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 MEETING

November 19, 2025
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 by 12:00 P.M. **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.

- 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 - October 15, 2025

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. **Resolution No. PC2025-18:** Request for conditional approval of the Encanto Modification project, a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; and determining that the project is compliant with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Joseph Rivani, Global Investment and Development.

3. **Resolution No. PC2025-19:** Request for conditional approval of the Conditional Use Permit (Modification) application for Las Damas retail cannabis business and lounge to modify the existing use from a retail cannabis microbusiness with an indoor lounge to cannabis retail only with an indoor consumption lounge at 85995 Grapefruit Blvd. and determining that the proposed project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Las Damas, LLC.

4. **Resolution No. PC2025-20 and Resolution No. PC2025-21:** Request for conditional approval of PC2025-20 for the architectural review application AR 25-12, for the 6th St. Senior Apartments for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St., and for the request for condition of approval of PC2025-21 for the variance application VAR 25-06 from municipal code standards including design requirements, and

determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-fill Exemption - Applicant: Chelsea Investment Corporation

INFORMATIONAL:

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 15, 2025
6:00 PM

CALL TO ORDER: 6:01 P.M.

PLEDGE OF ALLEGIANCE:

__COMMISSIONER LARA_____

ROLL CALL:

Commissioners Present:
____ Chair Murillo
__X__ Vice Chair Fonseca
__X__ Commissioner Lara
__X__ Commissioner Ordorica
__X__ Commissioner Torres

Commissioner Lara was absent.

Staff Present:
*Kendra Reif, Community Development Director.
*Vanessa Sanchez, Planning Technician.
*Adrian Moreno, Associate Planner.
*Lizzandro Diaz, Building Official.
*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."

MOTION MOVED BY COMMISSIONER LARA AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE THE AGENDA.

Approved by the following roll call vote:
AYES: Commissioner Torres, Commissioner Lara, Commissioner Ordorica, Vice Chairperson Fonseca.
NOES: None.
ABSTAIN: None.
ABSENT: Chairperson Murillo.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes September 3, 2025

MOTION MOVED BY COMMISSIONER TORRES SECONDED BY COMMISSIONER ORDORICA TO APPROVE THE MINUTES.

Approved by the following roll call vote:
AYES: Commissioner Torres, Commissioner Lara, Commissioner Ordorica, Vice Chairperson Fonseca.
NOES: None
ABSTAIN: None
ABSENT: Chairperson Murillo

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."

Public Comments Opened at 6:03 PM by Vice Chair Fonseca.

Public Comments Closed at 6:04 PM by Vice Chair Fonseca.

Public Comments Re-opened at 6:04 PM by Vice Chair Fonseca.

A resident had a question about the CVHC Mariposa Pointe project. Kendra Reif, Community Development Director, notified the resident that this was an item on the agenda and was going to be presented as the third item.

Public Comments Closed at 6:05 PM by Vice Chair Fonseca.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. **Resolution No. PC 2025-17:** Request for Sunridge Self-Storage (First, 12 Month Time Extension) A request for a one-year time extension for the conditionally approved Conditional Use Permit (CUP 369) and Architectural Review (AR 23-06) for the proposed expansion of the existing Sunridge RV and Self-Storage facility located along Grapefruit Boulevard (Highway 111). The expansion is proposed on an adjacent vacant 4.85-acre parcel (APN 763-141-018) and includes the construction of approximately 62,979 square feet of self-storage units, RV storage spaces, covered parking canopies, and a 900-square-foot leasing office. Applicant: James Delhamer (Sunridge Self-Storage LLC)

Vanessa Sanchez, Planning Technician, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

David Turner, with Coachella Engineers, made himself available and provided comments.

IT WAS MOVED BY COMMISSIONER LARA AND SECONDED BY COMMISSIONER TORRES TO GRANT A FIRST 12-MONTH TIME EXTENSION FOR SUNRIDGE RV AND SELF-STORAGE CONDITIONAL USE PERMIT 369 (CUP 369) ARCHITECTURAL REVIEW (AR 23-06) WITH THE FINDINGS AND CONDITIONS RESOLUTION NO. PC 2025-17 A NEW EXPIRATION DATE OF NOVEMBER 15, 2026.

Approved by the following roll call vote:
AYES: Commissioner Torres, Commissioner Lara, Commissioner Ordorica, Vice Chairperson Fonseca.
NOES: None.
ABSTAIN: None.
ABSENT: Chairperson Murillo.

3. **Resolution No. PC 2025-16:** Request for conditional approval of AR 25-08 Mariposa Pointe - CVHC for the architectural review of 24 proposed homes at the southwest corner of Avenue 50 and Calhoun Street, located at Assessor's Parcel Number (APN): 779-272-001 thru -016, and 779-301-001 thru –008, and certifying the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15074 of the is compliant with California Environmental Quality Act (CEQA) Guidelines Applicant: Coachella Valley Housing Coalition – Pedro S. G. Rodriguez.

   Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

   Public Hearing Opened at 6:27 PM by Vice Chairperson Fonseca.

   Pedro S. G. Rodriguez, applicant, made himself available and provided comments.

   Public Hearing Closed at 6:38 PM by Vice Chairperson Fonseca.

   IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SEONCDED BY COMMISSIOENR LARA TO APPROVE RESOLUTION NO. PC 2025-16 ARCHITECTURAL REVIEW 25-08 MARIPOSA POINTE – CVHC FOR THE ARCHITECTURAL REVIEW OF 24 PROPOSED HOMES AT THE SOUTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET, LOCATED AT ASSESSOR'S PARCEL NUMBER (APN) 779-272-001 THRU -016, AND 779-301-001 THRU -008, AND CERTIFYING THE PROJECTS INITIAL STUDY WITH MITIGATED NEGATIVE DECLARATION IS IN COMPLIANCE WITH SECTION 15074 OF THE IS COMPLIANT WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Approved by the following roll call vote:
AYES: Commissioner Torres, Commissioner Lara, Commissioner Ordorica, Vice Chairperson Fonseca.
NOES: None.
ABSTAIN: None.
ABSENT: Chairperson Murillo.

INFORMATIONAL:

3. Director's Development Update.

   * Resident engagement academy, applications are available for anyone that wants to apply.

* State of the City, is on October 23, 2025 for those of you that are interested and able to attend.

* Rail station feasibility study, is on October 16, 2025 at the Library.

ADJOURNMENT: 6:57 P.M.

RESPECTFULLY SUBMITTED BY,

KENDRA REIF

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.

STAFF REPORT
11/19/2025

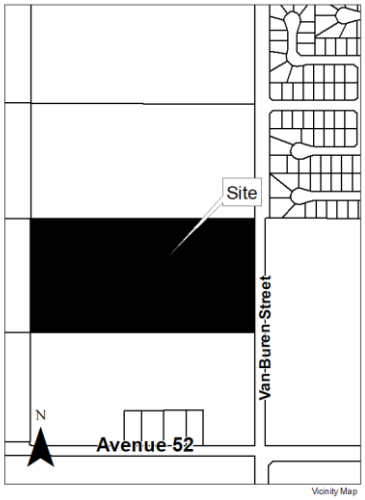
TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Resolution No. PC2025-18: Request for conditional approval of the Encanto Modification project, a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; and determining that the project is compliant with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Joseph Rivani, Global Investment and Development.

STAFF RECOMMENDATION

Staff requests the Planning Commission to approve, modify, continue, or deny Resolution No. PC2025-18 for the conditional approval of the Encanto Modification project, a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; and determining that the project is compliant with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, pursuant to the findings and conditions of approval contained in the attached resolution.



BACKGROUND:

On April 17, 2024, the Planning Commission approved Resolution No. PC 2024-10 for recommendation for the City Council to approve Change of Zone No. 24-01 for the change of zone from Regional Commercial (R-C) to Regional Commercial – Planned Unit Development (R-C-PUD); Tentative Tract Map No. 38429 to subdivide the project site into 111 single family lots, Conditional Use Permit No. 376 to utilize the provisions of Section 17.38 (Planned Unit Development); Architectural Review No. 22-11 for the review of the proposed elevations and floor

plans, and Environmental Assessment No. 22-04 for the review and approval of an Initial Study Mitigated Negative Declaration that was prepared to address the direct, indirect and cumulative environmental effects of the project. On May 8, 2024, City Council approved the project. On June 12, 2024 the projects second reading was approved by City Council.

The Encanto (Modification) project consists of the following applications:

- **A modification to TTM No. 38429** proposes to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet. The proposed project also includes a neighborhood park, a water retention basin, monument signage, and street and utility improvements. The proposed project would result in a density of 10 dwelling units per acre which is consistent with the General Neighborhood land use designation of the Coachella General Plan.

- **AR No. 22-11(Modification)** is for architectural review for 9 single family residential homes floor plans and landscaping.

- **CUP No. 376 (Modification)** proposes to utilize the provisions of Section 17.38 (Planned Unit Developments) of the Coachella Municipal Code. A Planned Unit Overlay is utilized to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety, and flexibility in residential developments. In this case, the Applicant is proposing the following:

Table 1. Site Development Standards	
Minimum Lot Size	2,500 square feet
Minimum Lot Width	44 feet [1]
Minimum Lot Depth	60 feet[2]
Maximum Height	28 feet above grade at any point.
Maximum Number of Stories	2 stories
Maximum Lot Coverage[3]	80 % (All first floor Buildings and garage area divided by the lot area). This calculation excludes all open porches, outdoor rooms, covered patios that have at least one open side. and trellis areas.
Minimum Front Setbacks	
	18' to garage 7' to livable area or porch
	No second Story Setback
	Average of 10 foot setback but no less than 8-feet.
Minimum Side Setback	4 ft. (interior and street side)
Garage Size	Min 19' x 19' interior garage space 361 square feet

Minimum Off-Street Parking
Each dwelling unit will be required to provide a 2-car garage with dimensions 19'x19'.

The Applicant is also proposing flexibility with the below standards. For a staff analysis on the below items, see Attachment 5 to this staff report.

1. Articulation:
Pursuant to Section 17.19.020(D)(2)(B) the project is only required to meet the articulation elements per the attached elevations.

2. Window Trim or Recess:
Pursuant to Section 17.19.020(D)(3) the project is only required to meet the window trim or recess elements per the attached elevations.

3. Building Entry:
Pursuant to Section 17.19.020(D)(4) the project is only required to meet the building entry elements per the attached elevations.

4. Building Roofs:
Pursuant to Section 17.19.020(D)(5)(c) and (e) the project is only required to meet the gable overhang and roof vents per the attached elevations.

5. Siding Materials:
Pursuant to Section 17.19.020(D)(6)(b) the project is only required to meet the colors and materials elements per the attached elevations.

6. Window Placement:
Pursuant to Section 17.19.020(D)(7)(a) the project is only required to meet the window placement elements per the attached elevations.

7. Perimeter Landscape Setback:
Pursuant to Section 17.14.030(K) the project is only required to meet the landscape elements per the attached development plan set.

8. Equestrian and Agricultural Theme Improvements:
Pursuant to Section 17.14.030(M) the project is only required to meet the landscape elements per the attached development plan set.

9. Street and Pathway Landscaping:
Pursuant to Section 17.14.020(C)(2) the project is only required to meet the landscape elements per the attached development plan set.

10. Circulation:
Pursuant to Section 17.14.030(O) the project is only required to meet the circulation design per the attached development plan set.

Figure 1: Aerial Photo of Encanto project sit



DISCUSSION/ANALYSIS:

Surrounding land uses and zoning designations are as follows:

North: Coral Mountain Academy (51375 Van Buren St); General Plan designation: School; Existing Zoning: Suburban Neighborhood.

South: Vacant, General Plan designation: Regional Retail District; Existing Zoning: Regional Commercial (R-C).

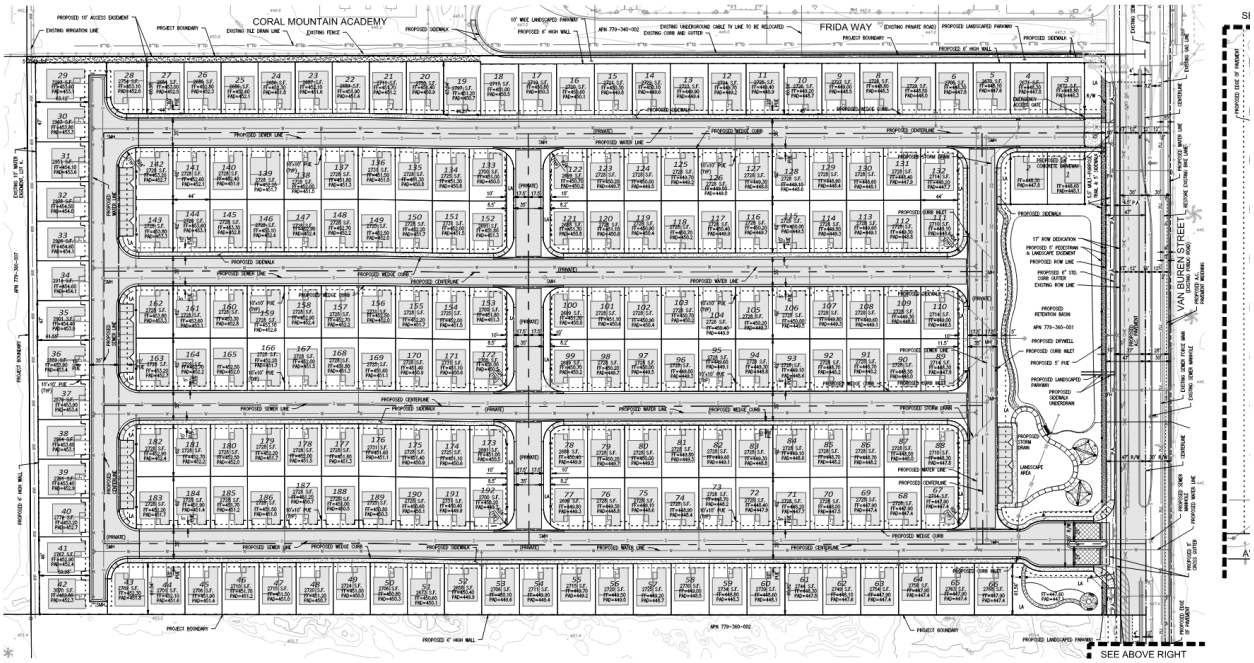
East: Van Buren Street and Existing Agricultural Uses (Date Farm): Regional Retail District designation; Zoning: Regional Commercial (R-C)

West: Vacant: General Plan designation: General Neighborhood; Existing Zoning: General Neighborhood (G-N).

Site plan

The exhibit below illustrates the proposed site plan layout for the Encanto project. The site plan includes 7 distinct floor plans. A unique feature of this project is that no residential homes will have their rear to the main arterial road which will largely include landscape and front elevations visible from Van Buren Street. A copy of the site plan is included below:

Figure 2: Encanto Site Plan



Architectural Design (See Exhibit E for a full set of architectural renderings)

The Encanto project includes three distinct floor plans that provide nine distinct elevations that are all two-story homes. The architectural plans are all a combination of Spanish architectural design:

- **Plan 1** – 1,734 sq. ft Two-Story (3-Bedroom, 2.5-Bath) residence
- **Plan 2** – 1,854 sq. ft Two-story (4-Bedroom, 3-Bath) residence
- **Plan 3** – 2,047 sq. ft. Two-story (5-Bedroom, 3-Bath) residence

Figure 3: Proposed Architectural Models



Figure 3 Top Row (Plan 1A, 1B, 1C), Center Row (Plan 2A, 2B, 2C), Bottom Row (3A, 3B, 3C)

Figure 4: Elevation A (Front)





Figure 4 – Decorative Gable Accents



Figure 4 Stucco Projections

Figure 1 Stucco Projections

Elevation A schemes exterior materials include stucco, concrete 'S' tile roofing, decorative gable accents, and stucco projections at front eaves.

Figure 5: Plan B Elevation (Front)





Figure 2 Scored Stucco Accents



Figure 5 Window Trim

Plan B exterior materials include stucco, concrete flat tile roofing, and scored stucco accents.

