City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ◆ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 06, 2024
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	**If you would like to attend the meeting via Zoom, here is the link:** https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09 Or One tap mobile : +16694449171,,84544257915#,,,,*380084# Or Telephone: US: +1 669 900 6833 **Webinar ID: 845 4425 7915** **Passcode: 380084** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

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

    Written comments may be submitted to the City Council electronically via email to **cityclerk@coachella.org**. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at **www.coachella.org**, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes - October 16, 2024

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Coachella Village Project (First, 12 Month Time Extension)

   Variance No. 22-04 (previously VAR No. 17-06), Architectural Review No. 22-12 (previously AR No. 17-12) a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. The Variance includes a request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet. HCM Development (Applicant).

3. Non-Hearing - CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot a request by the applicant to provide an alternative design for off-site improvements for the approved project at 84650 Avenue 49. Applicant: Islamic Society of Palm Springs.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Galilee Center Thrift Store

   Conditional Use Permit No. 383 for the thrift store use within a 2,610 SF tenant space at 49291 Grapefruit Boulevard, Unit #1. Applicant: Gloria Gomez

5. Variance No. 24-01 – Campos, Setback

   A request for a for five foot setback variance for an existing detached 263 SF patio structure constructed without a permit at 48552 Playa Del Amor Street**.** Applicant: Jesus Campos.

INFORMATIONAL:

6. Director Updates

ADJOURNMENT:

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

City Council Chamber
1515 6th Street, Coachella,
(760) 398-3502 ◆
www.coachella.org

AGENDA

DE UNA REUNIÓN DE LA

COMISIÓN DE PLANIFICACIÓN

PLANNING COMMISSION

6 de Noviembre, 2024
6:00 PM

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Us: +16699006833,, 84544257915#,,,,* 380084# US
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Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

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

Por escrito:

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

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

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

APROBACIÓN DE LA

AGENDA:

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

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación - 16 de Octubre 2024.

COMUNICACIONES ESCRITAS:

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

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

INFORMES Y SOLICITUDES:

SESIÓN DE ESTUDIO

PUNTOS QUE NO SON DE AUDIENCIA:

2. Coachella Valley Apartments 1ª Extensión de Tiempo – Variación N.º 22-04 (anteriormente VAR N.º 17-06), Revisión arquitectónica N.º 22-12 (anteriormente AR N.º 17-12) un desarrollo propuesto de una comunidad residencial multifamiliar cerrada de 242 unidades con 15 edificios con un total de 223,740 pies cuadrados en 9.7 acres de terreno baldío ubicado cerca de la esquina suroeste de Van Buren Street y Avenue 48. La aprobación de la Variación reduce el tamaño mínimo de la unidad de vivienda de 750 pies cuadrados para las unidades de un dormitorio a 537 pies cuadrados. HCM Development (Solicitante)

3. CUP 375 AR N.º 23-14 Estacionamiento del Coachella Islamic Center, una solicitud del solicitante para proporcionar un diseño alternativo para mejoras fuera del sitio para el proyecto aprobado en 84650 Avenue 49. Solicitante: Islamic Society of Palm Springs

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

4. Galilee Thrift Store (CUP 383) para una tienda de segunda mano propuesta de 2,610 pies cuadrados en una suite comercial existente en 49291 Grapefruit Boulevard, unidad N.º 1. Solicitante: Gloria Gómez

5. Variación 24-01 Campos, Distancia Mínima para una variación de la distancia mínima de 5 pies para una estructura de patio existente de 263 pies cuadrados en 48552 Playa Del Amor. Solicitante: Jesus Campos

INFORMATIVO:

Actualización del director

SE SUSPENDE LA SESIÓN:

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

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD

City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ◆ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 16, 2024
6:00 PM

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

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
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IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:02 PM

PLEDGE OF ALLEGIANCE:

Vice Chair Gonzalez.

ROLL CALL:

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

Commissioners Absent: Commissioner Arvizu.

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

APPROVAL OF AGENDA:

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

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:
AYES: Chair Hernandez, Commissioner Ramirez, Vice Chair Gonzalez, Commissioner Murillo, Alternate Commissioner Fonseca.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Arvizu.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes September 4, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY ALTERNATE COMMISSIONER FONSECA TO APROVE THE MEETING MINUTES.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

None.

STUDY SESSION:

2. Zoning Ordinance Amendment No. 24-10 – Streamline Code Amendments (Phase 2) Study Session to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses, development standards and development review process in the City. City-Initiated.

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

The Planning Commission either individually or collectively provided feedback on the proposed code amendments as follows:

Development Standards (Chapter 17.60):
Driveway Canopies –

- Offer three different architectural styles for single family residential driveway canopies or conceptual drawings for canopies to ensure they are compatible with the community.
- Architectural compatibility with existing home.
- Consider an amnesty program for existing canopies.
- Consider criteria for neighborhoods where a driveway canopy would be permitted with criteria such as neighborhood longevity and limitations on homes with garage converted ADUs.
- Educate residents on ordinance amendments.
- Pre-fab structures not preferred.
- Safety consideration of the structure.

Front Yard Walls – Courtyards-

- Consider requiring a landscape maintenance agreement with residents that propose a courtyard.
- Courtyard door width at a size that does not facilitate passage of vehicles for storage in a courtyard.
- Use code language of front yard wall heights up to 6 feet.
- Provide conceptual courtyard styles.
- Consideration of courtyard allowances extended only for pre-2000 homes.

Administration Generally (Chapter 17.70):

- Appeal process to be consistent with other cities where the decision date is the basis of the 15-day appeal period. Commissions asked for clarity between calendar versus business days.
- Allow for minor modifications to projects by the Planning Director but report decisions to the Planning Commission and allow the items to be called up by the Commission.
- Minor modifications not apply to front yard hardscape requirements.

C-N Neighborhood Commercial, C-G General Commercial and R-C Regional Commercial Zones (Chapters 17.24, 17.26, and 17.28)

- Requirement of pressure washing.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None.

INFORMATIONAL:

Development Director's Updates:

- State of the City will occur on Wednesday, October 23, 2024.

ADJOURNMENT: 7:45 PM

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

STAFF REPORT
11/6/2024

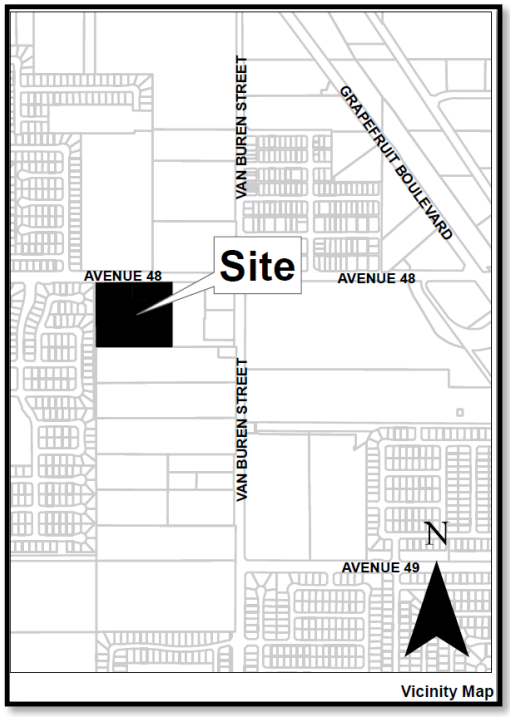
TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella Village Project (First, 12 Month Time Extension)

SPECIFICS: Variance No. 22-04 (previously VAR No. 17-06), Architectural Review No. 22-12 (previously AR No. 17-12) a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. The Variance includes a request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet. HCM Development (Applicant).

EXECUTIVE SUMMARY:



HCM Development requests Planning Commission approval a 12-month time extension for Variance No. 22-04 and Architectural Review No. 22-12 for the Coachella Village Apartment to December 6, 2025 on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48 a proposed development of consisting of:

- 242-unit multi-family residential gated community with fifteen 2-story and 3-story buildings totaling 223,740 square feet with 1 to 4 bedroom units (9 floor plans) ranging in size from 527 square feet to 1,654 square feet.
- A 3,000 square foot daycare facility
- A 5,000 square foot Recreation Building, pools/spas, an onsite retention basin, and pedestrian walkways throughout the site.
- Variance request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet and reduce off-street parking to reduce parking by fifteen percent (15%) from 519 required spaces to 445 provide spaces.

BACKGROUND:

The Coachella Village Apartments project is proposed for development of a 9.69-acre acre site with a multi-family residential development consisting of 242 dwelling units and various recreational amenities. The Planning Commission first considered and recommended approval of the project to the City Council on November 15, 2017 the City Council. The project required City Council approval since the Architectural Review was also accompanied by a Change of Zone to modify the site zoning from General Commercial (C-G) zone to the Residential Multiple Family (R-M) zone. The project was considered and approved by the City Council on January 17, 2018 but expired. The Change of Zone was adopted by Ordinance and is in effect. The applicant submitted engineering and building plans, which have been approved. Architectural Review No. 22-12 and Variance No. 22-04 were submitted by the applicant for the same project with no proposed modifications and approved by the Planning Commission on December 6, 2022. An Architectural Review permit expires after 2 years. Staff does not propose any new modifications to the project or the conditions of approval and recommends the Planning Commission approve the 12 month extension of time.

Figure 1: Site with Proposed Development



Project Description:

HCM Development proposes a multi-family residential development (market-rate) consisting of 15 buildings totaling 223,740 square feet. The project also includes the following amenities: a 3,000

square foot daycare facility with outdoor play area, a 5,000 square foot Recreation Building, a pool and spa, and various other recreational amenities for residents throughout the site.

For the residential component of the project, nine different floor plans with efficiency units and up to 4 bedrooms, ranging between 527 square feet and 1,654 square feet are proposed. The buildings will be a mix of 2-story and 3-story buildings with a maximum building height of 35 feet, which is under the City's maximum allowed height in the proposed R-M zone of three stories or 45 feet, thereby meeting the maximum height requirement. The applicant is required to submit a CUP application for the development of the daycare facility onsite within the proposed zoning designation.

Open Space and Recreation

Pedestrian circulation will be developed to provide access throughout the site. Outdoor areas will be provided between buildings and interconnected by the proposed pedestrian circulation to provide readily available open space areas for residents to utilize. Additionally, a 5,000 square foot recreation building will be constructed west of the main entrance to the project site that will include additional amenities for residents on the project site. A pool and a spa will be developed next to the proposed recreation building and an additional pool will be developed in the southeast portion of the site. The exhibits below show the common open space areas, including two swimming pools, two garden courtyards between buildings, and the common-area retention basin with picnic amenities.

Figure 2: Proposed Main Community Pool Area



Daycare Facility

A new building for a future daycare facility will be developed east of the main project entrance in the northeast corner of the project site. The building is proposed to be 3,000 square feet with an adjacent 2,000 square foot playground area to be utilized solely by the daycare. The daycare facility will be developed as an amenity for the proposed projects and may only be utilized by residents of

the proposed development. An application for conditional use permit will be required prior to operation of a daycare center at this location.

Hydrology

The project includes one retention basin located within the project site at the southeast corner of the project site. That portion of the project is .41 acres and it is also intended to be used as a picnic area and dog park. The detention basin will be landscaped as shown on the conceptual landscape plan and will also provide shade trees.

The City Engineer has reviewed the hydrology report submitted for this project and concurs with the plan as presented

Environmental Setting:

The proposed project is located on 9.69 acres of vacant land within the C-N (Neighborhood Commercial) Zone. The site is designated "Neighborhood Center" on the 2035 Coachella General Plan.
The surrounding land uses and zoning designations are as follows:

North: RH (Residential High District) within the City of Indio
South: Residential units and vacant land (U-N, Urban Neighborhood).
East: Vacant land (C-G, General Commercial).
West: La Paloma Estates single family residential neighborhood (S-N, Suburban Neighborhood).

General Plan Consistency:

The 9.7 acre site is designated Neighborhood Center on the Coachella General Plan. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities-often mixed with multi-family housing-within convenient walking or biking distance of nearby neighborhoods. As is the case with this project, neighborhood centers are generally located fronting major roadways and are intended to balance the need to provide a comfortable, walkable environment for shoppers and diners.

The proposed project is consistent with the intent and purpose, intended physical character, allowed land uses, network and connectivity, street design, parks and open space and urban form guidelines as stated in the General Plan. As stated in the General Plan, the proposed development intensity is 15-40 DU/AC for residential uses and a FAR ratio of 0.5-1.5 for commercial uses. The commercial component of the Project meets the proposed FAR ratio of 0.5-1.5 and the proposed residential density consists of 24.97 DU/AC as required in the General Plan

Consistency with the Zoning Ordinance:

The proposed multi-family residential development will meet the City's goals of establishing high-density residential developments in conjunction with neighborhood commercial services for key intersections within the City, as outlined for the Neighborhood Center designations. The project will reserve approximately 4 acres of future commercial at the intersection of Van Buren Street and Avenue 48. Additionally, there will be pedestrian connections requirements for multi-family residential with the proposed change of zone. Furthermore, with the approval of the proposed

change of zone, the zoning designation on the proposed site will be in conformance, or concurrent with the adopted 2035 General Plan as adopted on April 22, 2015.

Circulation and Infrastructure

Proposed access to the site is from two locations, one at each end of the project. The main access point is at the east end of the project along Avenue 48 between the proposed 5,000 sf recreational building and the 3,000 sf daycare building. The other point of access is at the west end of the project where only residents will be able to access the project. Automated gates at the projects main entrances are proposed. The automated gate on the east entrance is beyond the round-about past the recreation building and the daycare building.

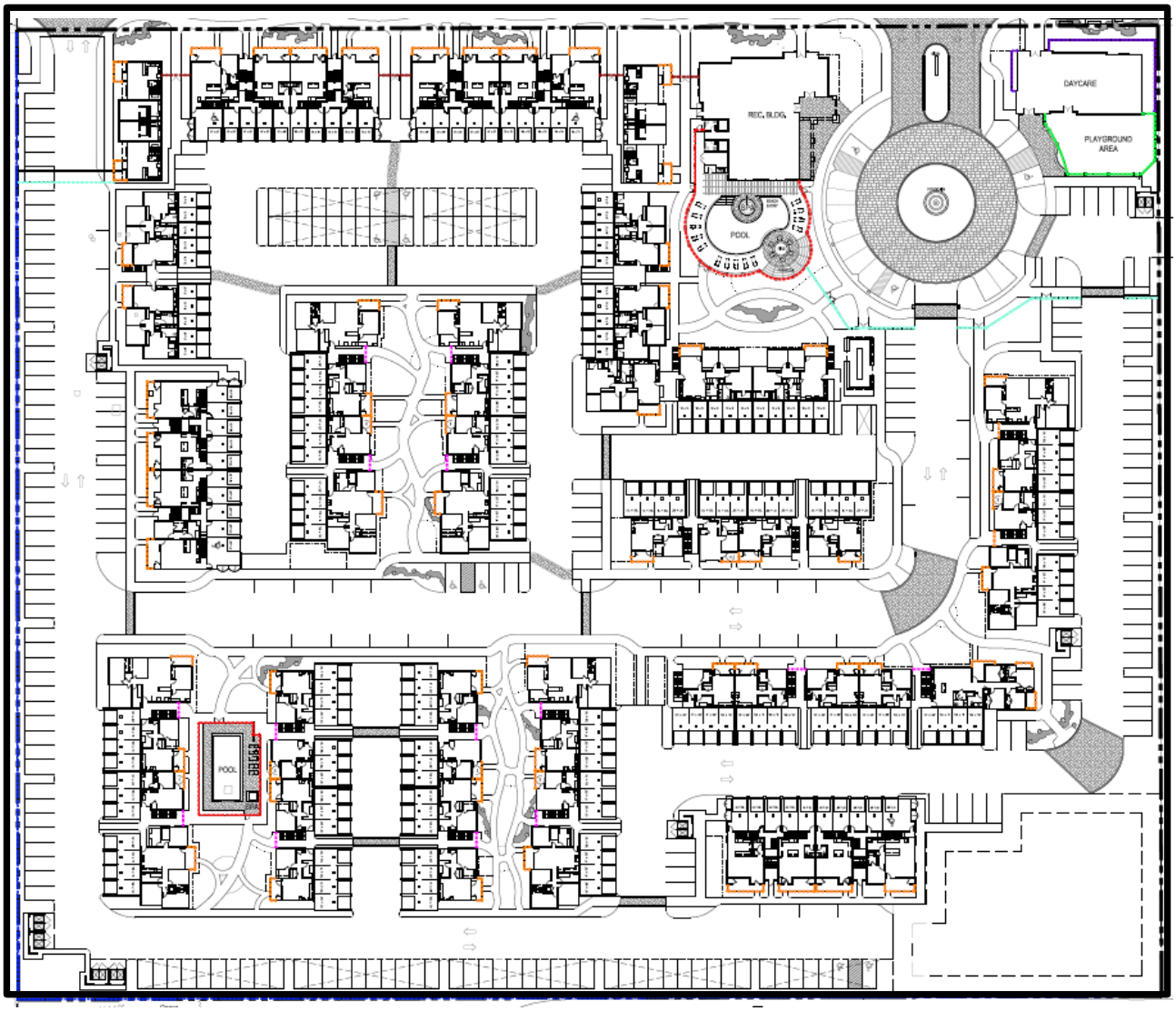
Landscaping

The project will provide landscaped area with Mediterranean Fan Palms, shrubs and ground cover along Avenue 48. Meandering sidewalks are proposed throughout the project within the landscaped areas adjacent to the street. A conceptual landscaping plan for the entire project is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of building permits for development within the project. Other planting material includes Desert Cassia, White Clouds, Yellow Bells, and Thread Leaf Agave.



Walls and Fencing

Block walls and wrought iron fencing will be used as reflected below. The legend identifies the perimeter fencing, pool column and fence, apartment walls, daycare wall, steel fence and proposed architectural entry wall and accent walls:



Architectural Theming:

The architecture of the proposed project is a contemporary Spanish Revival with a combination of hipped roofs with tile and flat parapet-wall roofs with varying roof lines. Mosaic tile is proposed as accents at the tower elements. Some units proposed chimneys with flat designs on some units and others with domes on top of the chimneys. The windows are a combination of "circle windows" and "rectangular windows" throughout. The architectural detailing is consistent generally on all four sides of the building. Each unit will be provided with a one car garage and additional covered parking is provided. Non-covered parking stall are also provided

throughout the development. The proposed architectural building elevations and artist renderings of the proposed building are shown below:





Residential Layout/Architectural Theming;

In the tradition of the courtyard garden apartments, the proposed project utilizes a "green court" concept whereby the entrances to the homes and the balcony/patio areas face a common open space. Additionally, the homes are provided access off common private alleys as illustrated on the exhibit below.



VARIANCE REQUEST:

The project includes a variance approval to deviate from the minimum number of parking spaces required for the development, and for reduced dwelling unit size. The project requires a minimum of 533 parking spaces and the project site provides for 445 spaces, that is the equivalent to 15% reduction in parking. The applicant is also requesting to deviate from the minimum 600 square feet for an efficiency unit to 527 square feet proposed in the project. The applicant is proposing a total of 75 efficiency units. A parking stall table and a unit size and bedroom number is provided below:

Table 1 – Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	**Zoning** - *Multi-family*: 1 space per dwelling unit. 514 parking spaces required *Day Care*: 1 per faculty and 1 per 10 children. 10 parking spaces required	Total spaces: 445 spaces (15% reduction from required parking)	No
Unit Size	**Zoning** (R-M Zone)– • Efficiency 600 sq. ft. • 1-bedroom 750 sq. ft. • 2-bedroom 900 sq. ft. • 3-bedroom 1,050 sq. ft. • 4-bedroom 1,200 sq. ft.	• Efficiency 527 sq. ft. proposed (75 units – 31%) • 2-bedroom of 925-1,075 sq. ft. (97 units – 40%) • 3-bedroom of 1,150-1,300 sq. ft. (33 units- 14%) • 4-bedroom of 1,350-1,500 sq. ft. (37 units – 15%) Total: 242 units -100%	No. Proposed 1 bedroom efficiency units are 63 sq. ft below minimum size requirement

Signage:

No signage is proposed with the development of the site. Section 17.56.010(G) of the zoning code allows multi-family for one identification monument sign of twenty (20) square feet (four feet x five feet maximum) with a five feet maximum height. The recreational building and the

daycare may be eligible for wall signage via a sign program which the applicant can submit at a later time. The sign program will be subject to the review and approval of the Planning Commission.

ENVIRONMENTAL REVIEW:

Environmental Assessment/Initial Study No. 17-05 was prepared and adopted January 17, 2018 for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate to recommend adoption a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies. A 30-day review period for the proposed Mitigated Negative Declaration commenced on October 19, 2017 and will end on November 8, 2017 for interested and concerned individuals and public agencies to submit written comments on the project.

A summary of mitigation measures, which upon implementation, reduces the impacts of the proposed project to a less-than-significant level are incorporated into the proposed conditions of approval and the Mitigation Monitoring and Reporting Program for the subject project. If approved, the developer will be under the same obligation implement these mitigation measures as any other conditions of approval for the project.

ALTERNATIVES:

1) Adopt Resolution No. PC 2024-26 recommending that the City Council approve a twelve-month extension of time to December 6, 2025 for Architectural Review No. 21-12 and Variance No. 22-04 with the findings and conditions as recommended by Staff.

2) Not adopt Resolution No. PC 2024-26 and deny the time extension request.

3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

It is staff's recommendation that the Planning Commission approve Alternative #1.

Attachments:

1. Resolution No. PC2022-26 for Variance No. 22-04 and Architectural Review No. 22-12
   Exhibit A – Conditions for Approval for Variance No. 22-04 and Architectural Review No. 22-12
2. Development Plan Set – (Site Plan, Floor Plan, Elevations, Landscape Plan)

RESOLUTION NO. PC2024-26

Attachment 1

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING THE FIRST 12-MONTH EXTENSION OF TIME FOR ARCHITECTURAL REVIEW NO. 22-12 AND VARIANCE NO. 22-04 TO DECEMBER 6, 2025 TO ALLOW THE CONSTRUCTION OF A 242-UNIT MULTI-FAMILY RESIDENTIAL GATED COMMUNITY AND ALLOW THE REDUCTION IN THE MINIMUM SIZE OF EFFICIENCY UNITS FROM 600 TO 527 SQUARE FEET FOR THE PROPOSED EFFICIENCY UNITS AND REDUCTION OF THE REQUIRED PARKING SPACES FROM 514 SPACES TO 445 SPACES ON 9.7 ACRES LOCATED ON THE SOUTH SIDE OF AVENUE 48 AND APPROXIMATELY 600 FEET WEST OF VAN BUREN STREET. (APN 612-230-018) HCM DEVELOPMENT (APPLICANT).

WHEREAS HCM Development filed an application for a first 12-month Architectural Review (AR) 22-12 and Variance No. 22-04 to allow for the construction of a 242-unit multi-family residential gated community with amenities such as pocket parks, on-site daycare, a recreation center community pools and spas, and other amenities, on a 9.7-acre vacant parcel of land located on the south side of Avenue 48 and approximately 600 feet west of Van Buren Street (APN 612-230-018); and,

WHEREAS, the attendant application for Variance No. 22-04 requests; a) reduced minimum of 600 square feet for efficiency units to 527 square feet for the proposed efficiency units and; b) reduced the required parking spaces from 519 spaces to 445 spaces; and

WHEREAS on January 17, 2018, the City Council of the City of Coachella held a duly noticed public hearing and approved Change of Zone No. 17-02 (1st reading of Ordinance No. 1119), Architectural Review No. 17-12, Variance No. 17-03 and a Mitigated Negative Declaration (Environmental Assessment No. 17-05); and

WHEREAS on December 6, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed amendments in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

WHEREAS, Environmental Assessment/Initial Study No. 17-05 was prepared and adopted January 17, 2018 by the City Council for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental

Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate to recommend adoption a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project environmental impacts were considered under Environmental Assessment/Initial Study No. 17-05, adopted by the City Council on January 17, 2018 for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies

Section 3. Architectural Review Findings

With respect to Architectural Review No. 22-12, the Planning Commission finds as follows for the proposed for the 242 unit multi-family residential project:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has a Neighborhood Center land use designation that allows for multi-family residential development. The proposed structures on the site are in keeping with the policies of the Neighborhood Center land use classification and the project is internally consistent with other General Plan policies for this type of development with the exception of the 600 sf minimum efficiency unit and the minimum number of parking spaces. With the approval of the Variance application, the minimum square feet for a efficiency unit will be 525 square feet and the number of parking stalls will be 445 from 514 parking stalls. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #1 policies which pursue the transformation of automobile-oriented strip commercial areas into walkable neighborhood centers that are physically connected with adjacent neighborhoods.

2. The project will be in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes to develop a vacant 9.7-acre site with 242 multi-family residential developments with a 5,000 sf recreation building and a 5,000 sf commercial daycare center. The project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed, with the exception of the minimum efficiency unit size from 600 sf to 525 sf, and the number of parking spaces from 514 to 445 parking spaces.

3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the Neighborhood Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.

4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a multi-family residential use with amenities for the future residents of the site that will be permitted in the R-M (Residential Multiple Family) zone.

5. Environmental Assessment/Initial Study No. 17-05 was prepared and adopted by the City Council for the subject project pursuant to the California Environmental Quality Act Guidelines and distributed to responsible agencies for review and comment. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate for the project to be considered consistent with the Mitigated Negative Declaration that evaluated this project, and included several technical studies. A 30-day review period for the proposed Mitigated Negative Declaration commenced on October 19, 2017 and will end on November 8, 2017 for interested and concerned individuals and public agencies to submit written comments on the project. A summary of mitigation measures, which upon implementation, reduces the impacts of the proposed project to a less-than-significant level are incorporated into the proposed conditions of approval and the Mitigation Monitoring and Reporting Program for the subject project.

Section 4. Variance Findings

With respect to Variance No. 22-04, the Planning Commission finds as follows for the proposed for the 242-unit multi-family residential project:

1. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent

of the General Plan. With the approval of the change of zone, the Zoning Code seeks to allow high-density residential developments, additionally the General Plan encourages walkable communities where automobile dependency is reduced by the new high density development with proximity to other services and availability of multi-modal transportation availability. The subject site consists of 9.7 acres capable to support the proposed density. The proposed high-density multi-family residential use project would be compatible with future new developments in the vicinity of the site and in compliance with the newly adopted General Plan.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings do not apply generally to other property in the same zone and vicinity. The subject site is capable of supporting the proposed 242 residential units with the proposed amenities, including the 5,000 sq. ft. recreational building and the future commercial daycare. The market rate efficiency units with the amenities proposed will appeal to residents who are unable to find such products available in the City of Coachella, furthermore, minimizing the number of parking stalls required form 514 to 445 stalls will encourage future residents to use alternative modes of transportation. The project represents a deviation of 15% , which is not a major deviation from the parking standards.

3. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships would be denied to the property in question. Due to the physical size of the parcel, the proposed density, including the 525 square foot efficiency units, and the parking reduction from 514 to 445 stalls, as proposed with this project, the goals and objectives of the General Plan can be accomplished by granting the proposed variance. Denial of the variance would deny the applicant of a right enjoyed by nearby future owners.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The proposed 525 square foot efficiency units and the reduction of parking stalls from 514 to 445 stalls for the proposed development would be developed in accordance with other current development standards, which include, building setbacks, building heights, new landscaping, and fencing improvements and would not create any objectionable odors, light or glare onto adjoining properties. The project is intended to provide not only new residential units at market value, but employment opportunities and there will not be any negative effect to the public welfare or property or improvements in the area.

5. The granting of the variance will not adversely affect any element of the general plan. The proposed multi-family residential development would be consistent with land use, circulation and urban design elements of the General Plan. The proposed project will consist of 242 new residential units that will be in keeping with the Neighborhood Center of the General Plan. The current General Plan land use designation of Neighborhood Center envisions a concentration of commercial businesses and civic amenities often mixed with multi-family housing within

convenient walking or biking distance of nearby neighborhoods. The proposed multi-family development will provide a variety of residential uses intended to serve the local and regional populations. The future land uses on the site will be consistent with the General Plan.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves a first 12-month time extension to December 6, 2025 for Architectural Review 22-12 and Variance No. 22-04 for the Coachella Village Apartments Project development and subject to the Conditions of Approval as set forth in "Exhibit A."

PASSED APPROVED and ADOPTED this 6th day of November 2024.

_____
Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

_____
Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-26 was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of November 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Gabriel Perez
Planning Commission Secretary

EXHIBIT A – RESOLUTION NO. PC2024-26 12 MONTH EXTENSION OF TIME
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 22-12 AND VARIANCE NO. 22-04
COACHELLA VILLAGE APARTMENTS

General Conditions:

1. The Architectural Review (AR 22-12) shall be valid for 12 months from the effective date of said City Council approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits, completion of Lot Merger No. 2018-6, and pursuit of construction will vest the Architectural Review.

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

    a. All exterior building materials and colors shall substantially match the exhibits submitted with the Raven Ridge Project applications.

    b. Variance No. 22-04 shall approve a reduced minimum unit size of 600 square feet for efficiency (studio) units to 527 square feet for all proposed efficiency (studio) units and allow a reduction in required off-street parking from 515 spaces to 445 spaces.

    c. All residential garage doors shall incorporate decorative windows on the top 25% of the garage door.

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

    e. All parking lot lighting for the project center shall incorporate a Spanish Colonial decorative design.

    f. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.

3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 22-12, including architectural features, materials, and site layout.

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

5. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.

6. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

Mitigation Measures – Biological Resources:

7. A qualified wildlife biologist with previous burrowing owl survey experience shall conduct preconstruction surveys of the permanent and temporary impact areas to locate potential active breeding or wintering burrowing owl burrows no fewer than 14 days prior to ground-disturbing activities (i.e., vegetation clearance, grading, tilling). The survey methodology shall be consistent with the methods outlined in the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, noting any potential burrows with fresh burrowing owl sign or presence of burrowing owls. Surveys may be conducted concurrently with preconstruction surveys for other special-status species. Preconstruction surveys shall be conducted within the project boundaries. If any evidence of occupation of the project site by special-status species is observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance and appropriate agencies shall be notified.

