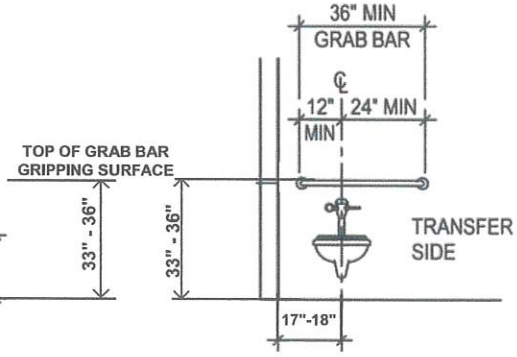


FIGURE *11B*-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

FIGURE *11B*-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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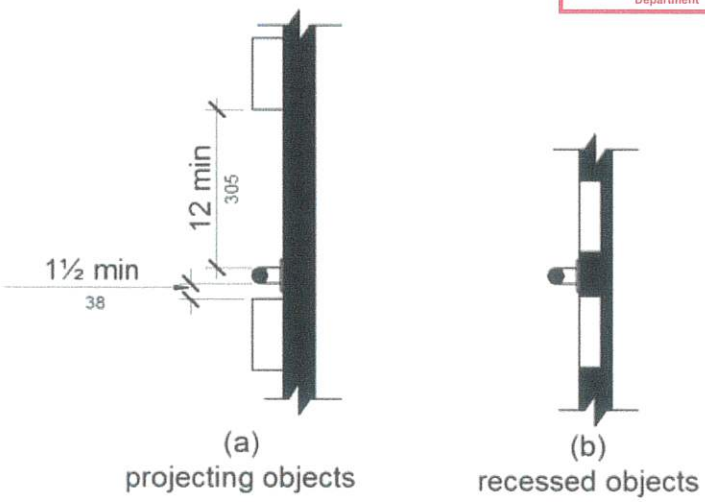


FIGURE *11B*-609.3
SPACING OF GRAB BARS

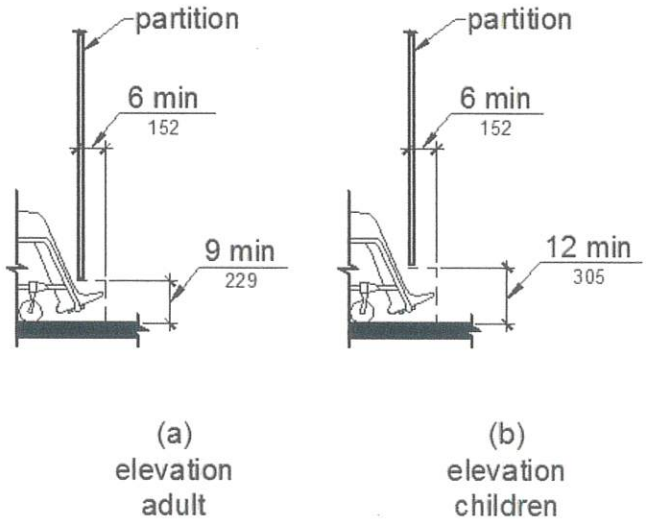


FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

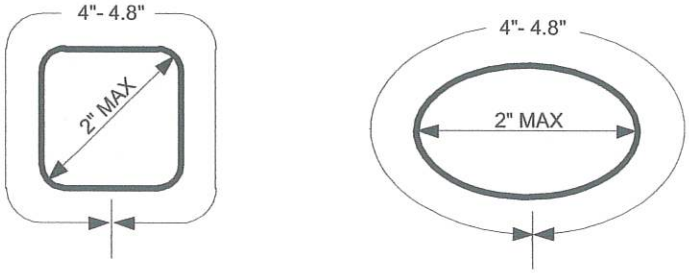


FIGURE 11B-609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

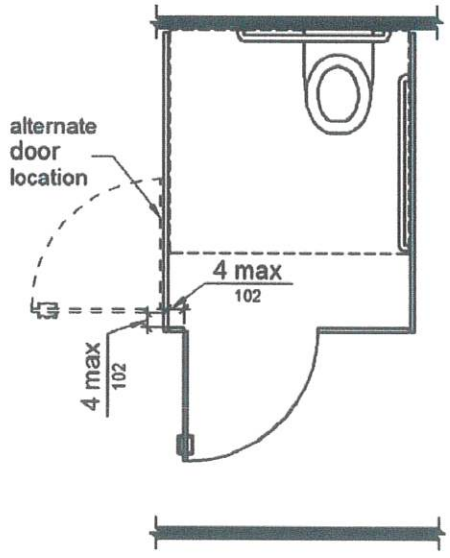


FIGURE 11B-604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

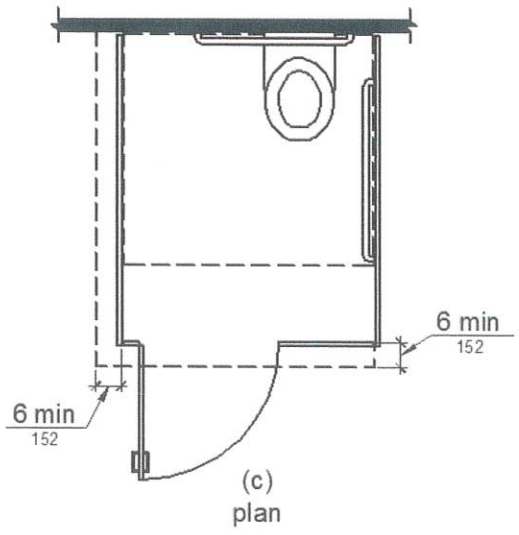
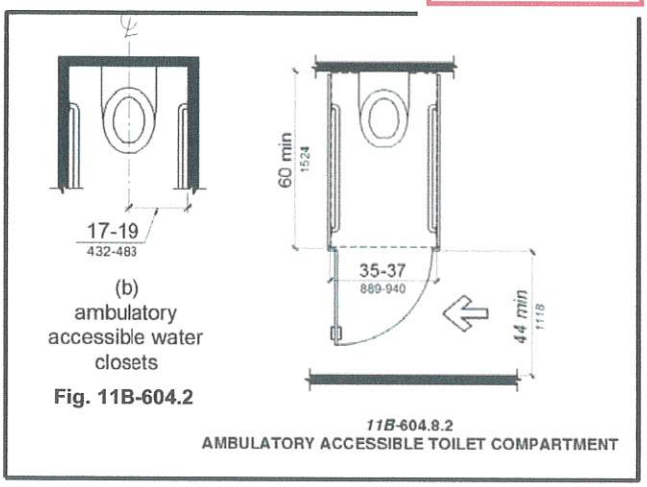


FIGURE *11B*-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

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11B-604.8.2
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