Figure 6: Plan C Elevation (Front)





Figure 6 Stone Veneer

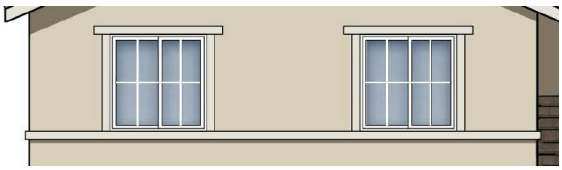


Figure 6 Trim Pop-outs



Figure 6 Board and Batten Stucco

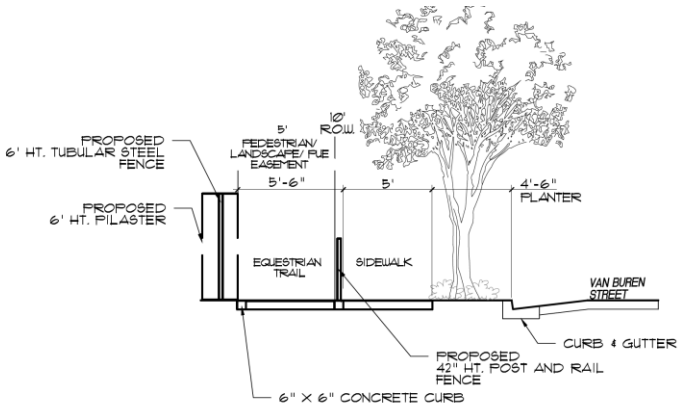
Plan C exterior building materials include stucco, board and batten stucco, concrete flat tile roofing, stucco finished window trim, decorative veneer, and decorative gable accents.

LANDSCAPE DESIGN

The landscape plan for the Encanto project addresses the proposed landscaping along Van Buren Street, Friday Way, project entries, the overall project wall and fence plan, park and retention area landscaping and typical front yard landscaping.

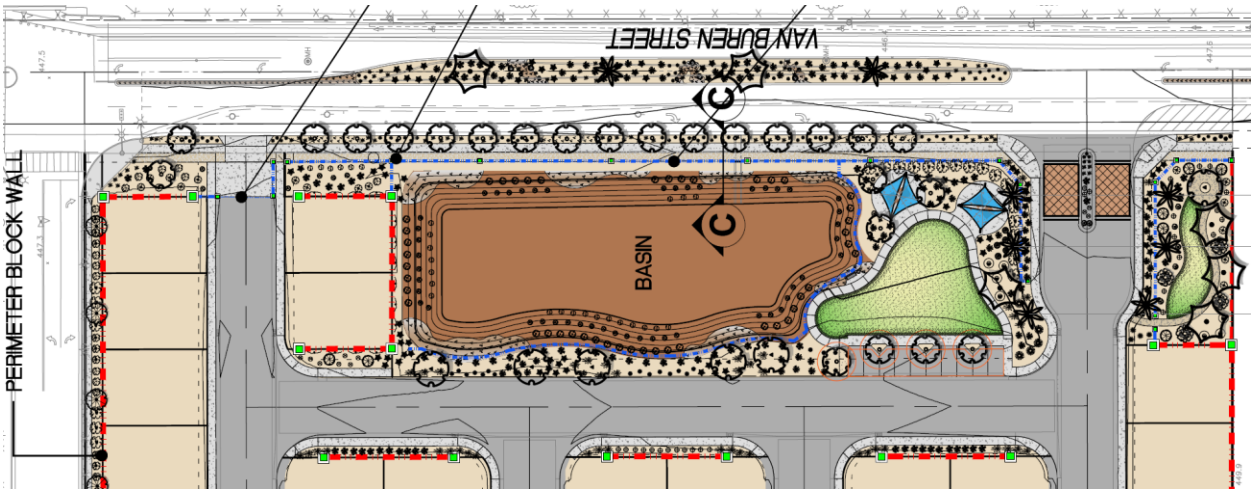
A 6-foot-high decorative block wall will be constructed along Frida Way. The Van Buren Street project frontage will provide a total 15'6" common area that includes a 4-foot curb adjacent landscape setback with shade trees per the direction of General Plan Mobility guidelines, a 5-foot sidewalk, equestrian vinyl fence and 5' 6" multi-use perimeter DG trail. The applicant requests as part of the PUD flexibility with the development standards which includes the 20-foot landscape area setback requirement pursuant to Section 17.14.030(M), and instead only provides a total 9' 6" foot landscape setback area (4-foot curb adjacent landscape area and 5'6" multi-use perimeter DG trail).

Figure 7: Van Buren Street Common Area



EQUESTRIAN TRAIL, SIDEWALK AND PLANTER

Figure 8: 2 Project Entryways, Perimeter Landscape and Street Medians



The project entry includes enhanced pavement at the main project entry and an entry monument sign in the entry median at the south entry. The project entry also includes a 6-foot-wide landscaped median

The 16' wide Van Buren Street landscape median will be constructed and is proposed to include date palm and Palo Verde trees and a variety of shrubs and ground cover. The landscape median will require modification for consistency with the 2008 Citywide Street Median Guidelines to include two rows of palm trees and shade trees consistent with a "Shady Oasis" concept within the median.

Figure 9: Van Buren Street Proposed Landscaping



Figure 10: Proposed Entry Median Monument Signs

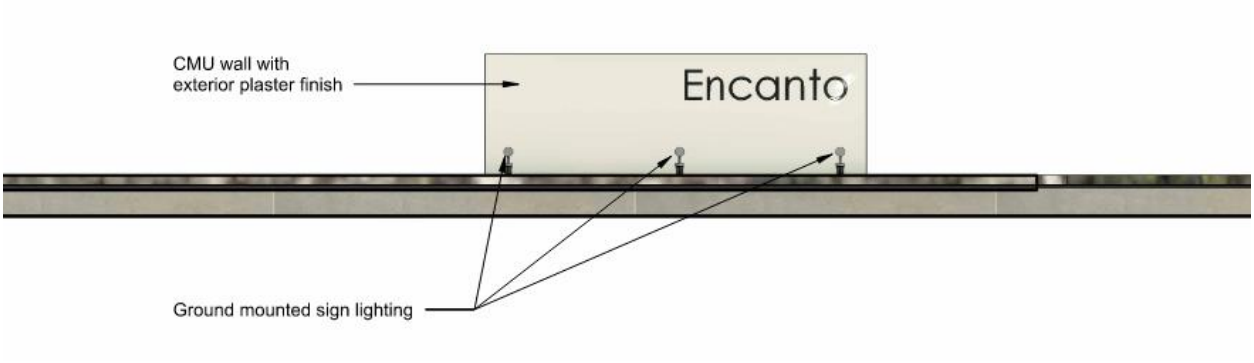


Figure 11: Proposed Van Buren Street Roadway section

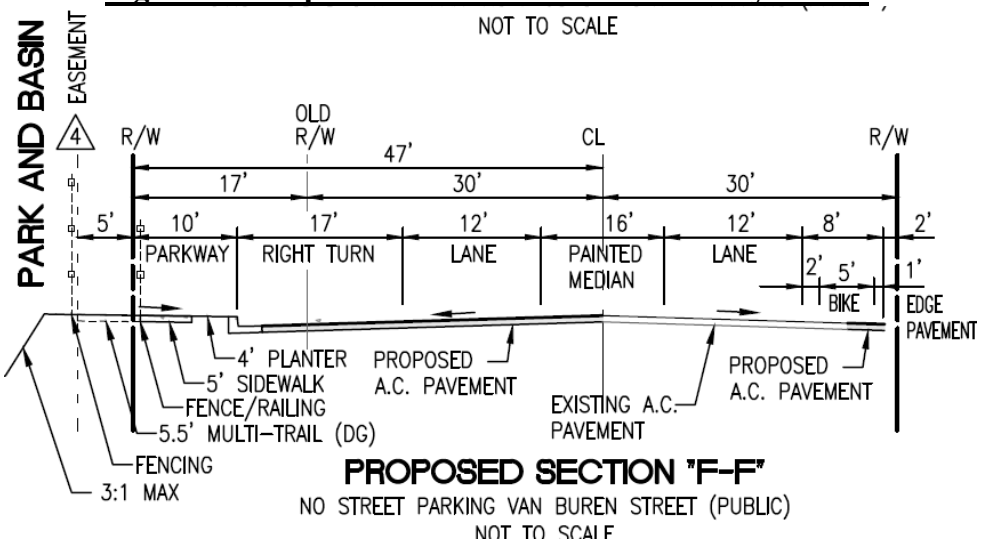
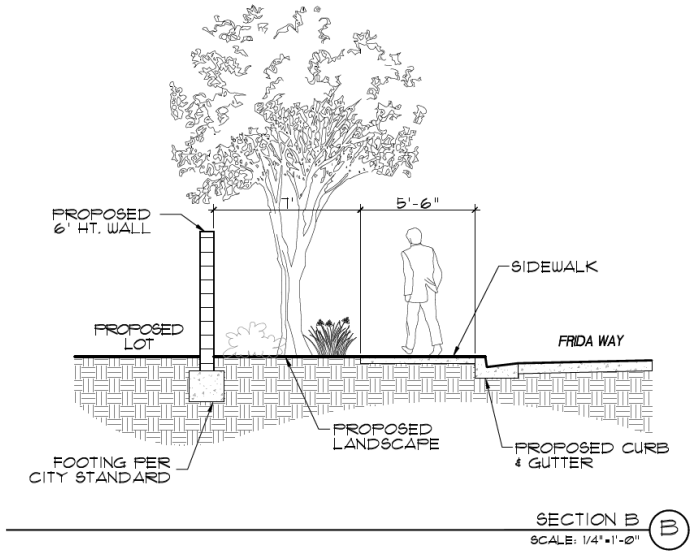


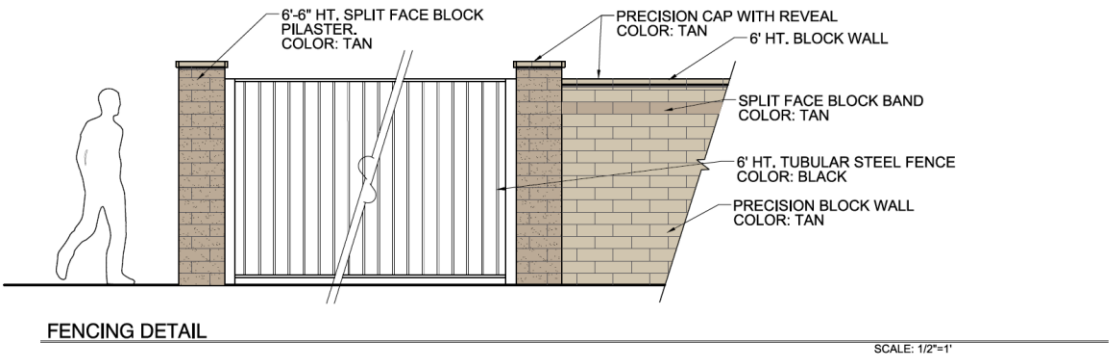
Figure 12: Proposed Frida Way Roadway section



Wall and Fence Plan

A copy of the proposed wall and fence plan is illustrated on Figure 13 below. A 6 ft high block wall will be constructed along the perimeter of the project, with the entire block wall visible from Van Buren Street to be a split dace block wall with a precision cap. Any street visible block shall be decorative block that includes a decorative split face block band with a precision cap, and shall also provide metal view obscured gates. Interior fencing not visible from the street are allowed to be vinyl fencing.

Figure 13: Proposed Wall and Fencing Materials



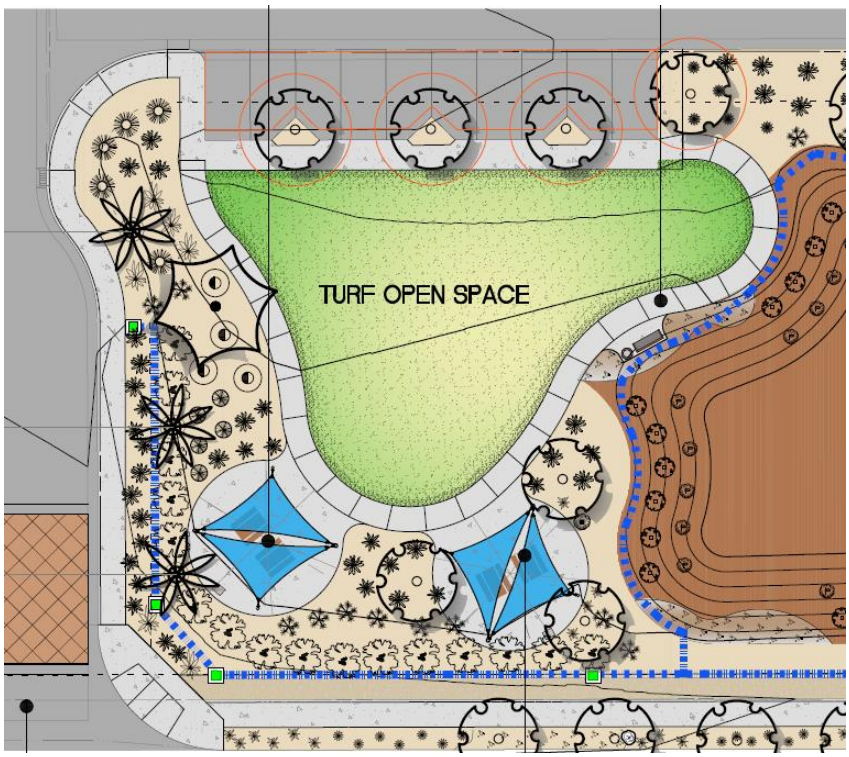
Retention Basin Landscaping

The retention basin landscaping is illustrated in Figure 11 and appears to largely include decomposed granite (DG) or decorative gravel but is not identified on the landscape legend. Shrubs are proposed on the slopes of the retention basin. The retention basin includes some 3" – 6" copper canyon crushed rock areas at the basin perimeter.

Mini Park Areas

The Project is proposing a community park. The park will include passive uses which include two shade structures with picnic tables and meandering walkway. A site plan for the park and plant palette are provided in Figure 14 below. There will also be as small landscape lot at the southwest corner, and two large landscape buffers at approximately 20 feet in depth that will help serve as an attractive buffer from the proposed homes to Van Buren Street.

Figure 14: Proposed Park Improvements



Typical Front Yard Landscaping and Plant Palette

A landscape plan has not been submitted for front yard typical landscaping but will be required to be submitted as a final landscape plan to include water efficient landscaping that meets municipal code requirements.

Figure 15: Landscaping Tree and Plant Palette



CONSISTENCY WITH GENERAL PLAN

The project site is within the Regional Retail District land use designation and is intended to provide a wide range of shopping and entertainment in a variety of urban and suburban formats. These includes regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment. The land use designation in this area was established in anticipation of development of big box regional commercial development, though the feasibility of big box retail development as a primary destination for buying goods has decreased with the popularity of online purchasing.

The fundamental character of these neighborhoods is defined by high-branching deciduous trees along pedestrian-oriented streets. Sound walls and other similar barriers should be avoided. Allowed land uses include residential land uses at a development intensity of 10-15 DU/AC.

The Encanto project proposes 192 single family homes on a 19.2-acre site that equates to a net density of 10 du/acre. Staff believes that establishing housing at this site would still accommodate regional commercial to the South and increase the viability of the commercial uses with the construction of nearby homes. The project meets the general plan density requirements and meets the design standards for network connectivity, street design, parks and open space and urban form guidelines.

CONSISTENCY WITH ZONING

The project site is currently zoned Regional Commercial Planned Unit Development (R-C-PUD), which implements the Regional Retail District land use designation of the General Plan. The project modifications are in compliance with Chapter 17.38 PUD Planned Unit Development standards. The R-C zone permits a minimum density of 10 dwelling units per acre, and the proposed project modification requests minimum lot size of 2,500 square feet with a minimum interior lot width of 44 feet and minimum lot depth of 60 feet. The proposed minimum front yard requirement is 18' to garage and 7' to livable area or porch. The proposed rear yard setback is an average of 10 feet but no less than 8 feet. The applicant proposes a minimum side setback of 4 feet. The applicant proposes minimum 19' x 19'interior garage space at 361 square feet. These requests from the applicant differ from the allowed zoning development standards, which is why the Applicant is using the Planned Unit Development provisions (Section 17.38) of the Municipal Code in order to utilize flexible development standards.

Table 1 – Zoning Ordinance Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Density	10-15 du/acre	10 du/ac	Yes
Parking (Minimum)	One per dwelling unit, to be covered or in a garage. Plus one and one third open space per dwelling unit.		Yes. Each unit includes a 2-car garage
Lot Requirements	4,000 sq. ft. Minimum Lot width 40' Minimum Lot depth 75'	All proposed parcels are 4,504 sq. ft. or greater (4,504-9,211 sq. ft.) Minimum Lot Width: 45' Minimum Lot depth: 90'	Yes
Minimum Yard Requirement	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: 20 feet	Front Yard: 7 feet Side Yard: 4 feet Rear Yard: 8 feet	No. However, the proposal is consistent with PUD standards

Height (maximum)	45 feet	28 feet Maximum	Yes. The maximum height proposed is less than 45 feet

FINDINGS:

Pursuant to Coachella Municipal Code Chapter 16.12, Tentative Maps, and subject to state law, the Planning Commission shall deny approval of a tentative map, as required by the map act, if it makes any of the following findings:

1.That the proposed map is not consistent with applicable general and specific plans; and
2.That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
The proposed subdivision map is consistent with applicable general plans, and there are no applicable specific plans for this project. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

3.That the site is not physically suitable for the type of development; and
4.That the site is not physically suitable for the proposed density of development;
The site is physically suitable for the type of development and the proposed density of development. The proposed density of 10 dwelling units per acre is consistent with the underlying land use and zoning designations. The proposed subdivision will provide adequately sized lots for new single-family residential lots. All proposed lots will have adequate dimensions, and ingress and egress to accommodate the proposed development.