8. If passive relocation is required, the project proponent shall implement the Mitigation Land Management Plan and permanently conserve in a conservation easement offsite habitat suitable for burrowing owl at a ratio of 15 acres per passively relocated burrowing owl pair, not to exceed the size of the final project footprint. Land identified to mitigate for passive relocation of burrowing owl may be combined with other mitigation requirements of the proposed project if the compensatory habitat is deemed suitable to support the species. The Passive Relocation Compensatory Mitigation habitat shall be approved by California Department of Fish and Wildlife. If the proposed project is located within the service area of a California Department of Fish and Wildlife-approved burrowing owl conservation bank, the applicant may purchase available burrowing owl conservation bank credits in lieu of placing offsite habitat into a conservation easement, if acceptable to California Department of Fish and Wildlife.

9. Prior to the start of construction activities and for the duration of construction, within one week of employment all new construction workers working within the project site shall attend Worker Environmental Awareness Program (WEAP) training, developed and presented by a qualified Biologist. The program shall include information on the life history of the burrowing owl, other raptors, nesting birds, as well as other wildlife and plant species that may be encountered during construction activities. The program shall also discuss legal protection status of each species, the definition of "take" under the Federal Endangered Species Act and California Endangered Species Act, measures the project proponent is implementing to protect the species, reporting requirements, specific measures that each worker shall employ to avoid take of wildlife species, and penalties for violation of the Federal Endangered Species Act or California Endangered Species Act.

10. To avoid disturbance of nesting and special-status birds, including raptor species protected by the MBTA and CFGC, activities related to the project including, but not limited to, vegetation removal, ground disturbance, and construction and demolition outside of the bird breeding season (February 1 through August 31), if feasible. If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in Riverside County. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed the breeding/nesting is completed and the young have fledge the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

Mitigation Measures – Cultural Resources:

11. In the event that potentially significant cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified cultural resource professional, who is both an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology, and a paleontologist in accordance with the Society of Vertebrate Paleontology's 2010 Guidelines, must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA or Section 106, additional work such as data recovery excavation and further mitigation may be warranted.

12. Ground disturbances reaching more than three feet in depth must be monitored by a qualified paleontological monitor. Monitoring will be restricted to undisturbed Lake Cahuilla beds and

any older, undisturbed subsurface alluvium, which may be present below the surface. The monitor must be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.

13. In the event that human remains are uncovered during ground disturbing activities, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American Burials.

14. A qualified archeological monitor and Native American Monitor from the Twenty-Nine Palms Band of Mission Indians is required to be present during project-related ground disturbance activities. The owner or successor in interest shall hire a tribal grading monitor in accordance with the consulting Tribe(s) and shall submit proof of procurement of the tribal monitor(s) prior to the issuance of a grading permit.

Mitigation Measures – Geology and Soils:

15. The project's assigned geotechnical consultant shall administer the 2016 CBC Seismic Design Parameters into the design and construction of onsite buildings.
16. All earthwork including excavation, backfill and preparation of the subgrade soil, shall be performed in accordance with the geotechnical recommendations presented in the *Geotechnical Engineering Report and Storm Water Disposal Percolation Testing, Raven Ridge Multi-Family Residential Project*, June 2017, prepared by Earth Systems Southwest, and CBC, as applicable.

Mitigation Measures – Hazards and Hazardous Materials:

17. Prior to ground disturbing activities on the project site, additional testing is required to characterize the vertical and lateral extent of the elevated lead concentrations. Once the soil with elevated lead concentrations is identified, these soils should be excavated and disposed of offsite as a California hazardous waste in conformance with applicable regulations.

Mitigation Measures – Transportation and Traffic:

18. Although the proposed project would not contribute to a significant reduction in level of service, the TIA identified a number of circulation measures to improve traffic safety on-site as follows:

    - On-site signing and striping should be implemented in conjunction with detailed construction plans for the project site.

- Provide stop sign control at the intersections of all internal roadways and at the project access points.
- Traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project accesses shall comply with standards California Department of Transportation and City of Coachella sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed and approved as consistent with this measure prior to issuance of grading permits. The applicant shall contribute to the City a fair share contribution for future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street. Said contribution may be satisfied through full payment or with a letter of credit prior to the issuance of a building permit.

19. The applicant is required to contribute to a citywide roadway and traffic signal improvement program through payment of the adopted development impact fee program or fair share contributions for the construction of all improvement necessary to reduce cumulative traffic impacts from the proposed project and other proposed developments.

Mitigation Measures – Tribal Cultural Resources:

20. In the event that potentially significant cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified cultural resource professional, who is both an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology, and a paleontologist in accordance with the Society of Vertebrate Paleontology's 2010 Guidelines, must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA or Section 106, additional work such as date recovery excavation and further mitigation may be warranted.

21. In the event that human remains are uncovered during ground disturbing activities, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American Burials.

22. The applicant shall cooperate and coordinate with The Tribal Preservation Office (THPO) by having an approved Native American Monitor(s) be present during any ground disturbing activities during the project.

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

24. Five (5) sets of copies of check prints. The applicant shall pay all necessary plan check, permit, and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

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

Engineering – Grading and Drainage:

26. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan. Paving for public and private streets shall be constructed per City Standard unless more stringent standards are recommended by the geotechnical investigation.

27. A precise grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

28. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be as required by the approved geotechnical investigation recommendations. A log that includes sieve analysis for each strata of the borings, shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields.

29. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.

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

31. Separate permits shall be required for all perimeter walls for the residential project. The maximum height of any wall shall be limited to eight (8) feet as measured from an average of the ground elevations on either side.

Engineering – Street Improvements:

32. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.

33. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

34. An additional dedication of land will be required along Avenue 48 as per the updated 2035 City of Coachella General Plan. Engineering department will evaluate in more detail and provide if it is required an additional dedication of land to satisfy this purpose.

35. Applicant shall contribute its fair share contribution for the cost of future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street.

36. Avenue 48 is classified as Major Arterial with Bike Lanes, applicant shall match improvements in accordance to recently design of “Avenue 48 Widening Project”, copy of the plans can be obtain from this department as per applicant request.
37. Applicant is informed that the area of public utility easement (PUE) of 15 feet, is not available for the construction of permanent structures.

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

Sewer and Water Improvements

39. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext. 143.

40. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext. 143.

41. A separate fire connection is required as per standard W-1, W-4, W-7, W-10 (Above ground) for the new construction with the following criteria: If a building exceeds 3600 square feet and/or has more than 100 seating area. Fire hydrants are required within 250 feet minimum from the closest building point to the hydrant. Pipe type c-900-CLS-200.

Engineering – General:

42. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans.

43. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of $2,000.00 per acre of gross area, and a one time cash deposit of $2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella. A separate submittal and approval to the AQMD agency is required on projects exceeding 10 acres.

44. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a $3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

45. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed

to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

46. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext.

Development Services – Landscaping:

47. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.

48. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.

49. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.

50. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 22-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.

51. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.

52. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.

53. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.

54. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.

55. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface.

56. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative ground coating.

Development Services – Project Design:

57. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 22-12 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.

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

59. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. The location of the trash enclosure shall be approved by both Burrtec Waste Management and the City Engineer.

60. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.

61. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 48.

Riverside County Fire Department:

62. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.

63. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.

64. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1. *50% reduction has been applied for the proposed sprinklered building provision.*

    For any building with public access, including all having one or two dwelling units of less than 3,600 square feet - provide or show a water system capable of delivering a fire flow of

1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. **50% reduction has been applied for the proposed sprinklered building provision*

65. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.

66. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.

67. Blue dot retro-reflectors pavement markers shall be provided on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)

68. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 60,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

69. Any turn-around shall require a minimum 38-foot turning radius.

70. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.

71. The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.

72. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.

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

Imperial Irrigation District:

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

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

Utilities:

76. The applicant shall submit water and sewer plans for approval. The proposed project shall be required to connect to the City's public water and sewer system.

77. The project will require a Water Quality Management Plan (WQMP).

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

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

80. Backflow devices will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.

81. A separate AMI 4-G metering system for each building shall be installed.

82. A separate AMI 4-G water service meter for the irrigation system shall be installed.

83. All facilities will be required to submit a source control survey.

84. Detailed plumbing and mechanical plans shall be submitted.

85. The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems.

Fees:

86. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.

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

88. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.

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

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

91. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.

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

93. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of building permits for residential buildings.

94. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of auction of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City. The applicant shall submit an indemnification agreement in a form acceptable to the City Attorney.

95. The owner or successor in interest shall install “purple pipe” for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry feature and median island planters, and retention basins, subject to review and approval by the City Engineer. The “purple pipe” water lines shall be installed within common area improvements in accordance with City standards.



LEGEND:

- 2 STORY:
- 3 STORY:
- DAY CARE:
- REC. BLDG.:

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Westlake Village, CA 91361

COACHELLA VILLAGE

COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

0 20 40 80

CONCEPTUAL SITE PLAN

A1.0

PROJECT SUMMARY:

Parking Numbers	
Residential Parking Stall Required	514
Accessible Stalls Required (Inclusive) 401-500	9
Daycare parking Required (1 per facaulty, 1 per 10 kids)	10
Total Parking Stalls Required(W/ 15% Reduction)	**445**
Accessible Stalls Provided (Inclusive) 2%	10
Daycare / Rec/Lobby/ Leasing Parking (Inclusive)	25
Total Parking Stalls Provided(14.8% Reduction Applied)	**445**

Parking For 1Bed	125.25	at 1.67	Covered		75
Parking For 2Bed+	389.11	at 2.32	Covered		167
Total	514.36		Total		242

Total Net Rentable	BLDG A (4)	BLDG B (5)	BLDG C (3)	BLDG D (1)	BLDG E (1)	BLDG E -2 (1)
5 Buildings Types	52,176	70,030	41,868	18,400	26,158	15,108
Total SF	**223,740**					

BLDGS	1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4Bedroom Units		Total
	1	2	3	4	5	6	7	8	9	
BLDG A (4 Buildings)	0	0	16	12	0	8	4	0	0	40
BLDG A Square Footages	0	0	1224	1271	0	1435	1465	0	0	
BLDG B (5 Buildings)	15	15	20	0	10	0	0	15	15	90
BLDG C (3 Buildings)	9	24	15	6	0	0	0	0	0	54
BLDG D (1 Building)	0	12	8	0	0	2	0	3	0	25
BLDG B ,C &D Square Footages	527	725	925	975	1,025	1150	1300	1350	1500	
BLDG E (1 Building)	0	0	0	4	2	0	13	0	2	21
BLDG E -2 (1 Building)	0	0	0	0	4	0	6	0	2	12
BLDG E & E-2 Square Footages	527	725	925	975	1,025	1150	1300	1350	1654	
Total of Each SF Type Unit Provided	24	51	59	22	16	10	23	18	19	
Total No.of Units for All Buildings (15)	75		97			33		37		242
Percentage provided	31%		40%			14%		15%		100%

BLDG A- 3 STORY TOWNHOME		1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
		A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level	Gross Floor Area										
Level 1st Floor	3,680	0	0	4	3	0	0	1	0	0	8
Level 2nd Floor	6,050	0	0	0	0	0	0	0	0	0	0
Level 3rd Floor	6,044	0	0	0	0	0	2	0	0	0	2
		0	0	4	3	0	2	1	0	0	
Total No.of Units Total:	15,774	0		7			3		0		10
Total No.of Buildings 4		0		28			12		0		40
Unit Mix		0.0%		70.0%			30.0%		0.0%		100.0%
Unit Net Rentable Area		0	0	1224	1271	0	1435	1465	0	0	
		0	0	4,896	3,813	0	2,870	1,465	0	0	
Total Net Rentable Area		0		8,709			4,335		0		13,044
Average SF per Unit Type		0		1,244			0		1388		
Overall Average Unit SF		1304									
Lot Area (SF/AC)		142,629		3.27							
DU/AC		3.1									

BLDG B		1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
		A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level	Gross Floor Area							*			
Level 1st Floor	4,141	1	1	0	0	0	0	0	1	1	4
Level 2nd Floor	7,608	1	1	2	0	1	0	0	1	1	7
Level 3rd Floor	7,608	1	1	2	0	1	0	0	1	1	7
		3	3	4	0	2	0	0	3	3	
Total No.of Units Total:	19,357	6		6			0		6		18
Total No.of Buildings 5		30		30			0		30		90
Unit Mix		33.3%		33.3%			0.0%		33.3%		100.0%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1500	
		1,581	2,175	3,700	0	2,050	0	0	4,050	4,500	
Total Net Rentable Area		3,756		5,750					4,500		14,006
Average SF per Unit Type		626		958							
Overall Average Unit SF		778									
Lot Area (SF/AC)		142,629		3.27							
DU/AC		5.5									

BLDG C		1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
		A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level	Gross Floor Area							*			
Level 1st Floor	2,785	1	3	0	0	0	0	0	0	0	4
Level 2nd Floor	6,965	1	3	3	1	0	0	0	0	0	8
Level 3rd Floor	5,290	1	2	2	1	0	0	0	0	0	6
		3	8	5	2	0	0	0	0	0	
Total No.of Units Total:	15,040	11		7			0		0		18
Total No.of Buildings 3		33		21			0		0		54
Unit Mix		61.1%		38.9%			0.0%		0.0%		100.0%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1500	
		1,581	5,800	4,625	1,950	0	0	0	0	0	
Total Net Rentable Area		7,381		6,575					0		13,956
Average SF per Unit Type		671		939							
Overall Average Unit SF		775									
Lot Area (SF/AC)		142,629		3.27							
DU/AC		5.5									

BLDG D		1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
		A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level	Gross Floor Area							*			
Level 1st Floor	4,393	0	4	0	0	0	0	0	1	0	5
Level 2nd Floor	9,758	0	4	4	0	0	1	0	1	0	10
Level 3rd Floor	9,758	0	4	4	0	0	1	0	1	0	10
		0	12	8	0	0	2	0	3	0	
Total No.of Units Total:	23,909	12		8			2		3		25
Total No.of Buildings 1		12		8			2		3		25
Unit Mix		48.0%		32.0%			8.0%		12.0%		100.0%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1500	
		0	8,700	7,400	0	0	2,300	0	4,050	0	
Total Net Rentable Area		8,700		9,700					0		18,400
Average SF per Unit Type		725		1,213							
Overall Average Unit SF		736									
Lot Area (SF/AC)		142,629		3.27							
DU/AC		7.6									

BLDG E		1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
		A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level	Gross Floor Area							*			
Level 1st Floor	8,288	0	0	0	0	0	0	5	0	2	7
Level 2nd Floor	13,502	0	0	0	2	2	0	5	0	0	9
Level 3rd Floor	6,310	0	0	0	2	0	0	3	0	0	5
		0	0	0	4	2	0	13	0	2	
Total No.of Units Total:	28,100	0		6			13		2		21
Total No.of Buildings 1		0		6			13		2		21
Unit Mix		0.0%		28.6%			61.9%		9.5%		90.5%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1654	
		0	0	0	3,900	2,050	0	16,900	0	3,308	
Total Net Rentable Area		0		22,850					3,308		26,158
Average SF per Unit Type		0		3,808							
Overall Average Unit SF		1246									
Lot Area (SF/AC)		142,629		3.27							
DU/AC		6.4									

BLDG E-2		1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
		A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level	Gross Floor Area							*			
Level 1st Floor	5,668	0	0	0	0	0	0	2	0	2	4
Level 2nd Floor	6,796	0	0	0	0	2	0	2	0	0	4
Level 3rd Floor	6,310	0	0	0	0	2	0	2	0	0	4
		0	0	0	0	4	0	6	0	2	
Total No.of Units Total:	18,774	0		4			6		2		12
Total No.of Buildings 1		0		4			6		2		12
Unit Mix		0.0%		33.3%			50.0%		16.7%		83.3%
Unit Net Rentable Area		527	725	925	975	1,000	1150	1300	1350	1654	
		0	0	0	0	4,000	0	7,800	0	3,308	
Total Net Rentable Area		0		11,800					3,308		15,108
Average SF per Unit Type		0		2,950							
Overall Average Unit SF		1259									
Lot Area (SF/AC)		142,629		3.27							
DU/AC		3.7									

* Note: Stairs and Corridors Included in Gross Floor Area Calculations.

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83755 COACHELLA VILLAGE

ENTITLEMENT SUBMISSION

PREPARED AUG 26th, 2017

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EXISTING
VICINITY MAP



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COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

NTS

TITLE SHEET
SHEET INFORMATION

A100

PROJECT SUMMARY:

Parking Numbers	
Residential Parking Stall Required	514
Accessible Stalls Required (Inclusive) 401-500	9
Daycare parking Required (1 per facaulty, 1 per 10 kids)	10
Total Parking Stalls Required(W/ 15% Reduction)	**445**
Accessible Stalls Provided (Inclusive) 2%	10
Daycare / Rec/Lobby/ Leasing Parking (Inclusive)	25
Total Parking Stalls Provided(14.8% Reduction Applied)	**445**

Parking For 1Bed	125.25	at 1.67	Covered		75
Parking For 2Bed+	389.11	at 2.32	Covered		167
Total	514.36		Total		242

Total Net Rentable	BLDG A (4)	BLDG B (5)	BLDG C (3)	BLDG D (1)	BLDG E (1)	BLDG E -2 (1)
5 Buildings Types	52,176	70,030	41,868	18,400	26,158	15,108
Total SF	**223,740**					

BLDGS	1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4Bedroom Units		Total
	1	2	3	4	5	6	7	8	9	
BLDG A (4 Buildings)	0	0	16	12	0	8	4	0	0	40
BLDG A Square Footages	0	0	1224	1271	0	1435	1465	0	0	
BLDG B (5 Buildings)	15	15	20	0	10	0	0	15	15	90
BLDG C (3 Buildings)	9	24	15	6	0	0	0	0	0	54
BLDG D (1 Building)	0	12	8	0	0	2	0	3	0	25
BLDG B ,C &D Square Footages	527	725	925	975	1,025	1150	1300	1350	1500	
BLDG E (1 Building)	0	0	0	4	2	0	13	0	2	21
BLDG E -2 (1 Building)	0	0	0	0	4	0	6	0	2	12
BLDG E & E-2 Square Footages	527	725	925	975	1,025	1150	1300	1350	1654	
Total of Each SF Type Unit Provided	24	51	59	22	16	10	23	18	19	
Total No.of Units for All Buildings (15)	75		97			33		37		242
Percentage provided	31%		40%			14%		15%		100%

BLDG A- 3 STORY TOWNHOME			1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level		Gross Floor Area										
Level	1st Floor	3,680	0	0	4	3	0	0	1	0	0	8
	2nd Floor	6,050	0	0	0	0	0	0	0	0	0	0
	3rd Floor	6,044	0	0	0	0	0	2	0	0	0	2
			0	0	4	3	0	2	1	0	0	
Total No.of Units	Total:	15,774	0		7			3		0		10
Total No.of Buildings 4			0		28			12		0		40
Unit Mix			0.0%		70.0%			30.0%		0.0%		100.0%
Unit Net Rentable Area			0	0	1224	1271	0	1435	1465	0	0	
			0	0	4,896	3,813	0	2,870	1,465	0	0	
Total Net Rentable Area			0		8,709			4,335		0		13,044
Average SF per Unit Type			0		1,244			0		1388		
Overall Average Unit SF			1304									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.1									

BLDG B			1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level		Gross Floor Area							*			
Level	1st Floor	4,141	1	1	0	0	0	0	0	1	1	4
	2nd Floor	7,608	1	1	2	0	1	0	0	1	1	7
	3rd Floor	7,608	1	1	2	0	1	0	0	1	1	7
			3	3	4	0	2	0	0	3	3	
Total No.of Units	Total:	19,357	6		6			0		6		18
Total No.of Buildings 5			30		30			0		30		90
Unit Mix			33.3%		33.3%			0.0%		33.3%		100.0%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1500	
			1,581	2,175	3,700	0	2,050	0	0	4,050	4,500	
Total Net Rentable Area			3,756		5,750						4,500	14,006
Average SF per Unit Type			626		958							
Overall Average Unit SF			778									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

BLDG C			1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level		Gross Floor Area							*			
Level	1st Floor	2,785	1	3	0	0	0	0	0	0	0	4
	2nd Floor	6,965	1	3	3	1	0	0	0	0	0	8
	3rd Floor	5,290	1	2	2	1	0	0	0	0	0	6
			3	8	5	2	0	0	0	0	0	
Total No.of Units	Total:	15,040	11		7			0		0		18
Total No.of Buildings 3			33		21			0		0		54
Unit Mix			61.1%		38.9%			0.0%		0.0%		100.0%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1500	
			1,581	5,800	4,625	1,950	0	0	0	0	0	
Total Net Rentable Area			7,381		6,575						0	13,956
Average SF per Unit Type			671		939							
Overall Average Unit SF			775									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

BLDG D			1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level		Gross Floor Area							*			
Level	1st Floor	4,393	0	4	0	0	0	0	0	1	0	5
	2nd Floor	9,758	0	4	4	0	0	1	0	1	0	10
	3rd Floor	9,758	0	4	4	0	0	1	0	1	0	10
			0	12	8	0	0	2	0	3	0	
Total No.of Units	Total:	23,909	12		8			2		3		25
Total No.of Buildings 1			12		8			2		3		25
Unit Mix			48.0%		32.0%			8.0%		12.0%		100.0%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1500	
			0	8,700	7,400	0	0	2,300	0	4,050	0	
Total Net Rentable Area			8,700		9,700						0	18,400
Average SF per Unit Type			725		1,213							
Overall Average Unit SF			736									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			7.6									

BLDG E			1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level		Gross Floor Area							*			
Level	1st Floor	8,288	0	0	0	0	0	0	5	0	2	7
	2nd Floor	13,502	0	0	0	2	2	0	5	0	0	9
	3rd Floor	6,310	0	0	0	2	0	0	3	0	0	5
			0	0	0	4	2	0	13	0	2	
Total No.of Units	Total:	28,100	0		6			13		2		21
Total No.of Buildings 1			0		6			13		2		21
Unit Mix			0.0%		28.6%			61.9%		9.5%		90.5%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1654	
			0	0	0	3,900	2,050	0	16,900	0	3,308	
Total Net Rentable Area			0		22,850						3,308	26,158
Average SF per Unit Type			0		3,808							
Overall Average Unit SF			1246									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			6.4									

BLDG E-2			1Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Count Per Level		Gross Floor Area							*			
Level	1st Floor	5,668	0	0	0	0	0	0	2	0	2	4
	2nd Floor	6,796	0	0	0	0	2	0	2	0	0	4
	3rd Floor	6,310	0	0	0	0	2	0	2	0	0	4
			0	0	0	0	4	0	6	0	2	
Total No.of Units	Total:	18,774	0		4			6		2		12
Total No.of Buildings 1			0		4			6		2		12
Unit Mix			0.0%		33.3%			50.0%		16.7%		83.3%
Unit Net Rentable Area			527	725	925	975	1,000	1150	1300	1350	1654	
			0	0	0	0	4,000	0	7,800	0	3,308	
Total Net Rentable Area			0		11,800						3,308	15,108
Average SF per Unit Type			0		2,950							
Overall Average Unit SF			1259									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.7									

* Note: Stairs and Corridors Included in Gross Floor Area Calculations.

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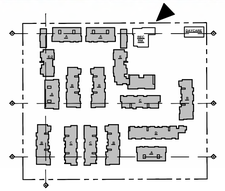
COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
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BUILDING SUMMARY

A202





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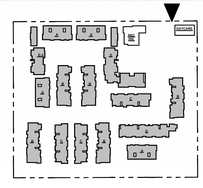
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CONCEPTUAL PERSPECTIVE
RECREATION BUILDING

A100





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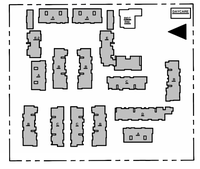
CONCEPTUAL DESIGN
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CONCEPTUAL PERSPECTIVE
DAY CARE BUILDING

A101





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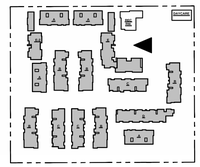
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CONCEPTUAL PERSPECTIVE
RECREATION BUILDING

A102





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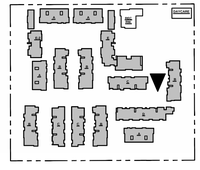
CONCEPTUAL DESIGN
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CONCEPTUAL PERSPECTIVE
BUILDING-E COURTYARD

A103





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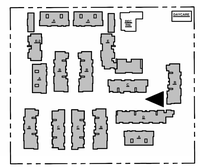
CONCEPTUAL DESIGN
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CONCEPTUAL PERSPECTIVE
BUILDING-D STREET VIEW

A104





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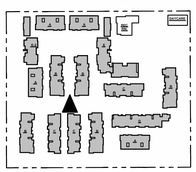
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CONCEPTUAL PERSPECTIVE
BULIDING-C STREET VIEW

A105





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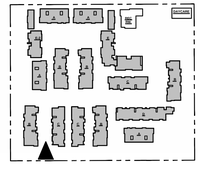
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CONCEPTUAL PERSPECTIVE
BULIDNG-B COURTYARD

A106





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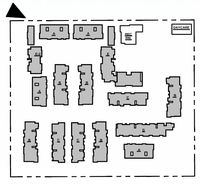
CONCEPTUAL DESIGN
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CONCEPTUAL PERSPECTIVE
BUILDING-C COURTYARD

A107





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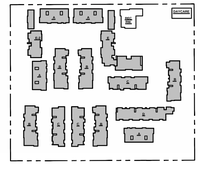
CONCEPTUAL DESIGN
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CONCEPTUAL PERSPECTIVE
BUILDING-A ALONG 48TH AVE

A108





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CONCEPTUAL DESIGN
AUGUST 28, 2017

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CONCEPTUAL PERSPECTIVE
BUILDING-A STREET VIEW

A109



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CONCEPTUAL DESIGN
AUGUST 28, 2017

0 40 80 160

CONCEPTUAL SITE PLAN

A200



LEGEND:

- 2 STORY:
- 3 STORY:
- DAY CARE:
- REC. BLDG.:

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COACHELLA VILLAGE

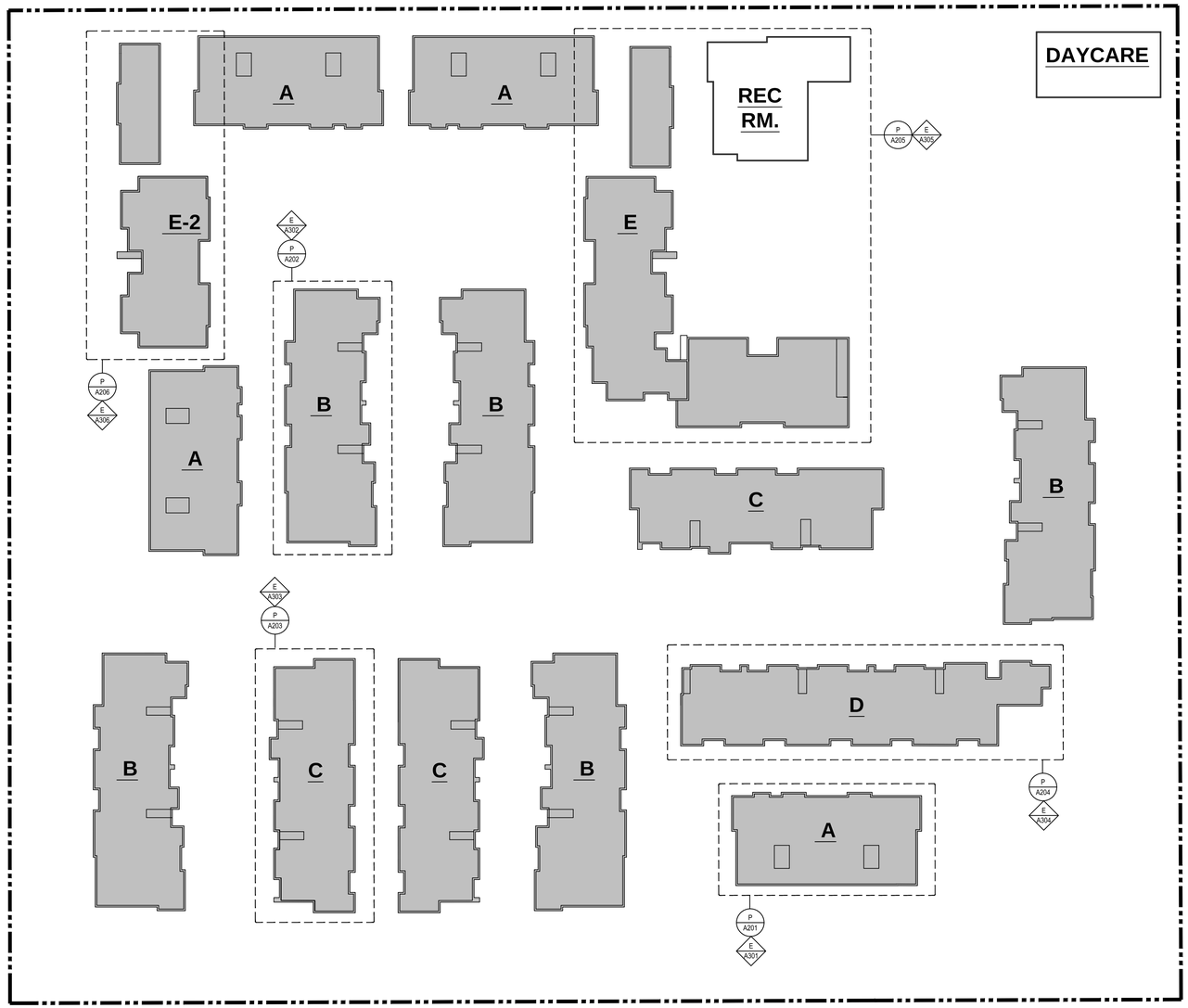
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

0 20 40 80

FIRST FLOOR PLAN

A200.1



LEGEND:

PLAN
Sheet_Number

ELEVATION
Sheet_Number

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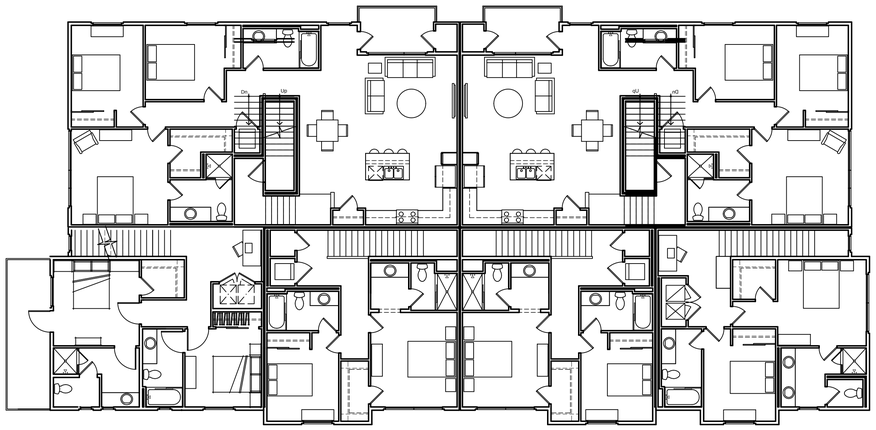
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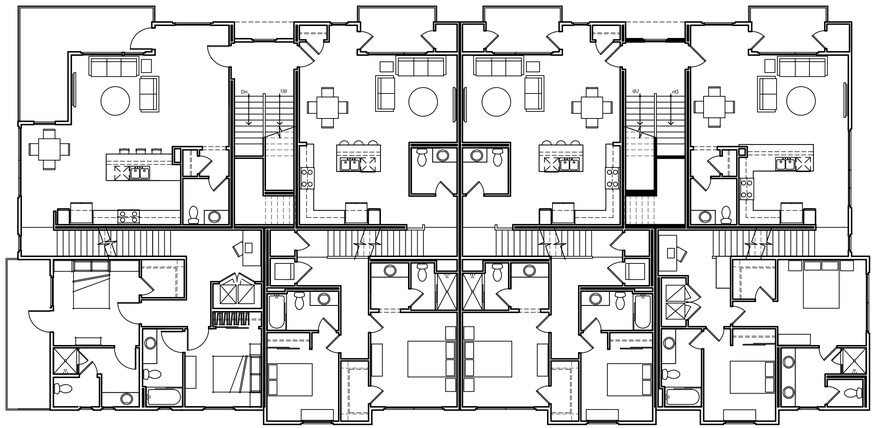
KEY FLOOR PLAN
SHEET INFORMATION

A200.2

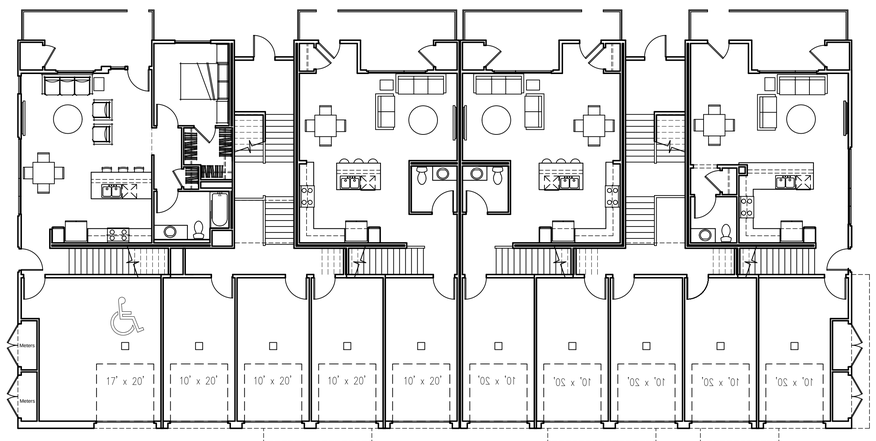
3RD FLOOR



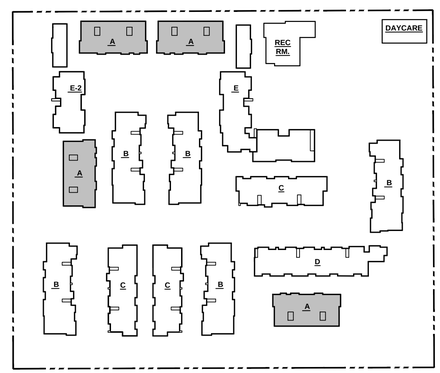
2ND FLOOR



1ST FLOOR



*NOTE: For Elevations Refer to Sheet A301



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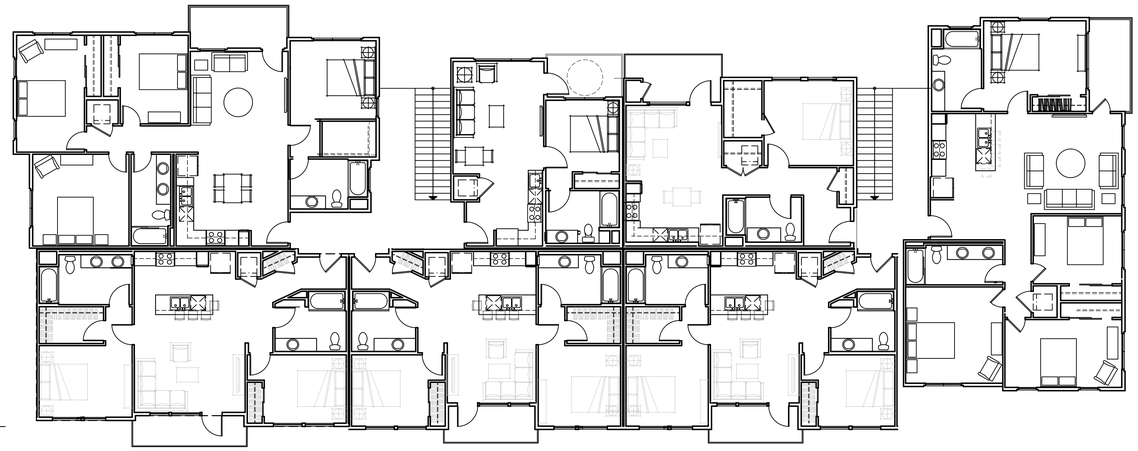
CONCEPTUAL DESIGN
AUGUST 28, 2017

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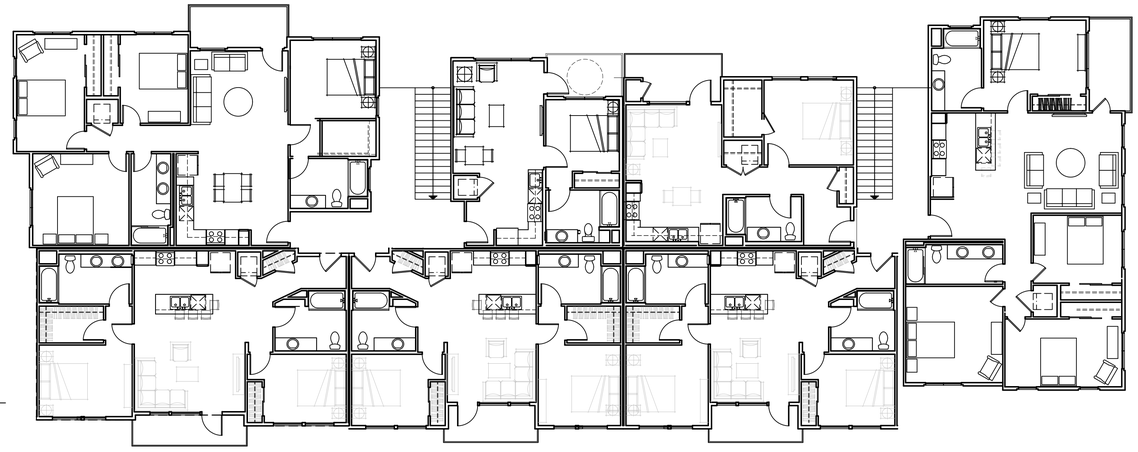
BUILDING A PLANS
SHEET INFORMATION

A201

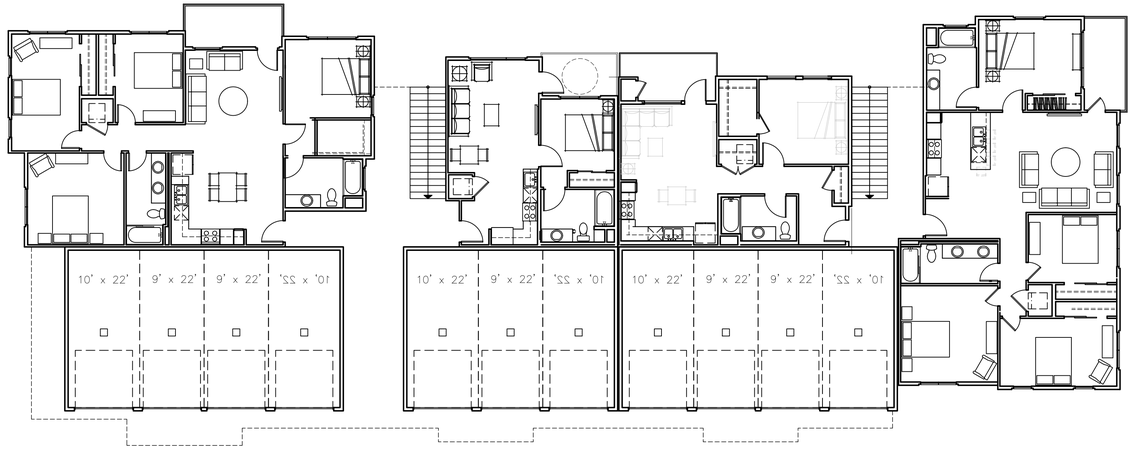
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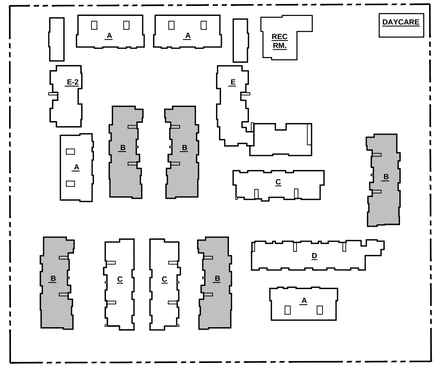
2ND FLOOR



1ST FLOOR



*NOTE: For Elevations Refer to Sheet A302



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COACHELLA, CA # 170105

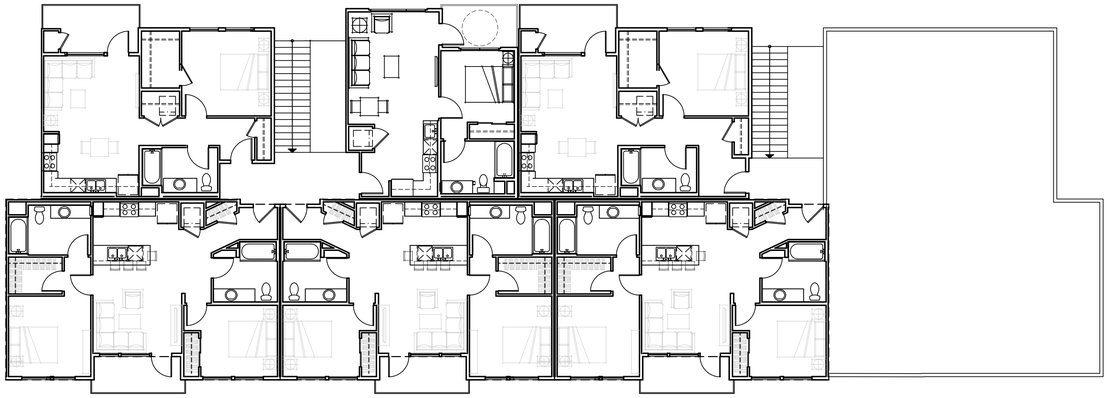
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AUGUST 28, 2017

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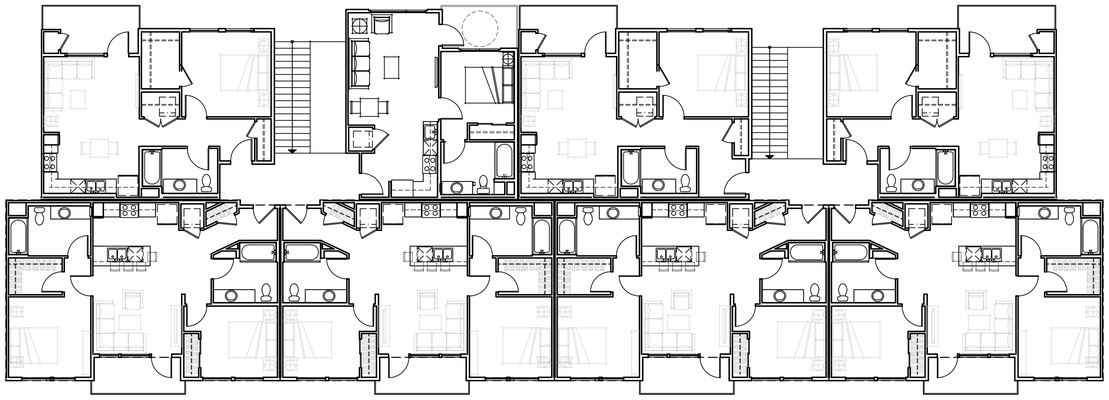
BUILDING B PLANS
SHEET INFORMATION

A202

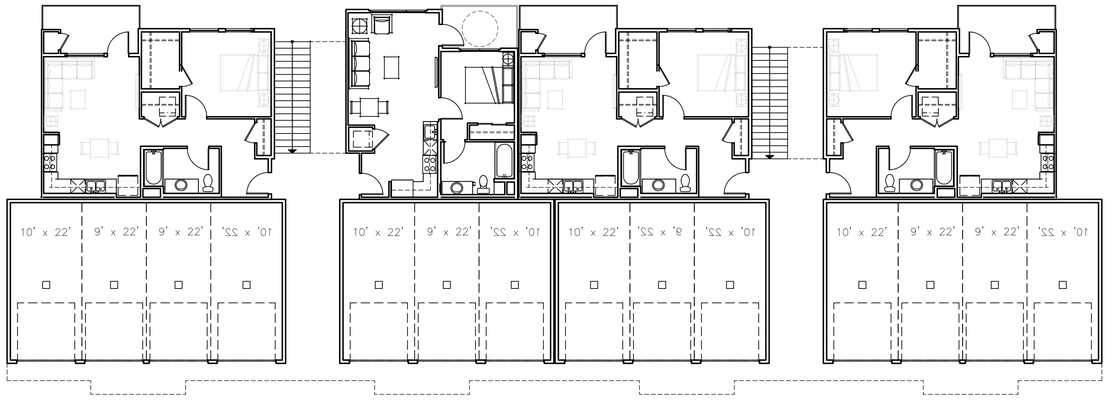
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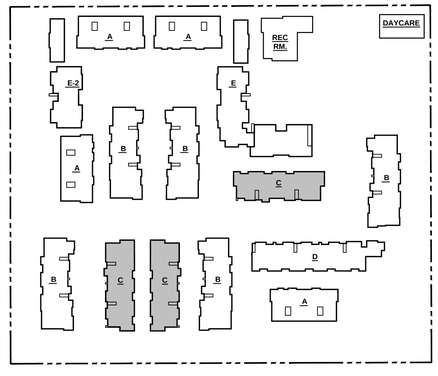
2ND FLOOR



1ST FLOOR



*NOTE: For Elevations Refer to Sheet A303



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COACHELLA, CA # 170105

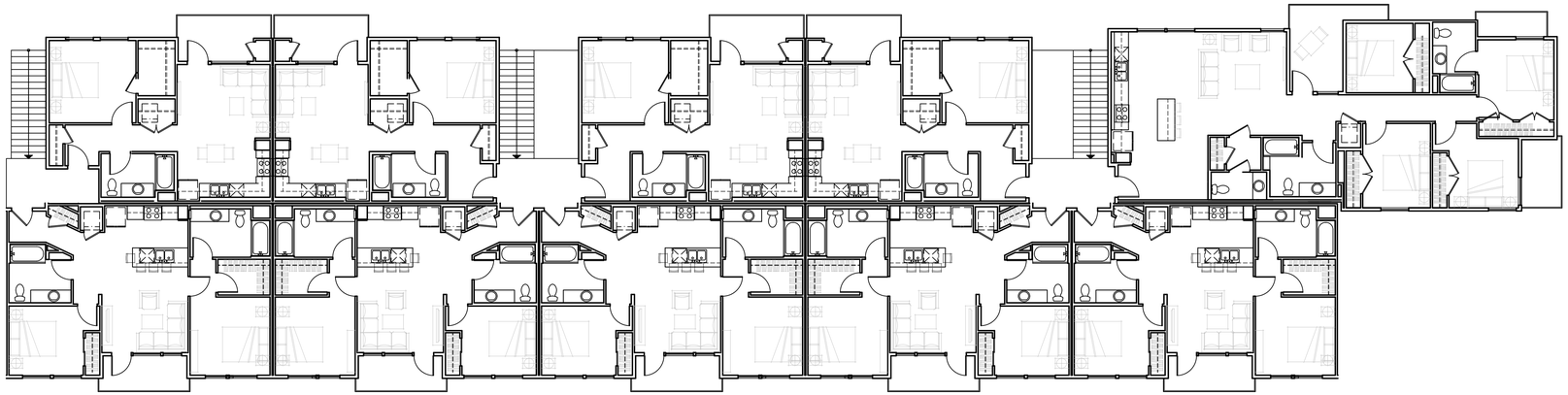
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AUGUST 28, 2017

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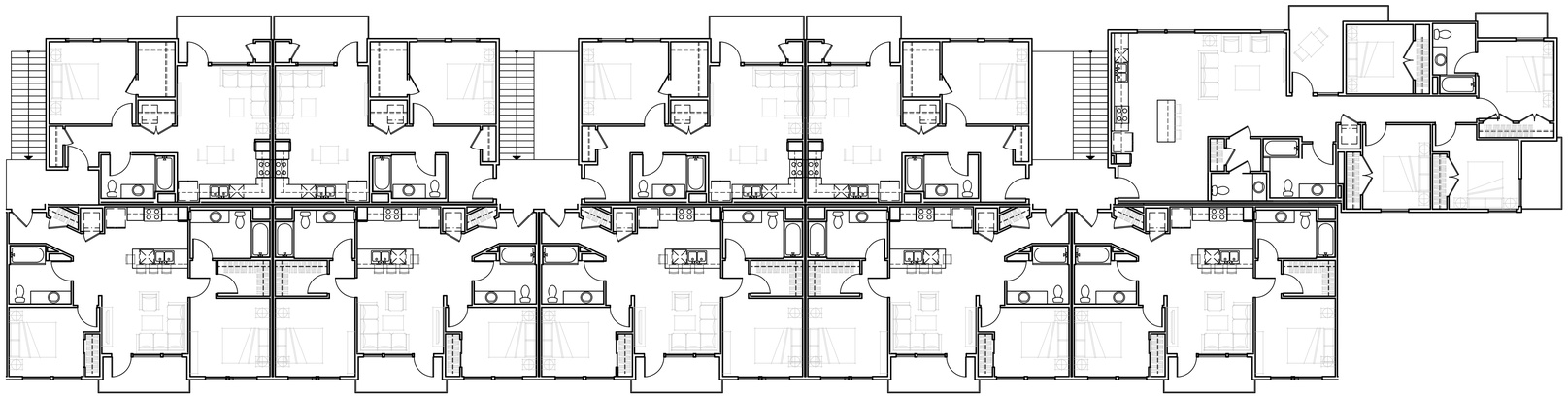
BUILDING C PLANS
SHEET INFORMATION

A203

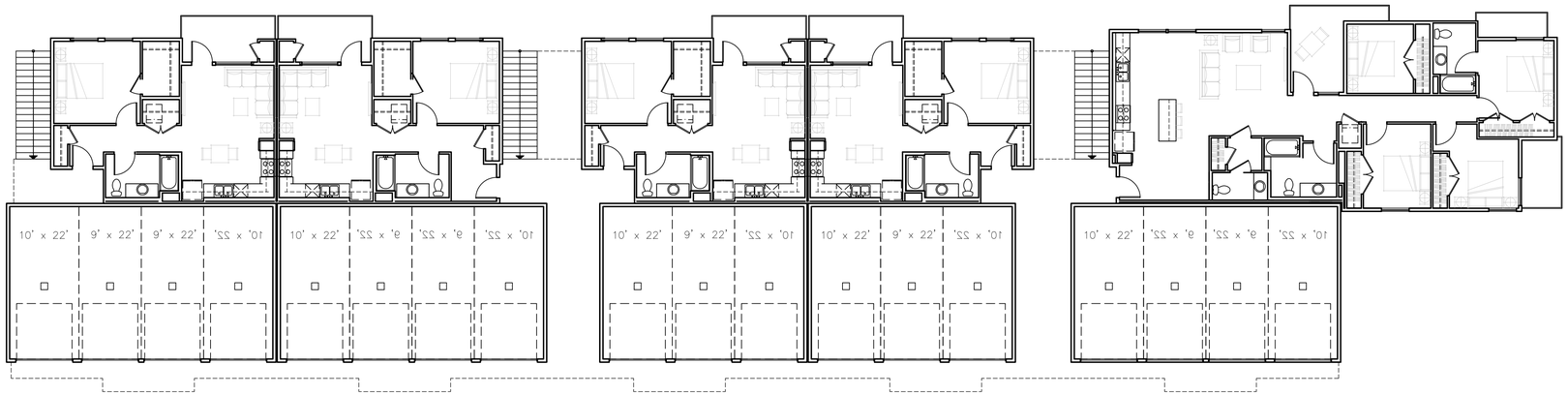
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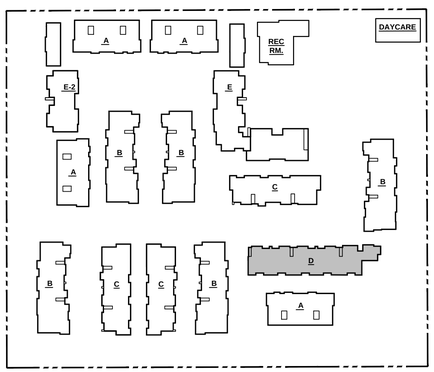
2ND FLOOR



1ST FLOOR



*NOTE: For Elevations
Refer to Sheet A304/A305



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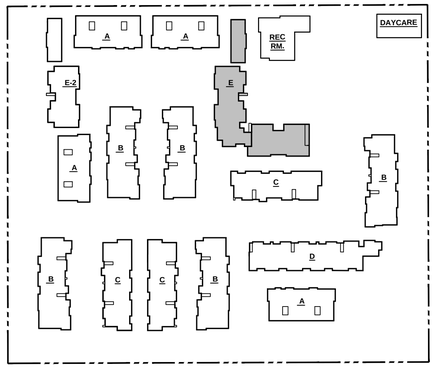
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COACHELLA, CA # 170105

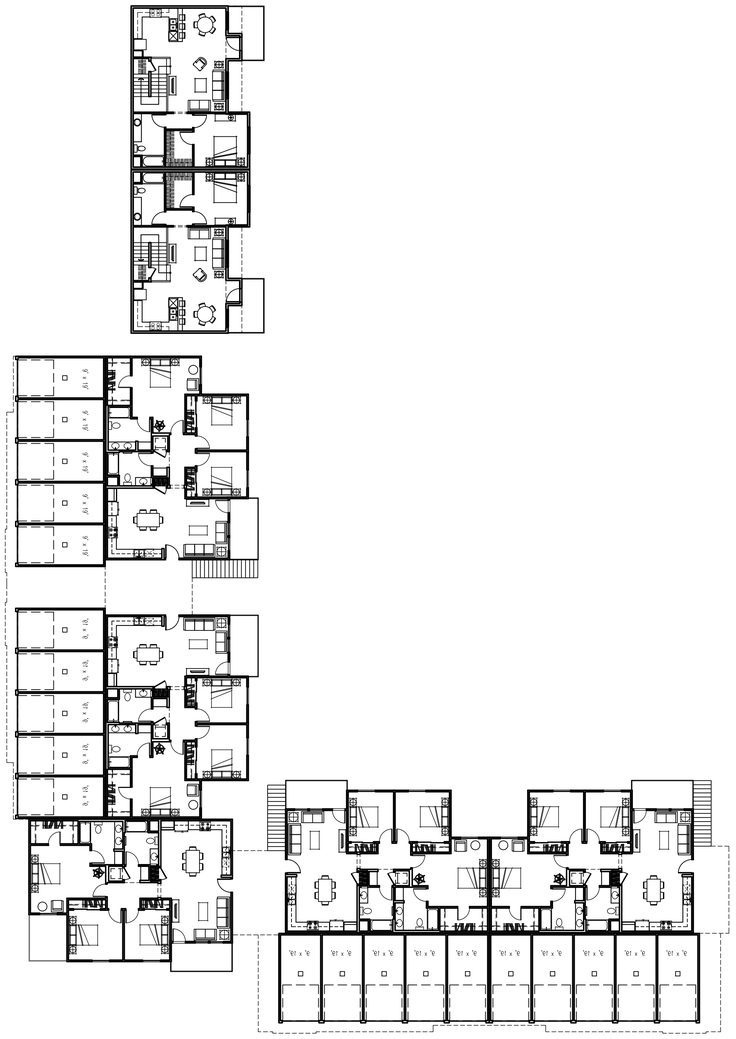
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AUGUST 28, 2017

0 5 10 20

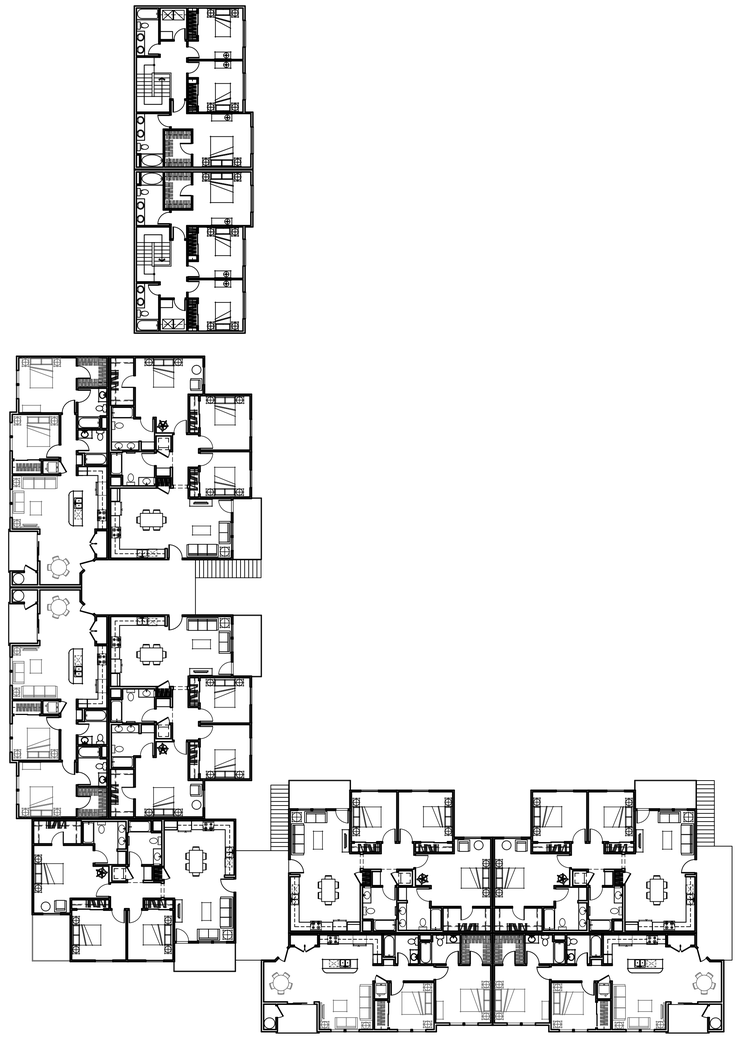
BUILDING D PLANS
SHEET INFORMATION

A204

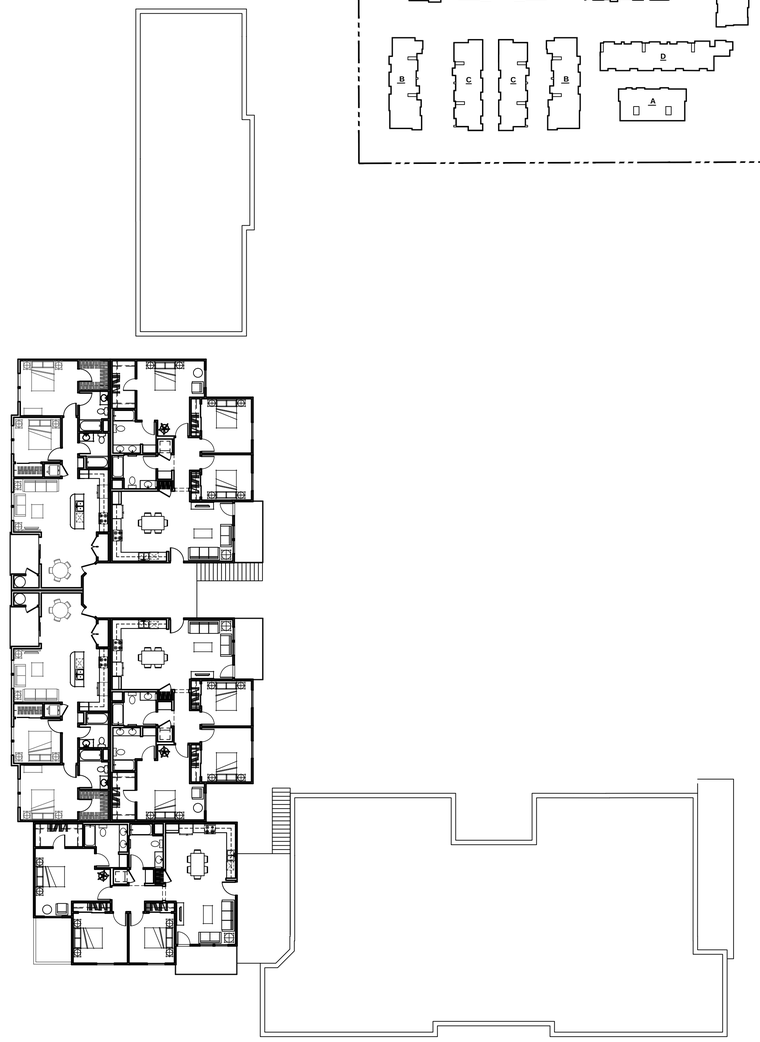




1ST FLOOR



2ND FLOOR



3RD FLOOR

*NOTE: For Elevations
Refer to Sheet A306/A307

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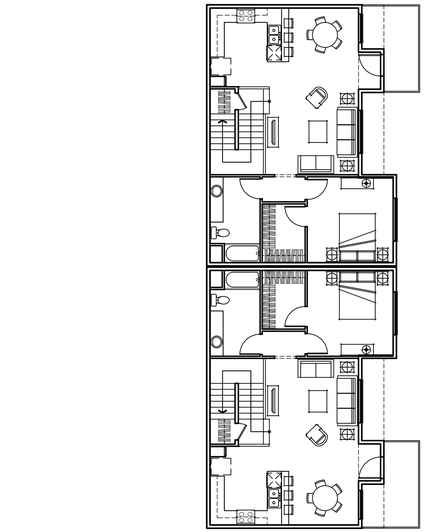
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COACHELLA, CA # 170105