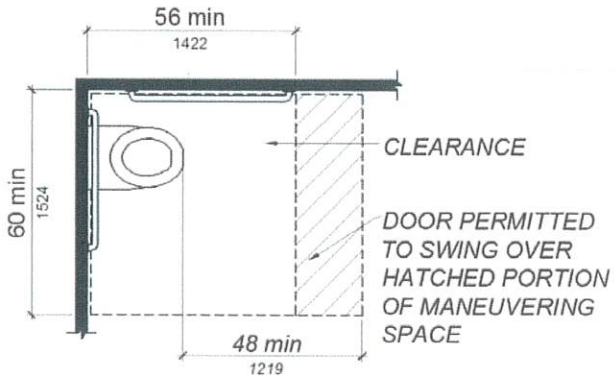


FIGURE 11B-604.3.1 - SIZE OF CLEARANCE AT WATER CLOSETS

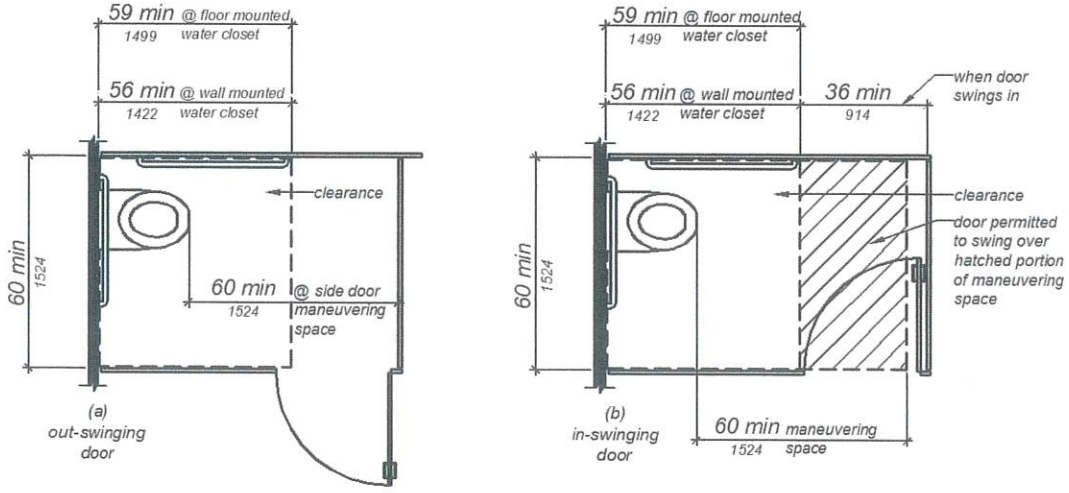


FIGURE 11B-604.8.1.1.2 - MANEUVERING SPACE WITH SIDE-OPENING DOOR

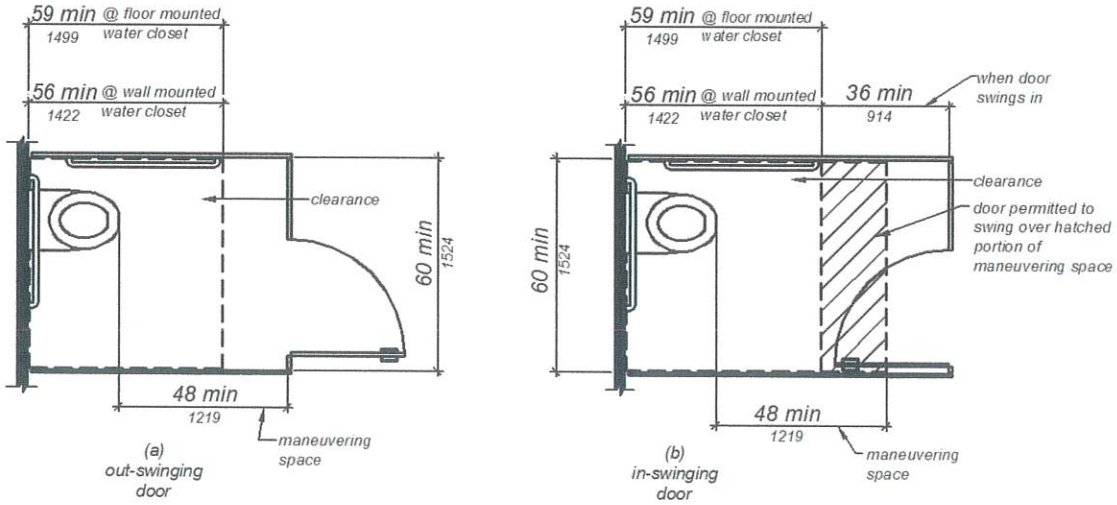


FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

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SINK / URINAL

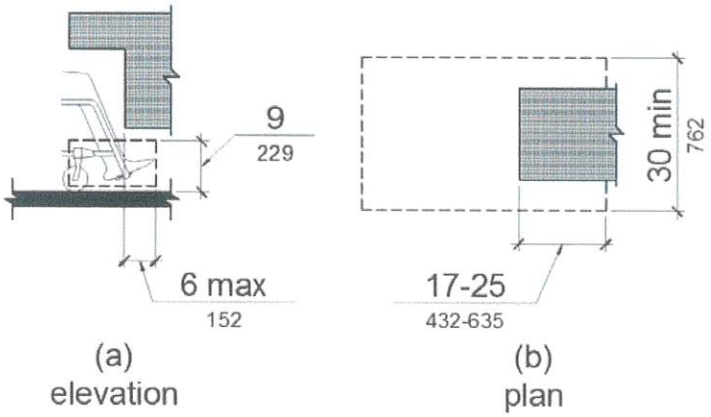


FIGURE 11B-306.2 - TOE CLEARANCE

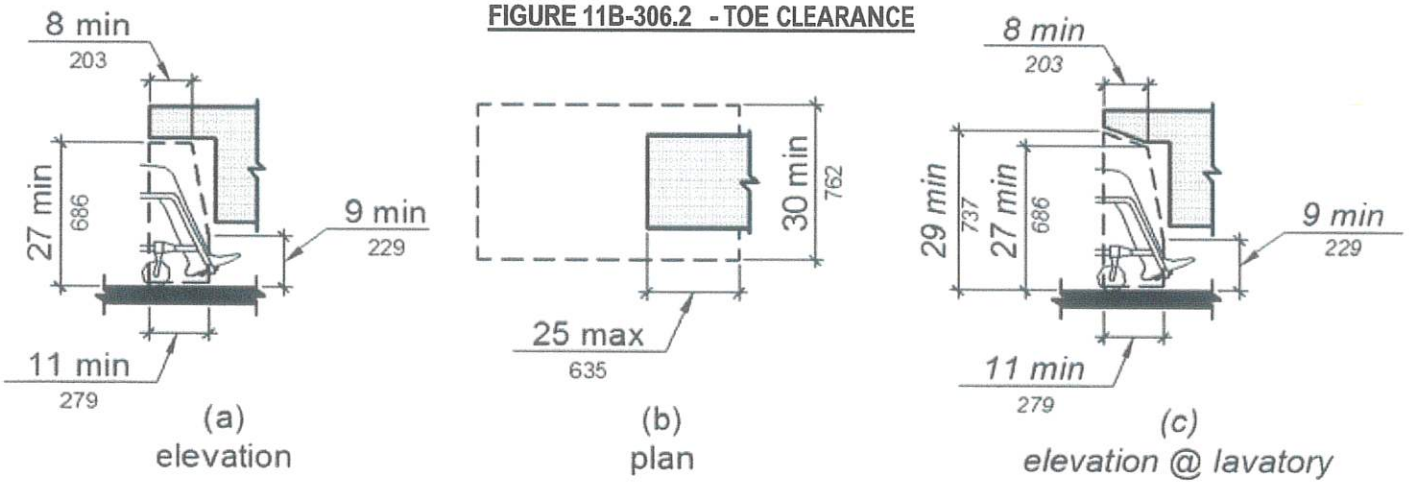


FIGURE 11B-306.3 - KNEE CLEARANCE

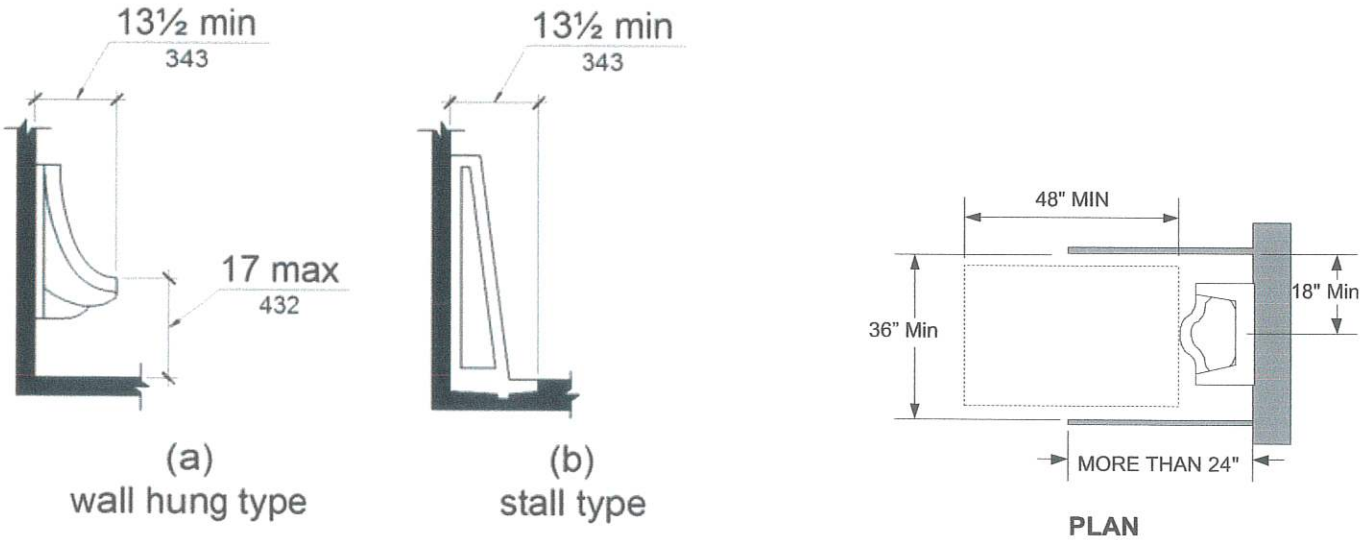
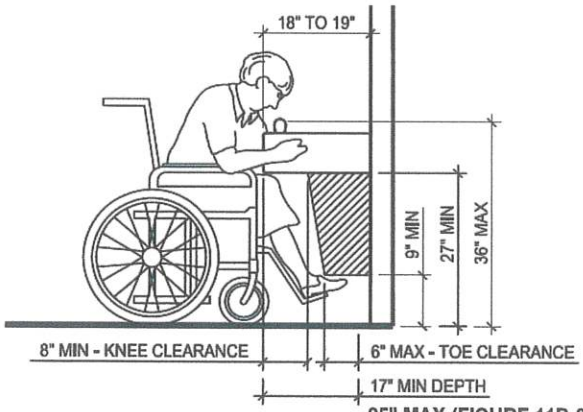


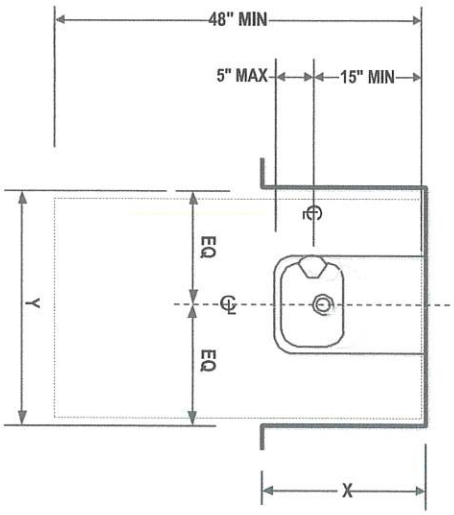
FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS

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DRINKING FOUNTAINS



SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS



DRINKING FOUNTAIN SPOUT LOCATION
FIGURE 11B-602.5

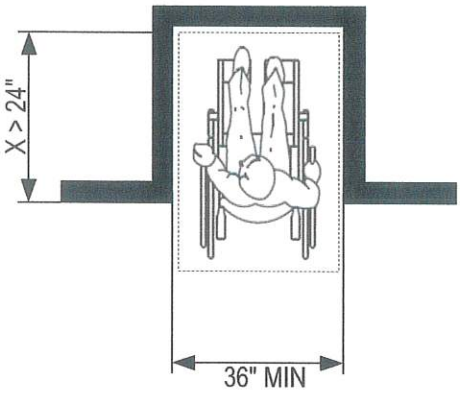
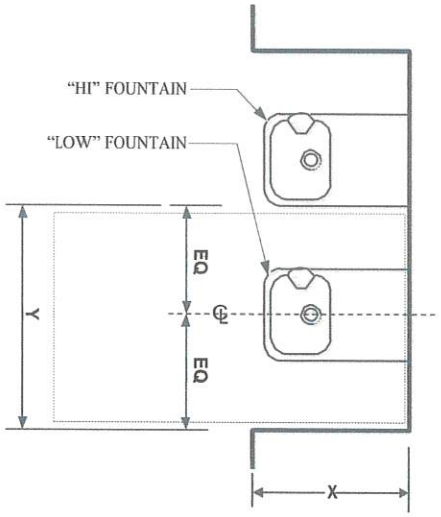


FIGURE 11B-305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH



PLAN OF "HI-LOW" DRINKING FOUNTAIN

NOTE:
IF X = 18" MIN. ALCOVE DEPTH, THEN Y = 32" MIN.
IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE MINIMUM OF 36" CLEAR.

CLEAR FLOOR SPACE AT "HI-LOW" DRINKING FOUNTAIN ALCOVES

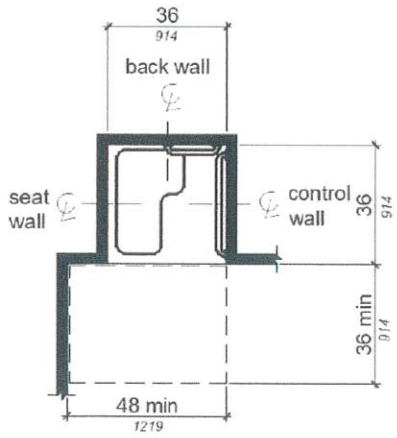
11B-602.6 WATER FLOW.
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS.
SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.9 PEDESTRIAN PROTECTION.
ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

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TUBS AND SHOWERS



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE *11B*-608.2.1
TRANSFER TYPE SHOWER
COMPARTMENT SIZE AND CLEARANCE

Note: Transfer type shower compartments shall be permitted in transient lodging guest rooms, multibedroom housing units in undergraduate student housing and residential dwelling units; and shall not be permitted at other locations to meet the requirements of Section 11B-213.3.6.

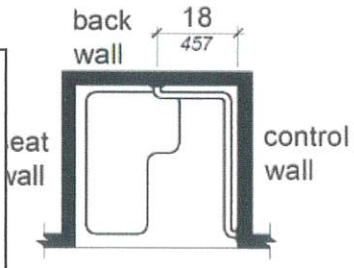
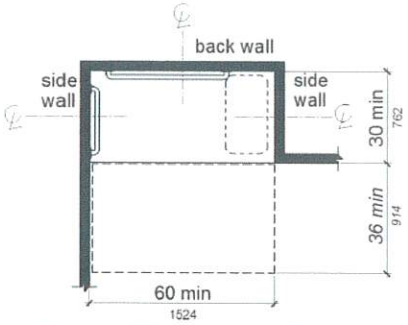
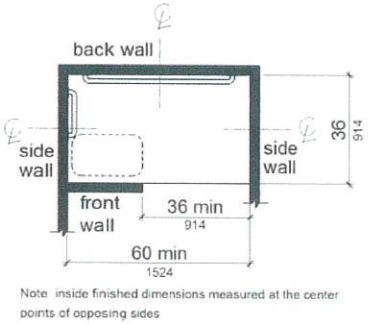


FIGURE 11B-608.3.1
S FOR TRANSFER TYPE SHOWERS



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE *11B*-608.2.2
STANDARD ROLL-IN TYPE
SHOWER COMPARTMENT SIZE AND CLEARANCE



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE *11B*-608.2.3
ALTERNATE ROLL-IN TYPE
SHOWER COMPARTMENT SIZE AND CLEARANCE