5.That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. The initial environmental study prepared for this project did not identify any biological resources on the site or in the vicinity of the project that would be impacted by the proposed project.

6.That the design of the subdivision or the type of improvements is likely to cause serious public health problems; and

The design of the subdivision and type of improvements are not likely to cause any serious public health problems. As proposed, the proposed project would allow for single-family residential lots with a minimum lot size of 2,500 square feet. The adjoining uses are consistent with the proposed use of the property as a single-family detached subdivision.

7.That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project is located on the west side of Van Buren Avenue, south of Avenue 51, north of Avenue 52.

Pursuant to Coachella Municipal Code Chapter 17.72, Architectural Review, and subject to state law, the Planning Commission must make the follow findings for architectural review approval:

1. The proposed project is consistent with the general plan;

The proposed project is consistent with the general plan. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

2. The proposed project complies with zoning regulations;

The proposed project complies with zoning regulations. The project is in compliance with the applicable Regional Commercial development standards and in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.

3. The proposed project is consistent with the city's design guidelines;

The proposed project is consistent with the city's design guidelines. As noted in Architectural Review Finding #2 above, the proposed project is developed in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.

4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and
The proposed development will be constructing single-family homes on a previously disturbed and currently vacant lot. The proposed project is compliant with the general plan and the Coachella Municipal Code zoning regulations. The proposed project has also been reviewed by the following agencies including but not limited to: the Public Works Department, the Utilities Department, the Community Development Department, Riverside County Fire Department, and the Riverside County Sheriff's Office. The project has been reviewed and conditioned to ensure that the proposed project not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

5. The proposed project is 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 project is 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 project is compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.

Pursuant to Coachella Municipal Code Chapter 17.74, Conditional Use Permit, and subject to state law, the Planning Commission must make the follow findings for architectural review approval:

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.
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. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

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 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 use is in accordance with the high-density residential development standards in conformance with the Regional Commercial zone, and is compatible with the Regional Retail District general plan designation. This will ensure the project is compatible with the adjacent east and southern parcels, which are under the same zone

and general plan designation as the subject parcel. The project is a detached single-family subdivision project which provides compatibility with the adjacent northern parcel which is an existing school and zoned as single-family residential, and the project is compatible with the adjacent western parcel which is zoned as general neighborhood which allows for detached single-family residential uses.

3. Consideration is to be 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 the development.

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 is compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.

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.

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. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood.

5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads.

The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The project provides a main entrance on Van Buren Street at the southern portion of the eastern portion of the tract map, and a secondary entrance at the northern portion of the eastern portion of the tract map which is anticipated to provide minimal interference with traffic on surrounding public streets or roads

PUBLIC HEARING NOTICE:

A notice of a public hearing to consider a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on November 9, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on November 5, 2025.

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, an initial study was prepared for the Encanto Project. The Initial Study concluded that the project would result in less than significant impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Greenhouse Gas Emissions, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems and Wildfire.

The Initial Study concluded that the project would result in a less than significant impact with mitigation incorporated to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials and Tribal Cultural Resources.

A 30-day public review period ran from February 9, 2024, to March 10, 2024. 5 comment letters were submitted during the comment period. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared.

Environmental Assessment No. 22-04 was prepared for TTM 38429 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on May 8, 2024. The proposed residential construction is consistent with the project evaluated under EA No. 22-04. The Planning Division has determined that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.

ALTERNATIVES:

1) Adopt Resolution No. PC2025-18 recommending that the City Council approve a modification to TTM No. 38429, CUP No. 376 (Modification), and AR No. 22-11 (Modification) with the findings and conditions as recommended by Staff.

2) Adopt Resolution No. PC2025-18 recommending that the City Council approve a modification to TTM No. 38429, CUP No. 376 (Modification), and AR No. 22-11 (Modification) with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.

3) Deny Resolution No. PC2025-18

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

RECOMMENDED ALTERNATIVE(S):

Staff requests the Planning Commission to approve, modify, continue, or deny Resolution No. PC2025-18.

Attachments:

1. Resolution No. PC2025-18
    a. Exhibit A – Conditions of Approval
    b. Exhibit C – Original Conditions of Approval
    c. Exhibit B – Tentative Tract Map No. 38429
    d. Exhibit B – Planned Unit Development
    e. Exhibit C – Development Plan Set
    f. Exhibit C – Original Conditions of Approval
2. EA 22-04 Mitigated Negative Declaration
3. 2008 Street Median Development Guidelines
4. Original Development Plan Set Encanto
5. Flexible Development Standards Analysis
6. Response to Architectural Comments from Applicant
7. Encanto PUD Justification Statement

RESOLUTION NO. PC 2025-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVAL OF A MODIFICATION TO TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 376 (MODIFICATION), ARCHITECTURAL REVIEW NO. 22-11 (MODIFICATION), A PROPOSAL TO SUBDIVIDE 19.2 ACRES INTO 192 SINGLE FAMILY LOTS WITH A MINIMUM LOT SIZE OF 2,500 SQUARE FEET WITH NINE SINGLE FAMILY RESIDENTIAL PRODUCTION MODEL HOMES LOCATED WEST OF VAN BUREN STREET, BETWEEN AVENUE 51 AND AVENUE 52, APN 779-360-001; AND DETERMINING THAT THE PROJECT IS COMPLIANT WITH SECTION 15073 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: JOSEPH RIVANI, GLOBAL INVESTMENT AND DEVELOPMENT

WHEREAS, Joseph Rivani of Global Investment and Development filed applications on a vacant 19.2 acre project site located west of Van Buren Street, south of Avenue 51 and north of Avenue 52 on Assessor's Parcel Number (APN) 779-360-001; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 66400, Title 7 of the Government Code), Title 16 of the Coachella Municipal Code, and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on April 17, 2024, the Planning Commission conducted a duly noticed public hearing on CZ No. 24-01, TTM No. 38429, AR No. 22-11, CUP No. 376 and EA No. 22-04 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on April 17, 2024, the Planning Commission conducted a duly noticed public hearing on Change of Zone No. 24-01 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on May 8, 2024, the City Council conducted a duly noticed public hearing on CZ No. 24-01, TTM No. 38429, AR No. 22-11, CUP No. 376 and EA No. 22-04 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on June 12, 2024, the City Council conducted a duly noticed public hearing on Change of Zone No. 24-01 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on November 19, 2025, the Planning Commission conducted a duly noticed public hearing on a modification to TTM No. 38429, CUP No. 376 (Modification), and AR No. 22-11 (Modification) in the City Council Chambers, 1515 6th Street, Coachella,

California; and,

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a Change of Zone, Tentative Tract Map, Conditional Use Permit, Architectural Review to allow the Project; and,

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

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

WHEREAS, the site for 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, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; and,

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

WHEREAS, the Planning Commission of the City of Coachella finds that Tentative Tract Map No. 38429 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

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. Compliance with the California Environmental Quality Act.
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 certifies that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Environmental Assessment No. 22-04 was prepared for Tentative Tract Map 38429 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on May 8, 2024. The proposed residential construction is consistent

with the project evaluated under EA No. 22-04.

SECTION 3. Tentative Tract Map Findings.

With respect to the proposed modification to Tentative Tract Map No. 38429 the Planning Commission finds as follows for the proposed for the 192-unit single-family residential development project:

1. The proposed subdivision map is consistent with applicable general plans, and there are no applicable specific plans for this project. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

2. The site is physically suitable for the type of development and the proposed density of development. The proposed subdivision will provide adequately sized lots for new single-family residential lots. All proposed lots will have adequate dimensions, and ingress and egress to accommodate the proposed development.

3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. The initial environmental study prepared for this project did not identify any biological resources on the site or in the vicinity of the project that would be impacted by the proposed project.

4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. As proposed, the proposed project would allow for single-family residential lots with a minimum lot size of 2,500 square feet. The adjoining uses are consistent with the proposed use of the property as a single-family detached subdivision.

5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project is located on the west side of Van Buren Avenue, south of Avenue 51, north of Avenue 52.

SECTION 4. Architectural Review Findings.

With respect to Architectural Review 22-11 (Modification), the Planning Commission finds as follows for the proposed for the 192 unit single-family residential development project:

1. The proposed project is consistent with the general plan. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

2. The proposed project complies with zoning regulations. The project is in compliance with the applicable Regional Commercial development standards and in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.

3. The proposed project is consistent with the city's design guidelines. As noted in Architectural Review Finding #2 above, the proposed project is developed in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.

4. The proposed development will be constructing single-family homes on a previously disturbed and currently vacant lot. The proposed project is compliant with the general plan and the Coachella Municipal Code zoning regulations. The proposed project has also been reviewed by the following agencies including but not limited to: the Public Works Department, the Utilities Department, the Community Development Department, Riverside County Fire Department, and the Riverside County Sheriff's Office. The project has been reviewed and conditioned to ensure that the proposed project not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

5. The proposed project is 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 project is compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.

SECTION 5. Conditional Use Permit Findings.

With respect to Conditional Use Permit No. 376 (Modification), the Planning Commission finds as follows for the proposed for the 192 unit single-family residential development project:

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. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit

Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

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 use is in accordance with the high-density residential development standards in conformance with the Regional Commercial zone, and is compatible with the Regional Retail District general plan designation. This will ensure the project is compatible with the adjacent east and southern parcels, which are under the same zone and general plan designation as the subject parcel. The project is a detached single-family subdivision project which provides compatibility with the adjacent northern parcel which is an existing school and zoned as single-family residential, and the project is compatible with the adjacent western parcel which is zoned as general neighborhood which allows for detached single-family residential 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 is compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.

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. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood.

5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The project provides a main entrance on Van Buren Street at the southern portion of the eastern portion of the tract map, and a secondary entrance at the northern portion of the eastern portion of the tract map which is anticipated to provide minimal interference with traffic on surrounding public streets or roads

SECTION 6. 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 7. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 8. 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 recommends to the City Council approval of a modification To Tentative Tract Map No. 38429, Conditional Use Permit No. 376

(Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 Acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 And Avenue 52, APN 779-360-001; And determining that the project is compliant with Section 15073 Of The California Environmental Quality Act (CEQA) Guidelines. The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A" and Exhibit "B", Tentative Tract Map in "Exhibit C", Planned Unit Development and Elevations in "Exhibit D", Development Plan Set in "Exhibit E" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's conditional use permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 19th day of November 2025.

_____
Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC-2025-18, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of November 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

Exhibit A – Resolution No. PC2025-18

CONDITIONS OF APPROVAL FOR A MODIFICATION TO TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 372 (MODIFICATION), and ARCHITECTURAL REVIEW NO. 22-11 (MODIFICATION)

General Conditions

98. The applicant shall comply with all requirements and conditions of approval as included in Tentative Tract Map No. 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, and any modifications or extensions thereof, as listed in those Notice of Actions or Resolutions for each respective approval and City Council Resolution No. 2024-15 and Ordinance No. 1210, unless otherwise modified per the requirements and conditions of approval per this resolution.

99. 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.

100. Condition #9 of the original approved conditions of approval shall be modified to include the additional bolded items as follows: The proposed subdivision shall be improved with a decorative masonry perimeter wall consisting of tan slumpstone, splitface block, ~~**or precision with smooth stucco finish wall**~~, and a decorative cap and/or equivalent approved by the City Engineer and Development Services Director. **The entire block perimeter wall on Van Buren Street shall be a split face block wall with a precision cap. Any street visible block shall be decorative block that includes a decorative split face block band with a precision cap, and shall include metal view obscured access gates. Interior fencing not visible from the street are allowed to be vinyl fencing**. A minimum of one 12-inch square masonry pilaster at every 50 feet along Van Buren Avenue shall be used along any masonry wall facing a public street as shown on the conceptual landscape plans.

101. Condition #6 shall be modified as follows: **The final map, grading and landscape plans shall provide a perimeter common area setback at a minimum total 14'6" that shall provide improvements that include a 5'6" equestrian trail, 5' concrete sidewalk, and 4' curb adjacent landscape planter with shade trees.** ~~**The final map, grading and landscape plans shall be modified to provide a perimeter landscaped setback at a minimum 26' and improvements consistent with the equestrian theme approved for the Sevilla II TTM No. 38557 project, which includes a compacted decomposed granite trail of 10 feet wide, equestrian fencing and minimum 6 foot concrete non-contiguous sidewalk**~~.

102. Condition #75 of the original approved conditions of approval shall be modified to include the additional bolded items as follows: The **entire** retention basin landscape plan shall include **3/8-**

inch crushed gravel to match the adjacent landscape areas, with the exception of the D.G path adjacent to the retention basin as indicated on the plan set. ~~**a meandering cluster of large rock from north to south**~~.

103. Condition #84 of the original approved conditions of approval shall be modified to include the additional bolded items as follows: The internal open space landscape plan shall incorporate native and ~~**edible**~~ landscaping for both groundcover, shrubs, and trees.

104. Conditions #1, #11, #12, #71, #77, #87, #88, #91, and #92 of the original approved conditions of approval shall be removed. Those conditions listed above shall only meet the fencing, architectural elements, energy efficient design and heat island reduction items, etc. per the approved and attached elevations and development plan set, and these conditions of approval for this modification.

Building

105. Parking pockets at private park will require accessible parking spaces.

106. Parking spaces at private park shall provide access to the public right of way.

107. Minimum accessible parking space depth is 18', proposed cross section depicts the parking spaces to be 16' deep, reconcile.

108. Landscaping plan shall demonstrate compliance with 2022 California Green Building Code section 5.106.12 Shade Trees.

109. Provide a barrier for the proposed retention basin.

110. Submit a maintenance plan for the proposed DG path. Van Buren and School Path maintained by CFD. In-Tract paths maintained by HOA.

Utilities

111. The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.

112. New water and sewer connections are subject to the collection of impact fees.

113. All fire lines require the installation of Double Check Detector Assemblies.

114. Backflow devices are required on all non-residential connections installed within 12" of the meter box.

115. All buildings may require individual meters.

116. Irrigation may require its own meter.

117. All water connections shall install 4G AMI master meters.

118. All service lines shall be copper tubing per the approved list of materials.

119. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.

120. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.

121. Trees must have a minimum of 7' separation distance from the Utilities water/sewer laterals. Or minimum 7' separation distance from water/sewer laterals with root barrier.

122. Please note that the City will not accept the 1st water and sewer improvement plans submittal without the hydraulic analysis having been first complete

Fire

123. The maximum distance from any point on the street to a hydrant shall be 250ft.

124. The maximum spacing between hydrants is 500ft.

125. Minimum street width is 24ft as measured from flow line to flow line. Shall add 8ft of street width for each side where parking is requested with the other side marked for no parking. Currently the street details are showing the measurement taken from the sidewalk side of the curb, not from the flow line. Shall increase street width to meet the minimum requirements.

126. Fire flow letter required.

127. Shall provide details for emergency access gate being proposed. Gates and barriers shall be located a minimum of 46 feet from any street.

128. General Fire Department Advisory Comments – Commercial. With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Coachella City Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the City of Coachella and/or recognized fire protection standards. These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

129. Fire Department Advisory Comments – Residential Tracts. With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Coachella City Ordinance, the current edition of California Fire Code (CFC) as adopted and amended by the City of Coachella and/or recognized fire protection standards. These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

130. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC as amended. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

131. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.

132. Tract Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. 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. Reference CFC as amended.

133. Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

134. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.

135. Fire Department Access Turn Around – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable, provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

136. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on the California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.

137. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

138. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.

139. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.

140. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and reviewed by the Fire Code Official. Reference CFC as amended.

141. Fire Planning Review: This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to: RVCPlanningSubmittals@fire.ca.gov

142. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC as amended.

    a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

143. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended

along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.

144. Tract Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. 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. Reference CFC as amended.

145. Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approval for approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

    a. a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.

146. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on the California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.

147. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

148. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.

149. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.
150. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.

151. Fire Planning Review: This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts.

Exhibit C - Resolution No. 2024-10
CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 376,
ARCHITECTURAL REVIEW NO. 22-11
ENCANTO PROJECT

General Conditions

1. Tentative Tract Map 38429, CUP 376 and AR 21-11 are approved for a 111-lot subdivision with a minimum lot size of 4,500 square feet; a CUP that utilizes the provisions of Section 17.38 of the Coachella Municipal Code (Planned Unit Development); and an Architectural Review that includes a total of 3 floorplans and 9 elevations. (3 elevations per floorplan).