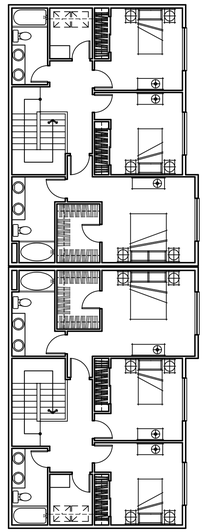
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AUGUST 28, 2017

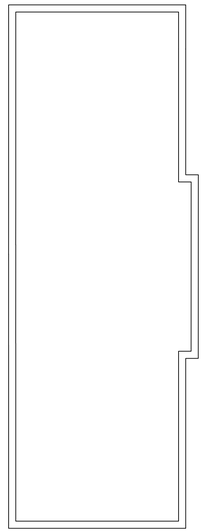
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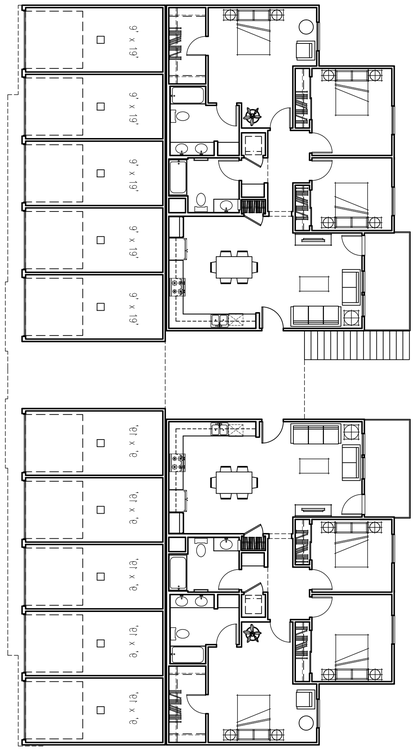
BUILDING E PLANS
SHEET INFORMATION

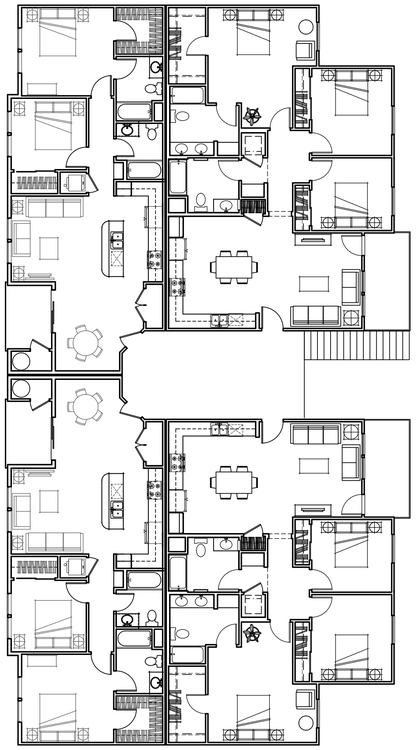
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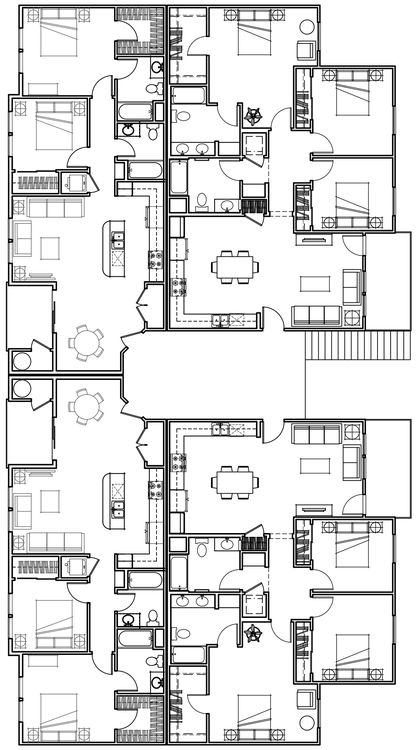


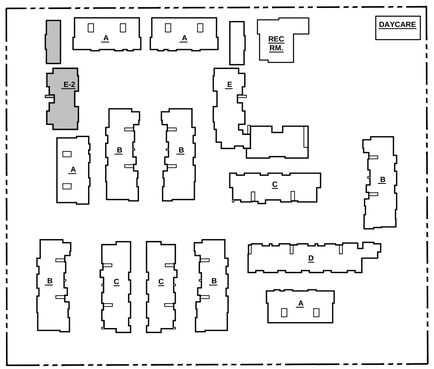












1ST FLOOR

2ND FLOOR

3RD FLOOR

*NOTE: For Elevations
Refer to Sheet A308/A309

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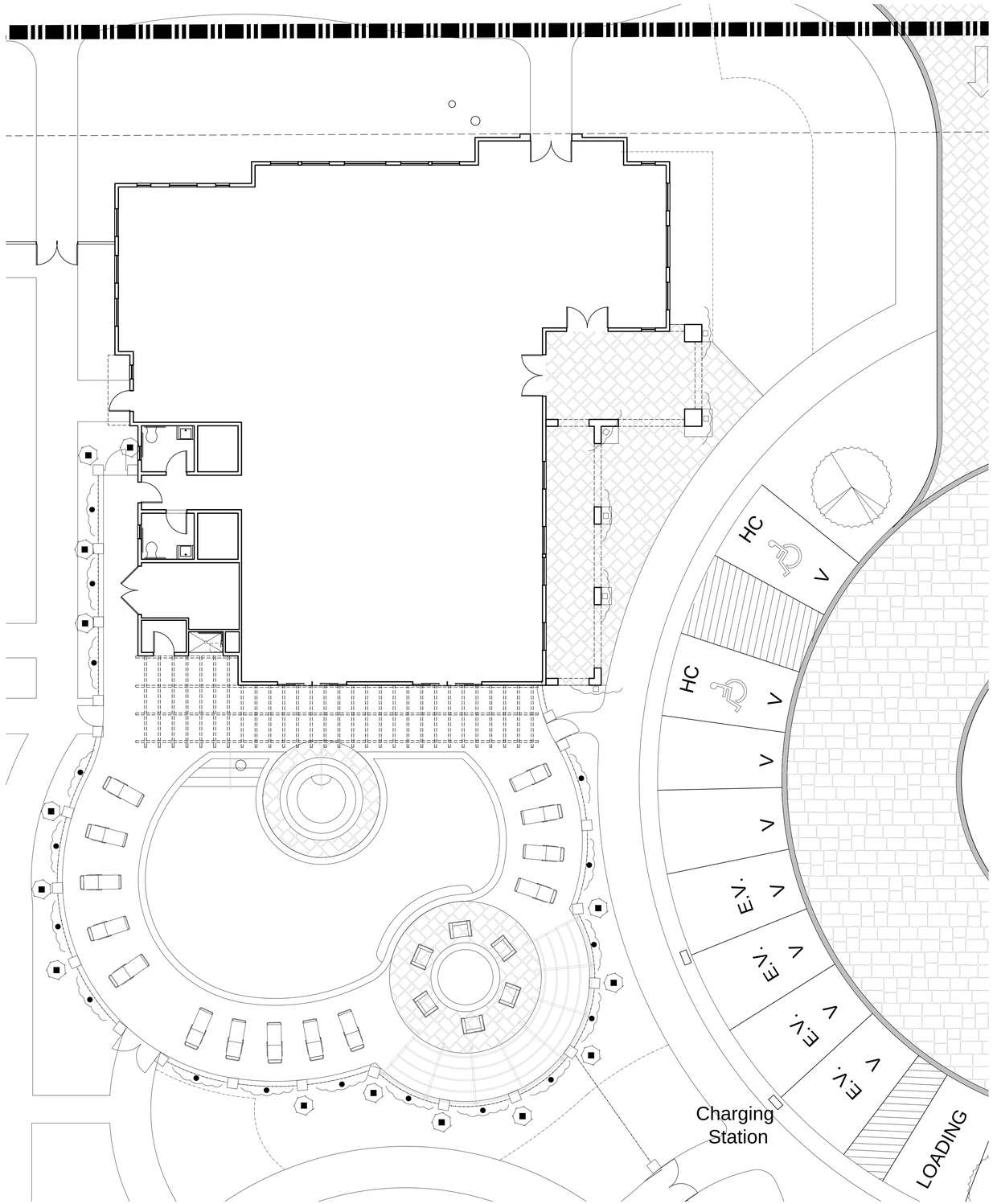
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COACHELLA, CA # 170105

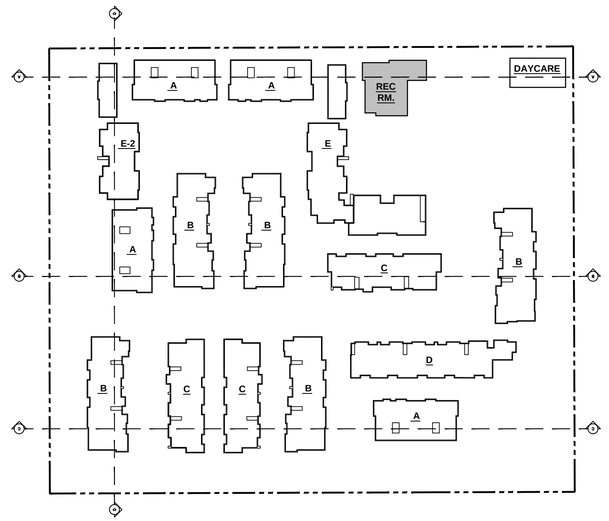
CONCEPTUAL DESIGN
AUGUST 28, 2017

0 10 20 40

BUILDING E-2 PLANS
SHEET INFORMATION

A206





*NOTE: For Elevations
Refer to Sheet A310

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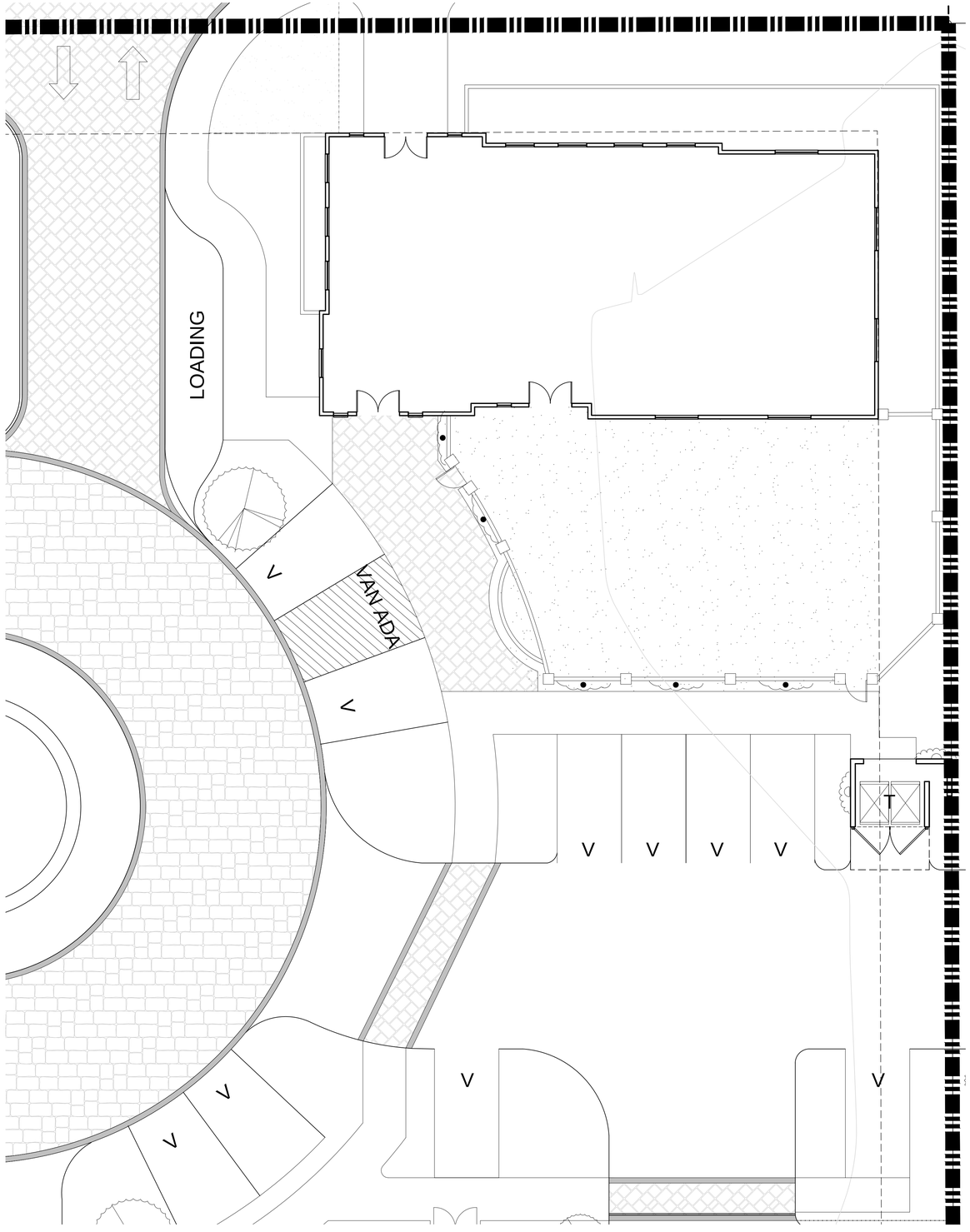
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COACHELLA, CA # 170105

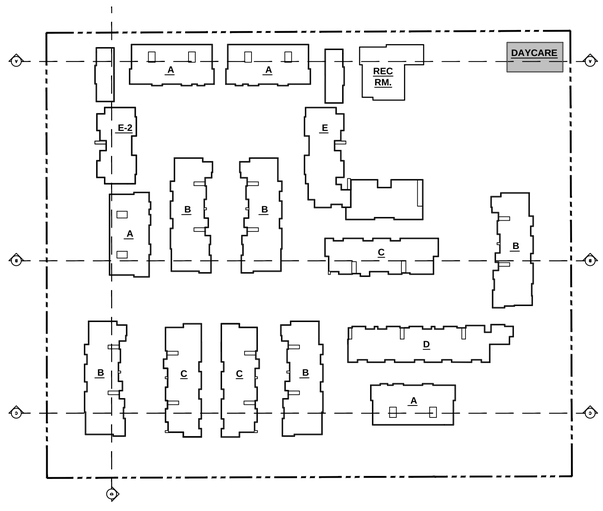
CONCEPTUAL DESIGN
AUGUST 28, 2017

0 50 100 200

RECREATION BUILDING PLAN
SHEET INFORMATION

A207





*NOTE: For Elevations Refer to Sheet A311

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COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

0 50 100 200

DAY CARE PLAN
SHEET INFORMATION

A208



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

0 4 8 16

CONCEPTUAL ELEVATIONS
BULIDNG TYPE-A

A301



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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CONCEPTUAL DESIGN
AUGUST 28, 2017

0 4 8 16

CONCEPTUAL ELEVATIONS
BUILDING TYPE-B

A302



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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CONCEPTUAL DESIGN
AUGUST 28, 2017

0 4 8 16

CONCEPTUAL ELEVATIONS
BUILDING TYPE-C

A303



FRONT ELEVATION



REAR ELEVATION

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CONCEPTUAL DESIGN
AUGUST 28, 2017

0 4 8 16

CONCEPTUAL ELEVATIONS
BULIDNG TYPE-D

A304



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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AUGUST 28, 2017

0 4 8 16

CONCEPTUAL ELEVATIONS
BUILDNG TYPE-D

A305



FRONT ELEVATION



REAR ELEVATION

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0 4 8 16

CONCEPTUAL ELEVATIONS
BUILDING TYPE-E

A306



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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CONCEPTUAL DESIGN
AUGUST 28, 2017

0 4 8 16

CONCEPTUAL ELEVATIONS
BULIDING TYPE-E

A307



FRONT ELEVATION



REAR ELEVATION

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CONCEPTUAL DESIGN
AUGUST 28, 2017

0 4 8 16

CONCEPTUAL ELEVATIONS
BULIDING TYPE - E2

A308



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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CONCEPTUAL ELEVATIONS
BUILDING TYPE-E2

A309



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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CONCEPTUAL DESIGN
AUGUST 28, 2017

0 4 8 16

RECREATION BUILDING ELEVATIONS
BUILDING TYPE - REC BUILDING

A310



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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0 4 8 16

DAY CARE ELEVATION
BUILDING TYPE - DAYCARE BLDG

A311



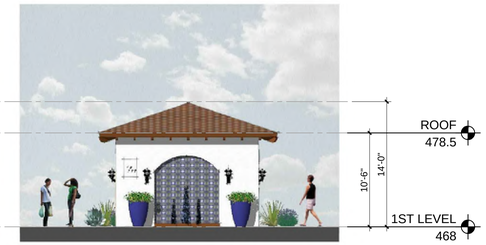
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

MAIL ROOM ELEVATIONS



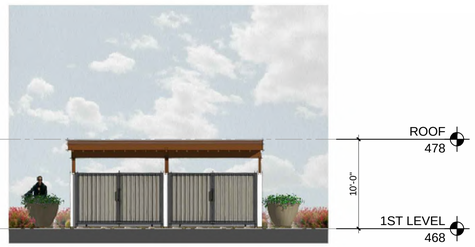
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

TRASH ENCLOSURE ELEVATIONS

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MAIL ROOM ELEVATIONS
BUILDING TYPE - MAIL ROOM, TRASH ENCLOSURES

A312



FRONT ELEVATION

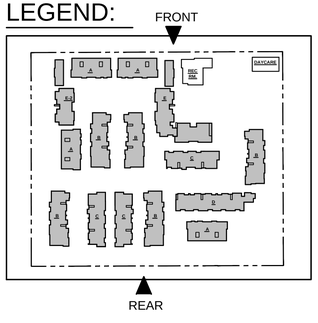




REAR ELEVATION



LEGEND:



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0 8 16 32

48 AVE BUILDING ELEVATION
SHEET INFORMATION

A300



SIDE 1 ELEVATION

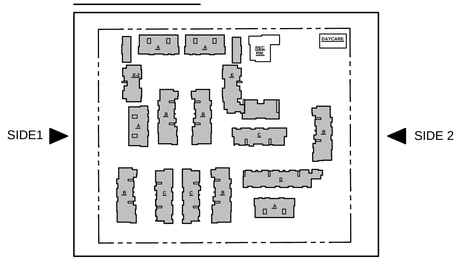




SIDE 2 ELEVATION



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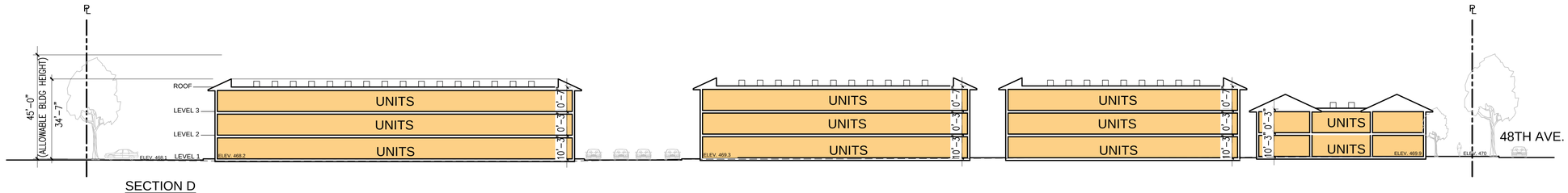
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COACHELLA, CA # 170105

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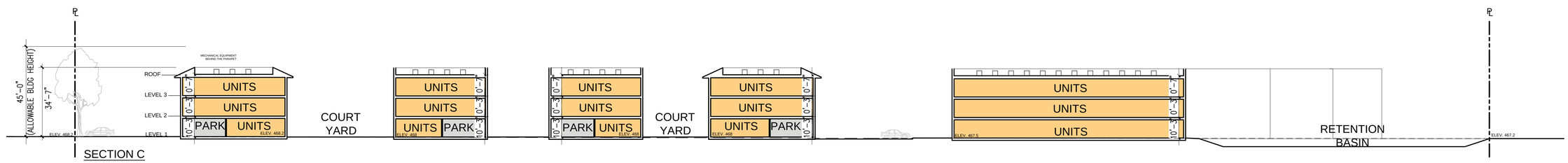
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BUILDING SIDE ELEVATIONS
SHEET INFORMATION

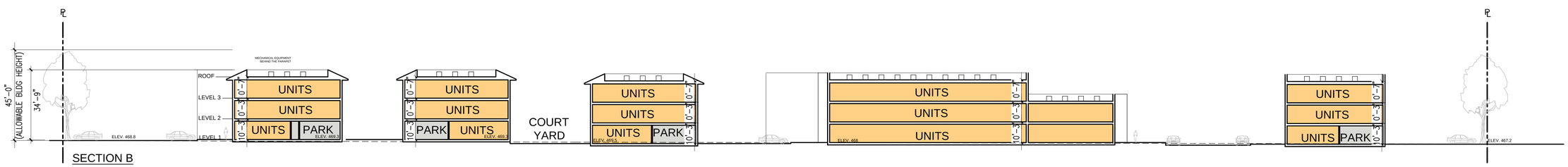
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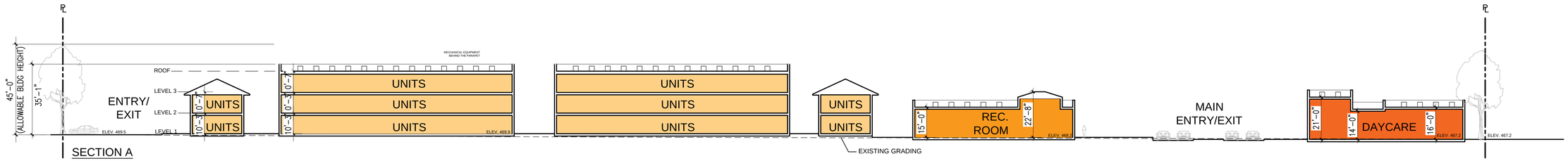
SECTION D



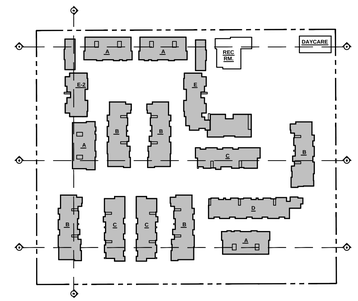
SECTION C



SECTION B



SECTION A



LEGEND:

- 2 STORY:
- 3 STORY:
- DAY CARE:
- REC. BLDG.:

0 12 1/2 25 50

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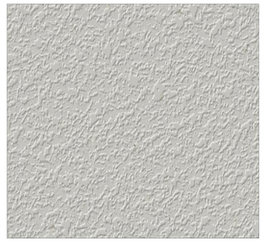
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AUGUST 28, 2017

SECTIONS

A401

1A



20/30 SAND FINISH STUCCO

BM: CLOUD WHITE #967

2



SMOOTH TROVEL STUCCO

BM: 2137-10 OTTER BROWN

3



CLAY TILE ROOFING

BORAL MISSION - RUSTIC CARMEL

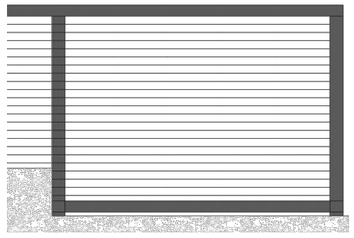
4



VINYL WINDOWS

VYNYL FRAMEED CLEAR DUAL PANE

5



METAL RAILING SYSTEM

42" HIGH METAL FRAMED EXTRUDED STL. ROD ASSEMBLY

6



EXT. LIGHT FIXTURES

HUBBARDTON FORGE LIGHTING

MERIDIAN SCONCE





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NTS

MATERIAL BOARD
SHEET INFORMATION

A500









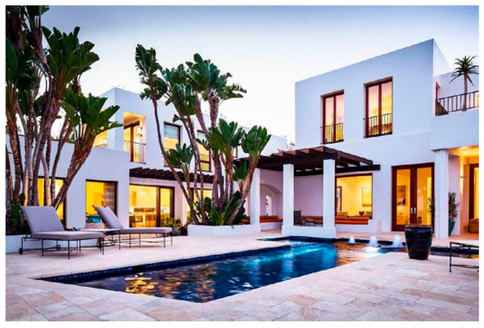






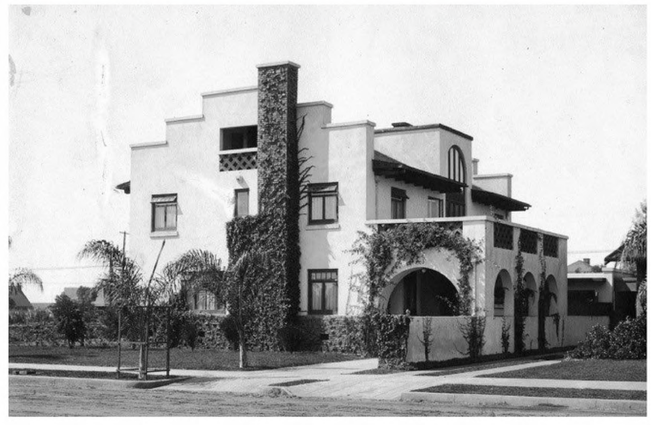












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CONCEPTUAL DESIGN
AUGUST 28, 2017

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REFERENCE IMAGERY

A600



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
TREES & PALMS				
	-	PHOENIX DACTYLIFERA 'ZAHIDI'	18' BTH DIAMOND CUT	Ø.5 MOD
	-	GEIJER PARVIFLORA "AUSTRALIA WILLOW"	36" BOX SINGLE TRK. STND.	Ø.5 MOD
	-	TIPUANA TIPU "TIPU TREE"	24" BOX SINGLE TRK. STND.	Ø.5 MOD
	-	OLEA EUROPAEA 'SWAN HILL'	36" BOX MULTI-TRK.	Ø.5 MOD
	-	ACACIA STENOPHYLLA "SHOESTRING ACACIA"	24" BOX SINGLE TRK. STND.	Ø.2 LOW
	-	ACACIA SALICINA "WILLOW ACACIA"	24" BOX SINGLE TRK. STND.	Ø.2 LOW
	-	PARKINSONIA FRAECOX "PALO BREA"	24" BOX SINGLE TRK. STND.	Ø.5 MOD
	-	ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK. STND.	Ø.2 LOW
	-	ACACIA WILLARDIANA "PALO BLANCO"	24" BOX MULTI-TRK.	Ø.2 LOW
	-	CHAMAEROPS HUMULIS "MEDITERREAN FAN PALM"	24" BOX MULTI-TRK.	Ø.5 MOD
	-	BEAUCARNEA NOLINA "ELEPHANT'S FOOT PALM"	36" BOX SPECIMEN	Ø.5 MOD
DESERT ACCENTS				
	-	AGAVE DESMETTIANA 'VARIEGATA'	15 GAL.	Ø.2 LOW
	-	AGAVE SISLANA "SISAL AGAVE"	15 GAL.	Ø.2 LOW
	-	AGAVE ANGUSTIFOLIA "CARIBBEAN AGAVE"	15 GAL.	Ø.2 LOW
	-	AGAVE GEMINIFLORA "TWIN-FLOWERING AGAVE"	5 GAL.	Ø.2 LOW
	-	ALOE 'BLUE ELF'	5 GAL.	Ø.2 LOW
	-	AGAVE FILIFERA "THREAD LEAF AGAVE"	10" DIA.	Ø.2 LOW
	-	OPUNTIA SANTA-RITA 'TUBAC'	5 GAL.	Ø.2 LOW
	-	HESPERALOE PARVIFLORA 'BRAKE LIGHT'	5 GAL.	Ø.2 LOW
	-	ECHINOCACTUS GRUSONII "GOLDEN BARREL CACTUS"	10" DIA.	Ø.2 LOW
SHRUBS				
	-	SENNA NEMOPHILA "DESERT CASSIA"	5 GAL.	Ø.2 LOW
	-	LEUCOPHYLLUM PRUINOSUM 'SIERRA BOUQUET'	5 GAL.	Ø.2 LOW
	-	LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD'	5 GAL.	Ø.2 LOW
	-	EREMOPHILA MACULATA 'VALENTINE BUSH'	5 GAL.	Ø.2 LOW
	-	TECOMA STANS "YELLOW BELLS"	5 GAL.	Ø.5 MOD
	-	LEUCOPHYLLUM REVOLUTUM "LITTLE LEAF TEXAS RANGER"	5 GAL.	Ø.2 LOW
	-	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	Ø.5 MOD
	-	ROSA FLORIBUNDA 'ICEBERG'	5 GAL.	Ø.5 MOD
	-	BOUGANVILLEA 'ROSENKA'	5 GAL.	Ø.5 MOD
	-	BOUGANVILLEA 'LA JOLLA'	5 GAL.	Ø.5 MOD
	-	CARISSA 'BOXWOOD BEAUTY'	5 GAL.	Ø.5 MOD
	-	CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL.	Ø.5 MOD
GRASSES				
	-	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	Ø.5 MOD
	-	STIPA TENUISSIMA "MEXICAN FEATHER GRASS"	5 GAL.	Ø.5 MOD
	-	DIANELLA TASMANICA 'VARIEGATA'	5 GAL.	Ø.5 MOD
GROUNDCOVER & VINES				
	-	DALEA GREGGII TRAILING INDIGO BUSH"	5 GAL.	Ø.2 LOW
	-	CARISSA 'GREEN CARPET'	5 GAL.	Ø.5 MOD
	-	LANTANA "NEW GOLD"	5 GAL.	Ø.5 MOD
	-	LANTANA "WHITE"	5 GAL.	Ø.5 MOD
	-	LANTANA "RED DALLAS"	5 GAL.	Ø.5 MOD
	-	EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"	5 GAL.	Ø.5 MOD
	-	CHRYSACTINIA MEXICANA "DAMIANITA"	5 GAL.	Ø.2 LOW
	-	RUELLIA BRITTONIANA 'LITTLE KATIE'	5 GAL.	Ø.2 LOW
	-	DURANTA REPENS "SKY FLOWER"	5 GAL. STK.	Ø.5 MOD
	-	CALLIANDRA HAEMATOCEPHALA "PINK POWDER PUFF"	5 GAL. STK.	Ø.5 MOD
	-	BOUGAINVILLEA 'MARY PALMER'S ENCHANTMENT'	5 GAL. STK.	Ø.5 MOD
	-	MACFADYENA UNGUIS-CATI "CAT'S CLAW VINE"	5 GAL. STK.	Ø.2 LOW
	-	TECOMA STANS "YELLOW BELLS"	5 GAL. STK.	Ø.5 MOD

PAVING, STONE, & GRAVEL MATERIALS

- SHREDDED BARK MULCH LAID 2" THICK
- 6" MINUS 'BAJA CRESTA' RUBBLE, PROVIDE COMPLETE COVERAGE IN DESIGNATED AREAS
- ¾" DIA. 'CHAMOIS BEIGE' CRUSHED ROCK, LAID 2" THICK
- ⅜" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK
- LAWN TO BE 'TIFGREEN 328' SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)
- 'HICKORY CREEK' BOULDERS 2' & 3' DIA.