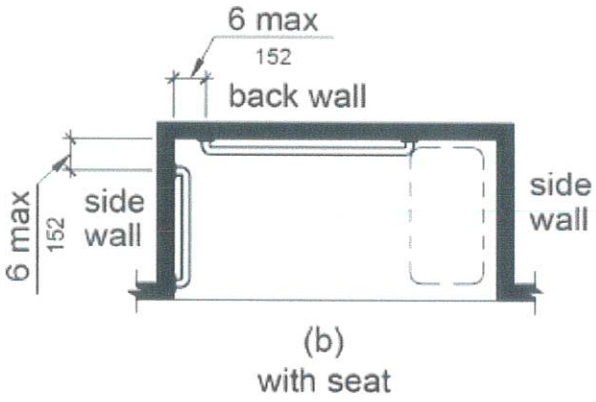


FIGURE *11B*-608.3.2
GRAB BARS FOR STANDARD ROLL-IN TYPE *SHOWER*

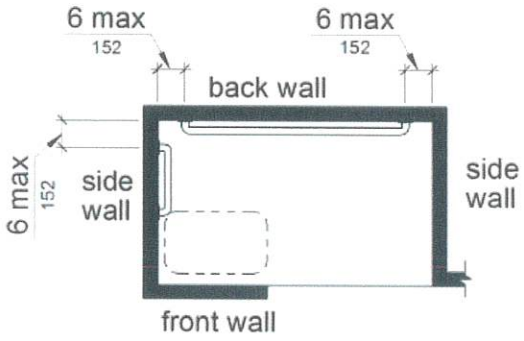


FIGURE *11B*-608.3.3
GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

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TUBS AND SHOWERS

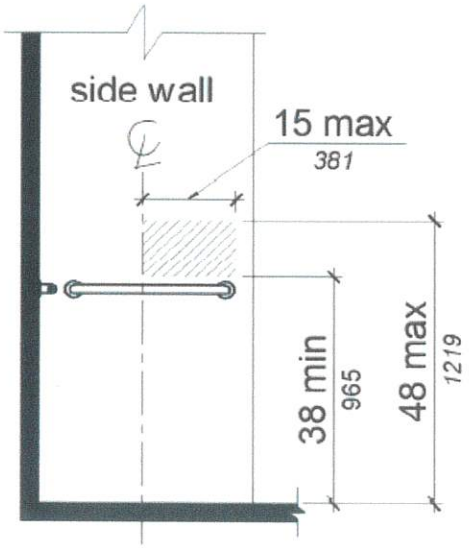


FIGURE 11B-608.5.1

TRANSFER TYPE SHOWER COMPARTMENT CONTROL

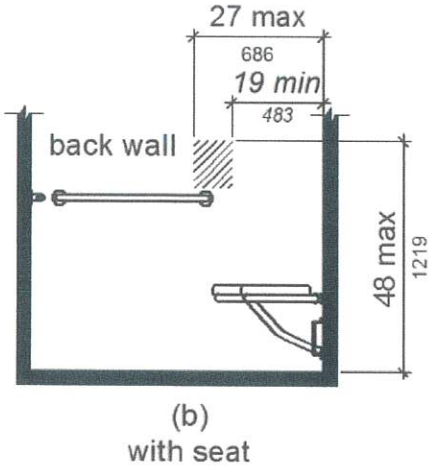


FIGURE 11B-608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATIONLOCATION

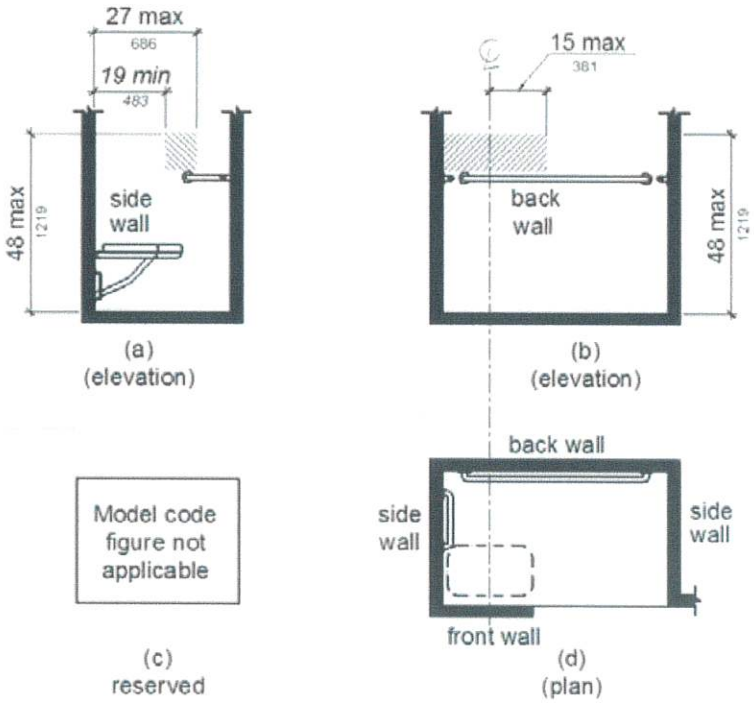


FIGURE 11B-608.5.3

ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

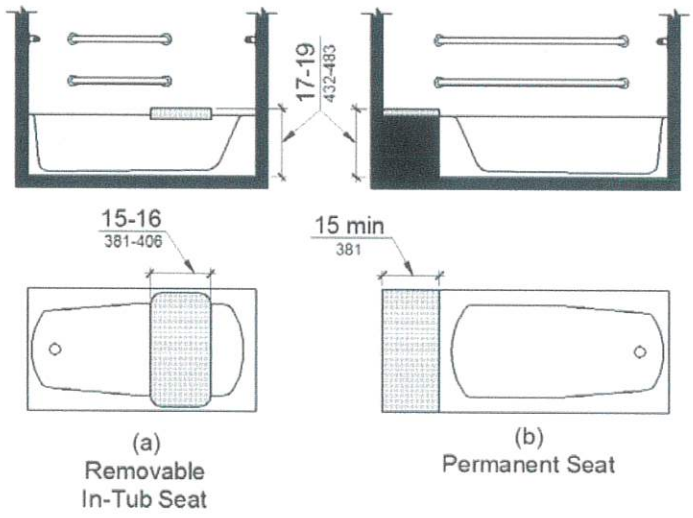


FIGURE 11B-610.2 BATHTUB SEATS

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TUBS AND SHOWERS

11B-610.1 General. Seats in bathtubs and shower compartments shall comply with Section 11B-610.

11B-610.2 Bathtub seats. The top of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (381 mm) minimum and 16 inches maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

11B-610.3 Shower compartment seats. A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry. A seat in an alternate roll-in type shower compartment shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches of the compartment entry. In transfer type showers, the seat shall extend from the back wall to a point within 3 inches(76 mm) of the compartment entry. The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. When folded, the seat shall extend 6 inches maximum from the mounting wall. Seats shall comply with Section 11B-610.3.1 or 11B-610.3.2.

11B-610.3.1 Rectangular seats. The rear edge of a rectangular seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 11/2 inches maximum from the adjacent wall.

11B-610.3.2 L-shaped seats. The rear edge of an L-shaped seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 11/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall.

11B-610.4 Structural strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

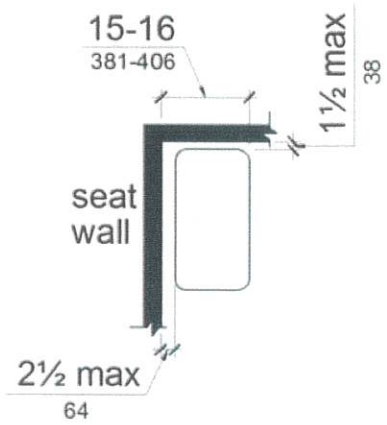


FIGURE *11B*-610.3.1
RECTANGULAR SHOWER SEAT

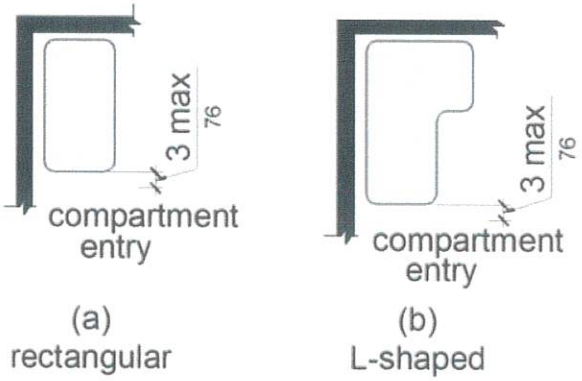


FIGURE *11B*-610.3
EXTENT OF SEAT

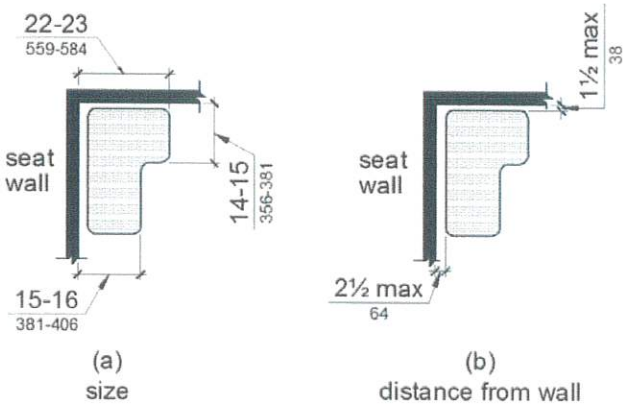


FIGURE *11B*-610.3.2
L-SHAPED SHOWER SEAT

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ACCESSIBILITY DETAILS FOR PARKING

WHERE ACCESSIBLE PARKING IS REQUIRED.

Where parking spaces are provided, parking spaces shall be provided in accordance with *Section 11B*-208.

Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with *Section 11B*-208 provided that lots accessed by the public are provided with a passenger loading zone complying with *Section 11B*-503.

Minimum number. Parking spaces complying with *Section 11B*-502 shall be provided in accordance with Table *11B*-208.2 except as required by *Sections 11B*-208.2.1, *11B*-208.2.2, and *11B*-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Hospital outpatient facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, *and free-standing buildings providing outpatient clinical services of a hospital,* shall comply with *Section 11B*-502.

Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with *Section 11B*-502.

Residential facilities. Parking spaces provided to serve residential facilities shall comply with *Section 11B*-208.2.3.

Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2.

Requests for accessible parking spaces. When assigned parking is provided, designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.

Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502.

Location. Parking facilities shall comply with Section 11B-208.3.

General. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4.
Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Exceptions:
1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-208.2 PARKING SPACES

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PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section 11B-503.

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

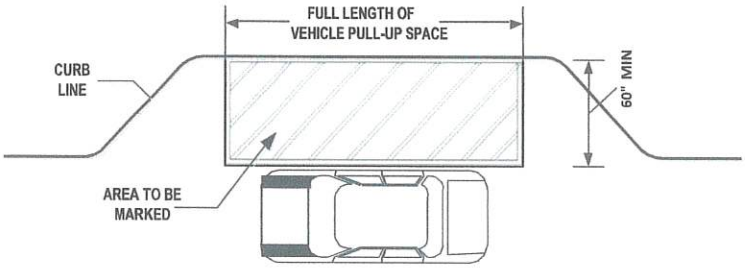


FIGURE 11B-503.3
PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface.

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

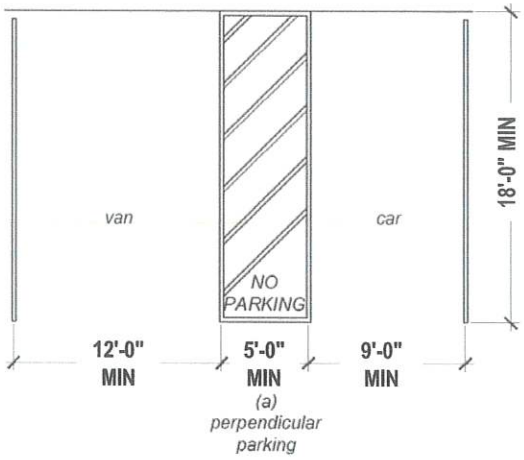
Medical care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay may exceed twenty-four hours.

Valet parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.

Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.



(a) PERPENDICULAR PARKING

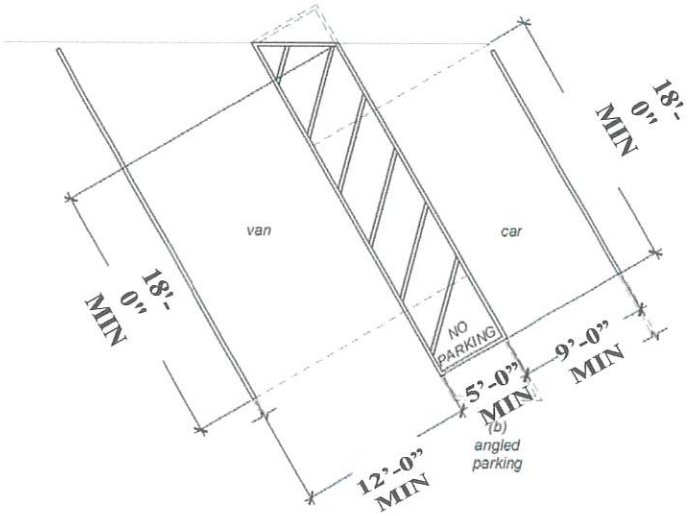


FIGURE 11B-502.2 VEHICLE PARKING SPACES

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Vehicle spaces. Car and van parking spaces shall be 216 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.
Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B- 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250."