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. The applicant shall be subject to further requirements that it participate in the Community Facilities District for residential lots within Tentative Tract Map 38429 that the City proposed to establish under the Mello-Roos Community Facilities Act of 1982, Section 13311 of the California Government Cod, as amended, for all undeveloped property within the boundaries of the City, including the subject property subject to this development approval (Architectural Review No. 22-11 and Tentative Tract Map No. 38429), to finance police and fire services for such property. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition, unless such District is established prior to the effectiveness of this development approval in which case, it shall be a condition precedent. The Community Facilities District shall be established before issuance of the first certificate of occupancy.

5. The owner shall agree to the formation of a Landscape and Lighting Maintenance District(LLMD) for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of $1,000. Costs over $1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map. The LLMD shall be formed before issuance of the first certificate of occupancy.

6. The final map, grading and landscape plans shall be modified to provide a perimeter landscaped setback at a minimum 26' and improvements consistent with the equestrian theme approved for the Sevilla II TTM No. 38557 project, which includes a compacted decomposed granite trail of 10 feet wide, equestrian fencing and minimum 6 foot concrete non-contiguous sidewalk.

7. Landscape median improvements on Van Buren Street shall be modified for consistency with the City's 2008 Landscape Median Design Guidelines upon final landscape plan submittal.

8. Prior to the recordation of the final map the applicant shall submit detailed landscaping irrigation plans and sign plans for review, including plans for the neighborhood park and retention basin for approval by the City Engineer and Development Services Director. The applicant shall improve the retention basin and neighborhood park of Tentative Tract Map 38429 in accordance with the conceptual landscape plans contained in the Design Guidelines, subject to review by the Development Services Director and City Engineer.

9. The proposed subdivision shall be improved with a decorative masonry perimeter wall consisting of tan slumpstone, splitface block, or precision with smooth stucco finish wall, and a decorative cap and/or equivalent approved by the City Engineer and Development Services Director. A minimum of one 12-inch square masonry pilaster at every 50 feet along Van Buren Avenue shall be used along any masonry wall facing a public street as shown on the conceptual landscape plans.

10. Post-tension, non-grouted walls shall not be used unless approved by the Building Official. The builder shall use Type 5 concrete specifications for all CMU footings and for the base course of CMU wall, including the use of sealants to protect against corrosive soils, subject to review and approval by the Building Official.

11. Interior fencing for single family lots shall utilize block wall with metal view obscured access gates. Any street visible block shall be decorative block including tan slumpstone, splitface block, or precision block with smooth stucco and or equivalent approved by the City Engineer and Development Services Director.

12. Decorative wrought iron shall be used for fencing to replace any proposed decorative tubular steel fence and shall be colored black. The fence design of the fencing shall be approved by the Development Services Director prior to fence permit issuance.

13. Identification signs for the subdivision shall include high quality and durable design with accent lighting. A detailed sign plan shall be submitted to the Development Services Director and the final design shall be approved by the Development Services Director.

14. All street names and addressing shall be consistent with City and USPS policies.

15. The application shall coordinate with City staff to determine feasibility of accommodating a class 1 bike along the northern boundary of the project that can connect to a potential future class 1 bike lane easterly from Van Buren Street to Fredrick Street, while maintaining existing residential lot counts consistent with Regional Retail District general plan policies to establish

pedestrian, bicycle, and multi-use paths every 400 to 500 feet. Accommodation of such a path may require modification of residential lots 33-42.

Coachella Valley Water District

16. The City of Coachella may require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

17. The applicant shall meet and confer with the Coachella Valley Water District and provide verification that there are not interferences with the proposed subdivision and any United States Bureau of Reclamation facilities, or CVWD/private facilities not shown on the development plans.

18. The project lies within the East Whitewater River Sub basin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

19. All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to ensure CVWD staff regularly read and maintain this water-measuring device.

20. Prior to recordation of the final map, the subdivider shall meet and confer with the Coachella Valley Water District to incorporate into the design, construction, and operation of the subdivision to reduce its negative impact on the Indio Subbasin, pursuant to the approved Coachella Valley Water Management Plan Alternative to the Groundwater Sustainability Plan.

ENGINEERING DEPARTMENT

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

Tentative Map

21. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.

22. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

23. A comprehensive 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 pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

24. Identify and clearly show all necessary drainage easements to implement the project in accordance with drainage law.

25. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.

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

Final Map

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

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

29. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.

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

31. All Primary streets, including Van Buren Street and Frida Way shall be completed prior to final occupancy for the first structure at the Tract.

32. Prepare and record necessary drainage easements, access easements and utility easements to implement the project in accordance with drainage law and site conditions to the satisfaction of the City Engineer prior to approval of the Final Maps.

33. Full Street Improvements plans, Street Improvements Bonds and Monument Bonds shall be approved prior to Approval of the Final Maps.

34. Internal roads shall be complete prior to final occupancy of any adjacent house.

GENERAL:

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

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

41. 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:

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

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

44. 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:

45. 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.

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

47. 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.

48. 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:

49. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

50. 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.

51. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

    1) Van Buren Street- Public Roadway as shown on the RAC and per these comments shall include the following:

a. Dedication of land along southbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle Lanes with 94 feet of right-of-way as per City of Coachella General Plan.

b. Street measured at Center line to westerly curb shall have a width of 37-foot

c. Applicant shall construct street along Encanto project's Van Buren Street frontage to the satisfaction of the City Engineer prior to the issuance of the first COO.

d. Applicant shall construct half width street improvements on Van Buren Street such as, but not limited to: curb median, landscape and remove and replace westerly half Street pavement starting from Frida Way to the southernmost project limits.

e. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.

f. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.

g. Applicant shall construct transition street lane from property limits going South as required to the satisfaction of the City Engineer

h. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities

1) Frida Way- Roadway as shown on the RAC and per these comments shall include the following:

a. Frida Way is a non-dedicated roadway located on the private property of the Coral Mountain Academy. Owner shall identify and confirm all easements and access rights to the roadway.

b. Additional 10-foot wide Easement along southerly curb within project limits is required.

c. Street measured at Center line to southerly curb shall have a width of 20-foot

d. Applicant shall install within the Easement; sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.

e. Applicant shall construct within the Easement; all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Landscape,

Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.

f. Applicant shall underground all proposed dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry

2) Residential Streets- Public Roadway as shown on the RAC and per these comments shall include the following:

a. Dedication of land along within project limits is required. These streets are classified as Urban Residential Streets with 54 feet of right-of-way as per City of Coachella General Plan.

b. Street measured from curb to curb shall have a width of 34-foot

c. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.

d. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.

e. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry

f. Applicant shall underground all existing dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER AND WATER IMPROVEMENTS:

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

53. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

54. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

55. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and

private landscaping, Van Buren Street median, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The project is proposed a private community with private streets and the City shall be listed as a third-party beneficiary to the CC&Rs.

56. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "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.

57. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

58. Prior to issuance 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 or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "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.

Utilities Department – Water and Wastewater:

59. 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.

60. The Project shall install 4G AMI master meters.

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

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

63. Water & Sewer impact fees to be paid prior to final approval of plans.

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

65. All new water service connections must be shown on water improvement plans.

66. 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.

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

68. All water service lines shall be copper.

69. Water and sewer service to the projects is subject to the findings of the water and sewer hydraulic model, additional infrastructure may be required to supply the project, including supply wells.

Conditions of approval specific to Architectural Review No. 22-11 and CUP No. 376

70. This architectural review is granted to approve common area landscaping and fencing improvements for the "Encanto" community and to approve new exterior architectural theming, materials, and color schemes for new production homes within Tentative Tract Map No. 38429 ("Encanto"), consistent with the Planned Unit Development guidelines with varying roof tile and color schemes, as shown on submitted plans. The applicant shall submit construction drawings through the Building Division for plan check and approval prior to obtaining building permits. The applicant shall pay any fees necessary to secure permits and any special investigation inspections and reports, subject to review and approval by the Building Official, including a soils report and related structural recommendations. The owner shall secure Fire Department approval for the proposed production homes prior to the issuance of any building permits.

71. Accessory Dwelling Units (ADUs) shall be constructed on the 81 lots within the development in order to achieve the residential density requirements for the Regional Retail District land use designation unless it is determined by the Development Services Director that the density is achieved with less ADUs.

72. Prior to the issuance of a building permit for new single-family residences, the applicant shall submit a landscape and irrigation plan showing typical front yard landscaping and irrigation for the typical front yards and corner lots, for review and approval by the Development Services Director. Typical front yard landscaping shall include shade trees in the parkway between curb and sidewalk to achieve General Plan objectives. All landscaping shall be planted and maintained with a permanent underground irrigation system to be operational prior to the issuance of the Certificate of Occupancy. Landscaping in the front yard shall comply with the City's front yard landscaping regulations, unless otherwise approved by the Development Services Director. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights. Native plants shall be included in the landscape legends that support butterflies, birds, reptiles, amphibians, small mammals, bees and other pollinators that evolved with these plants.

73. Perimeter landscaped areas shall be improved with irrigation and landscaping pursuant to approved landscape and irrigations plans prior to the issuance of the first certificate of occupancy for the proposed residential units.

74. Trees adjacent to sidewalks for common areas and typical residential lots shall include a design for root barriers to prevent damage to sidewalks.

75. The retention basin landscape plan shall include a meandering cluster of large rock from north

to south.

76. Project entry parkways shall include shade trees in addition to the proposed date palms.

77. Date palms shall be planted in the Van Buren Street public realm area and include shade trees planted in parkways to reduce heat island effect an increase tree canopy.

78. Landscape lighting shall be incorporated along perimeter landscape areas, driveway medians, Van Buren Street landscape medians and within the subdivision common areas and details and locations shall be included on the final landscape plan. Landscape lighting shall be operational within a month after installation of landscape improvements.

79. Applicant shall work with Development Services Department on potential reduction of the multi-use trail width along Van Buren Street to accommodate additional shade trees to improve the pedestrian environment and reduce heat island effect prior to final landscape plan approval.

80. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.

81. Decorative pavers shall be provided at the surface of both project entryways with a terracotta color or equivalent and identified on both Civil and Landscape Plans. Pavers types shall be approved by the Development Services Director and City Engineer.

82. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

83. 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.

84. The internal open space landscape plan shall incorporate native and edible landscaping for both groundcover, shrubs, and trees.

85. The applicant shall work with the Development Services Department to provide utility stub outs to enable the development of community garden plots.

86. All front yard areas between the front building line of the home and the street line shall be limited to a maximum of 60 percent of paving of the total front yard area. Those areas that are not paved shall be landscaped in accordance with Section 17.16.030-C(4) of the Zoning Code.

87. The proposed residences shall incorporate decorative enhancements such as window trims and window shutter details on side and rear elevations as used on the front building elevations, for those home sites that have second-floor windows oriented towards a corner street line.

88. Window Trim or Recess. Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall.

89. Prior to the issuance of a building final inspection, the applicant shall display street numbers in a prominent location on the front of the residences. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours.

90. Applicant shall limit light-related impacts of potential light spillover through shielding and screening of proposed lighting on buildings, streets and common areas.

91. Incorporate energy efficient building and site design strategies for the desert environment that include appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading (General Plan Policy 2.2).

92. Incorporate heat island reduction strategies in new development such as light colored cool roofs, light-colored paving, permeable paving, substantial tree coverage, and shaded asphalt paving (General Plan Policy 4.5).

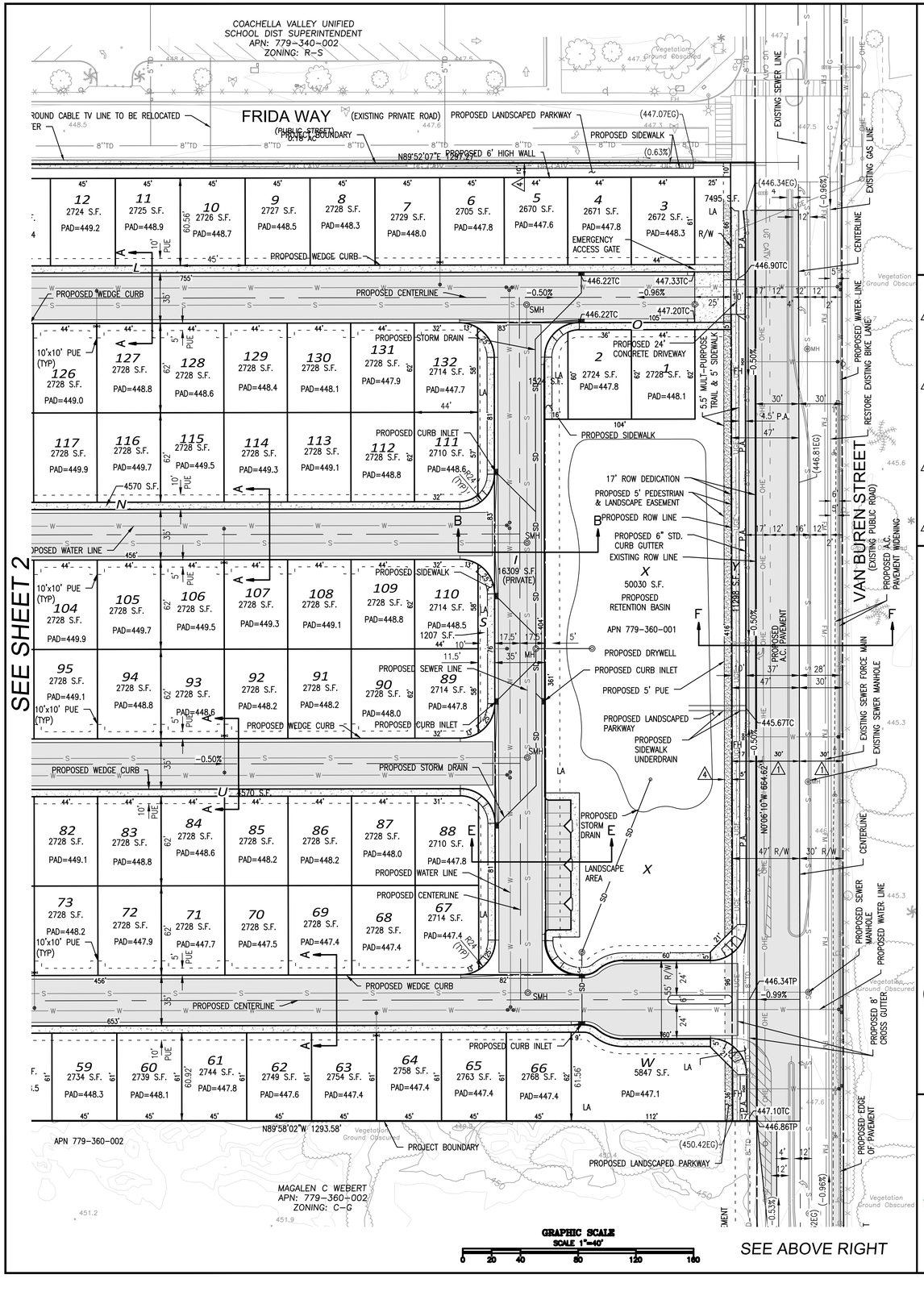
93. Proposed residences shall include covered patios that do not extend into the proposed 10 minimum rear yard setbacks.

94. The applicant shall secure the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plans for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office. (This shall be included as a note on the rough grading plans)

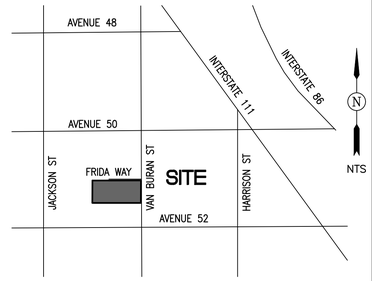
95. In the event that contaminants or hazards are encountered the applicant shall contact the Department of Toxic Substances Control or the Riverside County Department of Environmental Health.

96. The tentative tract map, architectural plans, landscape plans, planned unit development document shall be revised as modified by the project conditions of approval.