0' 30' 60' 90'

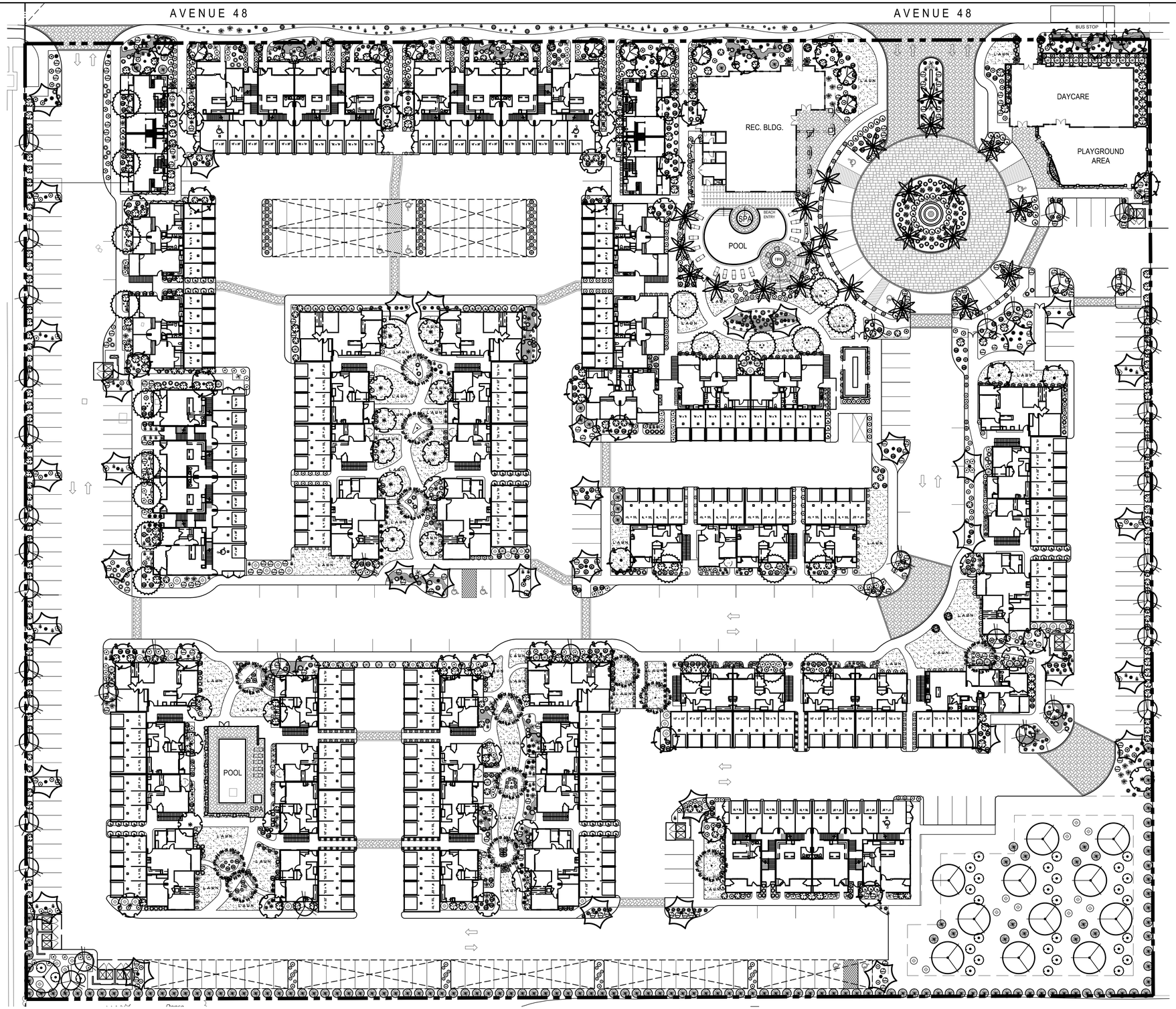
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COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
COACHELLA, CA

L-1.1 RENDERED PRELIMINARY

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/18
PH. (760) 777-9131
FAX (760) 777-9132

DATE 08/2



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
TREES & PALMS				
	-	PHOENIX DACTYLIFERA 'ZAHIDI'	18' BTH DIAMOND CUT	Ø.5 MOD
	-	GEIJER PARVIFLORA "AUSTRALIA WILLOW"	36" BOX SINGLE TRK. STND.	Ø.5 MOD
	-	TIPUANA TIPU "TIPU TREE"	24" BOX SINGLE TRK. STND.	Ø.5 MOD
	-	OLEA EUROPAEA 'SWAN HILL'	36" BOX MULTI-TRK.	Ø.5 MOD
	-	ACACIA STENOPHYLLA "SHOESTRING ACACIA"	24" BOX SINGLE TRK. STND.	Ø.2 LOW
	-	ACACIA SALICINA "WILLOW ACACIA"	24" BOX SINGLE TRK. STND.	Ø.2 LOW
	-	PARKINSONIA FRAECOX "PALO BREA"	24" BOX SINGLE TRK. STND.	Ø.5 MOD
	-	ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK. STND.	Ø.2 LOW
	-	ACACIA WILLARDIANA "PALO BLANCO"	24" BOX MULTI-TRK.	Ø.2 LOW
	-	CHAMAEROPS HUMULIS "MEDITERREAN FAN PALM"	24" BOX MULTI-TRK.	Ø.5 MOD
	-	BEAUCARNEA NOLINA "ELEPHANT'S FOOT PALM"	36" BOX SPECIMEN	Ø.5 MOD
DESERT ACCENTS				
	-	AGAVE DESMETTIANA 'VARIEGATA'	15 GAL.	Ø.2 LOW
	-	AGAVE SISLANA "SISAL AGAVE"	15 GAL.	Ø.2 LOW
	-	AGAVE ANGUSTIFOLIA "CARIBBEAN AGAVE"	15 GAL.	Ø.2 LOW
	-	AGAVE GEMINIFLORA "TWIN-FLOWERING AGAVE"	5 GAL.	Ø.2 LOW
	-	ALOE 'BLUE ELF'	5 GAL.	Ø.2 LOW
	-	AGAVE FILIFERA "THREAD LEAF AGAVE"	10" DIA.	Ø.2 LOW
	-	OPUNTIA SANTA-RITA 'TUBAC'	5 GAL.	Ø.2 LOW
	-	HESPERALOE PARVIFLORA 'BRAKE LIGHT'	5 GAL.	Ø.2 LOW
	-	ECHINOCACTUS GRUSONII "GOLDEN BARREL CACTUS"	10" DIA.	Ø.2 LOW
SHRUBS				
	-	SENNA NEMOPHILA "DESERT CASSIA"	5 GAL.	Ø.2 LOW
	-	LEUCOPHYLLUM FRUINOSUM 'SIERRA BOUQUET'	5 GAL.	Ø.2 LOW
	-	LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD'	5 GAL.	Ø.2 LOW
	-	EREMOPHILA MACULATA 'VALENTINE BUSH'	5 GAL.	Ø.2 LOW
	-	TECOMA STANS "YELLOW BELLS"	5 GAL.	Ø.5 MOD
	-	LEUCOPHYLLUM REVOLUTUM "LITTLE LEAF TEXAS RANGER"	5 GAL.	Ø.2 LOW
	-	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	Ø.5 MOD
	-	ROSA FLORIBUNDA 'ICEBERG'	5 GAL.	Ø.5 MOD
	-	BOUGANVILLEA 'ROSENKA'	5 GAL.	Ø.5 MOD
	-	BOUGANVILLEA 'LA JOLLA'	5 GAL.	Ø.5 MOD
	-	CARISSA 'BOXWOOD BEAUTY'	5 GAL.	Ø.5 MOD
	-	CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL.	Ø.5 MOD
GRASSES				
	-	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	Ø.5 MOD
	-	STIPA TENUISSIMA "MEXICAN FEATHER GRASS"	5 GAL.	Ø.5 MOD
	-	DIANELLA TASMANICA 'VARIEGATA'	5 GAL.	Ø.5 MOD
GROUNDCOVER & VINES				
	-	DALEA GREGGII "TRAILING INDIGO BUSH"	5 GAL.	Ø.2 LOW
	-	CARISSA 'GREEN CARPET'	5 GAL.	Ø.5 MOD
	-	LANTANA "NEW GOLD"	5 GAL.	Ø.5 MOD
	-	LANTANA "WHITE"	5 GAL.	Ø.5 MOD
	-	LANTANA "RED DALLAS"	5 GAL.	Ø.5 MOD
	-	EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"	5 GAL.	Ø.5 MOD
	-	CHRYSACTINIA MEXICANA "DAMIANITA"	5 GAL.	Ø.2 LOW
	-	RUELLIA BRITTONIANA 'LITTLE KATIE'	5 GAL.	Ø.2 LOW
	-	DURANTA REPENS "SKY FLOWER"	5 GAL. STK.	Ø.5 MOD
	-	CALLIANDRA HAEMATOCEPHALA "PINK POWDER PUFF"	5 GAL. STK.	Ø.5 MOD
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	-	MACFADYENA UNGUIS-CATI "CAT'S CLAW VINE"	5 GAL. STK.	Ø.2 LOW
	-	TECOMA STANS "YELLOW BELLS"	5 GAL. STK.	Ø.5 MOD

PAVING, STONE, & GRAVEL MATERIALS

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- ⅜" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK
- LAWN TO BE 'TIFGREEN 328' SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)
- 'HICKORY CREEK' BOULDERS 2' & 3' DIA.

0' 30' 60' 90'

SCALE: 1"=30'

COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
COACHELLA, CA

L-1 PRELIMINARY DESIGN

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/18
PH. (760) 777-9131
FAX (760) 777-9132

DATE 08/2

BUS STOP

LAWN

SIGN

REC. BLDG.

LAWN

DAYCARE

PLAYGROUND
AREA

FOUNTAIN

SPA

BEACH
ENTRY

POOL

FIRE

PERGOLA

LAWN

LAWN

LAWN

LAWN

9' x 19'

9' x 19'

9' x 19'

9' x 19'

9' x 19'

9' x 19'

9' x 19'

9' x 19'

COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
COACHELLA, CA

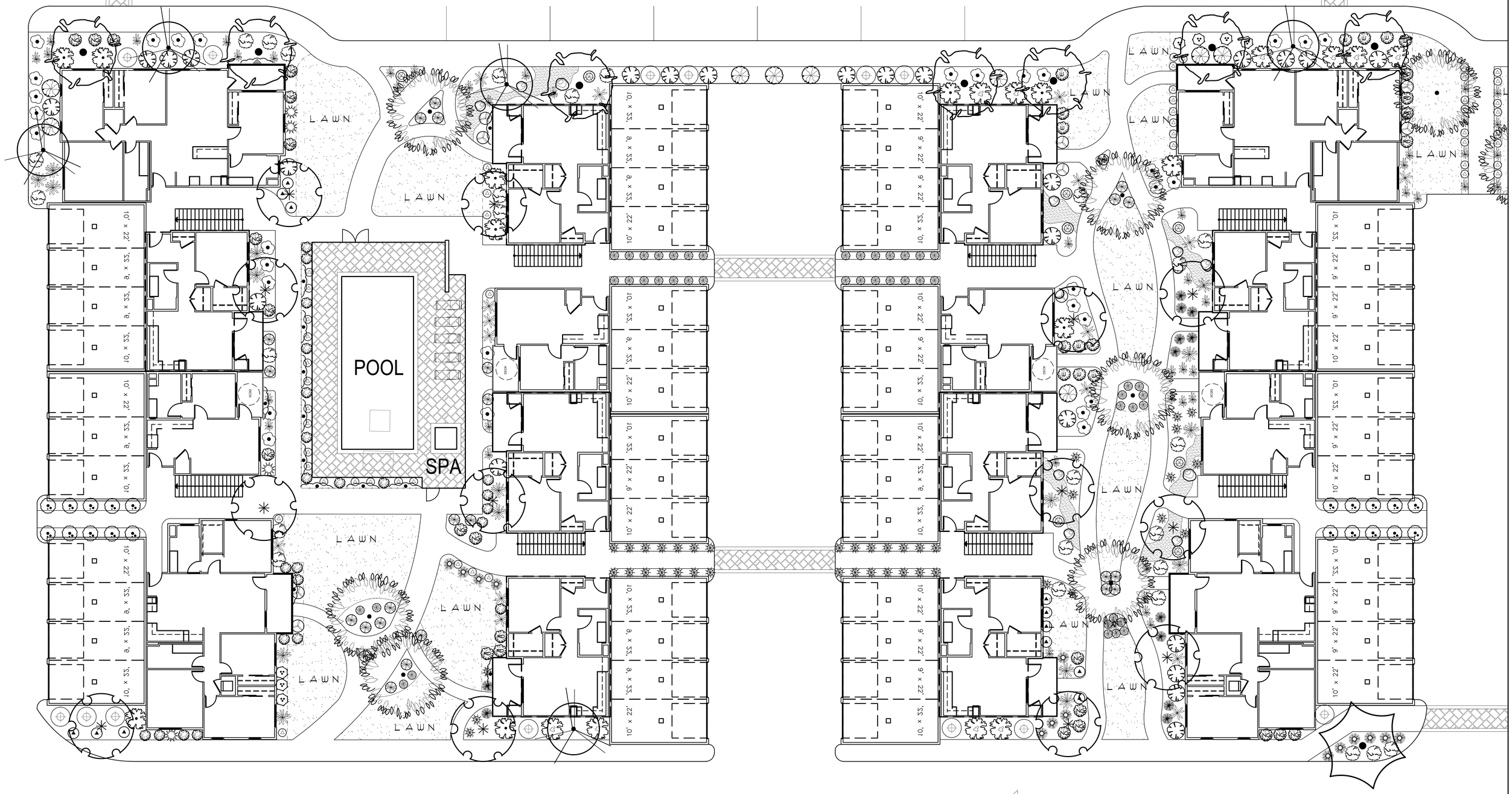
L-2 PROJECT ENTRY

0' 10' 20' 30'

SCALE: 1"=10'

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/18
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DATE 08/2



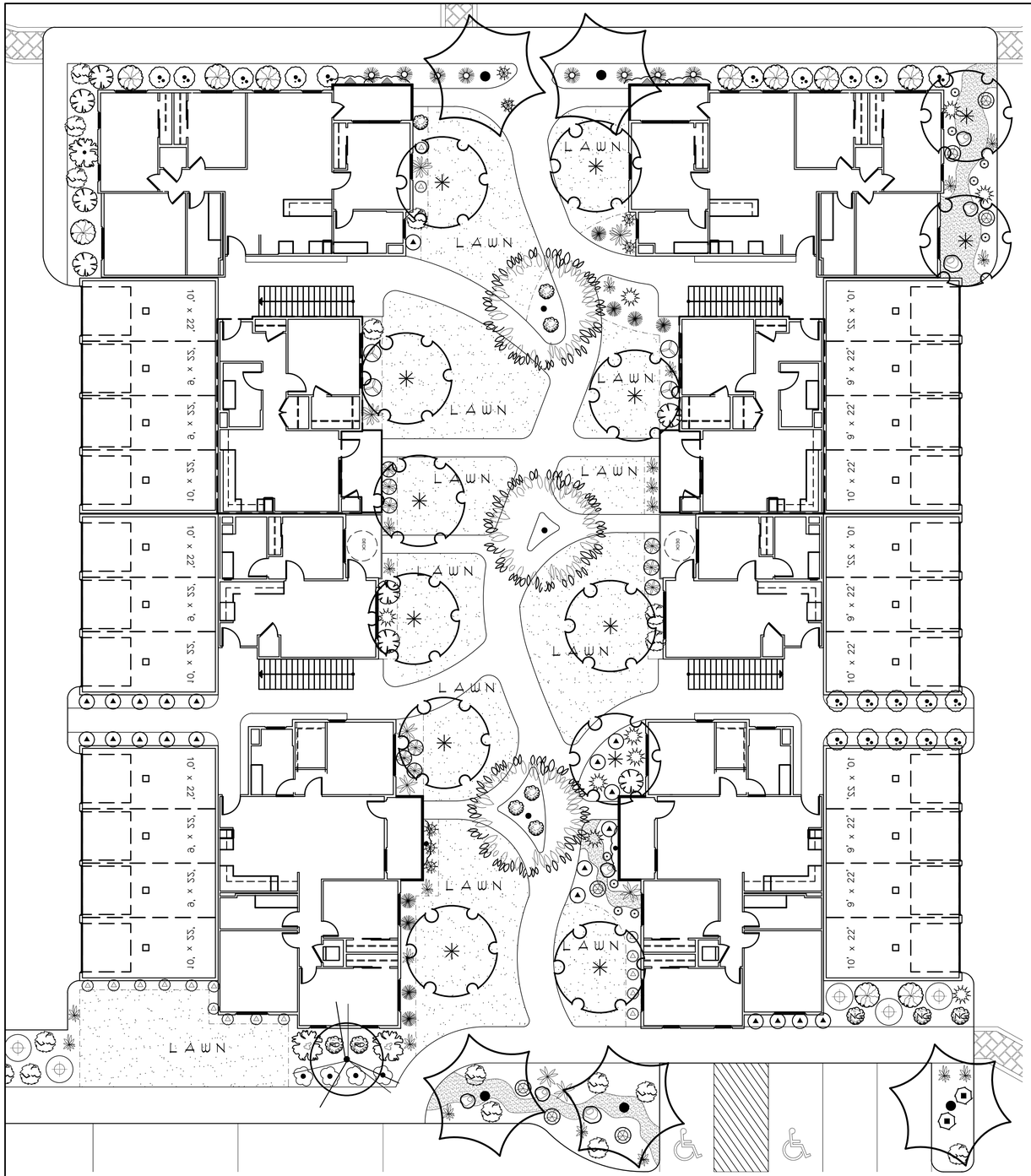
COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
COACHELLA, CA

L-3 APARTMENT PLANTING

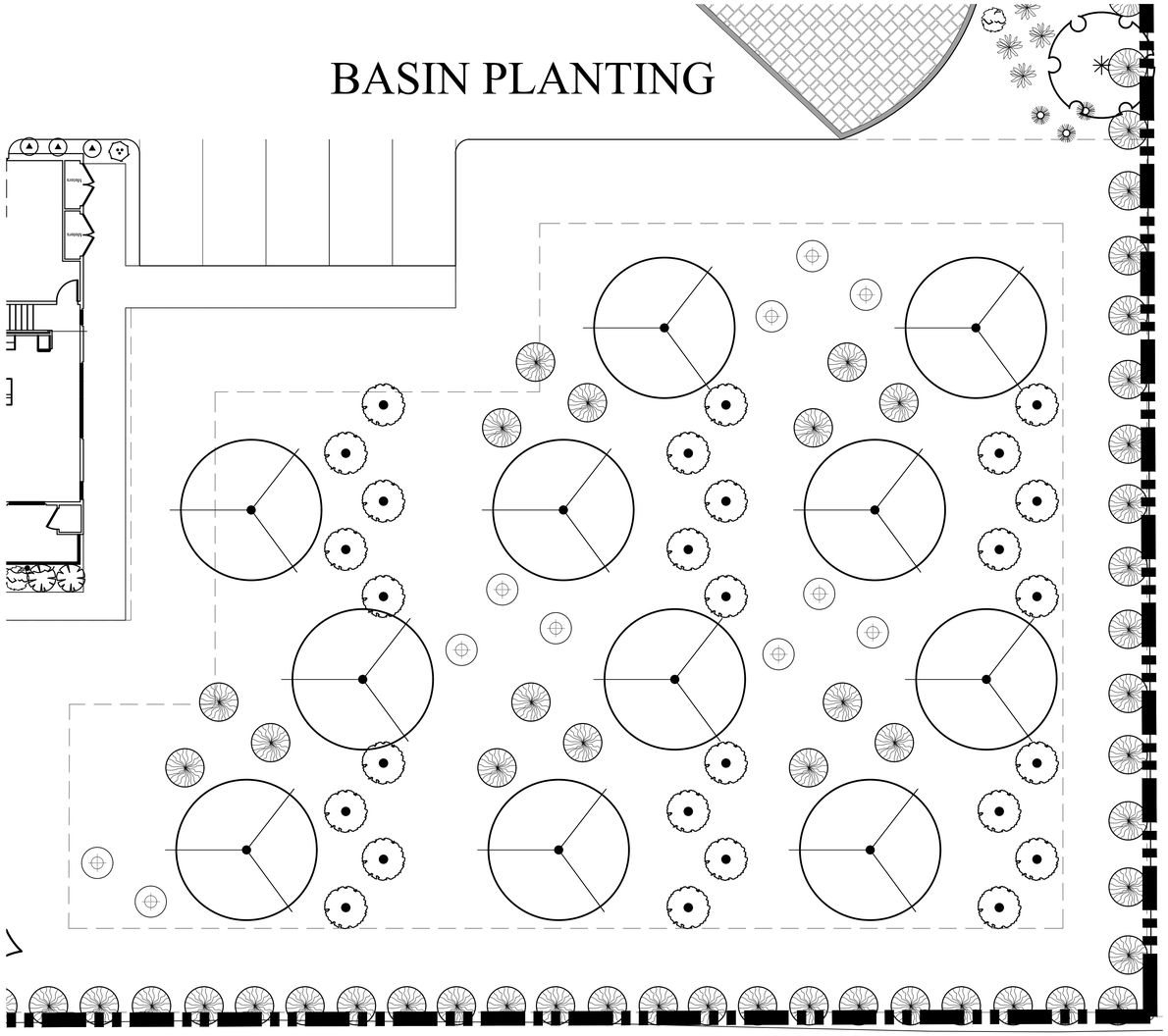
SCALE: 1"=10'

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/18
PH. (760) 777-9131
FAX (760) 777-9132

DATE 08/2



APARTMENT COURTYARD PLANTING



COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
COACHELLA, CA

L-4 APARTMENT & BASIN PLANTING

0' 10' 20' 30'
SCALE: 1"=10'

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/18
PH. (760) 777-9131
FAX (760) 777-9132

DATE 08/2



ACACIA WILLARDIANA
"PALO BLANCO"



ACACIA ANEURA
"MULGA"



ACACIA STENOPHYLLA
"SHOESTRING ACACIA"



TIPUANA TIPU
"TIPU TREE"



LYSILOMA WATSONII
"FEATHER BUSH"



PARKINSONIA X
'DESERT MUSEUM'



WASHINGTONIA ROBUSTA
"MEXICAN FAN PALM"



BEAUCARNEA NOLINA
"ELEPHANT FOOT PALM"



YUCCA ROSTRA
"BEAKED BLUE YUCCA"



LEUCOPHYLLUM PRUINOSUM
'SIERRA BOUQUET'



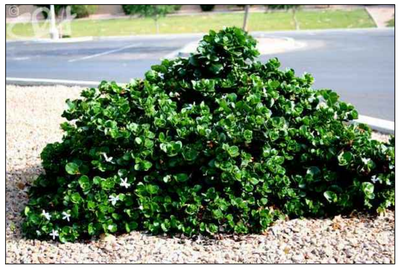
LEUCOPHYLLUM FRUTESCENS
'WHITE CLOUD'



BOUGAINVILLEA
'ROSENKA'



CALLISTEMON VIMINALIS
'LITTLE JOHN'



CARISSA
'BOXWOOD BEAUTY'



MUHLENBERGIA LINDHEIMERI
'AUTUMN GLOW'



STIPA TENNUISSIMA
"MEXICAN FEATHER GRASS"



CHRYSACTINIA MEXICANA
"DAMIANITA"



LANTANA
"WHITE FLOWERS"



OLEA EUROPAEA
'LITTLE OLLIE'



AGAVE SISLANA
"SISAL AGAVE"



AGAVE AMERICANA
"CENTURY PLANT"



AGAVE DESMETTIANA



WATER FOUNTAIN



'BAJA CRESTA' RUBBLE



'CHAMOIS BIEGE' CRUSHED



'ADOBE SUNSET' FINES



'HICKORY CREEK' BOULDER

COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
COACHELLA, CA

PLANT MATERIAL

HERMANN DESIGN GROUP
77-899 WOLF RD.
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PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/18
PH. (760) 777-9131
FAX (760) 777-9132

DATE 08/2

STAFF REPORT
11/6/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Non-Hearing - CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot a request by the applicant to provide an alternative design for off-site improvements for the approved project at 84650 Avenue 49. Applicant: Islamic Society of Palm Springs.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission provide staff with direction on the applicant's request for an alternative design for required off-site improvements for the approved parking lot project at the Coachella Islamic Center at 84650 Avenue 49.



BACKGROUND:

On June 5th, 2024, the Planning Commission approved CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot. As a condition of approval for the project, planning commission approved the following off-site landscape and sidewalk design requirement:

Condition # 8

Applicant shall provide sidewalk, ¾ inch gravel, shade trees, and a diversity of shrubs and flowering varieties along landscape common area frontage along Avenue 49. Applicant shall design landscape common area with a 4 foot parkway, 6 foot sidewalk, and additional 4 foot landscape area to provide a separated sidewalk design. The applicant may propose a high quality alternative design to be approved to the satisfaction of the Development Services Director and City Engineer. Landscape common area shall be installed prior to parking lot striping or other benchmark determined by the Development Services Director prior to permit final.

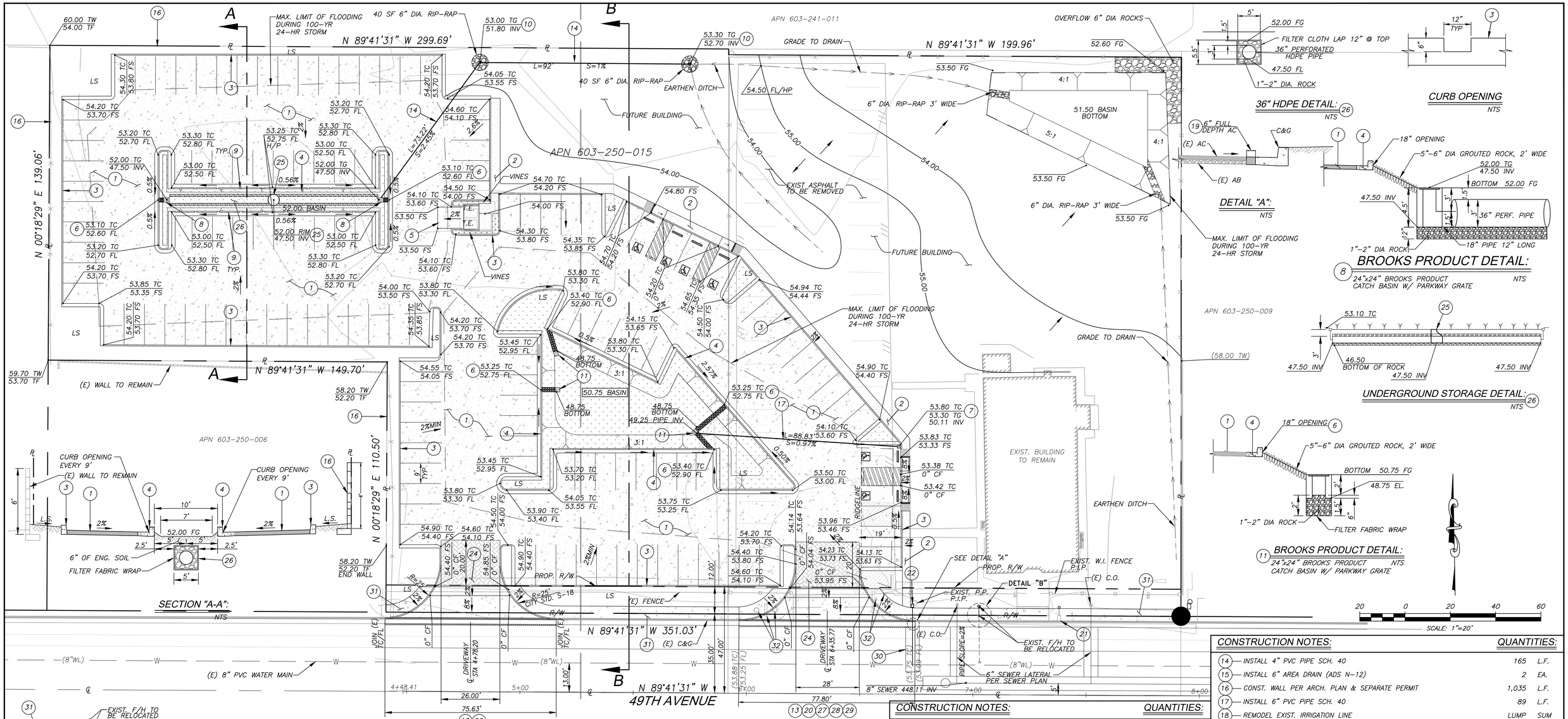
The applicant requests the planning commission to consider an alternative off-site sidewalk and landscape design with 6 feet dedicated for curb adjacent sidewalk, and 8 foot dedicated to landscaping with the existing fence to remain intact.

DIRECTION

Staff recommends that the Planning Commission direct staff whether to accept the proposed alternative design for off-site improvements as a high-quality design within the scope of the original conditions of approval for the project.