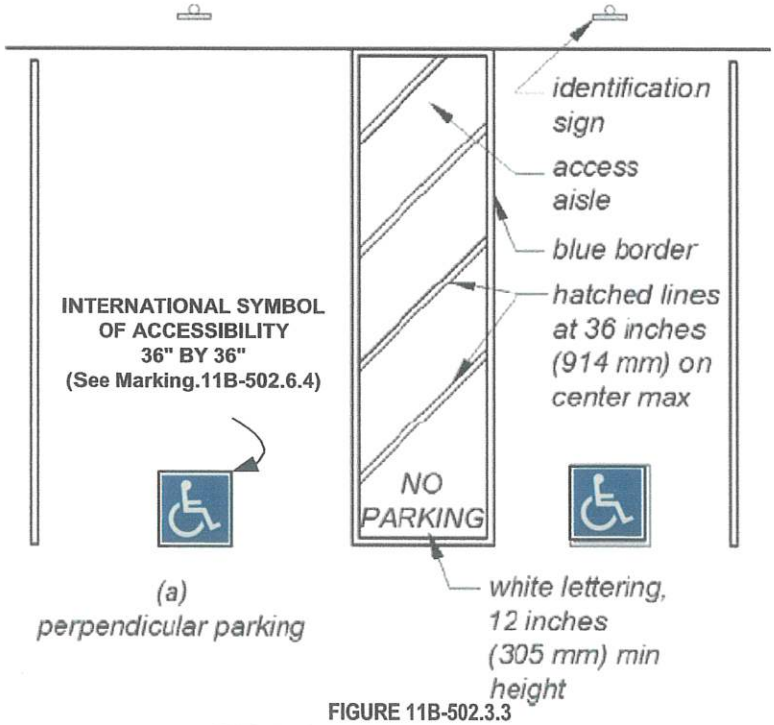
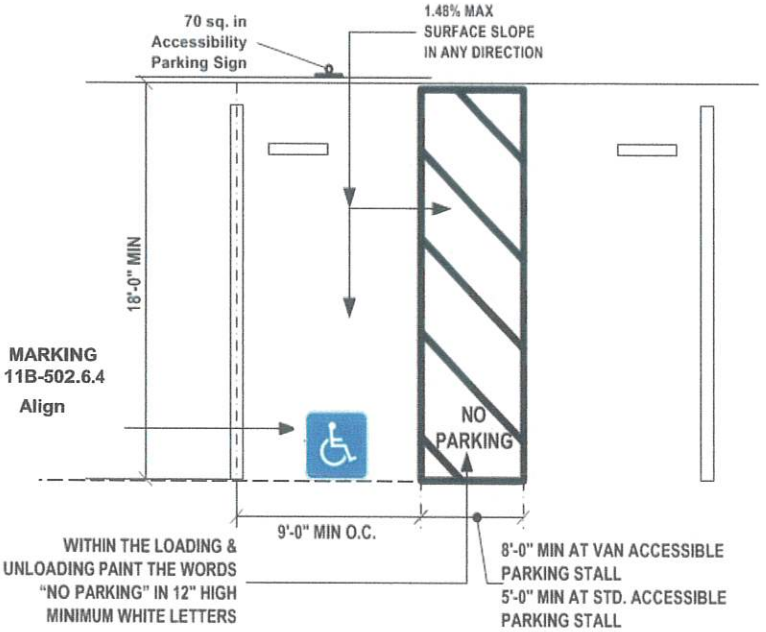


FIGURE 11B-502.3.3
PERPENDICULAR PARKING IDENTIFICATION



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

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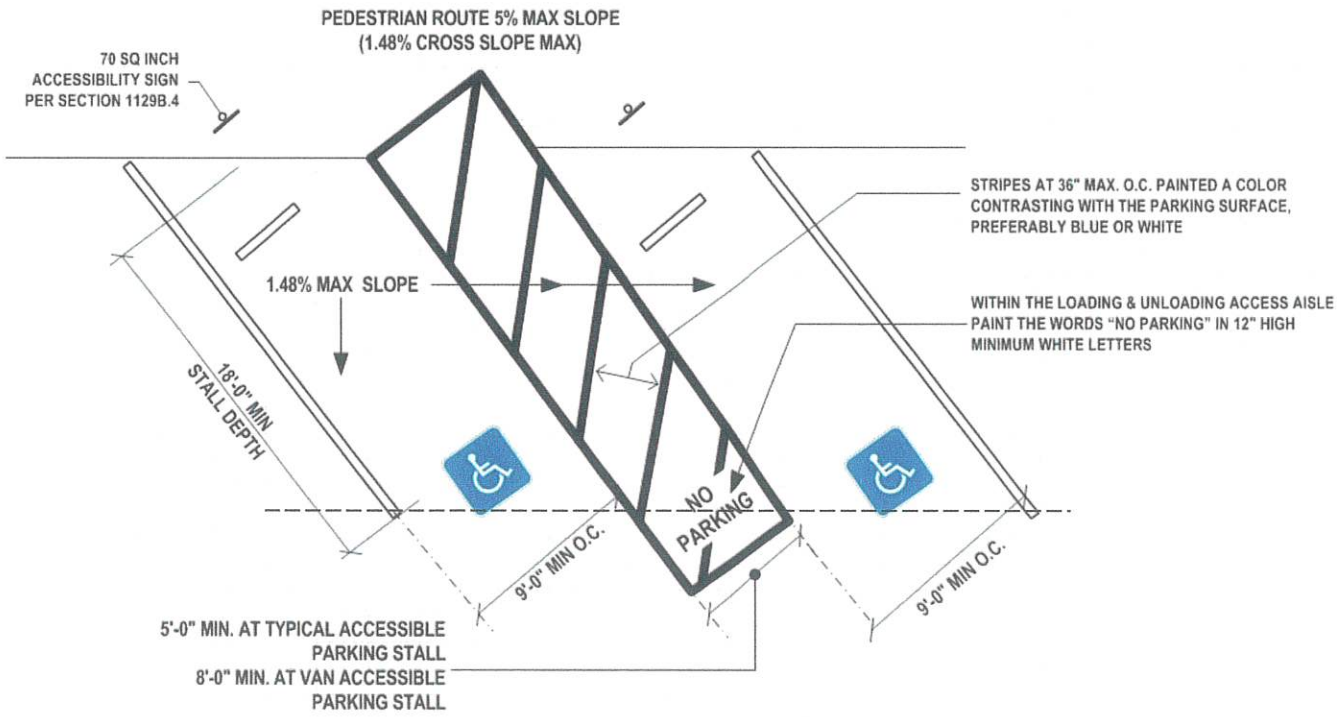


FIGURE 11B-502.3.3
ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Marking. Each accessible car and van space shall have surface identification complying with either Sections 11B-502.6.4.1 or 11B-502.6.4.2.

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

11B-502.7.2 Wheel stops. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

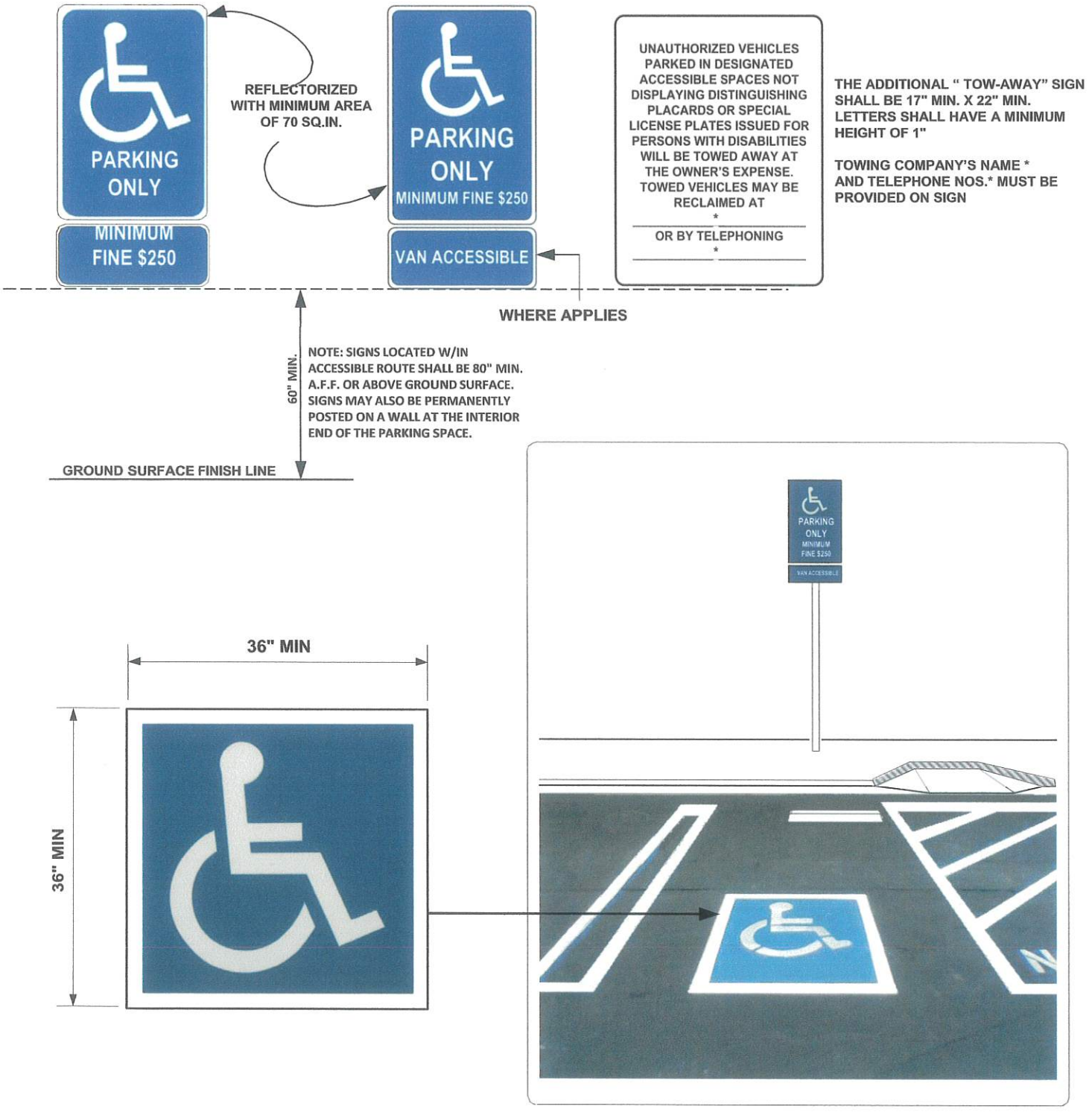
11B-502.8 Additional signage. An additional sign shall be posted either;

1) In a conspicuous place at each entrance to an off-street parking facility or
2) Immediately adjacent to on-site accessible parking and visible from each parking space.

11B-502.8.1 Size. The additional sign shall not be less than 17 inches wide by 22 inches high.

11B-502.8.2 Lettering. The additional sign shall clearly state in letters with a minimum height of 1 inch the following:
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles maybe reclaimed at: _____ _____ or by telephoning _____."
Blank spaces shall be filled in with appropriate information as a permanent part of the sign. (NOTE: **Towing Co.'s Name** and **Telephone Number** must be noted on the detail sheet/s on the plans).