97. **No owner shall be permitted to rent or lease such Owner's Lot for transient or hotel purposes, or for a period of less than thirty (30) days unless permitted by the City two years after the final occupancy permit is issued for Tract 32429, CUP No. 376 and AR No. 22-11.**



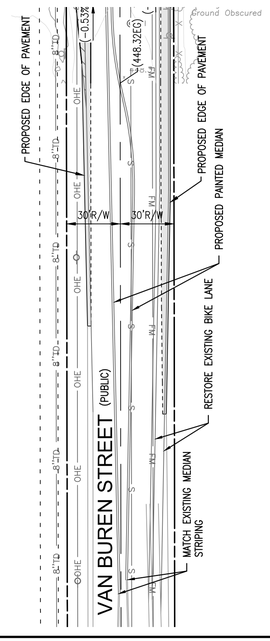
VICINITY MAP



EASEMENT NOTES

1. THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 9, 1901 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 1959-32692 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. RIGHTS OF WAY AND RESERVATIONS, AFFECTING LOT 7, HEREIN DESCRIBED, REFERRED TO IN DEEDS FROM THE COACHELLA VALLEY COUNTY WATER DISTRICT TO THE DISTRICT BOND COMPANY, DATED SEPTEMBER 27, 1940 AND RECORDED OCTOBER 30, 1941 IN BOOK 518, PAGE 586 OFFICIAL RECORDS.
   (NOT PLOTTABLE)
3. AN EASEMENT FOR FOR WATER LINES AND MAINTENANCE OF SAID WATER LINES PURPOSES IN FAVOR OF DAVID H. MITCHELL AND CONSTANCE ANN COWAN, TRUSTEES OF THE DONALD H. AND CATHERINE H. MITCHELL FAMILY TRUST DATED JUNE 6, 1979 RECORDED SEPTEMBER 04, 1998, AS INSTRUMENT NO. 1998-377990 OFFICIAL RECORDS.
4. PROPOSED 5' PEDESTRIAN, LANDSCAPE AND PUBLIC UTILITY EASEMENT.

SEE BELOW LEFT



AERIAL TOPOGRAPHY

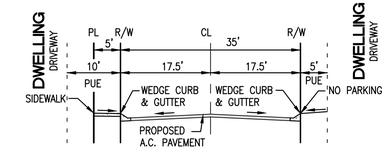
AEROTECH MAPPING, INC.

200 SPECTRUM CENTER DRIVE, SUITE 300
IRVINE CA 92618 (619) 606-5020 INFO@ATMLV.COM
AERIAL PHOTOGRAPHY DATED: 10-27-2021

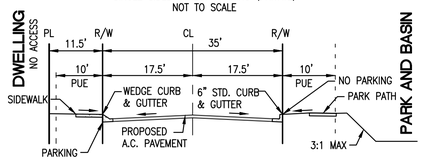
LEGEND

- EASEMENT
- RIGHT OF WAY LINES
- STREET CENTERLINE
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- UG CATV — EXISTING CABLE TV LINE
- 5"TD — EXISTING DRAIN TILE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- P.C. CONCRETE PAVEMENT

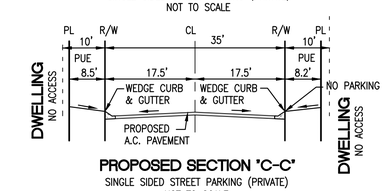
STREET SECTION



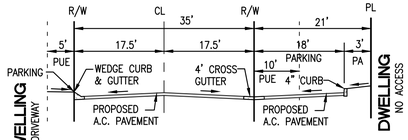
PROPOSED SECTION "A-A"
SINGLE SIDED STREET PARKING (PRIVATE)
NOT TO SCALE



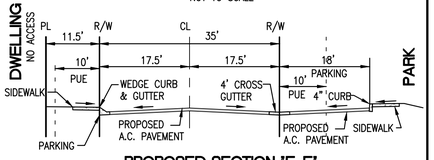
PROPOSED SECTION "B-B"
SINGLE SIDED STREET PARKING (PRIVATE)
NOT TO SCALE



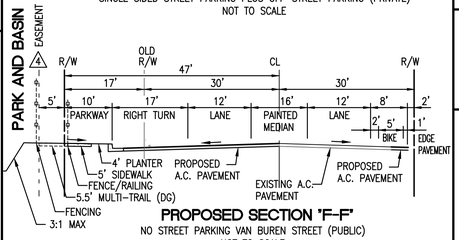
PROPOSED SECTION "C-C"
SINGLE SIDED STREET PARKING (PRIVATE)
NOT TO SCALE



PROPOSED SECTION "D-D"
SINGLE SIDED STREET PARKING PLUS OFF-STREET PARKING (PRIVATE)
NOT TO SCALE



PROPOSED SECTION "E-E"
SINGLE SIDED STREET PARKING PLUS OFF-STREET PARKING (PRIVATE)
NOT TO SCALE



PROPOSED SECTION "F-F"
NO STREET PARKING VAN BUREN STREET (PUBLIC)
NOT TO SCALE

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

TENTATIVE TRACT MAP NO. 38429

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS

OWNER

VAN BUREN 20 LLC
3470 WILSHIRE BOULEVARD, SUITE 1020
LOS ANGELES, CA 90010
JOSEPH RIVANI, PRESIDENT
JRIVANI@GIDLLCO.COM
TEL: (213) 213-365-0005

DEVELOPER

GLOBAL INVESTMENT & DEVELOPMENT, LLC
3470 WILSHIRE BOULEVARD, SUITE 1020
LOS ANGELES, CA 90010
JOSEPH RIVANI, PRESIDENT
JRIVANI@GIDLLCO.COM
TEL: (213) 213-365-0005

ENGINEER/SURVEYOR

TUNG HSIEH, PE, PLS
THE ALTUM GROUP
44600 VILLAGE COURT, SUITE 100
PALM DESERT, CA 92260
TEL: (760) 346-4750

GENERAL NOTES

1. TOTAL AREA – 19.71 AC± ACRES, GROSS.
2. EXISTING SITE – VACANT.
3. SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY CITY OF COACHELLA.
4. FEMA FLOOD ZONE– FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NO. 06065C2262H EFFECTIVE DATE MARCH 6, 2018.
5. TENTATIVE TRACT MAP NO. 38429 CONTAINS 192 RESIDENTIAL LOTS.

APN

779-360-001

ZONING

EXISTING: R-S, RESIDENTIAL SINGLE FAMILY
PROPOSED: PUD, PLANNED UNIT DEVELOPMENT

GENERAL PLAN

EXISTING: REGIONAL RETAIL DISTRICT
PROPOSED: SUBURBAN NEIGHBORHOOD

LAND USE

EXISTING: VACANT
PROPOSED: SINGLE FAMILY DEWELLINGS

LEGAL DESCRIPTION

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THE EASTERLY 30.00 FEET FOR ROAD PURPOSES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATION "P600" AND "SLMS" NAD 83(NSRS 2011) EPOCH 2010.00 AS PER NGS DATE SHEET.
BEING N 18°56'25" W

BENCH MARK

CITY OF COACHELLA 1006
3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS. 7766" SET IN THE TOP OF THE CURB AT THE SOUTHEAST CURB RETURN. IT IS 22' SOUTH OF THE CENTERLINE OF AVENUE 51, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE ECR OF THE SOUTHEAST CURB RETURN.

ELEVATION= 447.960' NAVD 88 + 500'
THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION PLUS 500'

DATE	REVISIONS

PREPARED BY:
The Altum Group
• Engineering • Planning
• Survey • Environmental
44-600 Village Court, Suite 100, Palm Desert, CA 92260
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO. 1 OF 2

Oct 31, 2025 – TENTATIVE TRACT MAP NO. 38429 SUBMITTAL



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

TENTATIVE TRACT MAP NO. 38429

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS

LEGEND

- EASEMENT
- RIGHT OF WAY LINES
- STREET CENTERLINE
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- UG CATV — EXISTING CABLE TV LINE
- 5"TD — EXISTING DRAIN TILE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- P.C. CONCRETE PAVEMENT

LOT AREA

LOT #	AREA (FT)	LOT #	AREA (FT)	LOT #	AREA (FT)	LOT #	AREA (FT)	LOT #	AREA (FT)
3	2672	43	2769	83	2728	123	2728	163	2728
4	2671	44	2701	84	2728	124	2728	164	2728
5	2670	45	2706	85	2728	125	2728	165	517364
6	2705	46	2710	86	2728	126	2728	166	2728
7	2729	47	2715	87	2728	127	2728	167	2728
8	2728	48	2720	88	2710	128	2728	168	2728
9	2727	49	2724	89	2714	129	2728	169	2725
10	2726	50	2706	90	2728	130	2728	170	2728
11	2725	51	2673	91	2728	131	2728	171	2731
12	2724	52	2658	92	2728	132	2714	172	2700
13	2723	53	2706	93	2728	133	2700	173	2691
14	2722	54	2711	94	2728	134	2725	174	2725
15	2721	55	2715	95	2728	135	2728	175	2728
16	2720	56	2720	96	2728	136	2731	176	2731
17	2719	57	2725	97	2728	137	2728	177	2728
18	2717	58	2730	98	2728	138	2728	178	2728
19	2797	59	2734	99	2699	139	2728	179	2728
20	2750	60	2739	100	2699	140	2728	180	2728
21	2711	61	2744	101	2728	141	2728	181	2728
22	2689	62	2749	102	2728	142	2728	182	2728
23	2687	63	2754	103	2728	143	2728	183	2728
24	2686	64	2758	104	2728	144	2728	184	2728
25	2686	65	2763	105	2728	145	2728	185	2728
26	2685	66	2768	106	2728	146	2728	186	2728
27	2684	67	2714	107	2728	147	2728	187	2728
28	2754	68	2728	108	2728	148	2728	188	2728
29	3293	69	2728	109	2728	149	2725	189	2725
30	2963	70	2728	110	2714	150	2728	190	2728
31	2951	71	2728	111	2710	151	2731	191	2731
32	2938	72	2728	112	2728	152	2691	192	2700
33	2926	73	2728	113	2728	153	2700		
34	2914	74	2728	114	2728	154	2725		
35	2901	75	2728	115	2728	155	2728		
36	2889	76	2728	116	2728	156	2731		
37	2876	77	2699	117	2728	157	2728		
38	2864	78	2688	118	2728	158	2728		
39	2791	79	2728	119	2728	159	2728		
40	2779	80	2728	120	2728	160	2728		
41	2767	81	2728	121	2688	161	2728		
42	3070	82	2728	122	2699	162	2728		

PRIVATE ROW

LOT #	AREA (FT)
A	40174
B	35765
C	35765
D	42375
E	22590
F	5009
G	4834
H	5009
I	16309

LANDSCAPE

LOT #	AREA (FT)
J	11187
K	6539
L	7495
M	5512
N	4570
O	1524
P	2295
Q	862
R	830
S	1207
T	5512
U	4570
V	5915

PRIVATE PARKS

LOT #	AREA (FT)
W	5847
X	50030

PUBLIC ROW

LOT #	AREA (FT)
Y	11298

SERVICES

SEWER AND WATER:	
CITY OF COACHELLA	PHONE: (760) 398-3502
GAS:	
THE GAS COMPANY	PHONE: (909) 335-7706
ELECTRIC:	
IMPERIAL IRRIGATION DISTRICT	PHONE: (760) 335-3640
TELEPHONE:	
FRONTIER COMMUNICATIONS	PHONE: (760) 778-3620
CABLE TV:	
SPECTRUM	PHONE: (760) 340-2225
USA:	
UNDERGROUND SERVICE ALERT	PHONE: (800) 422-4133
SCHOOL:	
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT	PHONE: (760) 399-5137

PREPARED BY:
The Altum Group
• Engineering • Planning
• Survey • Environmental
44-600 Village Court, Suite 100, Palm Desert, CA 92260
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO. 2 OF 2

Oct 31, 2025 – TENTATIVE TRACT MAP NO. 38429 SUBMITTAL

ENCANTO
SINGLE FAMILY RESIDENTIAL
PLANNED UNIT DEVELOPMENT



PREPARED FOR
THE CITY OF COACHELLA

November 6, 2025

Prepared for:

Global Investment & Development, LLC
3470 Wilshire Boulevard, Suite 1020
Los Angeles, CA 90010

Prepared by:

Rich Malacoff, AICP
760.346.4750
Rich.Malacoff@TheAltumGroup.com

Madeline Luke
760.346.4750
Madeline.Luke@TheAltumGroup.com

Table of Contents

1. INTRODUCTION 1
1.1 Purpose and Intent 1
1.2 Project Location 1
1.3 Project Summary 1
2. MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT 5
3. ADMINISTRATION 5
3.1 Planned Unit Development 5
4. PROJECT SETTING 6
4.1 Existing Site Characteristics 6
4.2 Surrounding Land Use 6
4.3 Existing General Plan and Zoning 7
4.4 Proposed Zoning 7
5. PROJECT DESCRIPTION 12
6. DEVELOPMENT REGULATIONS 13
6.1 Purpose and Intent 13
6.2 Permitted Uses 13
6.3 Accessory Uses 14
6.4 Conditional Uses 14
6.5 Prohibited Uses 14
6.6 Site Development Standards 15
7. DESIGN GUIDELINES 18
7.1 Circulation and Streets Plan 18
7.2 Open Space Plan 24
7.3 Building and Façade Design Standards 27
7.4 *Signs* 32
8. OPERATIONAL GUIDELINES 33
8.1 Maintenance 33
8.2 Other Rules and Guidelines 33
9. LIST OF PREPARERS 34

List of Exhibits

Exhibit 1 - Regional Location Map
Exhibit 2 - Vicinity Map
Exhibit 3 - Site Plan
Exhibit 4 - Existing Land Uses
Exhibit 5 - Existing General Plan
Exhibit 6 - Existing Zoning
Exhibit 7 - Proposed Zoning
Exhibit 8 - Street Frontage Architecture
Exhibit 9 - Building Materials Board
Exhibit 10 - Preliminary Landscape
Exhibit 11 - Wall, Fencing, and Shade Structure
Exhibit 12 - Conceptual Planting List

List of Tables

Table 1 – Site Development Standards

Table 2 – Street Classifications & Standards

Table 3 – Exterior Finish Materials

List of Figures

Figure 1 Decorative Cap Example 17
Figure 2 Van Buren Street Section (F-F) 20
Figure 3 Lot 'G' Retention Basin Section 20
Figure 4 Lot 'G' East & West Bound Section 21
Figure 5 ot 'G' North & South Bound and Lots 'D' through 'F' Section 21
Figure 6 Lot 'C' Section 22

List of Appendices

Appendix A City of Coachella Zoning Code Section 17.13 Suburban Residential Zone

Appendix B City of Coachella Zoning Code Section 17.38 Residential – Planned Unit Development Zone

Appendix C Full Set of Architectural Plans

Page left intentionally blank

1. INTRODUCTION

1.1 Purpose and Intent

The purpose of this Planned Unit Development (PUD) document is to set the use regulations, development standards, and design guidelines for the Encanto Housing Development Project, applicable to the respective underlying Residential Suburban (R-S) Zoning District. The PUD will provide the necessary development criteria to guide the developer and homebuilders in the design and construction of the residential structures, open space, and associated amenities and the City of Coachella with the review criteria for the approval of entitlements and permits.

The Encanto Housing Development is a private, residential community encompassing 192 residential lots, pedestrian walkways, and 2 open spaces on approximately 19.2 acres. The PUD serves to implement the City of Coachella's General Plan and Zoning by specifying specific land uses, intensity of use, and development standards which are consistent with General Plan goals, objectives, and policies and achieve their protocols of the City of Coachella.

The proposed development plan has been derived from studies prepared by the applicant's civil engineer, architect, traffic engineer, land planners, and other consultants; and has been reviewed by the City of Coachella. As a result, the plan addresses development related to issues in the form of proposed physical improvements, guidelines for future development, technical data, and implementation procedures and regulations.