Attachments:

1. Proposed Alternative Design
2. Separated Sidewalk Design
3. Signed Resolution No. PC2024-07 for Coachella Islamic Center Parking Lot with Conditions of Approval
4. Vicinity Map



CONSTRUCTION NOTES:

		QUANTITIES:	
1	CONST. 6" PCC W/ #4 @ 24" OCEW (3,500 PSI) PER SOILS ENG. RECOMMENDATION	42,190	S.F.
2	CONST. 4" P.C.C. WALKWAY (W= PER PLAN)	1,460	S.F.
3	CONST. 6" TYPE "D" CURB PER CITY STD. S-10	1,405	L.F.
4	CONST. 6" CURB & MODIFIED 18" GUTTER PER CITY STD. S-7	870	L.F.
5	CONST. 6" CONC. SLAB #4@16 O.C.E.W.	172	L.F.
6	CONST. 18" CURB CUT	4	EA.
7	INSTALL 12"x12" CATCH BASIN BROOKS PRODUCT WITH TRAFFIC GRATE	1	EA.
8	INSTALL 18"x18" GRATE INLET AND CONNECT W/ 18" PIPE TO 36" PIPE	2	EA.
9	CONST. 12" CURB CUT EVERY 9'	20	EA.
10	INSTALL 12" AREA DRAIN (ADS N-12)	2	EA.
11	INSTALL 24"x24" CATCH BASIN BROOKS PRODUCT WITH PARKWAY GRATE PER DETAIL HEREON	3	EA.
12	REMOVE EXIST. CURB	600	L.F.
13	CONST. COMMERCIAL DRIVEWAY PER CITY STD. S-18	1	EA.
14	INSTALL 4" PVC PIPE SCH. 40	165	L.F.
15	INSTALL 6" AREA DRAIN (ADS N-12)	2	EA.
16	CONST. WALL PER ARCH. PLAN & SEPARATE PERMIT	1,035	L.F.
17	INSTALL 6" PVC PIPE SCH. 40	89	L.F.
18	REMODEL EXIST. IRRIGATION LINE	LUMP	SUM
19	REMOVE EXIST. AC PAVING	16,025	S.F.
20	REMOVE EXIST. CURB & GUTTER	50	L.F.
21	FIELD VERIFY & UTILIZE EXIST. WATER METER FOR LANDSCAPING	1	EA.
22	INSTALL 2" COPPER TUBING WATER SERVICE & MASTER METER 4G A.M.I. PER CITY STD. W-8	1	EA.
23	DELETED	–	–
24	CONST. PAVERS OR STAMPED CONC.	1,700	S.F.
25	CONST. 48" DIA. ACCESS MANHOLE	1	EA.
26	INSTALL 36" PERFORATED HDPE PIPE INSIDE 1"-2" DIA. ROCK PER DETAIL HEREON	92	L.F.
27	SAWCUT & REMOVE (E) C&G	12	L.F.
28	CONST. C&G PER CITY STD. S-7	6	L.F.
29	SAWCUT & REMOVE EXIST. DRIVEWAY APPROACH	6	L.F.
30	UTILITY TRENCH PAVEMENT REPLACEMENT PER CITY STD. S-30	240	S.F.
31	CONST. 4" PCC SIDEWALK PER CITY STD. S-25	2132	S.F.
32	RELOCATE EXIST. SIGN & LIGHTS	3	EA.

NOTE:

PROPOSED BUILDING PAD AREAS SHOULD BE OVER EXCAVATED AND COMPACTED TO SOILS ENGINEER RECOMMENDATION

SAKE ENGINEERS, INC.
www.sakengineers.com
ENGINEERING ● SURVEYING ● LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041

NO.	REVISIONS BY	APPR.	DATE

CITY OF COACHELLA
UTILITIES DEPARTMENT APPROVAL:

CASTULO R. ESTRADA
UTILITIES DIRECTOR

DATE

DRAWN IH

DATE 10-17-2024

JOB NO. GB-07-__

PUBLIC WORKS

PREPARED UNDER THE DIRECT SUPERVISION OF:

SAM AKBARPOUR 10-17-2024 DATE

RCE C 53038 EXP. 6/30/2025

REGISTERED PROFESSIONAL ENGINEER SAM AKBARPOUR C053038 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ANDREW R. SIMMONS C72868 CIVIL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:

TKE ENGINEERING INC. DATE

CITY OF COACHELLA
APPROVED FOR CONSTRUCTION:

CITY ENGINEER: ANDREW R. SIMMONS
R.C.E. C72868 EXP. DATE: 6-30-26 DATE

GABRIEL PEREZ – DEVELOPMENT SERVICES DIRECTOR DATE

CITY OF COACHELLA

PROJECT DESCRIPTION: **GRADING PLAN**

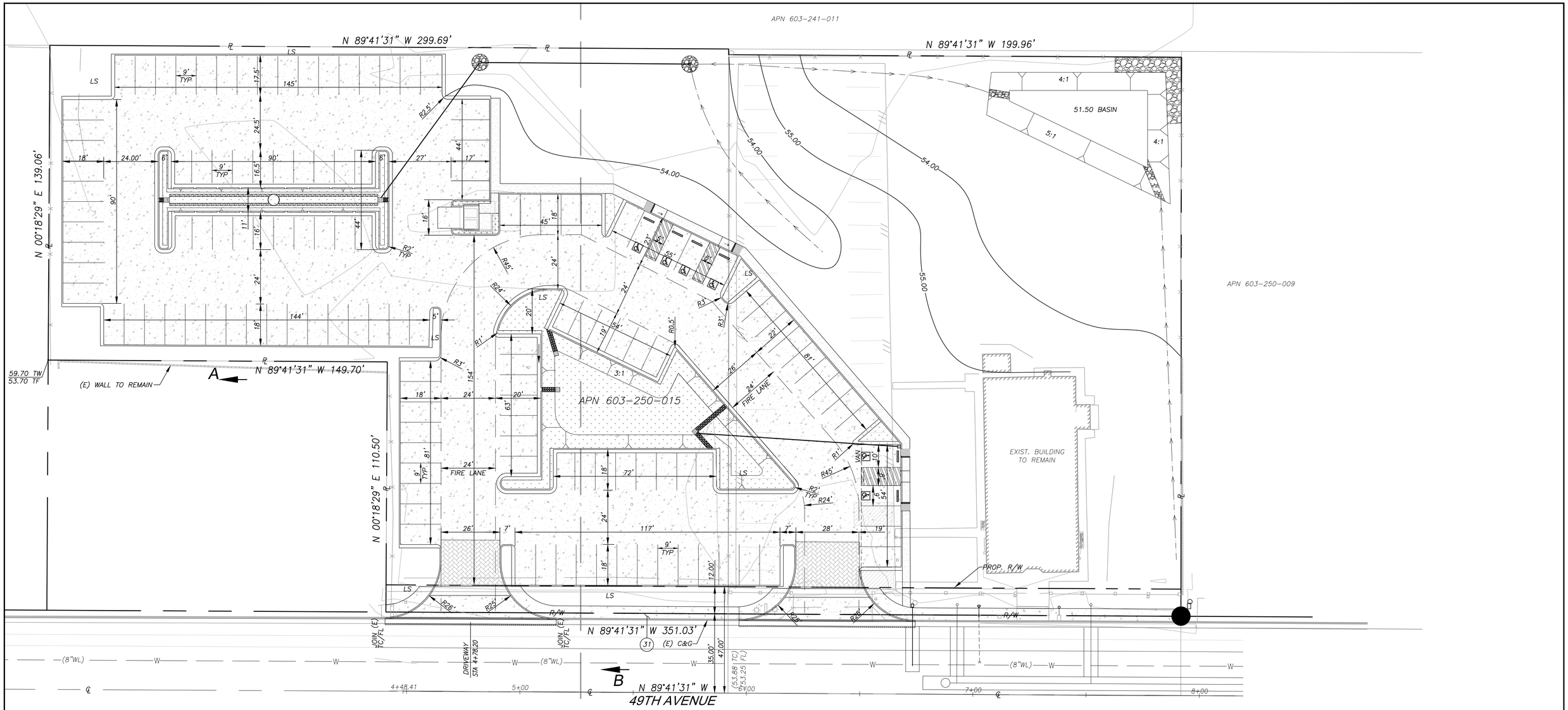
SITE ADDRESS: 84650 49TH AVENUE COACHELLA, CA 92236

LEGAL DESCRIPTION: POR LOT D MB 005/126 SUB OF SEC 31 T5S R8E.

SEC. 31 T. 5 S., R. 8 E., S.B.B. &M A.P.N. 603-250-015

2 OF 5 SHEETS

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SAKE ENGINEERS, INC. www.sakengineers.com ENGINEERING ● SURVEYING ● LAND DEVELOPMENT	NO.	REVISIONS BY	APPR. DATE
400 S. RAMONA AVE., STE. 202 CORONA, CALIFORNIA 92879 (951) 279-4041			

CITY OF COACHELLA
UTILITIES DEPARTMENT APPROVAL:

CASTULO R. ESTRADA
UTILITIES DIRECTOR

DATE

DRAWN: IH

DATE: 10-17-2024

JOB NO.: GB-07-__

PUBLIC WORKS

PREPARED UNDER THE DIRECT SUPERVISION OF:

SAM AKBARPOUR — DATE: 10-17-2024

RCE C 53038 EXP. 6/30/2025

REGISTERED PROFESSIONAL ENGINEER — SAM AKBARPOUR — C053038 — CIVIL — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — ANDREW R. SIMMONS — C72868 — CIVIL — STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY:

TKE ENGINEERING INC. — DATE

CITY OF COACHELLA

APPROVED FOR CONSTRUCTION:

CITY ENGINEER: ANDREW R. SIMMONS
R.C.E. C72868 EXP. DATE: 6-30-26 — DATE

GABRIEL PEREZ – DEVELOPMENT SERVICES DIRECTOR — DATE

CITY OF COACHELLA

PROJECT DESCRIPTION: **HORIZONTAL CONTROL**

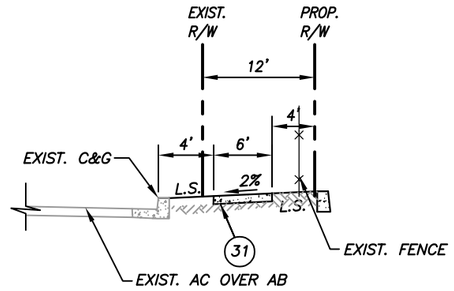
SITE ADDRESS: 84650 49TH AVENUE COACHELLA, CA 92236

LEGAL DESCRIPTION: POR LOT D MB 005/126 SUB OF SEC 31 T5S R8E.

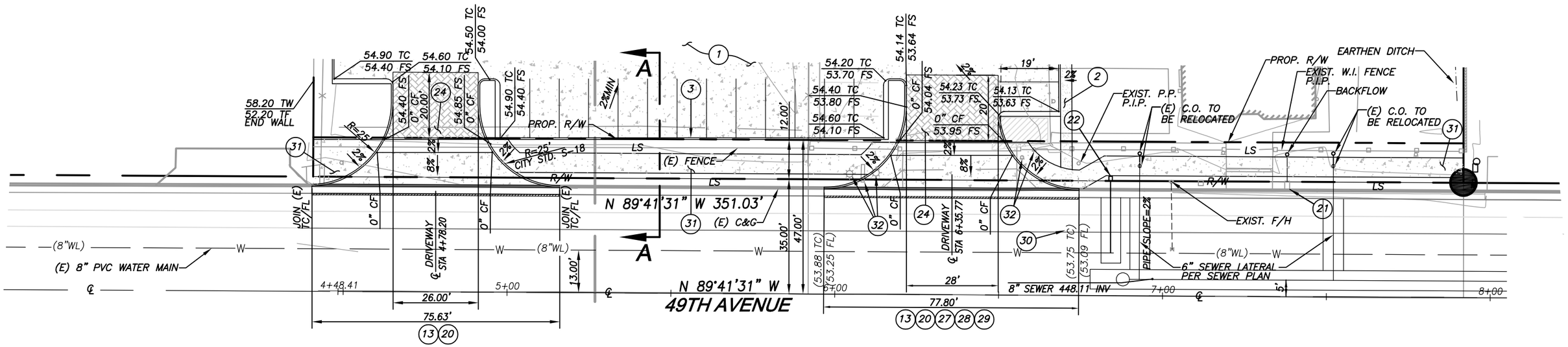
SEC. 31 T. 5 S., R. 8 E., S.B.B. &M A.P.N. 603-250-015

3 OF 5 SHEETS

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SECTION "A-A":
NTS



CITY OF COACHELLA	1
PROJECT DESCRIPTION: SIDEWALK OPTION	OF 1
SITE ADDRESS: 84650 49TH AVENUE COACHELLA, CA 92236	SHEETS

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RESOLUTION NO. PC 2024-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A PARKING LOT TO SERVE THE EXISTING BUILDING AT 84650 AVENUE 49. APPLICANT: ISLAMIC SOCIETY OF PALM SPRINGS

WHEREAS, Islamic Society of Palm Springs filed an application for Conditional Use Permit No. 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015); and,

WHEREAS, on June 5, 2024, the Planning Commission conducted a duly noticed public hearing on the proposed project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; 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, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

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

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Accessory Structures" (CEQA Guidelines, Section 15311), as the project consists of the new construction of a parking lot to be accessory to an existing use.

SECTION 3. Architectural Review Findings

With respect to Conditional Use Permit No. 375 and Architectural Review No. 23-14, the Planning Commission finds as follows for the proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49.

1. The proposed architectural review and conditional use permit are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 2.38-acre site with adequate access and lot dimensions to allow for the parking lot development in a manner consistent with the Neighborhood Center land use designation of the General Plan and Neighborhood Commercial Zoning Designation.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 would be located in the Neighborhood Commercial area and is compatible with existing adjacent uses that are similar land uses.

3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project use is a compatible use with existing similar uses in the area.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 is anticipated to limit the negative transportation impacts of overflow parking from the existing use and is anticipated to limit the dust impacts from the site which works towards the City's long-term goals and policies to promote a physical environment that support's residential health as envision by the City of Coachella General Plan.

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

SECTION 6. Planning Commission Approval Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Conditional Use Permit No. 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015) subject to the Conditions of Approval as set forth in "Exhibit A" and the plans set forth in "Exhibit B".

PASSED APPROVED and ADOPTED this 5th day of June 2024.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Gabriel Perez (Aug 5, 2024 14:58 PDT)

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos (Aug 9, 2024 07:19 GMT+8)

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC 2024-07, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of June 2024, by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSENT: Chair Hernandez.

ABSTAIN: None.

Gabriel Perez
Gabriel Perez (Aug 5, 2024 14:58 PDT)

Gabriel Perez
Planning Commission Secretary

Exhibit A – Resolution No. PC2024-07

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 375 and ARCHITECTURAL REVIEW NO. 23-14 Coachella Islamic Center Parking Lot

General Conditions

1. CUP 375 and AR 23-14 are approved for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015).

2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.

3. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

4. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

5. Applicant shall submit to the Riverside County Fire Department all plans that are required to be approved by the Fire Department, which may also include the landscape plan for the project. Applicant shall provide Staff with written confirmation from Fire Department if landscape plan approval from their department is or is not required by Fire Department.

6. All plan submittals shall have consistent and identical details of site work installations.

7. A detailed landscape, lighting, and irrigation plan shall be submitted and approved by the Development Services Director prior to building permit issuance that addresses landscape requirements for the project site. Applicant shall also coordinate with Utilities Department for approval of landscape plan. The applicant may provide an alternative to the requirements for the landscape, lighting, and irrigation plan that ensures a high quality design to be approved to the satisfaction and discretion of the Development Services Director. Applicant shall provide lighting to ensure parking lot safety to the satisfaction of the Development Services Director.

8. Applicant shall provide sidewalk, ¾ inch gravel, shade trees, and a diversity of shrubs and flowering varieties along landscape common area frontage along Avenue 49. Applicant shall design landscape common area with a 4 foot parkway, 6 foot sidewalk, and additional 4 foot landscape area to provide a separated sidewalk design. The applicant may propose a high quality alternative design to be approved to the satisfaction of the Development Services

Director and City Engineer. Landscape common area shall be installed prior to parking lot striping or other benchmark determined by the Development Services Director prior to permit final.

9. Landscaping within the parking lot shall include ¾ inch gravel, a diversity of shrubs and flowering varieties, vines along trash enclosure, and shade trees. Shade Trees shall be planted along northeastern edge of proposed parking lot to ensure shade coverage for parking spaces and to obscure undeveloped area in the northeastern portion of the property to the satisfaction of the Development Services Director.

10. Landscape medians adjacent to parking space shall provide concrete step to ensure persons existing their vehicles don't damage landscaping.

11. Prior to building permit issuance, applicant shall submit trash enclosure plans and elevations.

12. A detailed fence plan shall be submitted to address any proposed fencing alterations on site frontage. Prior to issuance of building permits, a fence plan shall be submitted and approved by the Development Services Director or his/her designee.

13. The proposed entry driveways along Avenue 49 shall incorporate decorative paving such as scored colored concrete, decorative pavers, or similar treatment, for the full width of the driveway and a minimum depth of 20 feet.

14. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable and in accordance with the approved landscape plan.

15. Any on-site events that result in overflow parking off the premises, or large gatherings where 200 or more persons are expected to be part of the special event or temporary street closures, be reviewed through the City's Special Event Permit procedure.

16. Any observed parking overflow above capacity by the City Engineer or Development Services Director shall require implementation of parking mitigation plan as required by the City Engineer or Development Services Director. Failure to mitigate overflow parking as required by the City Engineer or Development Services Director shall result in CUP revocation by the Planning Commission.

17. Prior to building permit issuance, Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella.

18. Missing offsite improvements shall be installed at the satisfaction of the City Engineer.

19. The owner will be required to consult with the Utilities Manager and Environmental Programs Coordinator regarding any water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.

Building

20. Handicap accessible parking spaces shall be located on the shortest accessible route from parking spaces to and accessible building entrance. CBC 11B208.3.1-General

21. Provide shade trees to cover 50% of the parking area within 15 years. CGBSC-5.106.12 Shade Trees.

22. Handicap spaces shall be located nearest to the building entrances.

23. Provide bicycle parking, 5% of vehicle parking spaces. CGBSC 5.106.4.1-Bicycle parking.

24. It is advisable but not required to install conduit with pull boxes for future electrical vehicle charging. CGBSC-5.106.5.3 Electrical Vehicle charging.

25. Waste bins shall be on an accessible path of travel. CBC 11B206.2.2

26. Complete an accessibility worksheet, 20% of the projects valuation shall be dedicated to accessibility improvements. CBC 11B-202.4

Utilities

27. All stormwater runoff must be contained within the property.

28. Submit landscaping plans to Utilities for approval for ensuring landscape does not interfere with water lines and sewer.

29. Water valves lids and covers must be finish to grade after paving. Lid to say "WATER". All valves must be "workable" at all times.

30. Backflows required on all nonresidential meters.

31. Additional requirements subject to water and sewer plan checking process.

Engineering

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

32. All proposed development shall conform to the approved engineering studies and environmental migration measures as identified in the approved traffic, drainage, soils, hydrology, etc. studies developed under the tentative and final map process.

33. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.

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

35. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of $2,000.00 per acre of gross area, and a one-time cash deposit of $2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.

36. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.

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

ROUGH GRADING:

38. Prepare and submit rough grading and erosion control plans for the project.

39. The project's soils engineer shall certify to the adequacy of the grading plan.

40. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

41. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.

42. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.

43. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.

44. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

45. Applicant shall complete off-site frontage improvements and/or Street repairs such as, but not limited to; any uncompleted street trench at 49th avenue and Las Cruces Street and Sewer Manhole adjustments, sidewalks, landscaping, lighting, irrigation, etc., to the satisfaction of the City Engineer

Waste & Recycling

46. Once construction is scheduled to begin, applicant shall have the construction company reach out to the District Environmental Coordinator at Burrtec for a Diversion Plan and scheduling of equipment. Applicant shall provide the city confirmation from Burrtec this item was complete to the satisfaction of Burrtec.

Fire

47. Prior to issuance of a final permit, the Fire Department shall perform all fire final inspections on all related fire permits.

CITY OF COACHELLA

PRECISE GRADING PLAN FOR 84650 49TH AVENUE COACHELLA, CA 92236

GRADING PLAN GENERAL NOTES:

1. ALL CONSTRUCTION ON-SITE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF COACHELLA, TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 3 AND THE CALIFORNIA BUILDING CODE.
2. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE, APPENDIX CHAPTER 33, REGULATING THE EXCAVATION AND GRADING OF LAND AND AMENDMENTS THERETO, THE REQUIREMENTS OF THE CITY OF COACHELLA AND THE RECOMMENDATIONS OF THE SOILS REPORT, PREPARED BY SEDMAK TESTING LABORATORIES, INC. DATED 5-24-2024.
3. CARE SHALL BE TAKEN TO PROTECT ALL CONSTRUCTION SURFACES. NECESSARY RESULTING FROM CARELESS OPERATION SHALL BE BACK-CHARGED TO THE CONTRACTOR.
4. NO GRADING WORK SHALL BE ACCOMPLISHED WITHOUT A CITY PERMIT.
5. THE ENGINEERING CONTRACTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY GRADING OPERATION TO SCHEDULE A PRE-GRADING MEETING AT THE SITE. SITE DEVELOPER/OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY ENGINEER AND THE CITY INSPECTOR, SHALL BE PRESENT AT THIS MEETING.
6. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE ENGINEERING DEPARTMENT WHEN GRADING IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
   a. INITIAL INSPECTION, WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR CLEARING/GRUBBING IS STARTED.
   b. ROUGH GRADING, WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING.
   c. FINAL INSPECTION, WHEN ALL WORK, INCLUDING INSTALLATION OF PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLANS, PROFESSIONAL CERTIFICATIONS, AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.
7. FILLS SHALL BE COMPACTED THROUGHOUT TO NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM STD NO. D-1557, LATEST EDITION, 5 LAYER METHOD AND CERTIFIED BY THE SOILS ENGINEER.
8. AREAS TO BE GRADED SHALL BE PROPERLY PREPARED IN ACCORDANCE WITH THE PRELIMINARY SOILS REPORT AND APPROVED BY THE CITY ENGINEER AND THE SOILS ENGINEER PRIOR TO PLACING OF FILL.
9. THE DISTRICT EROSION CONTROL AND CITRUS SHALL BE BROUGHT ON CROPPED IN PLACE AND BACKFILLED, AND APPROVED BY THE CITY ENGINEER AND SOILS ENGINEER.
10. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK PERFORMED BY THE GRADING CONTRACTOR, AND SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND THE CODES WITHIN HIS PURVIEW.
11. THE DESIGN CIVIL ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND THE CODES WITHIN HIS PURVIEW.
12. DUST SHALL BE CONTROLLED BY WATERING AND OTHER BEST MANAGEMENT PRACTICES PER APPROVED FUGITIVE DUST CONTROL PLAN (PM-10).
13. APPROVED PROTECTION MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OF THE PROJECT.
14. PRIOR TO FINAL APPROVAL, THE DESIGN CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER THAT THE SITE HAS BEEN GRADED TO THE LINE AND GRADE SHOWN ON THE APPROVED GRADING PLANS.
15. THE DESIGN CIVIL ENGINEER SHALL CERTIFY THAT THE GRADES SHOWN ON THE PLANS MEET THE 100YL FLOOD INSURANCE RATE MAP REQUIREMENTS AND THE CITY OF COACHELLA FLOOD PROTECTION ORDINANCE.
16. THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCHMARKS NOTED ON THE PLANS OR ENCOUNTERED IN THE FIELD, REMOVAL AND REPLACEMENT SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR ONLY.
17. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE AND THE PERMITTEE SHALL NOTIFY ALL AFFECTED UTILITIES 48 HOURS IN ADVANCE OF ANY WORK.

GENERAL CONSTRUCTION NOTES:

1. ALL DESIGN, MATERIALS, AND CONSTRUCTION WORK SHALL CONFORM TO THE CITY OF COACHELLA STANDARD SPECIFICATIONS AND PROCEDURES AND THE CITY OF COACHELLA STANDARD DRAWINGS AND TO THE FOUNDATIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), MOST CURRENT EDITIONS AND THESE APPROVED PLANS.
2. THE CONTRACTOR SHALL AT NO EXPENSE TO THE CITY, PROVIDE ALL NECESSARY GUARDS AND BARS REQUIRED BY THE CITY TO ASSURE THAT THE QUALITY OF THE MATERIALS AND WORKMANSHIP ARE IN ACCORDANCE WITH THESE PLANS AND SAID SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES COMPLETE AND UNCOMPLETED UNTIL ACCEPTED BY THE CITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING MINIMUM LINES AND APPURTENANCES AT NO COST TO THE CITY.
5. THE CONTRACTOR SHALL KEEP AND REVIEW ALL ACCESSORY DRAWINGS, PLANS, AND SPECIFICATIONS IN DETAIL PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS, INCLUDING APPROVED PLANS AND REFERENCED STANDARDS SHALL BE ON-SITE AT ALL TIMES. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY REPRESENTATIVE FOR RESOLUTION IN WRITING.
6. ALL ELEVATIONS SHOWN TO BE EXISTING ARE FROM A RECENT SURVEY OF THE ENGINEER AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
7. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL SECURE A CITY OF COACHELLA PERMIT FOR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY OF COACHELLA (760) 326-0346, 72 HOURS PRIOR TO STARTING ANY WORK. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE COACHELLA ENGINEERING DEPARTMENT AND ALL AFFECTED UTILITY COMPANIES SHALL BE PRESENT.
8. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT, AT 1-800-227-2600 AND SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION.
9. SOIL SAFETY CRITERIA AND OSHA TRENCHING RULES SHALL BE FOLLOWED AT ALL TIMES WITHOUT EXCEPTION.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY CITY OF COACHELLA IN ACCEPTANCE WITH THE CITY OF COACHELLA STANDARD SPECIFICATIONS.
11. QUANTITIES SHOWN HEREON ARE FOR ESTIMATE PURPOSES ONLY. NEITHER THE DESIGN ENGINEER NOR THE CITY OF COACHELLA GUARANTEES THE ACCURACY OR COMPLETENESS OF THE CONSTRUCTION QUANTITIES.
12. CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER SHOWING THE DESIGN OF SHORING, BRACING, SLOPING, OR OTHER PROVISIONS TO BE MADE FOR PREVENTION OF HAZARDS FROM THE HAZARD OF CAVING GROUND DURING TRENCH EXCAVATION AND PIPE INSTALLATION THEREIN. SAID PLAN MUST BE PREPARED FOR ANY TRENCH FIVE FEET OR MORE IN DEPTH. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE, THE PLAN SHALL BE PREPARED BY A REGISTERED ENGINEER. A COPY OF THE OSHA EXCAVATION PERMIT MUST BE SUBMITTED TO THE CITY OF COACHELLA INSPECTOR PRIOR TO EXCAVATION.
13. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS WAS OBTAINED BY REASONABLE RECORDS SEARCH BY THE DESIGN ENGINEER. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITIES OR STRUCTURES NOT SHOWN, OR IN A DIFFERENT LOCATION FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
14. APPROVAL OF THIS PLAN BY THE CITY OF COACHELLA DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OF THE LOCATION OF, OR THE EXISTENCE OF NON-EXISTENCE OF, ANY UNDERGROUND UTILITY, PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS INCLUDING, BUT NOT LIMITED TO, CONFINED SPACE AND CONFINED SPACE ENTRY.
16. SOILS REPORTS SHALL BE SUBMITTED TO THE CITY OF COACHELLA BY A QUALIFIED SOILS ENGINEER WHICH CERTIFIES THAT FINISH GRADING HAS BEEN COMPLETED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH ON SITE EARTHWORK SPECIFICATIONS AND THE CITY OF COACHELLA STANDARD SPECIFICATIONS.
17. ALL REVISIONS TO DRAWINGS SHALL BE APPROVED BY THE CITY ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
18. CONTRACTOR IS RESPONSIBLE FOR KEEPING COMPLETE RECORD OF CHANGES AND SHALL MAKE SUCH RECORDS AVAILABLE TO THE DESIGN ENGINEER. THE PRIME ENGINEER OR DESIGNATED BY THE SOILS ENGINEER SHALL PROVIDE AS-GRADED PLANS FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. APPROVED AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY OF COACHELLA ENGINEERING DEPARTMENT IN AUTOCAD FORMAT.
19. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION. IF ANY SURVEY MONUMENTS ARE DISTURBED OR DESTROYED, THE CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO RE-ESTABLISH AND RECORD THE APPROPRIATE CHANGE PER STATE LAW.
20. CONTRACTOR SHALL NOT INTERRUPT OR DISTURB ANY UTILITY FACILITY WITHOUT ASSURANCE FROM THE UTILITY COMPANIES, WHERE PROTECTION IS REQUIRED TO ENSURE INTEGRITY OF UTILITY FACILITIES (INCLUDING CITY-OWNED UTILITIES), CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY PROTECTION.

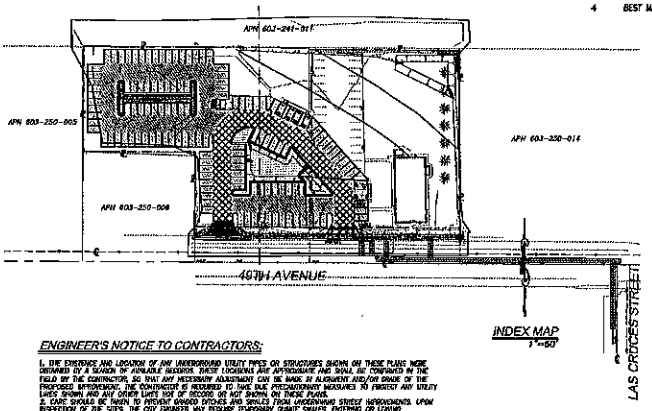
UTILITY CONTACTS:

ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(800)303-7756 PH.
PHONE	AT&T (DIRECTV)	(877)722-5300 PH.
GAS	SOUTHERN GAS	(800)427-2200 PH.
CABLE/INTERNET	SPECTRUM	(760)342-2228 PH.
CABLE/INTERNET	FRONTIER	(800)920-8100 PH.
WATER	COACHELLA WATER AUTHORITY	(760)398-2708 PH.
SEWER	COACHELLA SANITATION AUTHORITY	(760)501-6100 PH.