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE

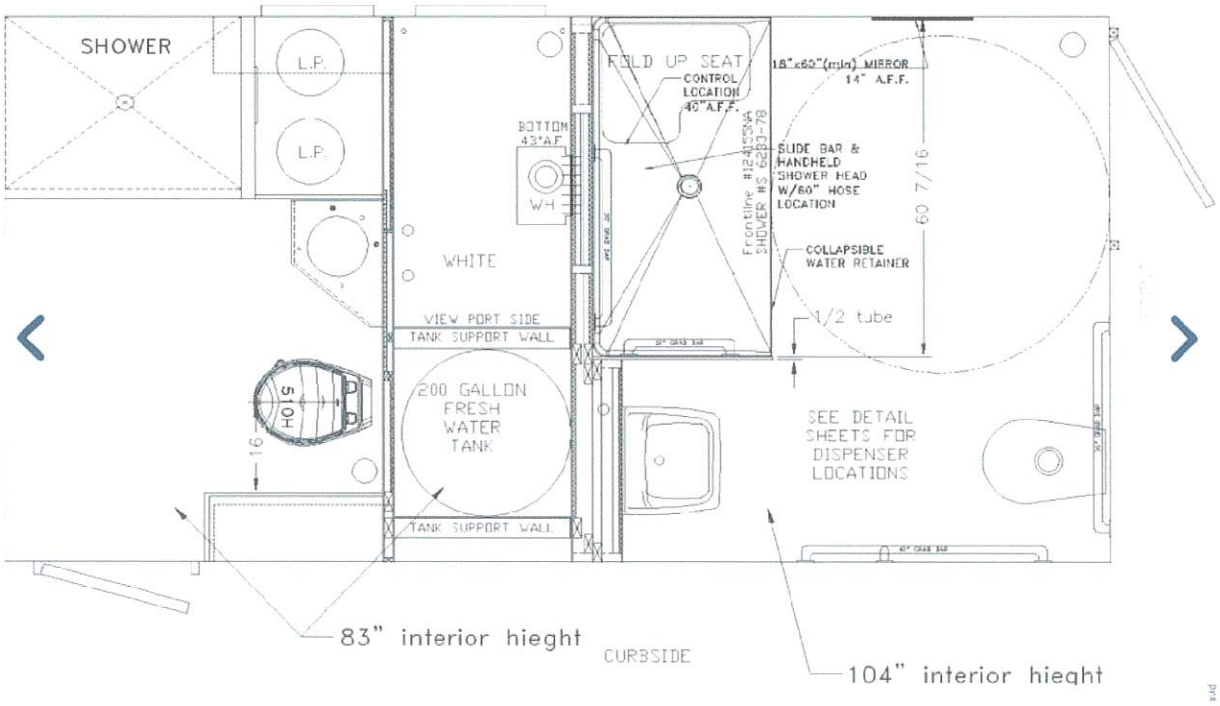


As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

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Diamond Environmental S LIFORNIA

CERTIFIED ADA +1 COMBO SHOWER RESTROOM



CASE: MTE250005
EXHIBIT: ELECTRIC SI
DATE: 2/20/25
PLANNER: J APARICIO
☑ Meeting ☐ Consent Agenda ☐ Final



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SAM SHAHROURI
DEPUTY DIRECTOR OF TLMA
BUILDING OFFICIAL

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT

ELECTRICAL
SELF-CERTIFICATION

Job Address: 83272 51st Ave, Coachella, CA 92236

Contractor name: Daniel Lua

Company name: Desert Elite Electric and Construction, Inc

Company address: 81920 Industrial Place, Indio, CA 92201

Description of the work performed:

Performed load calculations according to NEC (NFPA 70)

I declare that the following statement is true to the best of my knowledge:

I have installed and inspected each construction stage to verify conformance with the current California codes and standards.

Daniel Lua
Contractor's Signature

1000013
Contractor's C-10 License No.

Daniel Lua
Contractor's Name (print)

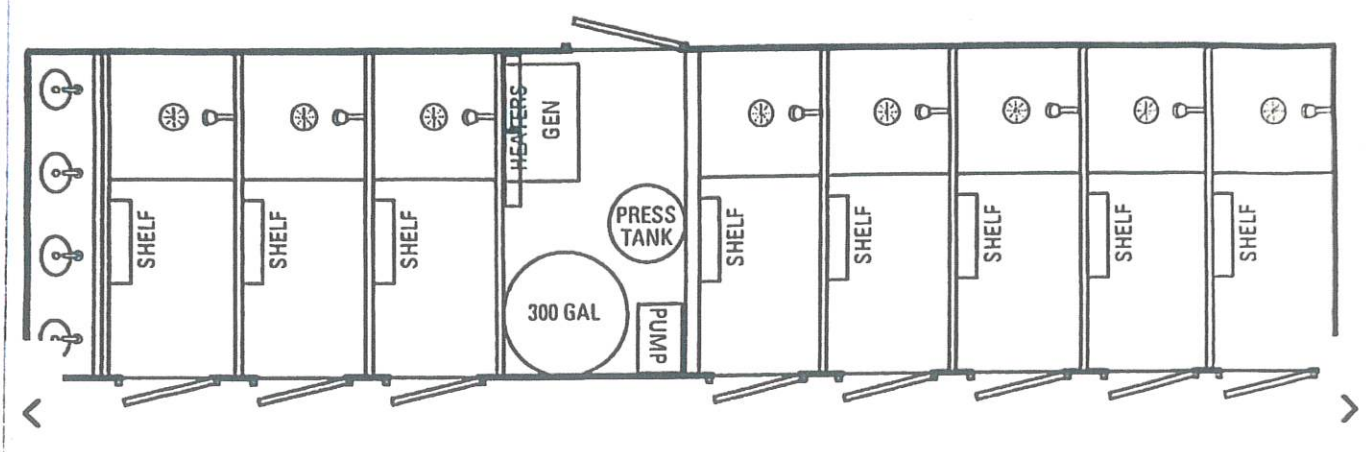
01/10/2025
Date of Statement

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond
environmental services

Shower Trailers

8 HEAD 4 SINK TRAILER PREMIER



Our 8-station shower trailer offers your guests flexabiliy as well as complete privacy. Each shower stall has a changing area as well as a shower and private lock. The trailer is equipped with high-volume air flow to remove moisture, and non-wood materials to prevent water damage.

FEATURES

4 Mens Shower Heads w/2 Sinks

4 Womens Shower Heads w/2 Sinks

Hand Soap & Hand Towels

Four (4) dedicated 20 AMP circuits

One (1) 50 AMP circuit for the sink

WASTE: 1,200 GL

PROPANE

HQ
Diamond Environmental Services
807 E. Mission Road
San Marcos, CA 92069

Desert Elite Electric & Construction, Inc.

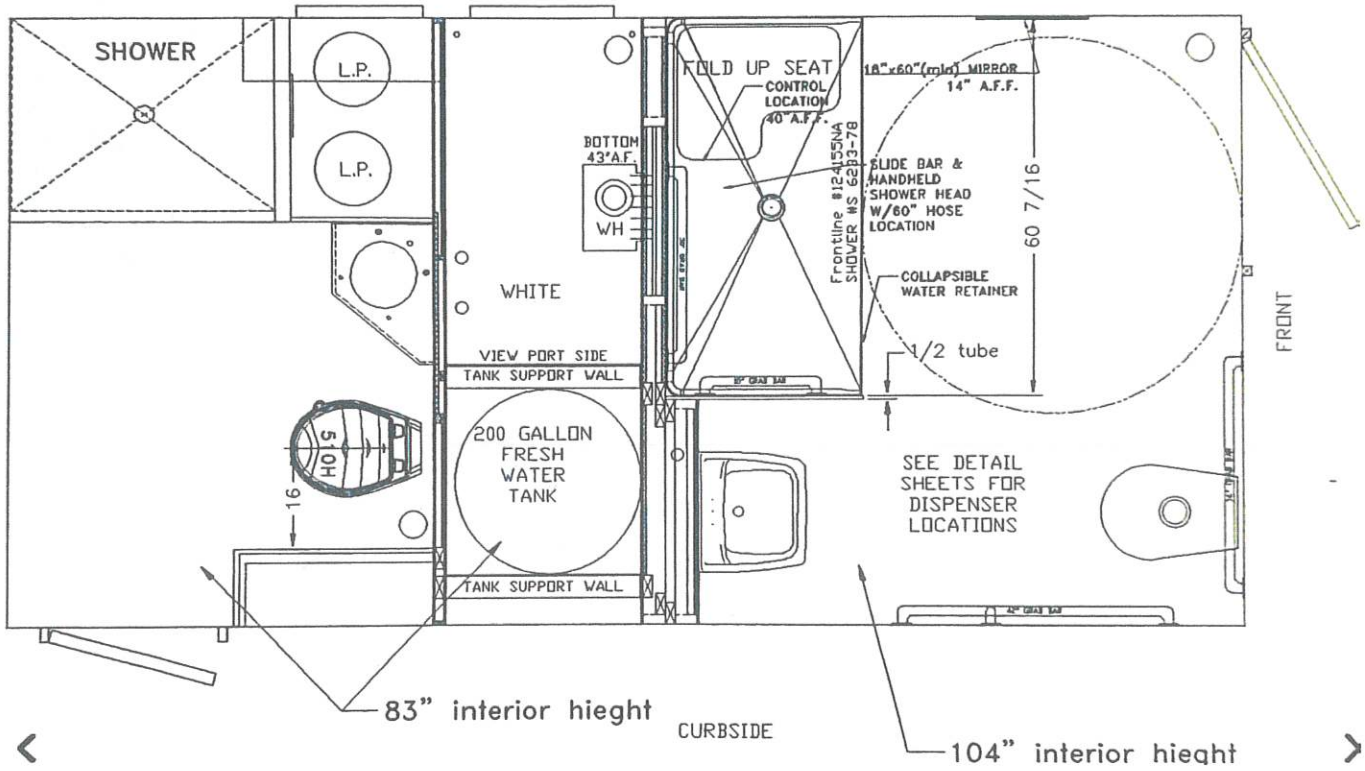
Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond
environmental services

Shower Trailers

CALIFORNIA CERTIFIED ADA +1 COMBO SHOWER RESTROOM



This California Certified ADA shower restroom combo trailer is equipped with 1 ADA shower, 1 ADA toilet and 1 ADA sin
The trailer also has a ramp making it easily accessible for handicap guests.

FEATURES

1 ADA Shower

1 ADA Toilet

1 ADA Sink

Comes with ADA Ramp

SPECIFICATIONS

22' X 24'

One 110 Power Cords with One Dedicated 30 AMP Circuits

WASTE: 400 GL, WATER 200 GL

Desert Elite Electric & Construction, Inc.

Daniel Lua
License # 1000013

HQ
Diamond Environmental Services
807 E. Mission Road
San Marcos, CA 92069

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

PRODUCT SPECIFICATIONS FOR XQ60 TIER 4 FINAL

CAT

Rating Prime	47.5 ekW (60 kVA)
Frequency	60 Hz
Voltage	120 - 600V
Engine	Cat C3.4
Fuel	Diesel
Height - Without Trailer	65.3 in
Length - Without Trailer	106.5 in
Width - Without Trailer	41.3 in
Weight with Lube Oil and Coolant, Without Trailer	1305 kg
100% Load 60Hz	3.7 gal/hr
75% Load 60Hz	2.8 gal/hr
50% Load 60Hz	1.9 gal/hr
Sound Power @ 7 meters (23 feet) @ All Ratings	63 dB(A)

XQ60 TIER 4 FINAL STANDARD EQUIPMENT

CAT C3.4B DIESEL ENGINE

Heavy-duty.
After treatment.

Desert Elite Electric & Construction Inc

Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

GENERATOR

1514P frame.

CONTROL PANEL

XQCP dgital set mounted controller.

CAT CONNECT REMOTE MONITORING

Provides package monitoring and management.

COOLING SYSTEM

Package mounted radiator with vertical air discharge.

Filled from factory.

CHARGING / STARTING SYSTEM

12V heavy duty starting motor and charging alternator c/w battery isolator.

FUEL SYSTEM

24hr dual wall fuel tank with 3 way directional valve for external supply.

AIR FILTER

Cyclonic/paper with dust cup and service indicator.

DISTRIBUTION

Single, robust enclosure for controls and distribution c/w 4 pole circuit breaker and safety cut off.

STRUCTURE

Heavy Duty steel base frame with integral fuel tank.

Lifting frame and 4 point lift.

Base frame is wider than enclosure to protect generator set during transportation.

ENCLOSURE

Sound attenuating, galvanised steel enclosure with exceptional noise reduction performance.

EXHAUST

Integrated spark arresting silencer.

LUBE OIL

On engine primary and secondary oil filters. Filled from factory.

GENERAL

Factory tested and inspected.

Desert Elite Electric & Construction, Inc.

Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Load (

		TOTAL AREA		34 ft x 12 ft	408 Sq ft
GENERAL					
LIGHT/RECEPTACLE@ 3VA/SQ FEET		1224	VA		
SHOWER					
SHOWER -1 @ 750 Watt		940	VA		
SHOWER -2 @ 750 Watt		940	VA		
SHOWER -3 @ 750 Watt		940	VA		
SHOWER -4 @ 750 Watt		940	VA		
SHOWER -5 @ 750 Watt		940	VA		
SHOWER -6 @ 750 Watt		940	VA		
SHOWER -7 @ 750 Watt		940	VA		
SHOWER -8 @ 750 Watt		940	VA		
MISCELANEOUS					
WATER HEATER		6500	VA		
	TOTAL	15244	VA	TOTAL (KW)	12195.2
1ST 10 KW @100% DEMAND FACTOR		10000	KW		
REMAINDER@60% DEMAND FACTOR		1317.12	KW		
	TOTAL	11317.12	KW		
		14146.4	VA		
	TOTAL	14146.4	VA		11317.12
	14147 VA@240-1P		47	AMP	

BREAKER SIZE IS 50A 240V/1PH

Desert Elite Electric & Construction, Inc.

Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond environmental services
888-744-7191
RESTROOMS FENCING POWER PUMPING

nt Restroom Agreement

Visit us @ www.**diamond**provides.com

(888) 744-7191

Date: January 31, 2025

To: Festival Campgrounds
83272 Avenue 51
Coachella, CA 92236
CLAUDIA LUA ALVARADO 760 578 5931
rancho51inc@gmail.com

From: **Victor Jackson**
Office: 760.744.7191
Direct line: 760.533.3626
VictorJ@diamondprovides.com

Project Contact	Project Name & Location	Pricing expires in 30 days
CLAUDIA 760 578 5931	**Coachella & Stagecoach 2025- 83272 51st Ave, Coachella, CA**	

Qty	Description	Unit Price	Line Total
4	2-Unit Solar Elite Restroom Trailer 15'x8'.6"	$600.00	$2,400.00
	Flushing toilet, sink with running water, mirror & light inside		
	120 uses per restroom only (sink pumps & toilet flushes combined) 960 total uses		
	self-contained and ready to use on delivery		
	Trailer must be placed on a hard flat surface. Needs 15' clearence with		
	no over hanging branches.		
1	SRO- Standing Room Urinal- 4 urinals	$95.20	$95.20
24	Pumping Services: Friday 4/11/25, Saturday 4/12/25, Sunday 4/13/25	$25.00	$600.00
24	Pumping Services: Friday 4/18/25, Saturday 4/19/25, Sunday 4/20/25	$25.00	$600.00
24	Pumping Services: Friday 4/25/25, Saturday 4/26/25, Sunday 4/27/25	$25.00	$600.00
3	Saturday Service Fee	$175.00	$525.00
3	Sunday Service Fee	$250.00	$750.00
4	Delivery: Tuesday 4/8/25 anytime 7am-5pm	$50.00	$200.00
	Removal: Monday 4/28/25 anytime 7am-5pm		
	** If this quote is not singed and sent back, this order will not be reserved. Payment		
	needs to be paid in full before or on the delivery date. Cancellation Fee's may apply.		
	Customer is responsible for any stolen, missing, or damaged equipment **		
	As of March, 2024 there will be a 2.75% processing fee charged for all credit/debit card payments.		
		Total *	**$5,770.20**

FED TAX ID # Claudia Lua OR CA DRIVERS LICENSE # and DOB A4W 6720 10/Nov

PRINT NAME TITLE

SIGNATURE FOR WORK AUTHORIZATION 2/14/2025 DATE

Prevailing Wage
☐ Yes ☐ No

Customer's Indemnity: Customer will indemnify Diamond Environmental Services, it's employees and agents against any claim, liability, or costs arising from this agreement or the use of the equipment, including property damage and personal injuries, except to the extent that such claims, liabilities or costs are due to Diamond Environmental Services sole negligence. Customer is responsible for damage caused by Acts of God, fire, theft, negligence, abuse, or vandalism, and agrees to pay all costs and expenses necessary to restore or replace said equipment. Failure to sign Diamond agreement and/or replacement of Diamond agreement with a P.O. or contract does not waive or alter Diamond language. Customer representative must be present at time of installation of Diamond equipment. Damaged or missing equipment or material will be charged to Lessee. Damage caused to after installation or delivery shall be the responsibility of Lessee. Rates quoted do not include Prevailing Wages unless specified. Diamond cannot comply with any PSA's & PLA's requirements. Prices subject to change due to desired actual material installed, ground conditions and/or accessibility. **Lessee responsible for utility marking.**

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond environmental services
RESTROOMS FENCING POWER PUMPING

Diamond Suite Agreement

Visit us @ www.diamondprovides.com

(888) 744-7191

Date: February 3, 2025

To: **Festival Campgrounds**
83272 Avenue 51
Coachella, CA 92236
CLAUDIA LUA ALVARADO 760 578 5931
rancho51inc@gmail.com

From: **Victor Jackson**
Office: 760.744.7191
Mobile: 760.533.3626
VictorJ@diamondprovides.com

Project Contact	Project Name & Location	Pricing expires in 30 days
CLAUDIA 760 578 5931	**Coachella & Stagecoach 2025- 83272 51st Ave, Coachella, CA**	

Qty	Description	Unit Price	Line Total
1	Delivery / Set Up	$675.00	$675.00
1	**California Certified ADA Jag Shower Suite** 1 Stall 1 Sink (Week 1)	$3,100.00	$3,100.00
	1 ADA Shower, 1 ADA Toilet, 1 ADA Sink		
	1 Shower, 1 Toilet, 1 Sink		
	Foot Print 22' x 24'		
2	**Additional Week Rental**	$495.00	$990.00
3	**Pumping Services: Friday 4/11/25, Saturday 4/12/25, Sunday 4/13/25**	$160.00	$480.00
3	Pumping Services: Friday 4/18/25, Saturday 4/19/25, Sunday 4/20/25	$160.00	$480.00
3	Pumping Services: Friday 4/25/25, Saturday 4/26/25, Sunday 4/27/25	$160.00	$480.00
	Rental Terms:		
	Delivery: Tuesday 4/8/25 anytime 7am-5pm		
	Removal: Monday 4/28/25 anytime 7am-5pm		
	This price is for the first 28 days. The Second Month would be $2,900 total		
	Customer to provide:		
	1-110V Power Cords & 1-dedicated 30 AMP Circuits		
	Water Access, Hose & Propane refill for Water Heater if needed.		
	Customer is hooking up to the sewer line		
	Damage Waiver (per week)	$250.00	
READ	***Damage Waiver - Waives damages & graffiti up to $5,000. Theft & Total Loss is excluded. $250 per Week Waiver fee will be added to Total if you opt in and initial. Cannot opt in/out during or after service is finished.***	→ OPT IN	
		Total *	**$6,205.00**

FED TAX ID # OR CA DRIVERS LICENSE # and DOB

Claudia Lua Alvarado — Owner
PRINT NAME — TITLE

Prevailing Wage
☐ Yes ☐ No

SIGNATURE FOR WORK AUTHORIZATION — 2/24/2025 DATE

will be added to all invoices. Customer's Indemnity: Customer will indemnify Diamond Environmental Services, it's employees and liability, or costs arising from this agreement or the use of the equipment, including property dam age and personal injuries, except to ns, liabilities or costs are due to Diamond Environmental Services sole negligence. Customer is resp onsible for damage caused by Acts of ce, abuse, or vandalism, and agrees to pay all costs and expenses necessary to restore or replace s ald equipment. Failure to sign /or replacement of Diamond agreement with a P.O. or contract does not waive or alter Diamond language. Customer representative of installation of Diamond equipment. Damaged or missing equipment or material will be charged to Le ssee. Damage caused to after all be the responsibility of Lessee. Rates quoted do not include Prevailing Wages unless specifie d. Diamond cannot comply with any nts. Prices subject to change due to desired actual material installed, ground conditions and/or acce ssibility. **Lessee responsible for**

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond environmental services
RESTROOMS FENCING POWER PUMPING

mond Suite Agreement

us @ www.diamondprovides.com

(888) 744-7191

Date: February 3, 2025

To: Festival Campgrounds
83272 Avenue 51
Coachella, CA 92236
CLAUDIA LUA ALVARADO 760 578 5931
rancho51inc@gmail.com

From: **Victor Jackson**
Office: 760.744.7191
Mobile: 760.533.3626
VictorJ@diamondprovides.com

Project Contact	Project Name & Location	Pricing expires in 30 days
CLAUDIA 760 578 5931	**Coachella & Stagecoach 2025- 83272 51st Ave, Coachella, CA**	

Qty	Description	Unit Price	Line Total
1	Delivery / Set Up	$600.00	$600.00
1	**8 Heads 4 Sinks** Jag Premier Shower Suite **(Week 1)**	$4,975.00	$4,975.00
	8 Individual / 4 Exterior Sinks / 37' Long		
2	Additional Week Rental	$800.00	$1,600.00
3	Pumping Services: Friday 4/11/25, Saturday 4/12/25, Sunday 4/13/25	$475.00	$1,425.00
3	**Pumping Services: Friday 4/18/25, Saturday 4/19/25, Sunday 4/20/25**	$475.00	$1,425.00
3	Pumping Services: Friday 4/25/25, Saturday 4/26/25, Sunday 4/27/25	$475.00	$1,425.00
3	Saturday Service Fee	$175.00	$525.00
3	**Sunday Service Fee**	$250.00	$750.00
	Delivery: Tuesday 4/8/25 anytime 7am-5pm		
	Removal: Monday 4/28/25 anytime 7am-5pm		
	Customer to provide: Propane refill for Water Heater if needed.		
	Four 110 Power cords With Four Dedicated 20 AMP Circuits		
	+ One 50 AMP Circuit for Sinks Outlets / Power Access for the water pump		
	Damage Waiver (per week)	$250.00	
READ	***Damage Waiver - Waives damages & graffiti up to $5,000. Theft & Total Loss is excluded. $250 per Week Waiver fee will be added to Total if you opt in and initial. Cannot opt in/out during or after service is finished.*** → OPT IN		
		Total *	**$12,725.00**

FED TAX ID # OR CA DRIVERS LICENSE # and DOB

Claudia Lua Alvarado — Owner
PRINT NAME — TITLE

SIGNATURE FOR WORK AUTHORIZATION — DATE 2/14/2025

Prevailing Wage
☐ Yes ☐ No

*Agency & Energy fee will be added to all invoices. Customer's Indemnity: Customer will indemnify Diamond Environmental Services, it's employees and agents against any claim, liability, or costs arising from this agreement or the use of the equipment, including property damage and personal injuries, except to the extent that such claims, liabilities or costs are due to Diamond Environmental Services sole negligence. Customer is responsible for damage caused by Acts of God, fire, theft, negligence, abuse, or vandalism, and agrees to pay all costs and expenses necessary to restore or replace said equipment. Failure to sign Diamond agreement and/or replacement of Diamond agreement with a P.O. or contract does not waive or alter Diamond language. Customer representative must be present at time of installation of Diamond equipment. Damaged or missing equipment or material will be charged to Lessee. Damage caused to after installation or delivery shall be the responsibility of Lessee. Rates quoted do not include Prevailing Wages unless specified. Diamond cannot comply with any PSA's & PLA's requirements. Prices subject to change due to desired actual material installed, ground conditions and/or accessibility. **Lessee responsible for utility marking.**

USA TODAY CO.

LocaliQ

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Brianna Greenwood
City Of Coachella - Legals
53990 Enterprise WAY
Coachella CA 92236-3817

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 04/12/2026
PDS Palm Springs Desert Sun 04/12/2026

and that the fees charged are legal.
Sworn to and subscribed before on 04/12/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires 9.19.29

Publication Cost:	$422.48		
Tax Amount:	$0.00		
Payment Cost:	$422.48		
Order No:	12233934	# of Copies:	
Customer No:	1252586	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

CITY OF COACHELLA
CITY COUNCIL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Coachella will hold a public hearing on Wednesday, April 22, 2026 at 6:00 p.m. at 1515 Sixth Street, Coachella CA 92236 to consider oral and written testimony regarding Entertainment Permit (EP) No. 26-03 Rancho 51 – Reset Wellness Camping Event project for the special event proposed from May 29th thru May 31st, 2026. The Project is located at 83272 51st Avenue. The site encompasses approximately 7.79 acres and is identified as Assessor's Parcel Number (APN) 779-310-012 and 779-310-013. The applicant proposes a temporary campground event that includes glamping tents and vacant spaces where individuals can bring their own tents. The event will include accessory uses such as restrooms, shower trailers, food vendors, and yoga. Alcohol service is proposed. Off-street parking is provided on-site. Applicant: Claudia Lua Alvarado



The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 class 1 that exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures and facilities. The proposed Entertainment Permit will be for the permitting of existing private property.