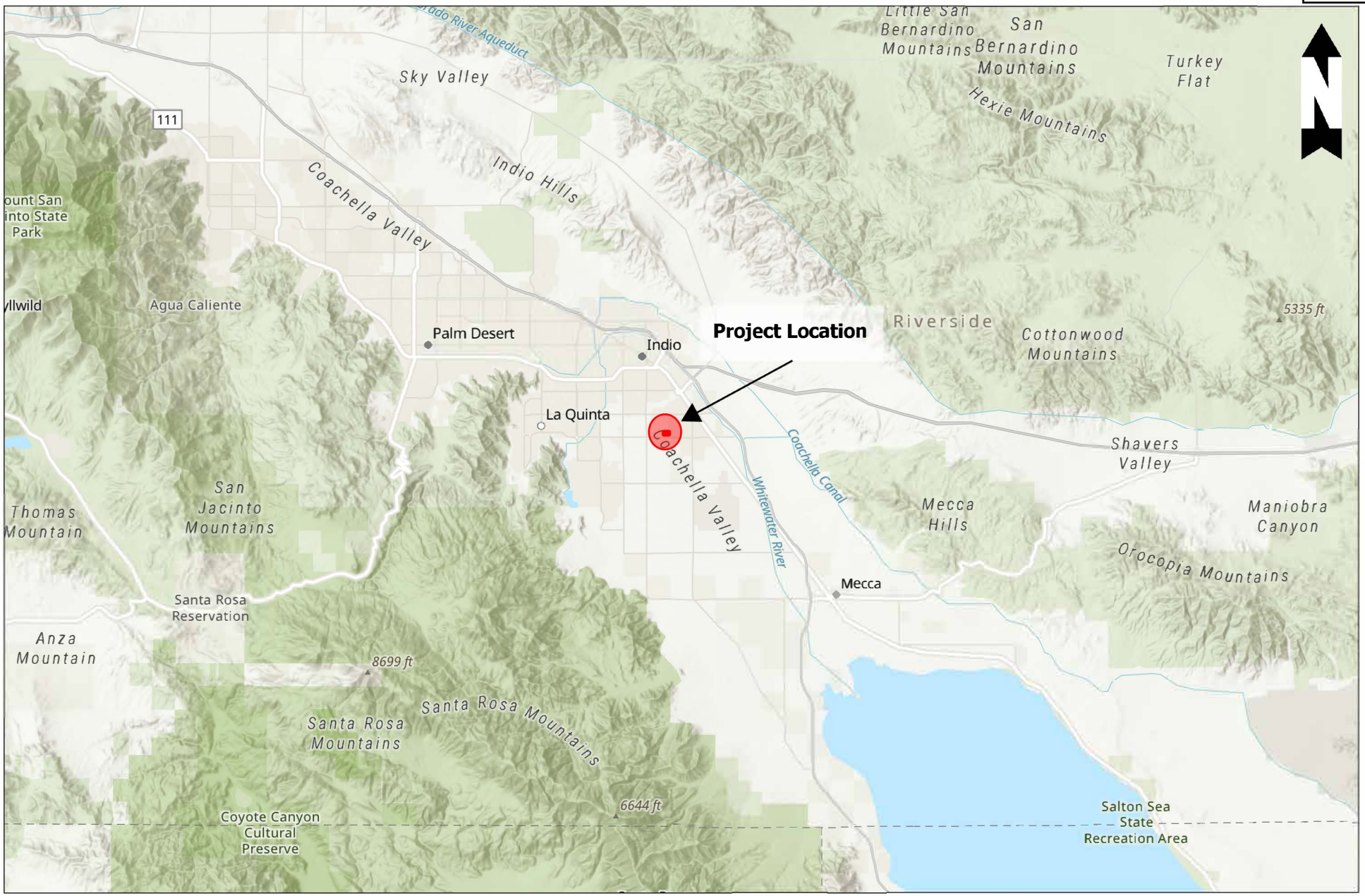
Pulte will partner with the City of Coachella to meet the demand for attainable housing with new and tailored floor plans along with mindful neighborhood amenities to encourage homeownership. Progressive Spanish, Desert Contemporary, and Desert Ranch architectural stylings will provide aesthetic diversity while aligning with the city of Coachella. The incorporated design elements create a modern interpretation that respects traditional architecture. The homes and neighborhood design encompass environmentally responsive, culturally relevant, and functional elements that benefit both the immediate and greater community.

1.2 Project Location

From a regional perspective, the project area is located in the Coachella Valley within the incorporated City Limits of Coachella as shown in Exhibit 1, Regional Location Map. Locally, the project site is bounded by vacant, undeveloped land to the west and south, an elementary school (Coral Mountain Academy) to the north, and Van Buren Street to the east, with agricultural land uses just beyond the roadway. The project site is shown in Exhibit 2, Vicinity Map. The 19.2 acre site consists of APN 779-360-001.

1.3 Project Summary

The project consists of a 192-lot residential development on an approximately 19.2 acre undeveloped site at the southwest corner of Van Buren Street and Frida Way in the City of Coachella. The development proposes 2,500 square foot minimum lot sizes and includes a common park, internal roads, on-site landscaping and retention, and common open space.



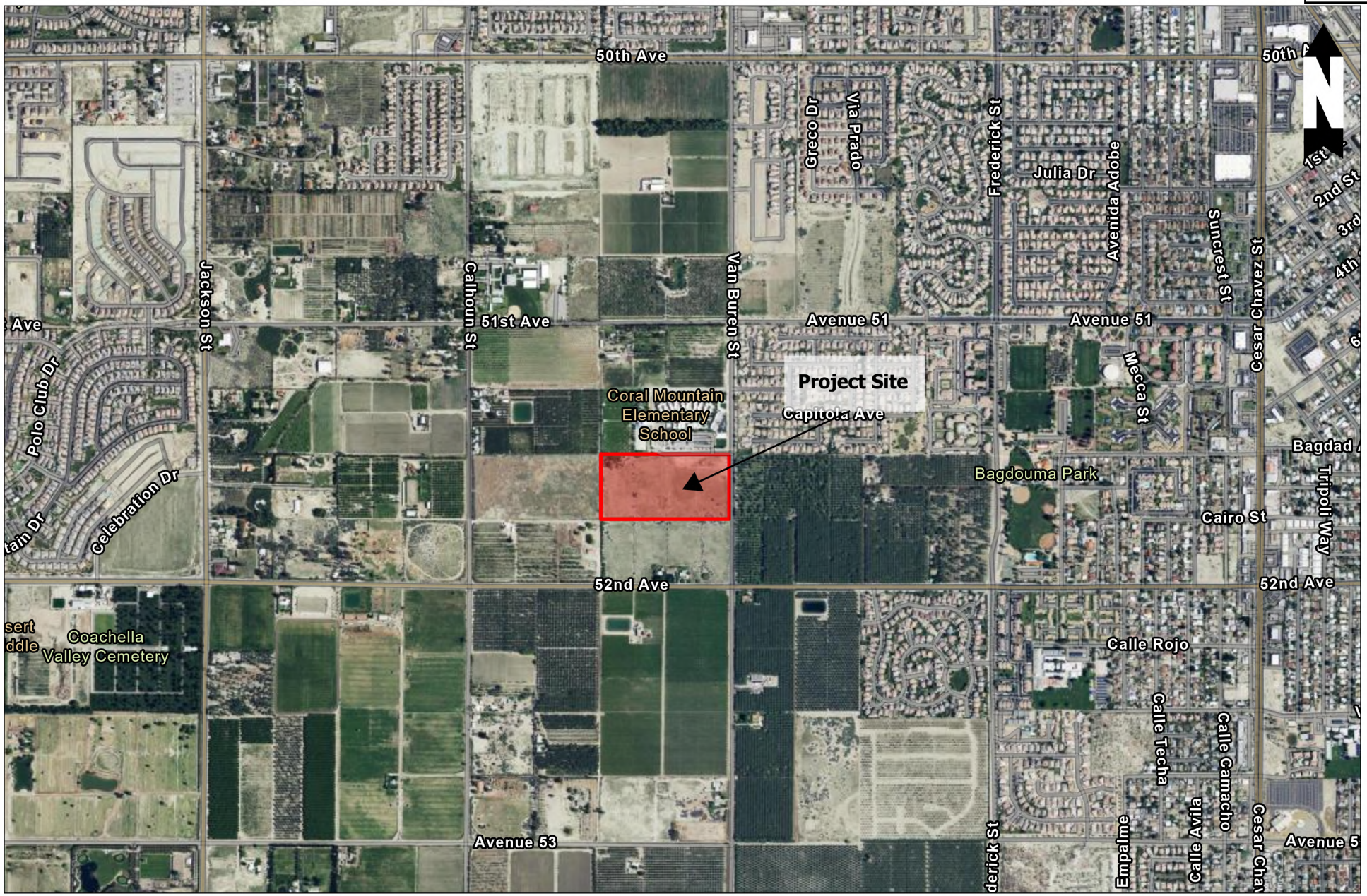
1 in = 5.9 mi

The Altum Group

Regional Location Map

Encanto Housing Development

Exhibit



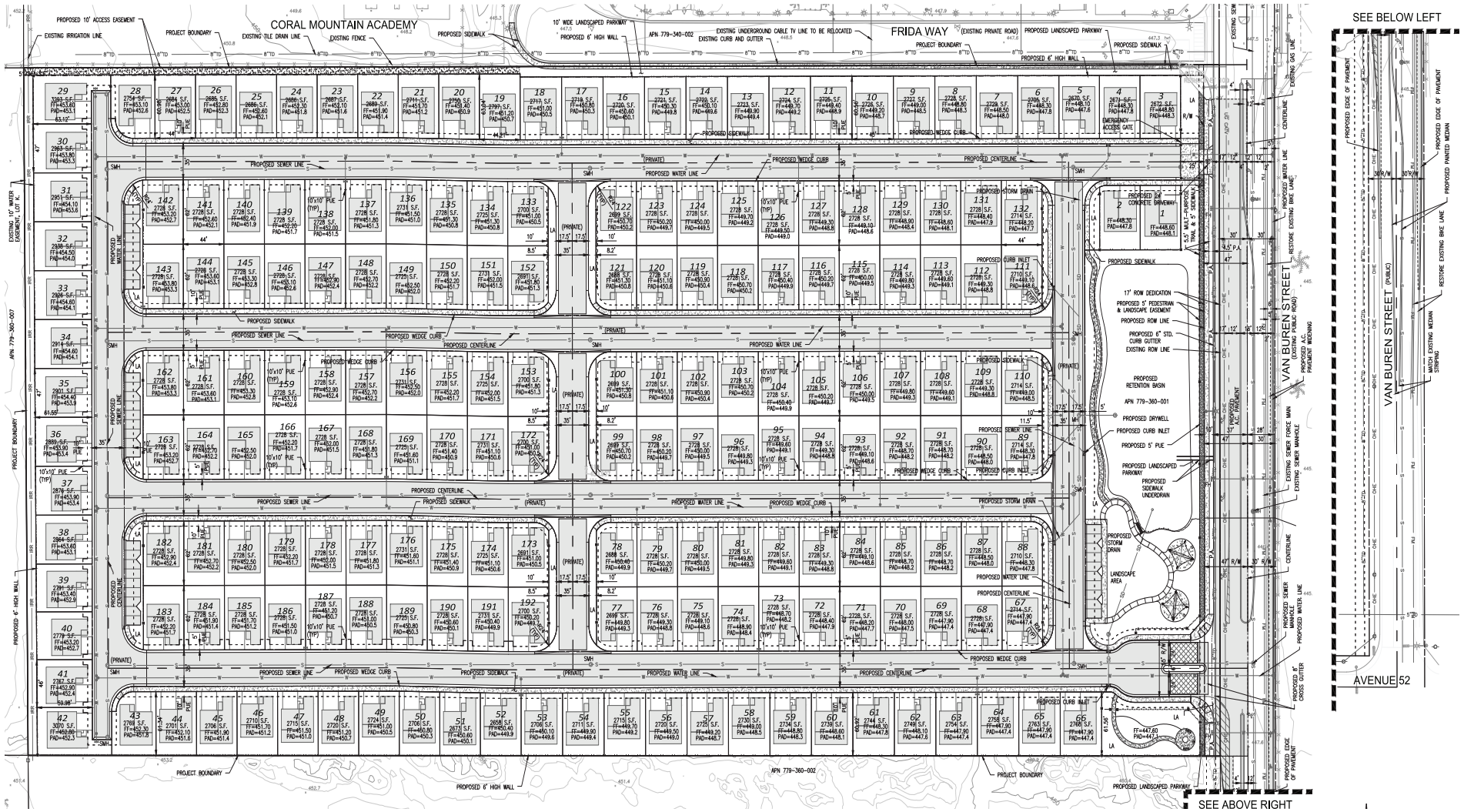
1 in = 0.26 mi

The Altum Group

Vicinity Map

Encanto Housing Development

Exhibit



Not to Scale

The Altum Group

Site Plan

Encanto Housing Development

Exhibit

2. MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT

Development within Encanto Housing Development is required to substantially conform to the physical characteristics and design concepts set forth in this Planned Unit Development (PUD). The City has the discretion to determine if implementing actions substantially conform to the development standards in this document. If an implementing action does not substantially conform, a formal modification to this PUD may be required. The process required to modify the PUD will require a modification to the Conditional Use Permit (CUP) associated with the PUD. The process to modify a CUP is outlined in Section 17.74.020 of the City of Coachella Development Code.

3. ADMINISTRATION

3.1 Planned Unit Development

Upon its approval/adoption, the Encanto Housing Development, as approved by the City of Coachella City Council, will become the primary document governing land use regulations. The Encanto Housing Development PUD has development standards and land use regulations that will replace the corresponding standards in the City of Coachella's Municipal Code. Where the Planned Unit Development does not address a standard or subject, the applicable City code and/or ordinance shall apply. The Corresponding Conditional Use Permit for the Encanto Housing Development shall run with the property once the project is built and is transferrable to future owners of the property.

Per section 17.74.050, the Conditional Use Permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

Per section 17.74.050, prior to the expiration of the Conditional Use Permit, the property owner may renew the CUP for three one-year time extensions only if an application stating reasons for renewal is filed prior to one year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.

3.2 Interpretation

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the Encanto Housing Development PUD, said ambiguities shall be resolved by the Development Services Director or equivalent of the City of Coachella or their designee, in a manner most consistent with the intent, goals and policies set forth in the Encanto Housing Development PUD and the City's General Plan as outlined in Section 17.70.080. The Director's decision is appealable to the Design and Development Director and or Planning Commission in accordance with City of Coachella Municipal Code.

3.3 Implementation Program

According to Government Code 65451 of the California Planning Law, the Encanto Housing Development PUD shall include a program for implementation including regulations, conditions, programs, and additional measures as necessary to carry out the plan. In response to this requirement, the Implementation Program is the PUD and Mitigated Negative Declaration.

3.4 Environmental Review and Mitigation Monitoring Program

The Planned Unit Development has been subjected to Environmental Review pursuant to the provisions of CEQA for a Mitigated Negative Declaration.

The Mitigation Measures adopted for this project shall comply during all stages and phases of the project's construction and operation of the facility.

3.5 Adoption of the Encanto Housing Development and Approval of the Planned Unit Development

The Encanto Housing Development PUD shall be approved by Ordinance which includes a first reading, second reading, and then take effect 30 days after the second reading. The Conditional Use Permit will be processed concurrently with the PUD Overlay change of zone and shall take effect after the 30-days have expired.

4. PROJECT SETTING

4.1 Existing Site Characteristics

The subject property is currently undeveloped, consisting of semi-disturbed natural desert areas. The property is generally flat with a gentle eastern slope from approximately 59 feet below sea level at the eastern end of the property to 53 feet below sea level in the west. Scattered, low lying desert scrub vegetation is located throughout the site. Information regarding soil type, groundwater levels, earthquake faults in the region and other pertinent environmental conditions are evaluated in the project Initial Study.

Environmental studies that have been prepared for this plan include:

- Air Quality, Greenhouse Gas and Energy Impact Study
- Biological Resources Assessment
- Cultural Resource Investigation
- Geotechnical Engineering Report
- Noise Impact Study
- Paleontological Resource Assessment
- Preliminary Hydrology Report
- Preliminary Water Quality Management Plan
- Traffic Analysis

4.2 Surrounding Land Use

As shown in Exhibit 4, Existing Land Uses, the Coral Mountain Academy elementary school is located along the northern border of the project site. Access to the school is taken from Frida Way, which borders the project's northern boundary. We have proposed to provide a sidewalk on the southern side of Frida Way, that will abut the northern parcels of Encanto Housing Development.

To the south and west, the project site is bordered by vacant, undeveloped land. Beyond the southern bordering parcel are three (3) single-family homes. To the west, the parcel is bordered by Van Buren Street and then agricultural uses beyond the street.

4.3 Existing General Plan and Zoning

The project site is currently zoned Neighborhood Suburban (S-N) District. The Residential Suburban District is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights and similar aspects of development.

The project site is designated as Regional Retail District in the City of Coachella General Plan. The Regional Retail District is intended to provide commercial opportunities, with residential uses supporting the retail environment with a residential density of 10-15 units per acre.

The project site is located within the Van Buren Corridor Subarea 3 in the City of Coachella General Plan. This subarea is intended to transform the areas along Van Buren Street from Avenue 50 to 53 into an area of diverse mix of pedestrian oriented retail and services along the Van Buren Corridor to serve neighboring residential neighborhoods. The proposed project will provide a residential buffer between the existing school and any future commercial uses. Once this subarea has been fully built out, residents of Encanto Housing Development will be within walking distance of retail and public services.

4.4 Proposed Zoning

The entitlements for this project include Planned Unit Development Overlay (PD-Overlay) (see Exhibit 7) to the Residential Suburban (R-S) District (see Exhibit 5). The Planned Unit Development Overlay (PD-Overlay) will allow for the development of Encanto Housing Development to provide higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying Suburban Neighborhood (S-N) District.