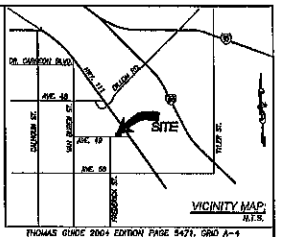
DIG ALERT TOLL FREE 1-800-227-2600 — IT'S THE LAW

SHEET INDEX

SHEET:	SHEET TITLE:
1	TITLE SHEET
2	PRECISE GRADING PLAN
3	EROSION CONTROL PLAN
4	BEST MANAGEMENT PRACTICES



INDEX MAP
1"=50'



VICINITY MAP
N.T.S.

THOMAS GUIDE 2004 EDITION PAGE 5471, GRID A-4

ENGINEER'S NOTICE TO CONTRACTORS:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OR THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. CARE SHOULD BE TAKEN TO PREVENT WASHED DITCHES AND SPILLS FROM UNDERGROUND STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY BERMS BUILT, ENTERING OR LEAVING IMPROVEMENTS.
3. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE ON SWALE UNLESS OTHERWISE NOTED.
4. QUANTITIES EARTH WORK ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF.
5. CONTRACTOR SHALL PLACE AT SHALL ASSUME SOLE AND EXCLUSIVE RESPONSIBILITY FOR JOB SITE CONDITIONS, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES, THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF COACHELLA AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF COACHELLA OR THE ENGINEER.
6. CONTRACTOR TO OBTAIN AND COMPLY WITH CURRENT CITY STANDARD DRAWINGS AND SPECIFICATIONS FROM THE CITY FRONT TO BACKING.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIES WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER OF RECORD FOR THE PLANS, I ASSUME FULL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS, BOTH RESPECT TO THE PLAN CHECK PERFORMED BY THE CITY OF COACHELLA. I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (1) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE CITY'S STANDARDS, PRACTICES, POLICIES, AND ORDINANCES, (2) THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ACCURACY OF THE DESIGN OF THE IMPROVEMENTS, AND (3) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AS THE ENGINEER OF RECORD). I AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES AND AGENTS FROM ANY AND ALL ACTUAL OR ALLEGED CLAIMS, DEMANDS, CAUSES OF ACTION, LIABILITY, LOSS, DAMAGE, OR INJURY TO PROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, WHETHER IMPOSED BY A COURT OF LAW OR BY ADMINISTRATIVE ACTION OF ANY DEPARTMENT, STATE, OR LOCAL GOVERNMENTAL AGENCY, ARISING OUT OF OR INCIDENT TO ANY NEGLIGENT ACTS, OMISSIONS, OR ERRORS BY THE ENGINEER OF RECORD, ITS EMPLOYEES, CONSULTANTS, OR AGENTS.

SIGNATURE OF ENGINEER OF RECORD — LICENSE NUMBER — DATE

SAM MOHAMMADI
PRINT NAME

ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND THAT IT CONFORMS TO THE GRADING ORDINANCE OF THE CITY OF COACHELLA AND THE PRELIMINARY SOILS REPORT PREPARED FOR THIS PROJECT.

LEGEND:

———	FLOW LINE
——— P ———	PROPERTY LINE
——— C ———	CENTER LINE
——— EVG ———	EXISTING ENTRY LINE
——— O ———	PROPOSED SEWER LINE
——— (111) ———	EXISTING CONTOUR
——— 131 ———	PROPOSED CONTOUR
——— SSE ———	BUILDING SETBACK LINE
	EXISTING BLOCK WALL
	EXISTING WROUGHT IRON FENCE

ABBREVIATIONS:

AB	=	AGG. BASE	BW	=	BROW DITCH
ASP	=	ASPHALT	BVC	=	BEGIN VC
BFP	=	BACK FLOW DEVICE	EVC	=	END VC
BLDG	=	BUILDING	TW	=	TOP OF WALL
CB	=	CONC. BLOCK	BW	=	BACK OF WALK
MH	=	MAN HOLE	R	=	RADIUS
PP	=	POWER POLE	TF	=	TOP OF FOOTING
SD	=	SIDEWALK	EL	=	ELEVATION
GS	=	GROUND SIGN	(1000.00)	=	EXIST. ELEVATION
WV	=	WATER VALVE	1000.00	=	PROPOSED ELEVATION
W	=	WATER MAIN	FG	=	FINISHED GROUND
WM	=	WATER METER	FF	=	FINISHED FLOOR/SURFACE
FL	=	FLOW LINE	CJ	=	CONTROL JOINT
C.L.	=	CENTER LINE	TOC	=	TOP OF CURB
B.W.	=	BACK OF WALK	TOS	=	TOP OF SLOPE
L.S.	=	LANDSCAPING	TOP/SL	=	TOP OF SLOPE/SKYLIGHT
TOS	=	TOP OF SLOPE	BOC	=	BOTTOM OF CURB
ING.	=	INGRESS/EGRESS	FS	=	FINISHED SLOPE
A.C.	=	ASPHALT CONCRETE	DI	=	DESIGN FINISH
PL	=	PROPERTY LINE	CONC.	=	CONCRETE
EX.	=	EXISTING	P.I.P.	=	PROTECT IN PLACE
RW	=	BROKEN ROW			

SOILS ENGINEER:

I, _____ (INSERT) CERTIFY THAT I AM THE SOILS/GEOTECHNICAL ENGINEER, LICENSE CIVIL _____) FOR THIS PROJECT, AND THAT I HAVE REVIEWED THESE PLANS AND APPROVE ALL GRADING AND EARTHWORK SHOWN ON THESE PLANS AND THAT THESE PLANS CONFORM TO THE SOILS REPORT (REPORT PREPARED BY _____ REPORT NUMBER _____ DATED _____) PREPARED FOR THIS PROJECT. I WILL SUPERVISE THE EARTHWORKS AND GRADING OPERATIONS.

SIGNATURE AND STAMP _____

OWNER/DEVELOPER:

ISLAND SOCIETY OF PALM SPRINGS
84650 (TBD) AVENUE
COACHELLA, CA 92236
760-835-2578 PH.

ENGINEER:

SAKE ENGINEERS, INC.
420 S. DIAMOND AVE. STE. 202
CORONA, CA 92879
(951) 372-1061 PH.
(951) 278-7830 FAX

SURVEYOR:

ON POINT LAND SURVEYING, INC.
320 ALABAMA ST. STE A
REDLANDS, CA 92373
(909) 792-2331 PH.
(909) 794-1634 FAX

SOILS ENGINEER:

SEDMAK TESTING LABORATORIES, INC.
84180 AVENIDA ACASO, STE 14
INDIO, CA 92203
(951) 668-5400 PH.
(951) 668-5200 FAX

BENCH MARK:

ELEV. = 441.53' (NAVD 88) = 300' AT THE INTERSECTION OF AVENUE 50 AND STATE HIGHWAY 111, 1,356.0' NE OF CL MEDIAN, 41.7' SW OF THE NEAR END OF THE UNION ENGRG BALANCE, 18.7' SE OF THE AVENUE CL, 1.0' W OF A RIVERSIDE CROSSING SIGNAL, 1.0' W OF A WITNESS POST, MARKED "B.M. 1 1972, PCO.
ELEVATION = -58.47' (NAVD88)

NOTE:

TO MAKE CORRON POSITIVE, 100 FEET WAS BEEN ADDED TO ACTUAL ELEVATIONS.

ASSESSORS PARCEL NO.:

603-250-014

LEGAL DESCRIPTION:

1.13 ACRES M/L IN POR LOT D MB 005/126 SUB OF SEC 31 T5S R8E.

NOTE:

EARTH QUANTITIES SHOWN HERE ARE FOR RGH GRADING PLAN CHECK ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOIL'S ENGINEER'S RECOMMENDATION.

NOTE:

IMPORT OR SHALL BE VERIFY BASED ON SOIL'S ENGINEER RECOMMENDATION.

EARTHWORK QUANTITIES

RAW CUT						825 C.Y.
FINAL CUT						525 C.Y.
RAW FILL						0 C.Y.
SHRINKAGE	2.40	ACRES	6.2	FEET	(7193)	C.Y.
SHRINKAGE	17.5%		TOTAL CUT		(604)	C.Y.
OVER-X	17.5%		12,800	S.F.	3' 5/8" (2,753)	C.Y.
TOTAL FILL					(2,592)	C.Y.
NET	FILL				(3,041)	C.Y.

SAKE ENGINEERS, INC
ENGINEERING ● SURVEYING ● LAND DEVELOPMENT
420 S. DIAMOND AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 278-7830

NO.	REVISIONS BY	APP'D	DATE

R.M.W.

DRAWN IN
DATE 4/16/2024
JOB NO. 03-07-__
BASIS OF BEARINGS: SEE ABOVE

PUBLIC WORKS

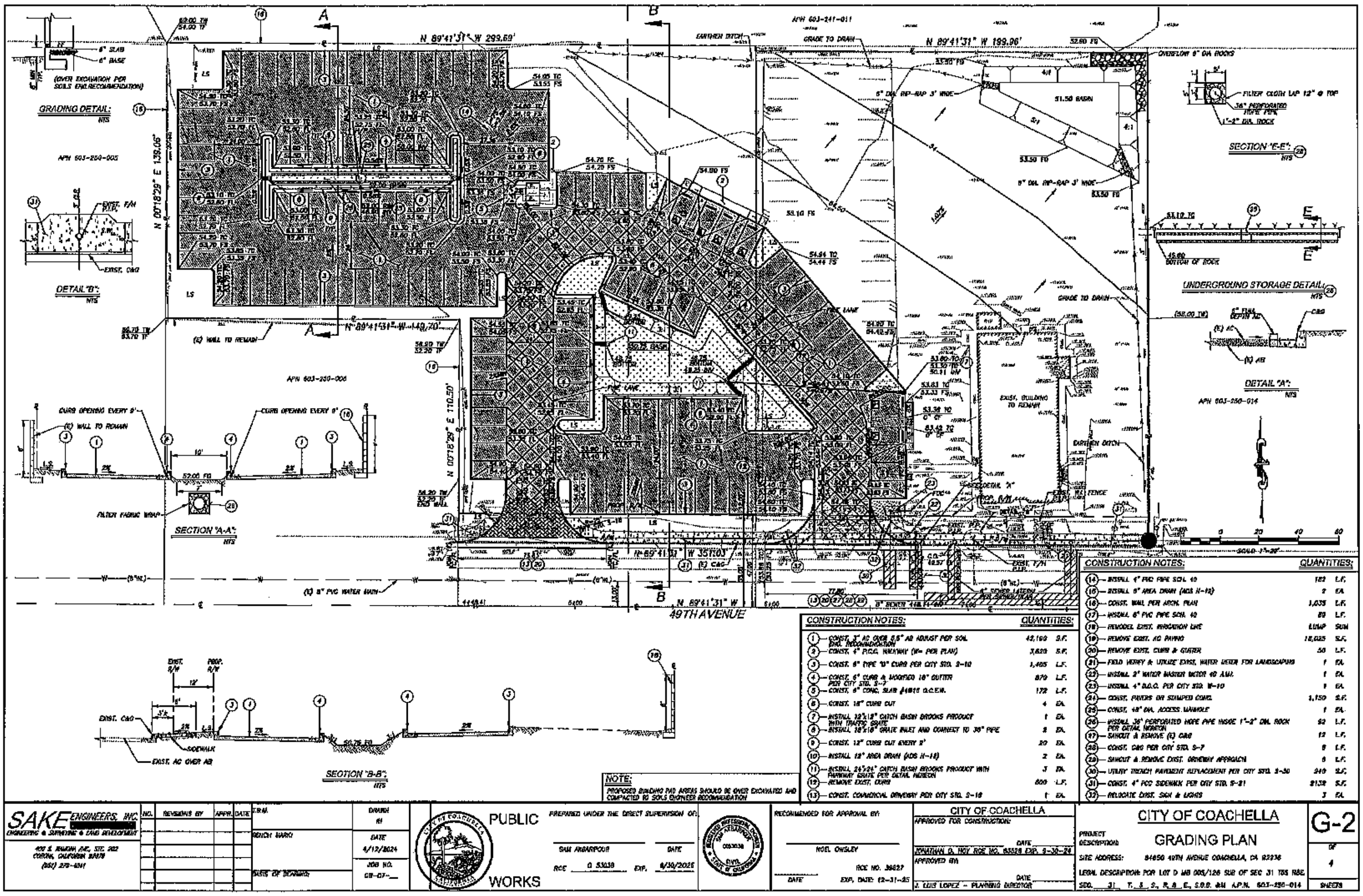
PREPARED UNDER THE DIRECT SUPERVISION OF:
SAM MOHAMMADI — DATE
RCE C 63639 — EXP. 6/30/2025

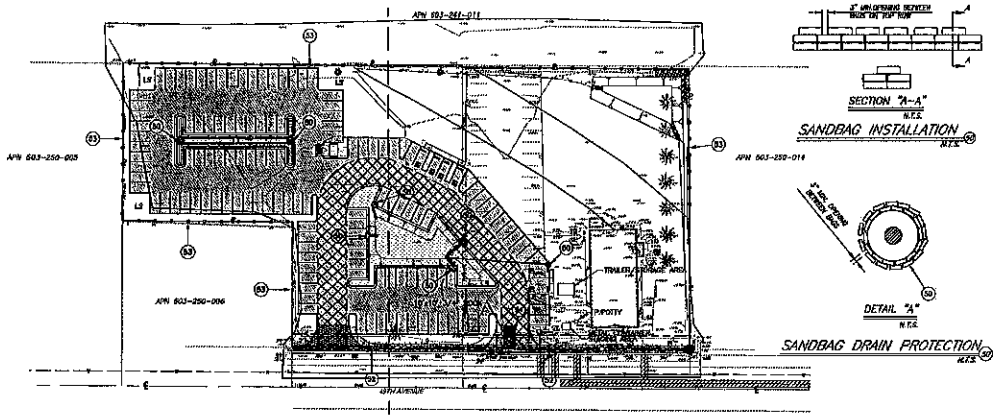
RECOMMENDED FOR APPROVAL BY:
NOEL OWSLEY — DATE
RCE NO. 39827 — EXP. DATE: 12-31-25

CITY OF COACHELLA
APPROVED FOR CONSTRUCTION:
DATE
JONATHAN D. HOY RCE NO. 83526 EXP. 6-30-26
APPROVED BY:
DATE
J. LUIS LOPEZ – PLANNING DIRECTOR

CITY OF COACHELLA
PROJECT DESCRIPTION: GRADING PLAN
SITE ADDRESS: 84650 49TH AVENUE COACHELLA, CA 92236
LEGAL DESCRIPTION: POR LOT D MB 005/126 SUB OF SEC 31 T5S R8E.
SEC. 31 T. 5 S. R. 8 E. S.B.B. &M A.P.N. 603-250-014

G-1
SHEETS 4


GRADING DETAIL:
DETAIL "B":
SECTION "A-A":
SECTION "B-B":
SECTION "E-E":
UNDERGROUND STORAGE DETAIL
DETAIL "A":
49TH AVENUE
N 89°41'31" W 299.69'
N 89°41'31" W 199.96'
N 00°18'29" E 139.06'
N 00°18'29" E 110.50'
APN 603-250-005
APN 603-250-006
APN 603-250-014
APN 603-241-011
(E) WALL TO REMAIN
(E) 8" PVC WATER MAIN
EXIST. BUILDING TO REMAIN
FILTER FABRIC WRAP
SCALE: 1"=20'
CONSTRUCTION NOTES: QUANTITIES:
1 — CONST. 3" AC OVER 6.5" AB ADJUST PER SOIL ENG. RECOMMENDATION 43,190 S.F.
2 — CONST. 4" P.C.C. WALKWAY (W= PER PLAN) 3,620 S.F.
3 — CONST. 6" TYPE "D" CURB PER CITY STD. S-10 1,405 L.F.
4 — CONST. 6" CURB & MODIFIED 18" GUTTER PER CITY STD. S-7 870 L.F.
5 — CONST. 6" CONC. SLAB #4@16 O.C.E.W. 172 L.F.
6 — CONST. 18" CURB CUT 4 EA.
7 — INSTALL 12"x12" CATCH BASIN BROOKS PRODUCT WITH TRAFFIC GRATE 1 EA.
8 — INSTALL 18"x18" GRATE INLET AND CONNECT TO 36" PIPE 2 EA.
9 — CONST. 12" CURB CUT EVERY 3' 20 EA.
10 — INSTALL 12" AREA DRAIN (ADS H-18) 2 EA.
11 — INSTALL 24"x24" CATCH BASIN BROOKS PRODUCT WITH PARKWAY GRATE PER DETAIL HEREON 3 EA.
12 — REMOVE EXIST. CURB 600 L.F.
13 — CONST. COMMERCIAL DRIVEWAY PER CITY STD. S-16 1 EA.
14 — INSTALL 4" PVC PIPE SCH. 40 182 L.F.
15 — INSTALL 6" AREA DRAIN (ADS H-18) 2 EA.
16 — CONST. WALL PER ARCH. PLAN 1,035 L.F.
17 — INSTALL 6" PVC PIPE SCH. 40 80 L.F.
18 — REMODEL EXIST. IRRIGATION LINE LUMP SUM
19 — REMOVE EXIST. AC PAVING 18,025 S.F.
20 — REMOVE EXIST. CURB & GUTTER 50 L.F.
21 — FIELD VERIFY & UTILIZE EXIST. WATER METER FOR LANDSCAPING 1 EA.
22 — INSTALL 2" WATER MASTER METER 40 AMI. 1 EA.
23 — INSTALL 4" D.D.C. PER CITY STD. W-10 1 EA.
24 — CONST. PAVERS OR STAMPED CONC. 1,150 S.F.
25 — CONST. 48" DIA. ACCESS MANHOLE 1 EA.
26 — INSTALL 36" PERFORATED HDPE PIPE INSIDE 1"-2" DIA. ROCK PER DETAIL HEREON 92 L.F.
27 — SAWCUT & REMOVE (E) C&G 12 L.F.
28 — CONST. C&G PER CITY STD. S-7 8 L.F.
29 — SAWCUT & REMOVE EXIST. DRIVEWAY APPROACH 6 L.F.
30 — UTILITY TRENCH PAVEMENT REPLACEMENT PER CITY STD. S-30 240 S.F.
31 — CONST. 4" PCC SIDEWALK PER CITY STD. S-21 2132 S.F.
32 — RELOCATE EXIST. SIGN & LIGHTS 3 EA.
NOTE:
PROPOSED BUILDING PAD AREAS SHOULD BE OVER EXCAVATED AND COMPACTED TO SOILS ENGINEER RECOMMENDATION
SAKE ENGINEERS, INC.
ENGINEERING & SURVEYING & LAND DEVELOPMENT
REVISIONS BY
BENCH MARK
BASIS OF BEARING
DATE 4/12/2024
PUBLIC WORKS
PREPARED UNDER THE DIRECT SUPERVISION OF:
SAM AKBARPOUR
RCE C 53038 EXP. 6/30/2025
RECOMMENDED FOR APPROVAL BY:
NOEL OWSLEY
RCE NO. 39827
EXP. DATE: 12-31-25
CITY OF COACHELLA
APPROVED FOR CONSTRUCTION:
JONATHAN D. HOY RCE NO. 63528 EXP. 9-30-24
APPROVED BY:
J. LUIS LOPEZ - PLANNING DIRECTOR
CITY OF COACHELLA
PROJECT DESCRIPTION
GRADING PLAN
SITE ADDRESS: 84650 49TH AVENUE COACHELLA, CA 92236
LEGAL DESCRIPTION: POR LOT D MB 005/126 SUB OF SEC 31 T5S R8E
G-2
OF 4 SHEETS

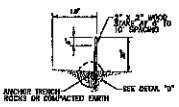


SANDBAG INSTALLATION

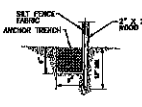
SANDBAG DRAIN PROTECTION

SITE PREPARATION:

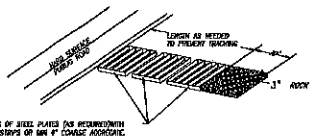
1. THE ENGINEERED FILL AND/OR ANY SHALL BE CLEARED OF ALL TREES, ROOTS, BRUSH, BOULDERS, SOIL, AND DEBRIS.
2. ALL TOPSOIL CONTAINING EXCESSIVE AMOUNTS OF ORGANIC MATTER SHALL BE REMOVED.
3. ALL STORM DRAIN INLETS SHALL BE CLOSED AND/OR CATCH BASINS SHALL BE PROTECTED WITH FILTER FABRIC HELD DOWN BY SANDBAGS AROUND BASINS.



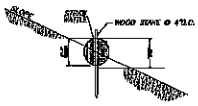
SILT FENCE DETAIL



DETAIL "B"



A SERIES OF STEEL PLATES (NO MEASUREMENTS AVAILABLE) STRIPS OR MIN 4" COARSE AGGREGATE.



FIBER/STRAW ROLL DETAIL

DIG ALERT TOLL FREE 1-800-227-2600

SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR STREET MEANS INTO THE STORM DRAIN SYSTEM.

STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH A DEPTH, WIDTH & THICKNESS AS NEEDED TO ACCIDENTLY PREVENT ANY TRACKING ONTO PAVED STREETS.
ADDED A "WASH RACK" WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN EFFECTIVELY REMOVING EFFICIENCY.
ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE:

REMOVE ALL SEDIMENT DEPOSITED OR PAVED TRANSPORT IMMEDIATELY. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

STABILIZED CONSTRUCTION ENTRANCE

GRAPHIC SCALE
40 0 40 80 120
(IN FEET)
1 inch = 40 ft.

CONSTRUCTION NOTES		QUANTITIES:	
(42)	INSTALL SANDBAG DRAIN PROTECTION PER DETAIL HEREON	142	L.F.
(47)	CONST. INGRESS/EGRESS WITH CORRESPONDING EROSION CONTROL MAT'S AS APPROVED BY PUBLIC WORKS INSPECTOR	1	EA.
(48)	INSTALL STRAW ROLL PER DETAIL HEREON	342	L.F.
(49)	PERIMETER SILT FENCE PER DETAIL HERE ON	1632	L.F.

THE FOLLOWING NOTES AND BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY ASSN FORUM, SACRAMENTO, CALIFORNIA 1998, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DETAILS APPROPRIATE BY THE GRADING INSPECTOR):

EROSION CONTROL NOTES:

1. EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS ON A YEAR ROUND BASIS. APPROVED PLANS ARE REQUIRED FOR ALL WORK REQUIRING A GRADING PERMIT.
2. IN CASE OF EMERGENCY, CALL ISLAMIC SOCIETY OF PALM SPRINGS OF _____ AT 760-625-2370 _____
3. THE ENGINEER OF RECORD WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH APPROVED PLANS.
4. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. THE PUBLIC WORKS DIRECTOR RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
6. STANDBY CREW FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) OR TO REPAIR ANY DAMAGED BMPS WHEN RAIN IS IMMINENT.
7. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL AS RUNOFF FROM DISTURBED SOIL AREAS OF THE CONSTRUCTION SITE AT ALL TIMES. IN ADDITION, BMPS SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS. BMPS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
8. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT, AS FORECASTED BY THE NATIONAL WEATHER SERVICE.
9. AFTER A RAIN EVENT EXCEEDING ONE-QUARTER INCH IN ANY 12 HOUR PERIOD, OR UPON DIRECTION OF THE PUBLIC WORKS DIRECTOR, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CATCH BASIN SILT FENCES, AND DESILTING BASINS AND THE DESILT SHALL BE DISPOSED OFF AND DISPOSED TO GENERAL DEBRIS CONDITION. ANY DEBRIS CONTROL MEASURES DAMAGED DURING A RAIN EVENT SHALL ALSO BE IMMEDIATELY REPAIRED.
10. DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER RIVERSIDE GRADING PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
12. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FREE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
13. GRADED AREAS AROUND THE SITE PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
14. TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
15. ALL DISTURBED SURFACE SHALL BE PLANTED AND PROTECTED WITHIN 45 DAYS OF THE COMPLETION OF EACH STAGE OF GRADING. SUITABLE MEASURES TO PREVENT SLOPE EROSION INCLUDING, BUT NOT LIMITED TO, RAPID GROWTH VEGETATION SUFFICIENT TO STABILIZE THE SOIL, SHALL BE INSTALLED ON ALL DISTURBED AREAS UNTIL SUCH TIME AS THE PERMANENT VEGETATIVE COVER SUFFICIENTLY MATURES TO PROVIDE PERMANENT STABILITY.
16. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING GRADING OPERATIONS, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PHYSICAL STREET, STORM DRAIN OR NATURAL WATER COURSE. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST BE MAINTAINED IN A STATE TO ALLOW FOR CONTINUOUS FUNCTION.
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO FLOW TO ANOTHER RUNOFF AREA.
18. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO PUBLIC AND ADJACENT PROPERTIES. DURING GRADING OPERATIONS, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT FLOWING WATER AND DAMAGE TO ADJACENT PROPERTIES. TEMPORARY DRAINAGE CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, SILT AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
19. FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY SUITABLE MEASURES TO ELIMINATE EROSION AND THE DEPOSITION OF DEBRIS/TRASH ONTO/INTO AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, TEMPORARY DOWN DRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES TO DISSIPATE RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIVERT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTHWORK OPERATIONS ARE NOT IN PROGRESS.
20. CLEARING AND GRADING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS WHICH HAVE BEEN CLEARED AND DISTURBED PRIOR TO ONGOING OPERATIONS, AND WHICH ARE SUBJECT TO SUBSEQUENT DAMAGE A RAIN EVENT. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, GROUND MATTERS, BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND LIMITS OF GRADING.
21. CONSTRUCTION SITES SHALL BE MINIMIZED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
22. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
23. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT WIND OR RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES.
24. DISCHARGES NOTED THAT STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT, THE STATEWIDE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR OTHER APPLICABLE GENERAL NPDES PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM STREET CLEANING; SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING; AND RUNOFF FROM EQUIPMENT AND VEHICLE WASHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHALL OCCUR IN A CONTROLLED AND CONTROLLED TEMPORARY AREA CLOSE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
25. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
26. PAVED STREETS, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION. FENCE OF LOOSE SOIL, CONSTRUCTION DEBRIS AND TRASH, STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL SILT THAT HAS BEEN DEPOSITED ON STREETS OR SIDEWALKS. WATERING SHALL NOT BE USED TO CLEAN STREETS.
27. DISCHARGES CONTAMINATED GROUNDWATER ENCOUNTERED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGES OF CONTAMINATED SOILS OR SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NPDES PERMIT FROM THE SANTA ANA REGIONAL BOARD.
28. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

SAKE ENGINEERS, INC.
ENGINEERING ● SURVEYING ● LAND DEVELOPMENT
609 S. RAMONA AVE, STE 202 CORONA, CALIFORNIA 92879 (951) 235-4911

NO.	REVISIONS BY	APPR.	DATE

E.G.B.

DESIGN BARRO

DRAWN BY

DATE 4/19/2024

JOB NO. 05-07-__

DATE OF SURVEY

CITY OF COACHELLA PUBLIC WORKS

PREPARED UNDER THE DIRECT SUPERVISION OF:
SAM AKBARPOUR DATE
RCE C 53638 EXP. 8/30/2025

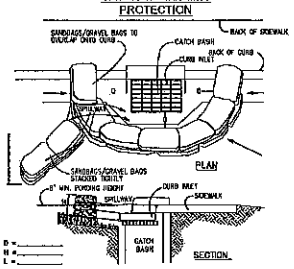
RECOMMENDED FOR APPROVAL BY:
NOEL ORDLEY
RCE NO. 36927
DATE EXP. DATE 12-31-25

CITY OF COACHELLA
APPROVED FOR CONSTRUCTION:
DATE
JONATHAN D. HOY RCE NO. 83526 EXP. 9-30-24
APPROVED BY:
DATE
J. LUIS LOPEZ – PLANNING DIRECTOR

CITY OF COACHELLA
PROJECT DESCRIPTION: GRADING PLAN
SITE ADDRESS: 84850 48TH AVENUE COACHELLA, CA 92236
LEGAL DESCRIPTION: PORT LOT 9 MB 005/128 SHS OF SEC 31 T5S R6E
SEC. 31 T. 5 S. R. 6 E. B.B.S. & M. A.P.N. 603-250-014

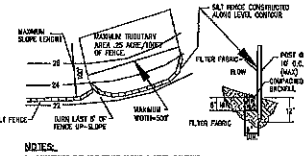
G-3
OF 4 SHEETS

A
CATCH BASIN/INLET PROTECTION



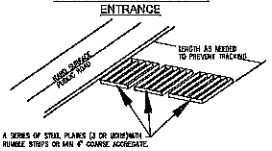
NOTES:
1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHENEVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS, EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MONEY INLET PROTECTION AS NEEDED TO AVOID ONCOMING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT MID-LINE C-RINGER AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B
SILT FENCE



NOTES:
1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1000 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPHILL SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE MESH OR 1906 RINGS.

C
STABILIZED CONSTRUCTION ENTRANCE

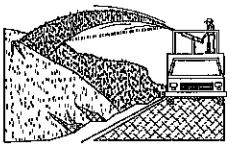


NOTES:
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES RUN "RUMBLE STRIPS", AND/OR MIN 6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDITIONAL MEASURES WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

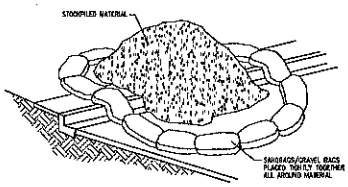
1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

D
EROSION CONTROL



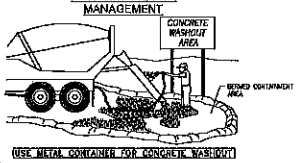
NOTES:
1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STONE MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE THAT DOES NOT CONTAIN MORE THAN 20 PERCENT HEMICELLULOSE.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.