Copies of the Application materials submitted are available for public inspection at the Coachella Development Services Department 53990 Enterprise Way, Coachella, CA 92236 between the hours of 7:00 am and 6:00 pm, Monday through Thursday. City Hall is closed on Fridays. (Se Habla Español).

In addition to submitting written comments at the address noted above, you may email amoreno@coachella.org or call (760) 398-3102 before 4:30 p.m. on the day of the meeting to leave a voice message. You may request to speak via zoom by contacting the Coachella City Clerk through the above means before 4:30 p.m. on the day of the meeting and requesting a Zoom link to the meeting. Public comments either received via email, telephonically or via Zoom must be limited to a maximum of 250 words written or three minutes spoken.

The live stream of the meeting may be viewed online by accessing the City's website at www.coachella.org, and clicking on the "Agendas/Minutes" tab located on the home page, and finding the Zoom Meetings link to the meeting on the posted agenda.

If any individual or group challenges this action in court, issues raised may be limited to those issues raised at the public hearing described in this notice or in written testimony. Any questions or comments may be directed to:

Adrian Mor[illegible]te Planner
53-990 Enterpris[illegible]hella, CA 92236
(7[illegible]

BY ORDER OF THE CITY CLERK
4/12/26

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ENTERTAINMENT PERMIT NO. 26-01 FOR TEMPORARY CAMPGROUND EVENTS IN APRIL 2026, LOCATED AT 83272 51ST AVENUE ON APPROXIMATELY 7.79 ACRES OF LAND (ASSESSOR'S PARCEL NUMBER 779-310-012 AND 779-310-013), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES). APPLICANT: CLAUDIA LUA ALVARADO

WHEREAS, on February 18, 2026, the applicant, Claudia Lua Alvarado submitted an Entertainment Permit application to conduct temporary campground events in from April 9 through April 13, 2026; April 16 through April 20, 2026, and April 23 through April 27, 2026, at 83272 51st Avenue ("the Project"); and

WHEREAS, the Site is located within the City of Coachella at 83272 51st Avenue on approximately 7.79 acres of land within Riverside County, California (Assessor's Parcel Number 779-310-012 and 779-310-013) ("Property"); and

WHEREAS, the subject property at Assessor's Parcel Number 779-310-012 and 779-310-013 have zoning designation of Residential Estate and a General Plan 2035 land use designation of Estate Rancho; and

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns and site design; and

WHEREAS, the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301); and

WHEREAS, the proposed temporary campground events are not likely to be detrimental to public health, safety, or welfare as the conditions of approval will ensure the project operates in a manner consistent with the zoning ordinances that regulate the Project Site; and

WHEREAS, a notice of a public hearing to consider Entertainment Permit No. 26-01 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on March 15, 2026, of a legal public hearing notice which was published in the Desert Sun, the City's newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on March 11, 2026; and

WHEREAS, on March 25, 2026, the City Council held a duly noticed public

hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for Entertainment Permit to allow the Project; and

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

WHEREAS, the site for the 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, at the conclusion of the public hearing and following discussion, the City Council approved this Resolution for the conditional approval of the Rancho 51 Festival Campground Project as conditioned with the motion vote outcome specified in the meeting minutes for the March 25, 2026, City Council meeting.

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

SECTION 1. Incorporation of Recitals. The City Council hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Environmental Findings. The City Council has independently reviewed the administrative record for the proposed project, including all oral and written comments received during the document circulation period, public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the City Council finds that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301);

SECTION 3. Entertainment Permit Findings. Based upon the evidence presented at the hearing, including the staff report, the City Council hereby finds and determines the Project complies with the necessary findings as required by Coachella Municipal Code Section 5.24 and hereby finds that:

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff review.
2. There are no known violations of any laws, ordinances, or regulations related to the

applicant's fitness to manage or operate the proposed temporary campground special events, as evidenced by staff. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

3. The applicant does possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances, or regulations as evidenced by staff. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. The operation of the temporary campground event will be subject to the conditions of approval for this project which include conditions which are similar to those required of the applicant for their 2025 temporary event permit for a similar event in scope within the Riverside County jurisdiction. As a result, the operator is familiar with the expectations required of those conditions of approval as conditioned by this permit. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events. The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

4. The applicant does possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events and regarding any incident reports for the subject property.

The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

5. Staff finds that the applicant does possess sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Throughout this time, the applicant has extensive experience managing multi-day overnight stays to single-day events with specific operating hours. The applicant team includes Claudia Alvarado and Juan Alvarado. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado's experience with AEG and LA Galaxy consisted of working as front office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy. Together, the applicant team's combined expertise and years' operating the subject property for special events exhibits the ability of their team to have sufficient financial resources and experience to manage and operate the proposed temporary campground special events as proposed in this entertainment permit.

SECTION 4. 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 Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. City Council Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council conditionally approves Entertainment Permit No. 26-01, for temporary campground events in April 2026, located at 83272 51st avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to

California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A" and Site Plan "Exhibit B" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's entertainment permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 25th day of March 2026.

~~Steven A. Hernandez~~ Frank Figueroa
Mayor, Pro Tem

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2026-16 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of March 2026, by the following vote of Council:

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSENT: None

ABSTAIN: None

Delia Granados
Deputy City Clerk

Exhibit A – Resolution No. 2026-16

CONDITIONS OF APPROVAL FOR ENTERTAINMENT PERMIT NO. 26-01 RANCHO 51 FESTIVAL CAMPGROUND

General Conditions

1. Entertainment Permit 26-01 ("Permit") is for a temporary campground event that includes 45 glamping tents and 50 vacant spaces where individuals can bring their own tents ("Event"). The Event will include restrooms, shower trailers, beauty bar, food trucks and DJ. Parking will be located on-site and can accommodate up to 161 vehicles. Alcohol service is permitted.

2. The approval of the Permit is based on the site plan and details submitted for the Event by the applicant, and conditioned on the following restrictions and requirements. The applicant is responsible for ensuring compliance with these conditions of approval during the Event. Violation of any of the conditions of approval shall be cause for revocation of the Permit. Misrepresentations of the Event to the City by applicant shall be cause for revocation of the Permit. Any portion of the Event found to be detrimental to public health, safety, or general welfare, or a public nuisance, shall be cause for revocation of the Permit.

3. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.

4. The Permit shall be valid for 12 months after the effective date set by city council approval. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the initial term of 12 months has lapsed, at which time the City Council will review compliance with the conditions of approval and consider granting up to a 36-month renewal of the entertainment permit. Relinquishment of the Permit will require an amendment to this resolution, subject to review by the City Council. The Permit is nontransferable.

5. Any violation of any of the conditions of approval for the Permit may result in the issuance of citations and fines, and may result in revocation of the Permit.

6. Hours of operation and restrictions are listed below for the Event.

   a) Thurs. April 9, 2026 (start @ 3:00 pm) – Mon. April 13, 2026 (end @ 11:00 am)

   b) Thurs. April 16, 2026 (start @ 3:00 pm) – Mon. April 20, 2026 (end @ 11:00 am)

   c) Thurs. April 23, 2026 (start @ 3:0[illegible]on. April 27, 2026 (end @ 11:00 am)

Hours Restrictions

d) Quiet hours for overnight areas must be observed from 10:00 p.m. to 6:00 a.m. As such there will be no amplified noise permitted after 10:00 p.m. for this Event.

7. A maximum of 200 guests are permitted on-site for the Event at any given time. The applicant shall maintain a count of all Event participants on-site at all times during the Event. Event counts shall be maintained by Event staff at the main entrance and made available upon request by the Coachella Police or City Staff.

8. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.

9. The applicant shall obtain any other permits or approvals necessary for activities taking place during the Event (e.g. providing food trucks necessitates Healthy Food Truck Permits). Applicant is responsible for ensuring that any vendors also obtain any permits or approvals necessary for the services they are performing at the Event.

10. The applicant shall ensure that the Event complies will all applicable local, state, and federal laws and regulations, including but not limited to any City ordinances specified in these conditions.

11. The applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

Security

12. 24/7 Licensed security guards shall be required. These guards must possess State of California guard cards issued through the California Department of Consumer Affairs. Additional guards shall be used as needed to adequately patrol the parking areas. The City Manager, Community Development Director, Code Enforcement Manager, or Chief of Police may modify the entertainment permit security plan as deemed necessary to preserve the safety and welfare of guests and the public. The applicant shall provide a security services agreement for the Event upon request.

13. Security guards shall wear vests or uniforms, making them readily identifiable.

14. The Event shall have a centralized "security command post" that will serve as logical center for Event security, local agencies, and Event staff.

15. The following preventative measures shall be undertaken to reduce the potential for alcohol-related problems:

    a) Food service shall remain available during all hours of operation;

    b) Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;

    c) All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol; and

d) The availability of a variety of non-alcoholic beverages shall be made known and offered to customers.

16. No Parking is permitted to occur on Avenue 51 and shall be strictly enforced by the applicant.

17. Any and all weapons shall be prohibited at the premises or on the parking lot of the premises except by those individuals lawfully permitted to possess such.

18. The Chief of Police shall have the authority and power to pause the Event when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy.

19. The applicant shall comply with Municipal Code requirements of Chapter 5.24.

20. The applicant shall employ the use of hand-held metal detectors at all entrances if deemed necessary by the Chief of Police to protect the safety and general welfare of patrons or of the public.

21. The applicant shall not use any residential pool/body of water as part of Event.

22. The applicant shall have staff directing vehicular traffic accessing the Event.

23. Any threats of violence or suspicious objects during the Event must be immediately reported to the City.

24. Event staff shall be trained to respond to any threats of violence or suspicious objects and to evacuate Event attendees, if necessary.

25. Ongoing utility outages must be reported to the City.

26. Event staff shall be trained to respond to utility outages.

27. Hazardous materials must be disposed of pursuant to applicable law.

28. The applicant shall have procedures in place to respond to threats of violence, suspicious objects, earthquakes, hazardous materials, and utility outages during the Event.

29. The applicant shall provide Event attendees with overview of emergency procedures.

30. The applicant must provide first aid services to Event attendees.

31. The applicant shall implement and maintain a system by which the applicant separately identifies each and every adult at the Event so as to distinguish each adult from any and all minors at the Event during the service of alcohol. At a minimum, such system of adult identification shall require the applicant to place a bracelet on either hand of each adult at the Event. In addition, the Chief of Police is hereby authorized to require other methods and procedures to be implemented and maintained by any applicant to assure compliance with the requirement that each adult remain separately identified from any minor at the Event.

Nuisance Abatement

32. The applicant shall ensure that the Event complies with the standards and limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the Event.

33. The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). Any amplified sound equipment shall be oriented to reduce noise impacts off-site with consultation from the Code Enforcement Manager. The applicant shall utilize a noise decibel meter on-site during the Event to monitor noise levels for compliance with the City Noise Ordinance. If noise nuisances are observed by the Chief of Police or Code Enforcement Manager, the City Manager or designee may require that the applicant use electronic noise sensors on-site for the Event and that noise measurement data from the noise sensors be available to the Code Enforcement Manager.

34. The applicant shall ensure adequate dust control measures are in place to the satisfaction of the Code Enforcement Manager and the City Engineer. The City Manager, Code Enforcement Manager, or City Engineer may require additional dust control measures as may deemed necessary.

35. On-site Event lighting shall be directed away from vehicle and pedestrian traffic on Avenue 51 and away from surrounding properties. Event operations shall include protocols to avoid light glare onto adjacent properties.