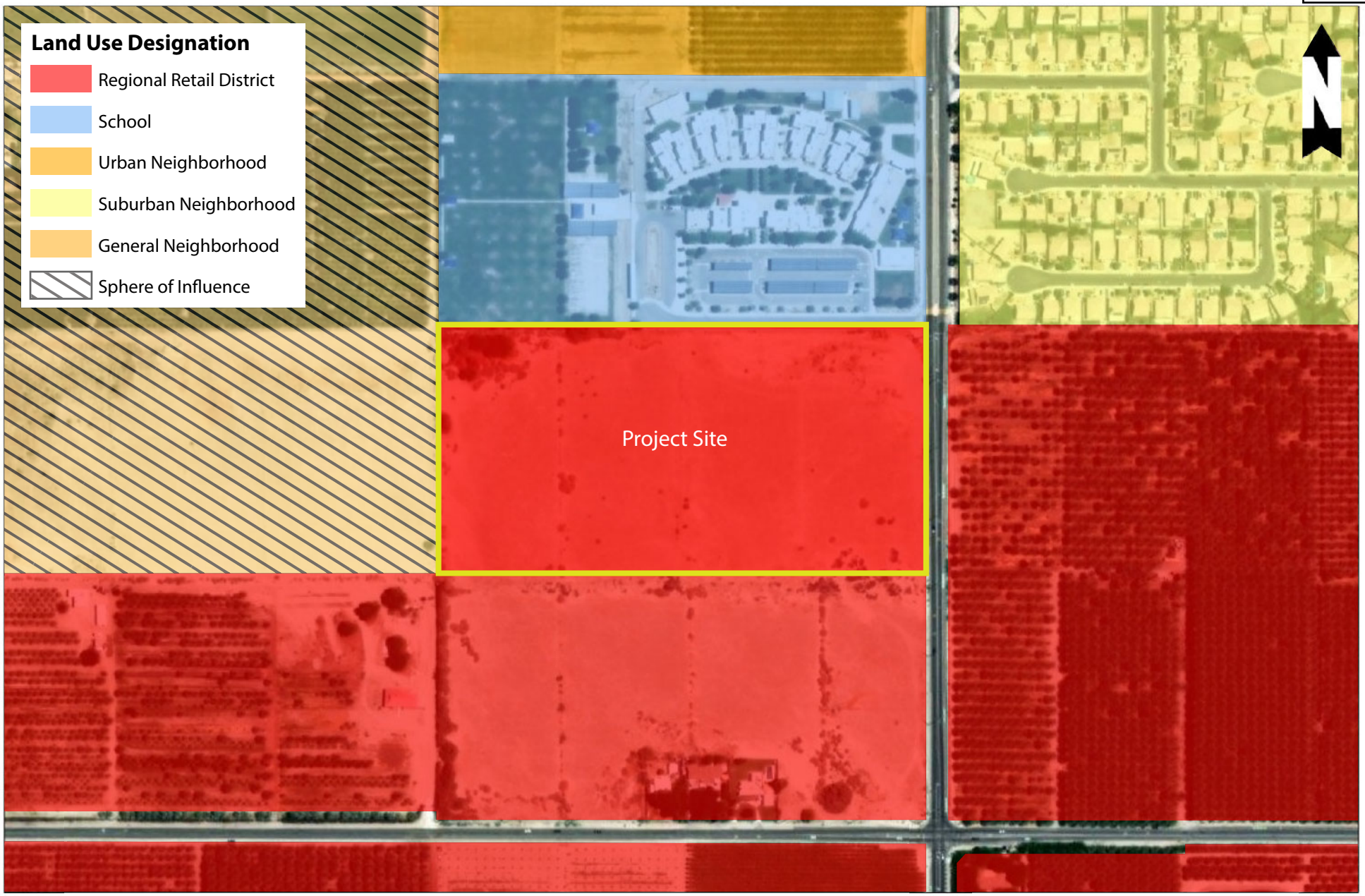
1 in = 0.07 mi

The Altum Group

Existing Land Uses

Encanto Housing Development

Exhibit



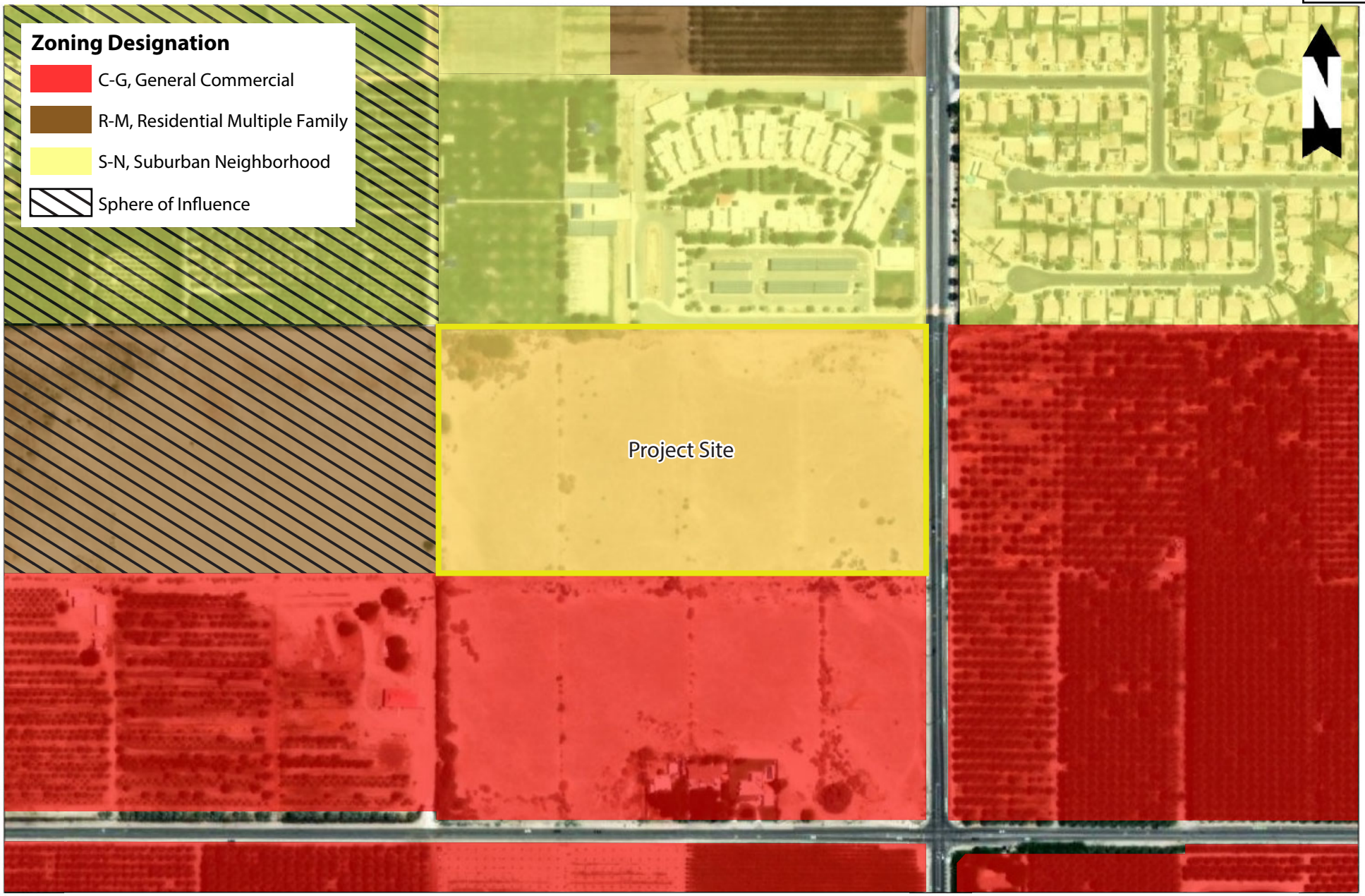
1 in = 0.07 mi

The Altum Group

Existing General Plan

Encanto Housing Development

Exhibit



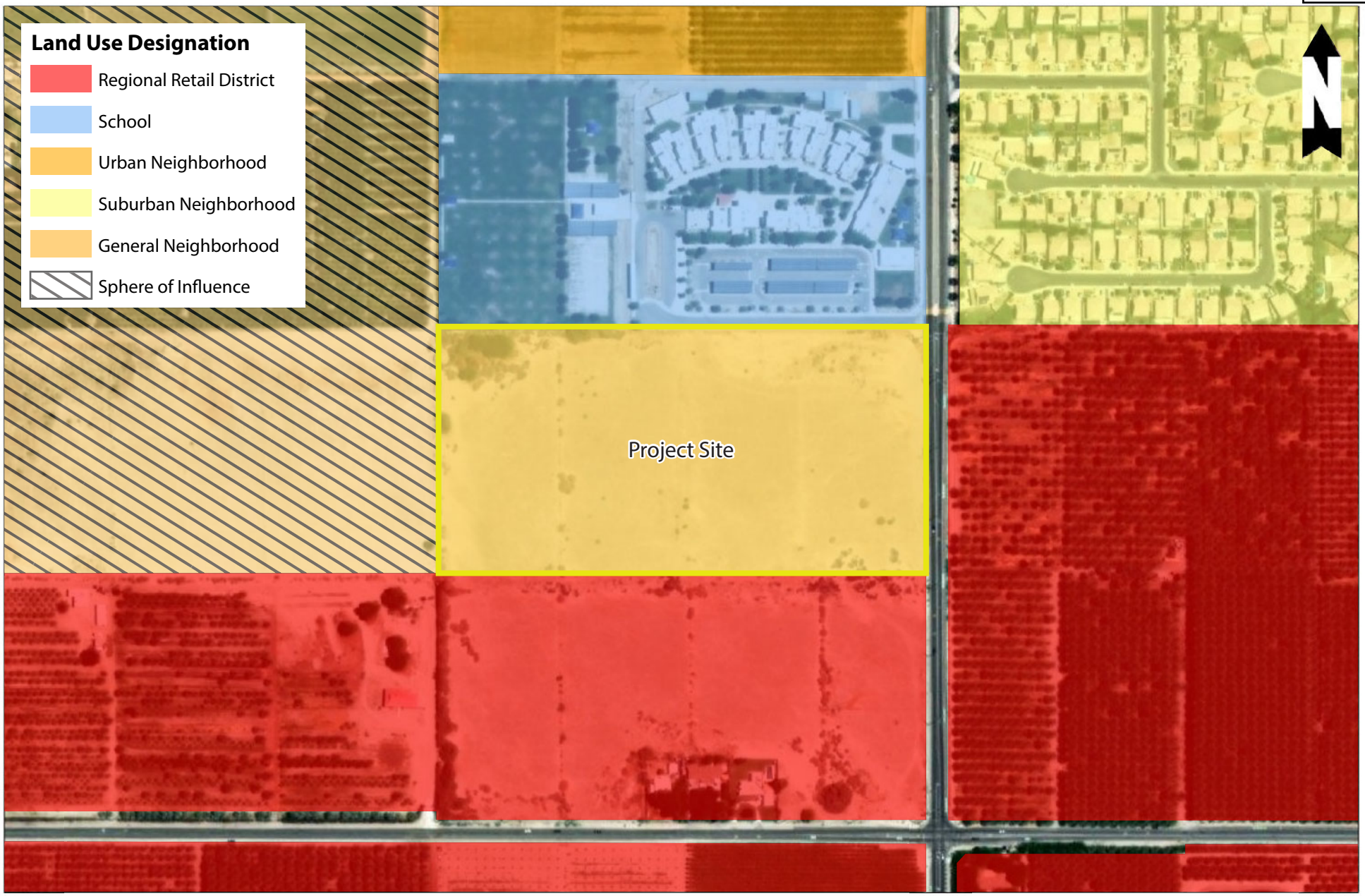
1 in = 0.07 mi

The Altum Group

Existing Zoning

Encanto Housing Development

Exhibit



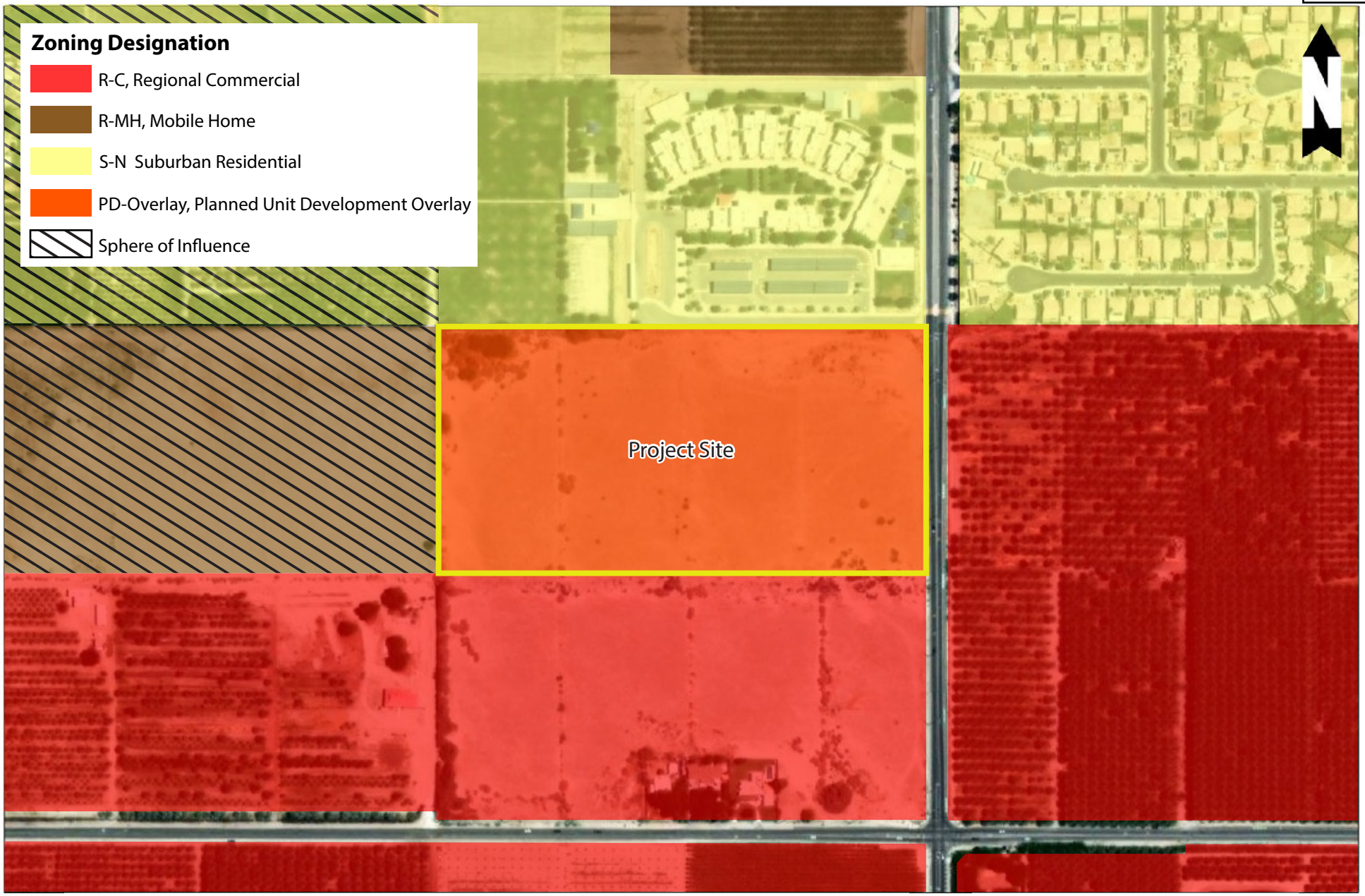
1 in = 0.07 mi

The Altum Group

Proposed General Plan

Encanto Housing Development

Exhibit



1 in = 0.07 mi

The Altum Group

Proposed Zoning

Encanto Housing Development

Exhibit

5. PROJECT DESCRIPTION

The proposed Project (Encanto) will consist of approximately 192 single-family homes and associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The project site is located west of Van Buren Street and between 51st Avenue and 52nd Avenue. (See Exhibit 3, Site Plan). The development proposes 2,500 square foot minimum lot sizes and includes a common park, internal roads, on-site landscaping and retention, and common open space. The development proposes 192-lots each to have single family homes. However, future owners can have accessory dwelling units (ADU) as allowed by state and local requirements. Pulte homes is looking to partner with the Cty of Coachella to meet the demand in affordable housing in alignment with their adopted 2035 General Plan. The State of California has declared, "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, the government and private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors, and community goals within the General Plan.

PURPOSE - The State of California has declared, "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, the government and private sector should make an effort to:

Provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors, and community goals within the General Plan.

- Incorporated the city's desire for homes with three or more bedrooms which are suitable to house large households.
- Development of housing suitable for families with children, with family members requiring assistance, and multigenerational families.
- Encourage and where feasible incentivize developers to construct new units that include a full bathroom and bedroom on the first floor.

Pulte has developed customized floor plans and elevations specifically for this site to meet the goals above and provide attractive and affordable homes to the future residents of Coachella. The City of Coachella fits this demographic since they have many intergenerational families. Beyond customized home designs, Pulte Homes incorporated the use of innovative land use techniques and construction methods to maintain homeownership affordability while promoting basic health, safety, and aesthetic considerations.