E
MATERIAL STORAGE



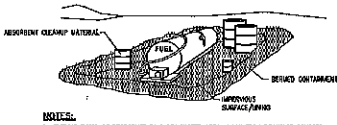
NOTES:
1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT IN THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

F
CONCRETE WASTE MANAGEMENT



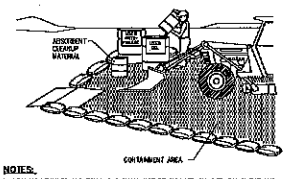
NOTES:
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

G
VEHICLE/EQUIPMENT FUELING



NOTES:
1. REFUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

H
EQUIPMENT REPAIR/MAINTENANCE



NOTES:
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED PERIODICALLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS. DO NOT FLUSH WITH WATER.
2. VEHICLE AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.
3. CONTAINMENT OWNERS SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
4. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
5. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
6. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
7. PROVIDE SPILL CONTAINMENT BERM OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
8. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

DIG ALERT
TOLL FREE
1-800-422-4133

STORMWATER POLLUTION CONTROL PLAN

GENERAL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE GENERAL CONSTRUCTION STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. _____
3. THE SWPCP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF BMP'S.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (MAY 1 TO SEPT. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

SAKE ENGINEERS, INC.
ENGINEERING & SURVEYING & LAND DEVELOPMENT
69 S. ANSON AVE, STE. 201
COVINA, CALIFORNIA 91723
(626) 378-4041

NO.	REVISIONS BY	APP'D	DATE

C.B.M.
BENCH MARK:
BASIS OF BEARING:

DRAWN: RI
DATE: 4/12/2024
JOB NO.: 22-07-__

PUBLIC WORKS

PREPARED UNDER THE DIRECT SUPERVISION OF:
SAM EMMERSON — DATE
RCE 2 83038 EXP. 6/30/2025

RECOMMENDED FOR APPROVAL BY:
NOEL OSULEY — DATE
RCE NO. 39827 EXP. DATE: 12-31-25

CITY OF COACHELLA
APPROVED FOR CONSTRUCTION: — DATE
JONATHAN D. HOY RCE NO. 83528 EXP. 9-30-24
APPROVED BY: — DATE
J. LUIS LOPEZ — PLANNING DIRECTOR

CITY OF COACHELLA
PROJECT DESCRIPTION: GRADING PLAN
SITE ADDRESS: 84650 48TH AVENUE COACHELLA, CA 92236
LEGAL DESCRIPTION: FOR LOT D M/B 005/136 SUB OF SEC 31 T6S R8E SEC. 31 T. 6 S., R. 8 E., S.B.B. &M A.P.N. 603-250-014

G-4
OF 4 SHEETS



Vicinity Map

STAFF REPORT
11/6/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Galilee Center Thrift Store

SPECIFICS: Conditional Use Permit No. 383 for the thrift store use within a 2,610 SF tenant space at 49291 Grapefruit Boulevard, Unit #1. Applicant: Gloria Gomez

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STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2024-25 approving Conditional Use Permit (CUP) No. 383 to allow for the thrift store use at the Food 4 Less Shopping Center at 49291 Grapefruit Boulevard, pursuant to the findings and conditions in the attached resolution.



Vicinity Map

BACKGROUND:

The Galilee Center Thrift Store has operated at the corner of Cesar Chavez Street and 6th Street since they were approved for a CUP in 2012. The store sells a variety resale goods typical for a thrift store that include donated clothing, furniture, kitchen items, and other resale merchandise. The business proposes to relocate to the "Food 4 Less" Coachella Gateway Shopping Center in unit #1 at 49291 Grapefruit Boulevard.

DISCUSSION/ANALYSIS:

The project, Galilee Center Thrift Store, plans to relocate at the Food 4 Less Shopping Center in Unit #1, which is in between the Big 5 Sporting Goods store and the Family Furniture store. The Food 4 Less shopping Center is located within the G-C (General Commercial) zone which allows for the thrift store use with CUP approval. The floor plan for the proposed Galilee Center thrift store include a sales floor of approximately 2,310 SF, and an employee area of 300 SF.

The exterior appearance of the lease space frontage is in overall good condition with minor wear at the building exterior which is required to be repaired prior to occupancy as a condition of

approval for the project. The Food 4 Less Shopping Center has active code cases regarding unpermitted signage at the center. To ensure the thrift store business provides approved signage, the project conditions of approval require the business comply with the sign program at the commercial center and install illuminated individual channel lettering signage prior to occupancy. As a condition of approval of this project, the business is prohibited from allowing donation drop off bins or exterior merchandise displays at the exterior of the building. Donations must occur during business hours.

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or include as conditions of approval for the CUP. Lieutenant Vasquez identified no concerns with the project. The conditions of approval were shared with the City Code Enforcement Manager, concerns regarding signage and exterior merchandise were implemented as conditions, and there were no further comments.

Hours of Operation:

The hours of operation for Galilee Center Thrift Store are Monday through Sunday from 9 a.m. to 5 p.m.

Environmental Setting:

The subject business at 49291 Grapefruit Boulevard is within the Food 4 Less Shopping Center adjacent to the Grapefruit Boulevard commercial corridor surrounded by commercial and residential mobile home uses, with adjoining zoning and land uses as follows:

North: Commercial businesses including Santa Fe Restaurant / G-C (General Commercial)

South: Coachella Mobile Homes Park / R-MH (Mobile Home)

East: Commercial businesses including Big 5 Sporting Goods store / G-C (General Commercial)

West: Commercial businesses including Family Furniture store / G-C (General Commercial)

Parking:

For commercial uses, (1) parking space is required for each 250 square feet of gross floor area. This is the standard parking standard for any general commercial use. The project at 2,610 SF requires 10 parking spaces. The existing shopping center parking lot provides adequate parking for this use.

Landscaping and Site Condition

On October 15, 2024 staff visited the property and observed that landscape around the property was overall in good condition and well maintained. The shopping center in which the tenant location is in was overall in good condition. At the date of the site visit, staff observed landscape crews conducting general landscape maintenance at the center. Staff observed that the street pavement condition was overall in good condition. The building exterior was overall in good condition with only minor surface level deterioration at building frontage. Due to the overall good condition of the center and leased space, staff is not requiring site improvement conditions other than small repairs for any visual damage at project frontage, prior to occupancy.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no exterior expansions are proposed.

ALTERNATIVES:

1) Adopt Resolution No. PC2024-25 that approves CUP No. 383 with the findings and conditions as recommended by Staff.

2) Adopt Resolution No. PC2024-25 that approves CUP No. 383 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.

3) Not approve Resolution No. PC 2024-25 and request that staff prepare a Planning Commission Resolution for denial of CUP No. 383.

4) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve CUP No. 383 with the findings and conditions listed in Resolution No. PC2024-25.

Attachments:

1. Resolution No. PC2024-2, CUP No. 383
   Exhibit A – Conditions of Approval
2. Floor Plan
3. Vicinity Map
4. Site Photos

Attachment 1

RESOLUTION NO. PC 2024-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 383 TO ALLOW THE THRIFT STORE USE FOR THE 2,610 SQUARE FOOT TENANT SPACE AT AN EXISTING COMMERCIAL BUILDING AT 49291 GRAPEFRUIT BOULEVARD UNIT #1 (APN 603-480-050); GLORIA GOMEZ, APPLICANT.

WHEREAS, Gloria Gomez, filed an application for Conditional Use Permit No. 383 (CUP 383) to allow a 2,610 square foot thrift store in an existing commercial building located at 49291 Grapefruit Boulevard Cesar Chavez St; Assessor's Parcel No. 603-480-050 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 383 on November 6, 2024 at 1515 6th Street, Coachella, California regarding the proposed Project; and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code.

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

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed on-sale beer use; and,

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 383, subject to the findings and conditions of approval listed below.

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed thrift store use will occur in an existing private commercial structure involving negligible or no exterior expansion of existing or former commercial use on the property.

Section 3. Conditional Use Permit Findings

With respect to Conditional Use Permit No. 383, the Planning Commission finds as follows for the existing Galilee Center thrift store:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed thrift store is within the Suburban Retail District land use designation according to the General Plan 2035, which allows the intended physical character to provide convenient access and parking for motorists while also providing an attractive shopping environment. The Galilee Center thrift store will provide a unique shopping service of resale merchandise to the Suburban Retail District and citywide that accomplish the goals of the General Plan.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits the thrift store use subject to obtaining a conditional use permit. The proposed use is located on Grapefruit Boulevard and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.

3. Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the proposed thrift store use and the existing commercial parking lot.

4. Where the proposed use may be potentially hazardous or disturbing to existing or

reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment. The Sherriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.

5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed thrift store use will occur in an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.

6. The Galilee Center thrift store establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would retain the availability of jobs and continue to serve as a unique shopping service for the commercial corridor, which would continue to provide jobs and increase the City's sales tax revenues.

7. The exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The business is located within an existing private commercial structure.

Section 4. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approves Conditional Use Permit No. 383 project subject to and amended by conditions of approval in "Exhibit A."

PASSED APPROVED and ADOPTED this 6th of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jason Hernandez
Planning Commission Chairperson

ATTEST:

_____
Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-25 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6th of November 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2024-25
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 383

General Conditions

1. The conditional use permit shall expire and shall become void two year following the date on which the conditional use became effective or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.

2. Conditional Use Permit No. 383 is an approval for the thrift store use at 49-291 Grapefruit Boulevard. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use 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 use shall meet the standards within the 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 establishment or operation.

5. Hours of operation of the Galilee Center thrift store may be from 9:00 a.m. to 5:00 p.m. Monday through Sunday. The applicant may request a change to the operating hours for administrative approval by the Development Services Director.

6. The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the shopping center so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The façade exterior shall be repaired to repair any visible damage at project frontage, prior to occupancy.

7. Any break in service, meaning the closure of the thrift store for a period of 180 consecutive days, will result in the expiration of this CUP.

8. All exterior signage shall comply with the sign program for the commercial center. Signage shall be approved by the Development Services Department and installed prior to occupancy.

9. Signage shall be internally illuminated channel lettering. No solid rectangular backing behind channel letters. No display of outdoor feature signs or banners beyond the regular temporary grand opening signage. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area.

10. Donations must occur during business hours. Donation drop off bins outside of business hours is prohibited. Unsorted donation bins or storage shall not occur at the front or rear of the building. Outside merchandise displays at the exterior are prohibited.

Utilities

11. Provide plumbing blueprints depicting water, sanitary, industrial, and/or grease waste line. (all lines that are applicable)

12. Provide plumbing code fixture schedule with total DFU's listed.

13. Complete Utilities Department's wastewater discharge survey and submit to Development Services.

14. For tenant improvements, current and proposed plumbing code fixture schedule must be provided.

Building Division

15. Applicant shall apply for a Tenant Improvement permit for any alterations or repairs to be made to the tenants suite prior to occupying the building.

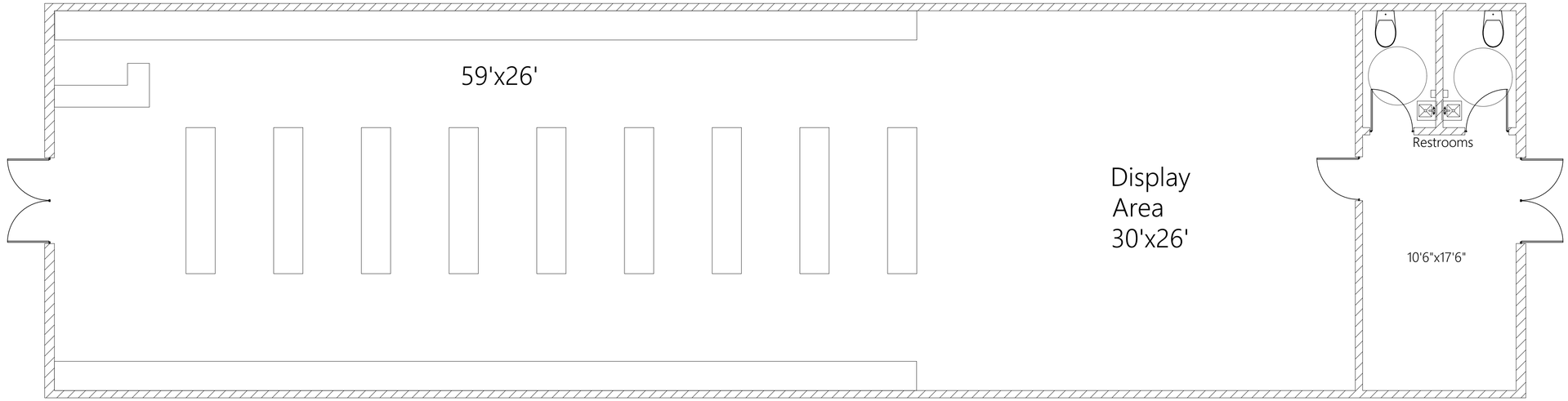
Fire Department

16. Prior to Permit - Fire Department Plan Review. Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal.

17. Prior to Final (Deferred) - Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

18. Prior to Final (Deferred) - Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.

19. Prior to Final – Fire Department Final Inspections. Prior to issuance of a Building Certificate of Occupancy, the Fire Department shall perform all fire final inspections within the building, fire suppression systems and other related fire permits.



Peerless
Restaurant Design

PH: (760)-972-7656
Emails: tom@peerlessrd.com,
angelina@peerlessrd.com
Address: 34750 Spyder Circle
Palm Desert, CA, 92211

Item 4.

CONSULTANT:

ENGINEER STAMP:

Galilee Project

Service Drawing

SCALE:
1/4" = 1'0"

DRAWN BY:	APPROVED BY:
ELIJAH	TOM

MARK:	DATE:	DESCRIPTION:

PROJECT NO: Test Drawing
ORIGINAL DATE:

SHEET TITLE:
Service Plan

SHEET NUMBER:

ATTACH 2 - Floor Plan



Vicinity Map

49291 Grapefruit Boulevard Site Photos – October 2024



Thrift Store Site Frontage



Pavement at Center



Pavement at Center



Exterior Surface Condition



Exterior Surface Condition



Sidewalk Condition



Tenant Landscape Frontage (above)



Landscaping at Center – Landscape Frontage at Big 5 store (above)



Landscaping at Center – Adjacent to Big 5 store (above)



Center Landscape Median (above)



Center Landscape Median (above)

Photos of Grapefruit Boulevard landscaping (below)









STAFF REPORT
11/6/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Variance No. 24-01 – Campos, Setback

SPECIFICS: Variance No. 24-01 is a request for a for five foot setback variance for an existing detached 263 SF patio structure constructed without a permit at 48552 Playa Del Amor Street. Applicant: Jesus Campos.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2024-24 denying Variance (VAR) No. 24-01, a request for a five foot setback variance that allows for a 263 SF accessory patio structure to remain as existing at a five foot setback from the main structure at 48552 Playa Del Amor Street.

BACKGROUND:

On July 20, 2021, the Code Enforcement Division opened a case on the unpermitted patio structure. At the time, the patio construction was mostly complete except for roof shingle installation. Code Enforcement requested that any work be discontinued and permit submission for the proposed work. On May 10, 2022, the property owner submitted a building permit and staff informed the applicant of the 10-foot distance Zoning Ordinance requirement between the accessory structure and main structure. The applicant received eleven citations, only some of which have been paid. On October 10th, the applicant met with city staff and the applicant submitted a variance application. See below history on the code enforcement case.



Vicinity Map

- July 2021 - Code case opens
- July 2021 - January 2022 (6 months) – 8 warning notices
- Jan. 2022 - May 2024 (17 months) – 11 citations
- May 2022 - Building permit application submitted

- Oct. 2024 - Variance application submitted

DISCUSSION/ANALYSIS:

The detached patio structure is a 21 ft x 12.5 ft structure, with a total 263 SF lot coverage. The subject parcel is 6,534 SF and the existing rear yard setback is 31 feet. The detached patio structure meets all Zoning Ordinance requirements as seen in Table 1 below, except for the minimum 10-foot setback requirement from other structures. The Zoning Ordinance Section 17.60.010 (F)(5) states that "except for side loaded garages, the wall planes or sides of an accessory structure must be a minimum of ten (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure".

Table 1 – Property Development Standards

Municipal Code Requirements		**Subject Patio**
Required Rear Yard Setback	5 foot minimum	5 foot setback
Required Side Yard Setback	5 foot minimum	5 foot setback
Height	15 feet maximum	11.5 feet height
Size	400 SF or 30% of size of main dwelling, whichever is greater. Maximum.	336 SF
Setback From Other Structures	10 feet minimum	5 foot setback
Rear Yard Lot Coverage	50% of rear yard, maximum	36%
Attached Patio Rear Yard Setback Requirements On Lots Under 7,200 SF	10 foot minimum	N/A, not attached.

VARIANCE FINDINGS:

The project does not meet the 5-foot setback requirement and the strict application of the code does not create an unnecessary hardship as the applicant could have constructed a patio that meets setback requirements. However, there is a special circumstance at the property where the east-west orientation of the home is inconsistent with general plan policy for energy conservation. The property is well constructed and aesthetically compatible to the neighborhood due to compatible tile roof. Fire had no concerns with the project and the attached building conditions would be required if the planning commission were to recommend approval of the variance.

The 10-foot setback requirement may have been established to reduce visual density, ensure open space in the rear yard, or for safety concerns. Staff finds that the reduced patio setback visually connects the patio to the main house reducing aesthetic impacts, open space in the rear yard is sufficiently protected by maximum rear yard lot coverage requirements, and building conditions for the project would ensure there would not be a safety concern with the approval of the variance.

Staff has determined that the project does not comply with Findings 1 and 3, however does comply with Findings 2, 4, and 5 of the criteria and requirements required by Section 17.76.020(B) to make the determination to grant a variance. Findings:

Finding 1 – That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter the Coachella Municipal Code.

The strict application of the chapter does not create a practical difficulty or unnecessary hardship. The code requires that the wall planes or sides of an accessory structure must be a minimum of (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure. The strict application of the code would not result in practical difficulties or unnecessary hardships as the size and shape of the lot is typical for the neighborhood and within the S-N Suburban Neighborhood zone. The subject property is on a rectangular 6,534 SF lot where the average minimum required lot size is 5,000 SF in the zone. The lot width of the property is 63 feet in width and 110 feet in depth, where the minimum required lot width is 50 feet and minimum lot depth is 80 feet in the zone. The subject property has a rear yard sufficient in size at a 31-foot setback, where only a 20-foot rear yard setback is required in the zone. As detailed above, the residential lot complies with the development standards of the S-N zone and there is not a unique hardship due to the size or shape of the lot. The property rear yard provides sufficient space for the construction of a patio in compliance with the standards of the S-N zone and does not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter of the Coachella Municipal Code.

Finding 2 – There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The subject property is oriented in an east-west orientation which is not at the recommended orientation for energy conservation per policy 5.10 of the Land Use and Community Charter of the General Plan which recommends lots at a north-west orientation. The east-west orientation of the lot creates a special circumstance that does not apply to all other properties in the same zone and vicinity.

Finding 3 – The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

The variance is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity as there are no practical difficulties or unnecessary hardship due to the size and shape of the lot. As discussed in Finding 1, there are no practical difficulties or unnecessary hardships in the strict application of the municipal code. The strict application of the municipal code would not prevent the applicant from the enjoyment of a substantial property right, the construction of a patio that meets municipal code requirements. As discussed in Finding 2, the orientation of the lot is a special circumstance that negatively impacts energy

conservation of the home, which is compounded by the fact that the city of Coachella faces extreme heat and weather year round. However, as discussed in Finding 1, a patio constructed within the strict application of the municipal code may have similarly reduced the negative impacts of energy conservation.

Finding 4 – The granting of the proposed variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The granting of the proposed variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity. The patio structure is located in the rear yard of the subject property, only visible from the public from the adjacent open space area to the south. The design of the patio structure provides a tile roof design and color palette that is compatible to the main residence and the surrounding neighborhood. The reduced setback visually connects the patio to the main house which reduces the aesthetic impact to the surrounding area. Together, the reduced setback and design of the patio is aesthetically compatible with the surrounding area. The variance will not be materially detrimental to the property in question in regards to sufficient open space, as the code requires a maximum of 50% of the required rear yard to be covered by structures. This requirement protects open space in the rear yard. If the variance were to be approved by the planning commission, the variance approval would be subject to the conditions required by the Building Division. The Building Division requires as a condition of approval that the patio meet California Building Standards by requiring a building permit and to make any necessary modifications. The Fire Department stated that setbacks are established by the City Building Division and had no further comments on the variance. The conditions of approval provided by the Building Division will ensure the variance is not materially detrimental to the public welfare or injurious to the property or improvements in the same zone.

Finding 5 – The granting of the variance would not adversely affect any element of the General Plan, as the General Plan does not preclude accessory patio structures within a 5-foot setback or less from the main structure within the Suburban Neighborhood designation.

Environmental Setting:

The subject site is at 48552 Playa Del Amor Street within the Tierra Del Sol Subdivision, and the subject property is surrounded by Suburban Neighborhood (S-N) zone uses to the north, south, west, and east.

Agency Comments:

Staff received comments from the Fire and Building Department regarding the subject variance application. The Riverside County Fire Department identified that setbacks are established by the City Building Division and that there were no further comments for the project (Attachment 6). If the planning commission were to recommend for approval, the Building Division provided

conditions of approval which require a building permit, inspections, and to make any necessary modifications to the patio. The Building Official also stipulated that the patio structure complies with the required setbacks specified in Table R302.1 for exterior walls of the California Residential Code. Therefore, no additional fire rating is required. Staff concludes, per the comments received from the Fire and Building Departments, that granting of the proposed variance to maintain the patio as is, would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "New Construction or Conversion of Small Structures" (CEQA Guidelines, Section 15303). The proposed project consists of the location of a small patio structure.

ALTERNATIVES:

1) Adopt Resolution No. PC2024-24 denying Variance No. 2024-01 with the findings and conditions as recommended by Staff.

2) Not approve Resolution No. PC 2024-24 and request that staff prepare a Planning Commission Resolution for approval of Variance No. 24-01.

3) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission deny Variance No. 24-01 with the findings listed in Resolution No. PC2024-24.

Attachments:

1. Resolution No. PC2024-24 Variance 24-01 for Denial
2. Site Map
3. Vicinity Map
4. Site Photos
5. Riverside County Fire Department Comments
6. City Building Division Comments

Attachment 1

RESOLUTION NO. PC 2024-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DENYING VARIANCE NO. 24-01, A REQUEST FOR A FOR A FIVE FOOT SETBACK VARIANCE FOR AN EXISTING 263 SF PATIO STRUCTURE CONSTRUCTED WITHOUT A PERMIT AT 48552 PLAYA DEL AMOR. JESUS CAMPOS, APPLICANT.

WHEREAS, Jesus Campos filed an application for Variance 24-01, a request for a five foot setback variance for an existing 263 square foot patio structure constructed without a permit at 48552 Playa Del Amor; Assessor's Parcel No. 612-542-004 ("Project"); and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.76 of the Coachella Municipal Code, subject to supported written findings of determination; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Variance 24-01 on November 6, 2024 at 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby deny Variance No. 24-01, subject to the findings listed below.

FINDINGS FOR DENIAL OF VARIANCE NO. 23-04:

1. The strict application of the chapter does not create a practical difficulty or unnecessary hardship. The code requires that the wall planes or sides of an accessory structure must be a minimum of (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure. The strict application of the code would not result in practical difficulties or unnecessary hardships as the size and shape of the lot is typical for the neighborhood and within the S-N Suburban Neighborhood zone. The subject property is on a rectangular 6,534 SF lot where the average minimum required lot size is 5,000 SF in the zone. The lot width of the property is 63 feet in width and 110 feet in depth, where the minimum required lot width is 50 feet and minimum lot depth is 80 feet in the zone. The subject property has a rear yard sufficient in size at a 31-foot setback, where only a 20-foot rear yard setback is required in the zone. As detailed above, the residential lot complies with the development standards of the S-N zone and there is not a unique hardship due to the size or shape of the lot. The property rear yard provides sufficient space for the construction of a patio in compliance with the standards of the S-N zone and does not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter of the Coachella Municipal Code.

2. The subject property is oriented in an east-west orientation which is not at the recommended orientation for energy conservation per policy 5.10 of the Land Use and Community Charter of the General Plan which recommends lots at a north-west orientation. The east-west orientation of the lot creates a special circumstance that does not apply to all other properties in the same zone and vicinity.

3. The variance is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity as there are no practical difficulties or unnecessary hardship due to the size and shape of the lot. As discussed in Finding 1, there are no practical difficulties or unnecessary hardships in the strict application of the municipal code. The strict application of the municipal code would not prevent the applicant from the enjoyment of a substantial property right, the construction of a patio that meets municipal code requirements. As discussed in Finding 2, the orientation of the lot is a special circumstance that negatively impacts energy conservation of the home, which is compounded by the fact that the city of Coachella faces extreme heat and weather year round. However, as discussed in Finding 1, a patio constructed within the strict application of the municipal code may have similarly reduced the negative impacts of energy conservation.

4. The granting of the proposed variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity. The patio structure is located in the rear yard of the subject property, only visible from the public from the adjacent open space area to the south. The design of the patio structure provides a tile roof design and color palette that is compatible to the main residence and the surrounding neighborhood. The reduced setback visually connects the patio to the main house which reduces the aesthetic impact to the surrounding area. Together, the reduced setback and design of the patio is aesthetically compatible with the surrounding area. The variance will not be materially detrimental to the property in question in regards to sufficient open space, as the code requires a maximum of 50% of the required rear yard to be covered by structures. This requirement protects open space in the rear yard. If the variance were to be approved by the planning commission, the variance approval would be subject to the conditions required by the Building Division. The Building Division requires as a condition of approval that the patio meet California Building Standards by requiring a building permit and to make any necessary modifications. The Fire Department stated that setbacks are established by the City Building Division and had no further comments on the variance. The conditions of approval provided by the Building Division will ensure the variance is not materially detrimental to the public welfare or injurious to the property or improvements in the same zone.

PASSED APPROVED and ADOPTED this 6th day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jason Hernandez
Planning Commission Chairperson

ATTEST:

_____
Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Carlos Campos
City Attorney

Attachment 1

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-24 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6th day of November 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Gabriel Perez
Planning Commission Secretary


Moghis Ave
Playa Del Amor St
Playa Del Amor St
aya Del Amor St
48522
48552
Existing 5
foot setback
Patio



Vicinity Map

Site Photos – October 2024



Subject Patio

Photos from adjacent open space area (below).





From: Cooley, Sonia@CALFIRE <Sonia.Cooley@fire.ca.gov>
Sent: October 30 24 4:44 PM
To: Adrian Moreno
Cc: Owens, Olivia@CALFIRE; Rodriguez, CarlosM@CALFIRE
Subject: RE: Fire Comments - City of Coachella projects

Good afternoon Adrian, Variance No 24-01 (FPVAR240001) Campos, the set backs are established by the City Building Department. Fire Department has no comments on this case.

Thank you,
Sonia

Sonia Cooley, Deputy Fire Marshal
Riverside County Fire Department
County Office of the Fire Marshal – East County/Desert
Office: 760-863-8886 Direct: 760-393-3362

From: Adrian Moreno <amoreno@coachella.org>
Sent: Wednesday, October 30, 2024 4:22 PM
To: Cooley, Sonia@CALFIRE <Sonia.Cooley@fire.ca.gov>
Cc: Owens, Olivia@CALFIRE <Olivia.Owens@fire.ca.gov>
Subject: Fire Comments - City of Coachella projects

Warning: this message is from an external user and should be treated with caution.

Hello Sonia,

Would you be able to provide these fire comments for tomorrow for the below projects?

- **Variance No. 24-01 - Campos, Setback**
- **CITY OF COACHELLA FPCUP2400031 FW: RAC: CUP No. 383, Galilee Center Thrift Store**

Thanks,
Adrian Moreno | **Associate Planner**
City of Coachella ◦ Development Services Department
53990 Enterprise Way ◦ Coachella, CA 92236
Phone: 760-398-3502 Ext: 118
Email: amoreno@coachella.org

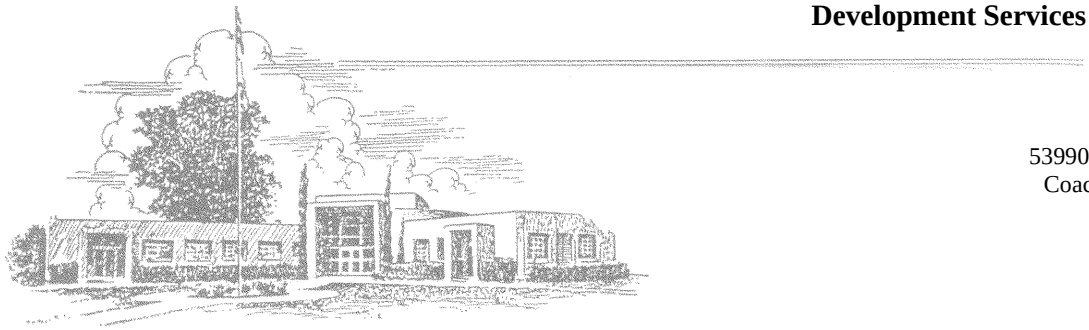
Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

Website | Map

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way
Coachella CA 92236
(760) 398-3102

Request for Agency Comments
Variance No. 24-01

Project Name: Campos, Setback

Project Location: 48552 Playa Del Amor

Case Numbers Assigned: Variance No. 24-01

Bluebeam Studio Session: Session ID: 638-905-490
https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/638-905-490

Applicant: Jesus Campos
48552 Playa Del Amor
Coachella, CA 92236
C02campos@aol.com

Date: 10/16/2024

The submittal for a Variance application for a 5 foot setback variance from the main structure for an existing detached patio at 48552 Playa Del Amor. The setback variance is for the distance between the existing patio structure and the main dwelling. There is currently a 5 foot setback from the patio to the main structure. The municipal code requires a 10 foot setback. The variance is requested to maintain the patio at the existing 5 foot setback.

The City of Coachella Development Services Department is requesting comments regarding the project design with respect to:

- Recommended changes to the size, layout and configuration of the proposed facilities and ancillary infrastructure such as driveways and parking areas;
- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or

- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **October 28, 2024** to **amoreno@coachella.org,** so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments. Comments emailed in electronic format are preferred.

1. Applicant is required to submit as-built plans and obtain a building permit for the patio. The applicant must schedule inspections and make any necessary modifications to the structure to ensure compliance with the approved plans.

2. The patio structure complies with the required setbacks specified in Table R302.1 for exterior walls of the California Residential Code. Therefore, no additional fire rating is required.

Comments made by: Lizzandro Diaz Date: 10/30/24

Printed Name & Title: Lizzandro Diaz, Building Official

Agency: Building and Safety Telephone #: 442-637-2735

Please return your comments to:

CITY OF COACHELLA
Attn: Adrian Moreno, Associate Planner
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102