36. All garbage, debris, and litter must be properly disposed of at the conclusion of the Event.

37. The applicant shall provide trash bins throughout the Event.

Bathrooms and Water Access

38. ADA accessible restrooms shall be provided and available to use by all guests on-site during the Event and shall require inspection by the Building Official prior to commencement of the Event under this entertainment permit.

39. Potable water must be provided without charge for all guests. The applicant shall provide water vendor information for bottled water company or proof of potable water service for the Event upon request.

Additional Approvals

40. The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, Sheriffs Department, Department of Public Health, Riverside County Department of Environmental Health etc.).

41. The applicant shall submit paperwork required two weeks prior to the event to the Riverside County Department of Environmental Health.

42. All structures, including stages, tents, cabanas, and bleachers shall be installed, used and taken down per the engineered specifications stamped by a licensed engineer and on file with the City of Coachella.

43. Any signs displayed shall comply with the City of Coachella Sign Ordinance.

44. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages at the subject site shall not be visible from the public right-of-way or anywhere off the site.

45. The applicant must maintain a City of Coachella Business License coving the Event.

46. All vendors at the Event must obtain City of Coachella Business Licenses.

47. Applicant must comply with the applicable provisions of Coachella Municipal Code Chapter 4.28 inclusive of obtaining a Transient Occupancy Tax Certificate and Reporting and Remitting Transient Occupancy Tax.

48. All structures on Event grounds must have Building Inspection approval prior to the Event.

Building

49. Existing pool is not intended for commercial use. Provide Riverside County Environmental Health Approval for use or post signage at the event stating the pool shall not be used.

50. At least two campsites and one additional campsite for each 100 campsites or fraction thereof, shall be accessed by and connected to sanitary facilities by travel routes with a maximum slope of 1:12. Permanent toilet and bathing facilities serving campsites shall comply with "Toilet and bathing rooms." (California Building Code11B-246.2) Provide proof of service contract.

51. The Building Official has designated the event as Assembly-2 (A-2) occupancy. Therefore, the event must comply with the 2025 Uniform Plumbing Code Table 422.1. The following minimum plumbing fixtures are required: three (3) water closets for males and two (2) urinals, four (4) water closets for females, a minimum of four handwashing facilities, at least one service sink and provisions of drinking water. Provide proof of potable water service.

52. Provide information about shower availability, include information for accessible showers

53. Contact Burrtec and provide a waste management plan with proof of service.

54. Obtain a building permit for the special event, from the Building Division.

55. Provide a California Associability Specialist Program (CASp) inspection approval at the time of the Building and Safety inspection prior to any quests arriving on site.

56. Provide a minimum of 7 accessible camp sites distributed at every type of camp site.

57. All site amenities shall be accessible and on an accessible path of travel including access to waste bins.

58. Implement dust control measure to ensure the site complies with AQMD Rule 403-Dust Control.

59. Obtain permits for any permanent or temporary structures.

60. Obtain an electrical permit for any temporary electrical system including but not limited generators. Submit load calculations for each separate system.

61. An inspection by the City Building Official will be required. Prior to the event, you must be cleared by the Building and Safety Department by way of a Pre-Event Life and Safety Inspection.

Fire

62. No designated fire lanes, fire hydrants or any other Fire Department appliances shall be blocked or obstructed. Fire lanes shall be clearly identified in an approved manner throughout the Event grounds by posting "NO PARKING FIRE LANE" or other approved means. All motor vehicles shall be parked in designated parking areas.

63. A class K extinguisher is required for any cooking operations that involve the release of grease laden vapors, which include but are not limited to deep fryer and griddle operations. Cooking that produces sparks or grease laden vapors shall not be performed inside of the kitchen tents LPG tanks (empty or full) used for cooking operations shall be secured and kept a safe distance away from open flames.

64. Cooking without necessary licenses is prohibited.

65. At least one 2A10BC fire extinguisher, with a current service tag (within one year), shall be provided within every 75 feet of travel distance.

66. Smoking shall not be permitted in tents or membrane structures. Approved "No Smoking" signs shall be conspicuously posted

67. All fabric or pliable canopy covers, side/back drop, and/or decorative material must be inherently fire resistive and labeled as such or may be treated with a State Fire Marshal approved fire-retardant chemical.

68. All extension cords shall be undamaged, 12/3-gauge wire or greater, with approved connectors. The use of multi plug connections is prohibited.

69. Portable generators shall be maintained a minimum of 10 feet from all combustible materials and/or LPG tanks. Each generator shall be isolated from the public by a physical guard and provided a minimum of one 2A10BC rated fire extinguisher.

70. All food truck apparatus shall be easily relocatable in the event of an emergency or where otherwise required. All food trucks shall have their own compliment of a minimum one 2A10BC (5lb) fire extinguisher as well as a K Type fire extinguisher, both shall have a current service tag from a California State Fire Marshal approved contractor. All food trucks that have fuel-fire equipment shall be provided with adequate ventilation and a commercial kitchen hood extinguishing system. The hood, plenum and duct shall be maintained in a clean and safe operation. The hood suppression system shall be operational and provided with current service tag.

71. Wood, charcoal or other solid burning material shall be stored away from any combustible material and usage shall be confined to an approved cooking device for that material. All hot material shall be disposed of in a proper container.

72. All motor vehicles shall be parked in designated parking areas. Fire lanes and fire hydrants shall not be blocked. Fire lanes are to be maintained.

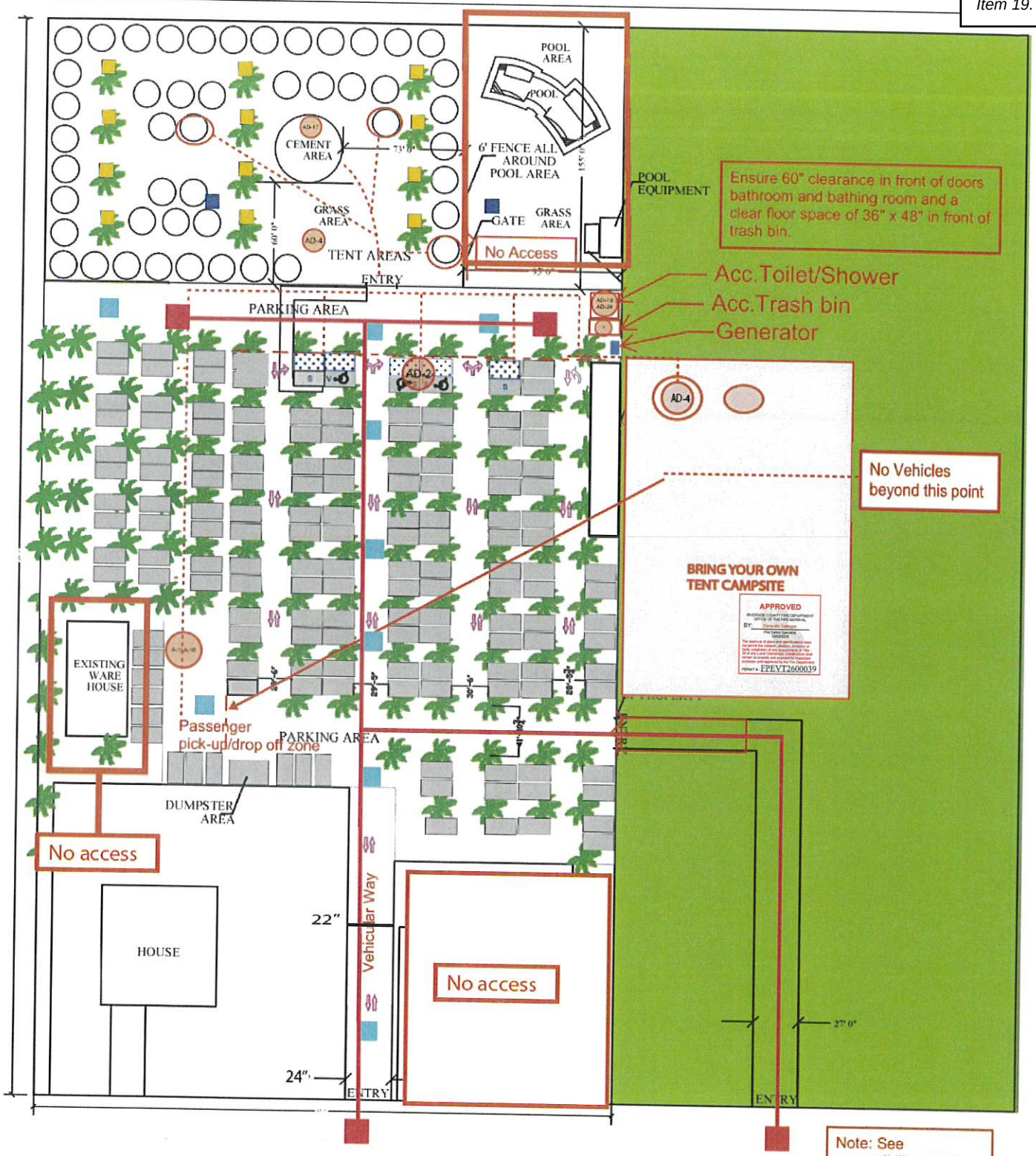
73. No fireworks (including safe and sane, sparklers).

74. An inspection by the Office of the Fire Marshal will be required. Prior to the Event, you must be cleared by the Fire Department by way of a Pre-Event Fire Safety Inspection.

75. The applicant must immediately report any fire hazards during the Event to the City.

76. Event staff shall be trained to respond to fires and to evacuate Event attendees, if necessary.

77. The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances. The Fire Marshals job card, approved plans and condition letter must be at the Event grounds or NO inspection will be performed. Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date online rruofmscheduling@fire.ca.gov The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances.


POOL AREA
POOL
CEMENT AREA
6' FENCE ALL AROUND POOL AREA
POOL EQUIPMENT
Ensure 60" clearance in front of doors bathroom and bathing room and a clear floor space of 36" x 48" in front of trash bin.
GRASS AREA
GATE
GRASS AREA
TENT AREAS
No Access
ENTRY
Acc.Toilet/Shower
Acc.Trash bin
Generator
PARKING AREA
AD-4
No Vehicles beyond this point
BRING YOUR OWN TENT CAMPSITE
APPROVED
FPEVT2600039
EXISTING WARE HOUSE
Passenger pick-up/drop off zone
PARKING AREA
DUMPSTER AREA
No access
HOUSE
22"
Vehicular Way
No access
24"
ENTRY
27' 0"
ENTRY
Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.
XX-XX
Accessible details page
Applicable Codes:
2010 American with Disability Act
2022 California Building Code 2025
2015 CA. State Parks Accessibility Guidelines
AVENUE 51
LEGEND
Accessible camp site
CAR PARKING SPOT
Handicap spaces
Accessible route-60" w
Popup irrigation sprinkler system
KEY NOTES
Van accessible ADA Stall
Graded parking lot
Accessible aisles
fire lane
A-1
RANCHO 51
83272 51ST AVENUE
COACHELLA, CA 92236
L-1.0
Parking plan
SHEET
SCALE 1" = 50'
DESIGNED BY: Jan Portnoy



AVENUE 51

LEGEND

- WATER SOURCE
- 153 CAR PARKING SPOT
- 8 HANDICAP PARKING SPOT
- LOW VOLTAGE LIGHTS MOUNTED ON TREES
- LANDSCAPE LOW VOTAGE LIGHTS

GENERAL NOTES:

PARKING LOT IS GRADED ROAD BASE MATERIAL

THESE DRAWINGS AND SPECIFICATIONS ARE AN INSTUMENT OF SERVICE AND REMAIN THE PROPERTY OF SANDS TO GREENS LANDSCAPE INC. THEY ARE NOT TO BE REPORDUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF SANDS TO GREEN'S LANDSCAPE INC.

LANDSCAPE PLAN SHEET L-1.0

SCALE: 1" = 50'

DRAWN

REVISED

REVISION

PREPARED BY: ANA MADRIGAL

DESIGNED BY: JUAN ALVARADO JR.

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LICENSE NO. 891251
(C-27), (C-61/D12), (C-53), (C-33)

LANDSCAPE DESIGN BY:

Sands to Greens LANDSCAPE

LANDSCAPE PLAN FOR
RANCHO 51 RESIDENCE
83272 51ST AVENUE
COACHELLA, CA 92236