The homes provide three or more bedrooms, suitable to house large households. We carefully considered housing suitable for families with children, with family members requiring assistance, and multigenerational families. Housing to meet the needs of all economic segments of the community. Plans range from 2,165 to 2,466 square feet including garages . They start at 3 bedrooms with 2 1/2 baths and go up to 5 bedrooms with 3 baths. Two of the three plans were designed with bedrooms and full baths on the first floor.

To provide aesthetic diversity we have selected 3 unique and transitional elevation styles -Progressive Spanish, Desert Contemporary, and Desert Ranch with 3 separate color pallets for each series with 3 color selections for each – totaling 27 different home configurations for this community. Many design elements that were considered to create a modern interpretation that respects traditional aesthetics. Outlined below are some key design guidelines elements for each style.

The Project is in the Regional Retail District of the General Plan which allows a mix of residential and commercial land uses. This District allows high-density residential with commercial uses. The residential

density requirement is 10-15 units per acre and the project proposed 192 units on 19.2 acres which has 10-units to the acre which is consistent with the General Plan. (City of Coachella General Plan 2035; April 2015). See Exhibits 5, Existing General Plan, and Exhibit 7, Proposed Zoning.

The site is zoned Residential Suburban (R-S); the Applicant intends to keep the existing R-S designation while implementing a Planned Unit Development (PUD) overlay. See Exhibit 7, Proposed Zoning.

Associated site improvements will include landscaping, utility infrastructure and on-site retention and Primary Project access will be provided along the site's eastern frontage along Van Buren Street. A roadway network will be constructed throughout the site to provide circulation. This roadway will be designed for adequate fire and access and turn radii. See Exhibit 3, Proposed Site Plan. Project construction is expected to take approximately 1.5 years.

6. DEVELOPMENT REGULATIONS

6.1 Purpose and Intent

The development regulations contained herein provide specific standards relative to permitted land use in addition to site design and construction regulations to be applied within the developed area. They are intended to protect the public health, safety and welfare and to create a harmonious relationship with the surrounding land. In general, the proposed development is consistent with the development standards of the City's Planned Unit Development Overlay (PD-Overlay) and R-S (Residential Suburban) zoning districts unless a different standard is identified below (the City's PUD and R-S Zoning Regulations are attached as Appendix A and B respectively). Should a development standard contained in this PUD conflict with an equivalent standard contained in the City of Coachella City Zoning Code, the provisions of the PUD shall take precedence. In instances where the PUD is silent, the applicable portion of the City of Coachella Zoning Code shall govern. The Development Services Director shall have the authority to approve minor adjustments during the Development Permit Review, so long as it's determined such adjustments are consistent with the PUD Land Use Plan. Any decision of the Development Services Director can be appealed, subject to the procedures outlined in City of Coachella Municipal Code Section 17.70.080.

6.2 Permitted Uses

The following identifies specific uses which are permitted in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development.

1. Single-family detached dwelling;
2. Family daycare homes;
3. Public parks and playgrounds;
4. Temporary subdivision sales offices;
5. The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets that shall not be a public nuisance due to odors, noise or public health considerations;
6. Licensed day care or family care centers for five or less clients;
7. Congregate Care Facilities are only permitted subject to the rules and regulations of the State of California;
8. Community Gardens per any applicable City of Coachella Ordinance;
9. Such other similar uses as are approved by the planning commission

6.3 Accessory Uses

The following identifies specific uses which are permitted accessory uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate incidental uses within the Planned Unit Development.

1. Accessory Dwelling Units or Junior Dwelling Units Subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law;
2. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60;
3. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60;
4. Outdoor play courts with lighting up to ten (10) feet in height;
5. Greenhouses, date orchards, and other fruit and vegetable gardens for private use;
6. Home occupations, and cottage food operations, subject to the provisions of Section 17.58.010 of the City of Coachella Municipal Code;

6.4 Conditional Uses

The following identifies specific uses which are conditional uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development. Conditional uses are subject to the issuance of a Conditional Use Permit by the City of Coachella in accordance with the procedures established by the City.

1. Single-family detached residential subdivisions;
2. Parks, playgrounds, court games and community centers;
3. Public utility distribution substations and public service facilities;
4. Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;

6.5 Prohibited Uses

The following identifies specific uses which are prohibited uses in the underlying R-S (Residential Suburban zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code, and are considered inappropriate uses within the Planned Unit Development.

1. Outdoor advertising displays and billboards;
2. Storage, Parking, Maintenance of recreation vehicles or Mobile Homes;
3. Carports;
4. Maintenance of Autos and Trucks;
5. Kennels[1] and Catteries;
6. Keeping of barnyard, wild, exotic[2], and dangerous animals;
7. Agricultural Uses except for Community Gardens;
8. Multiple family units except when allowed by state law;
9. Cell Towers and Antennas except as allowed by federal law; and
10. All other uses not specifically listed within this Planned Unit Development are prohibited.

[1] "Kennel" means any lot or structure whereon or wherein four or more dogs are kept or maintained for any purposes.

[2] *"*Exotic*"* animal is defined as any animal which is not normally domesticated in the United States including, but not limited to any lion, tiger, bear, non-human primate (monkey, chimpanzee, etc.), wolf, coyote, cougar, bobcat, ocelot, wildcat, skunk, boa, python, reptile, amphibian, bird, or venomous snake, irrespective of its actual or asserted state of docility, tameness or domesticity.

6.6 Site Development Standards

The Encanto Housing Development PUD is intended to provide a high-quality residential environment. The character of the area shall be determined by the quality and consistency of the development standards.

To create a successful mix of diverse land uses requires that the land planning, architecture, and landscaping be fully integrated so that the buildings complement on another, and the landscaping creates necessary buffers, open space and recreational amenities.

The following Site Development Standards are intended to be guidelines. Since all projects must be submitted and reviewed through the Architectural Review process, consistent with the requirements of this PUD, creative planning and design is encouraged. The City's Development Services Director shall determine if final plans are in general conformance with these guidelines and shall have the authority to allow deviations at their discretion for proposed developments that are in conformance with the City of Coachella Vision Plan Guidelines for Community Design. Modification to or deviations from these standards may be granted by the City through the procedures described in Section 2 of this PUD. Any development standard not covered by the Planned Unit Development shall use the standards of the Residential Suburban (R-S) Zone, which is Chapter 17.16 of the City of Coachella Municipal Code.

Table 1. Site Development Standards	
Minimum Lot Size	2,500 square feet
Minimum Lot Width	44 feet [1]
Minimum Lot Depth	60 feet[2]
Maximum Height	28 feet above grade at any point.
Maximum Number of Stories	2 stories
Maximum Lot Coverage[3]	80 % (All first floor Buildings and garage area divided by the lot area). This calculation excludes all open porches, outdoor rooms, covered patios that have at least one open side. and trellis areas.
Minimum Front Setbacks	
	18' to garage 7' to livable area or porch
Second Story Setback Requirement	No second Story Setback
Alternate Front yard Setback (Averaging)	Average of 10 foot setback but no less than 8-feet.
Minimum Side Setback	4 ft. (interior and street side)
Garage Size	Min 19' x 19' interior garage space 361 square feet

Minimum Off-Street Parking

Each dwelling unit will be required to provide a 2-car garage with dimensions 19'x19'.

[1] Lot width of knuckle lots shall be measured from 5-5-foot front yard setback line. Definition of lot width can be found in City of Coachella Municipal Code Section 17.06.130.

[2] Lot depth of knuckle lots shall be measured by taking the average of both the lots depths and must be a minimum of 60 feet.

[3] Calculated by adding building and garage area and excluding all porches, outdoor rooms, covered patios and trellis areas divided by the lot area.

[4] A porch or trellis must have one open side

PUD Flexibility

The PUD Ordinance

The purpose of a PUD is to provide for an attractive planned zoning districts in accordance with the general plan and to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards to create a greater variety of zoning. In order to achieve this the project will comply with the following standards as presented in the attached architectural plans:

1. Articulation:
   Pursuant to Section 17.19.020(D)(2)(B) the project is only required to meet the articulation elements per the attached elevations.

2. Window Trim or Recess:
   Pursuant to Section 17.19.020(D)(3) the project is only required to meet the window trim or recess elements per the attached elevations.

3. Building Entry:
   Pursuant to Section 17.19.020(D)(4) the project is only required to meet the building entry elements per the attached elevations.

4. Building Roofs:
   Pursuant to Section 17.19.020(D)(5)(c) and (e) the project is only required to meet the gable overhang and roof vents per the attached elevations.

5. Siding Materials:
   Pursuant to Section 17.19.020(D)(6)(b) the project is only required to meet the colors and materials elements per the attached elevations.

6. Window Placement:
   Pursuant to Section 17.19.020(D)(7)(a) the project is only required to meet the window placement elements per the attached elevations.

7. Perimeter Landscape Setback:
   Pursuant to Section 17.14.030(K) the project is only required to meet the landscape elements per the attached development plan set.

8. Equestrian and Agricultural Theme Improvements:
   Pursuant to Section 17.14.030(M) the project is only required to meet the landscape elements per the attached development plan set.

9. Street and Pathway Landscaping:
   Pursuant to Section 17.14.020(C)(2) the project is only required to meet the landscape elements per the attached development plan set.

10. Circulation:
    Pursuant to Section 17.14.030(O) the project is only required to meet the circulation design per the attached development plan set.

11. Energy Efficient Design and Heat Island Reduction Plan:
    Pursuant to Section 17.14.030(J) the project is only required to meet the design per the attached development plan set.

Accessory Dwelling Units and Junior Accessory Dwelling Units

The architectural character is to be consistent with the primary dwelling unit. Development of Accessory Dwelling Units and Junior Accessory Dwelling Units are subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law. Accessory Dwelling Units and Junior Accessory Dwelling Units: Allowed per State and/or City regulations. The architectural character is to be consistent with the primary dwelling unit.

Fencing

The function of walls and/or fences in the Encanto Housing Development will be to provide safety, security, and privacy to all the tenants. All fencing needs to complement the architecture and landscaping on site. Block walls and fencing in the Encanto Housing Development shall comply with Section 17.16.030 of the City of Coachella Municipal Code and the following:

1. All walls/fences shall start at the 20-foot front setback line.
2. Maximum height of 6-feet
3. Block Walls are the preferred barrier along the perimeter of the Planned Unit Development Area, however wrought iron or tubular steel fencing is also appropriate. For purposes of this Planned Unit Development, tubular steel and wrought iron shall be considered the same.
4. Block walls shall be composed of masonry block with a decorative cap and matching grout as shown in Figure 1. Rolled concrete is specifically prohibited.
5. Gates shall be aesthetically pleasing and be automatic as opposed to manual and have a Knox Box or other means of access for Police and Fire emergencies as approved by the Riverside County Fire Department.
6. The use of wrought iron, wood, mesh, wire, chain link, serpentine, and barbed wire fences are strictly prohibited and shall not be used anywhere on within the Planned Unit Development.



Figure 1 Decorative Cap Example

The walls proposed for Encanto will be a 6 foot split face block with an earth tone color of tan and a decorative cap. There will be decorative pilasters in a darker tan with a corresponding band near the top of the wall. This is shown in Exhibit 11.

7. DESIGN GUIDELINES

The Design Guidelines for the Encanto Housing Development have been developed as a method of achieving a high quality, cohesive design character for the proposed development. They provide specific design criteria for the development of the project, as well as encouraging creativity, imagination, and a high level of harmony and consistency within the surrounding community. Adherence to the Design Guidelines will create a desirable asset to the community and enhance the project's overall value.

These guidelines will govern the design quality for implementation of the project in the following ways:

- To comply with SB-330 we will maintain the 1o units per acre. Thus is required by the General Plan Designation of Regional Retail District with a density of 10-15 du/acre.
- To provide the City of Coachella with the necessary assurance that the PUD area will develop in accordance with the quality and character proposed;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- To provide for adequate recreational open space, circulation, off-street parking, and other pertinent amenities as related to the intended use and intensity of the development;
- To provide common areas which shall be located so as to be readily accessible to all of the residences within the PUD;
- To provide overall development which shall be compatible with existing and planned land uses and with circulation pattern of adjoining properties;
- To provide guidance to City staff, the Planning Commission, and the City Council in the review of construction plans for the PUD area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the PUD area.

7.1 Circulation and Streets Plan

The internal streets to the Encanto Project will be public. The main entry will be accessed via the proposed southern entrance from Van Buren Street along the project's' eastern boundary. A second entryway on the northern entrance from Van Buren Street along the project's eastern boundary will be gated and use for emergency access only due to its proximity to the Coral Mountain Academy's main access road. Both the primary and secondary access paths as well as pedestrians' paths are within the PD Overlay and accessible to all future residents. The following guidelines have been developed to maintain the variation and accessibility related to circulation:

- Provide landscaping on both sides of the internal project roadways where appropriate and feasible, consistent with the overall project theme and plant palette.
- Provide a 6-foot-wide pedestrian walkway along Van Buren Street for public use with landscape planner between.
- Promote pedestrian circulation through the community by linking the common open space with a combination of pedestrian walkways and sidewalks.

1. Street Standards

   Figures 4 through 8 provide cross section profiles of the affected public and private streets, while Table 2 describes the associated design characteristics of these affected roadways. This shall conform with the conditions of approval set by engineering. This does not include the landscape median.

Table 2. Street Classifications and Standards	
Classification/Location	**Right of Way Width**
Van Buren Street (Primary Arterial with Bicycle Facility; Public)	94’ ROW with 11’ to 12’ travel lane widths, 6’ sidewalk, and a 5’ bike lane. See Figure 4.
Lot ‘G’ (Main and Emergency Access, Private)	50’ ROW including two 15’ travel lane widths. 6’ streetscape on one (1) side. 5’ streetscape and 5’ sidewalk on other side. See Figure 6.
	Located adjacent to Lineal Retention: 72’ ROW with two (2) 15’ travel lane widths, 5’ sidewalk and 5’ streetscape area on one (1) side. 28’ of ROW including a retention basin on opposite side. See Figure 5.
Lot ‘D’ through Lot ‘F’ and the North/South directed Lot ‘G’ (Private)	54’ ROW with two (2) 15’ travel lane widths, 5’ streetscape area and 5’ sidewalk on both sides of the ROW, see Figure 7.
Lot ‘C’ (Private)	54’ ROW with two (2) 15’ travel lane widths, 5’ streetscape and 5’ sidewalk on one side. On the opposite side, 10’ streetscape with retention basin beyond the ROW. See Figure 8.

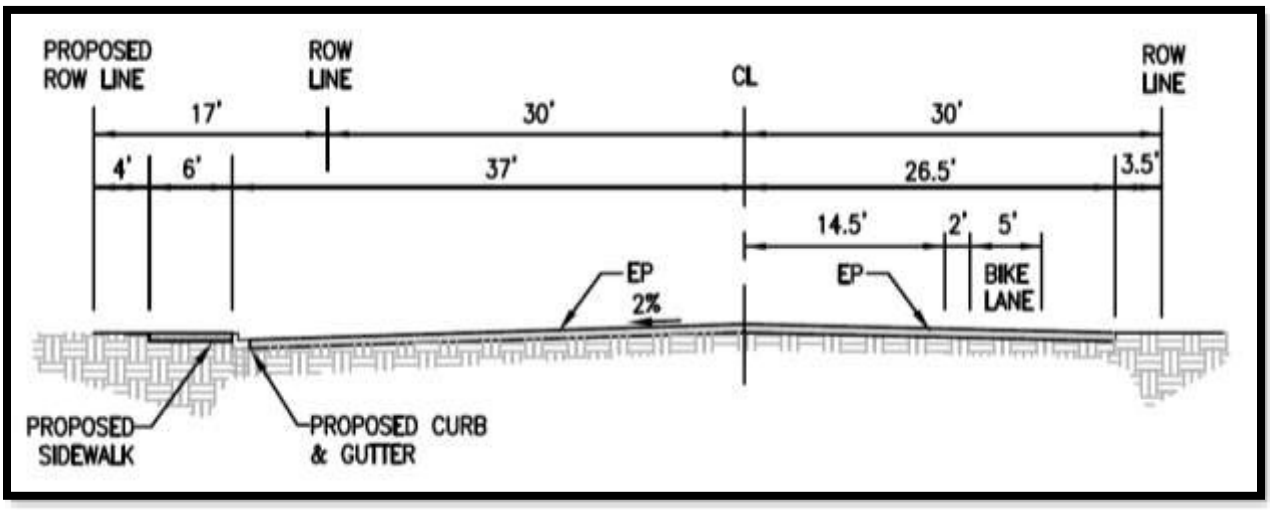


Figure 2 Van Buren Street Section

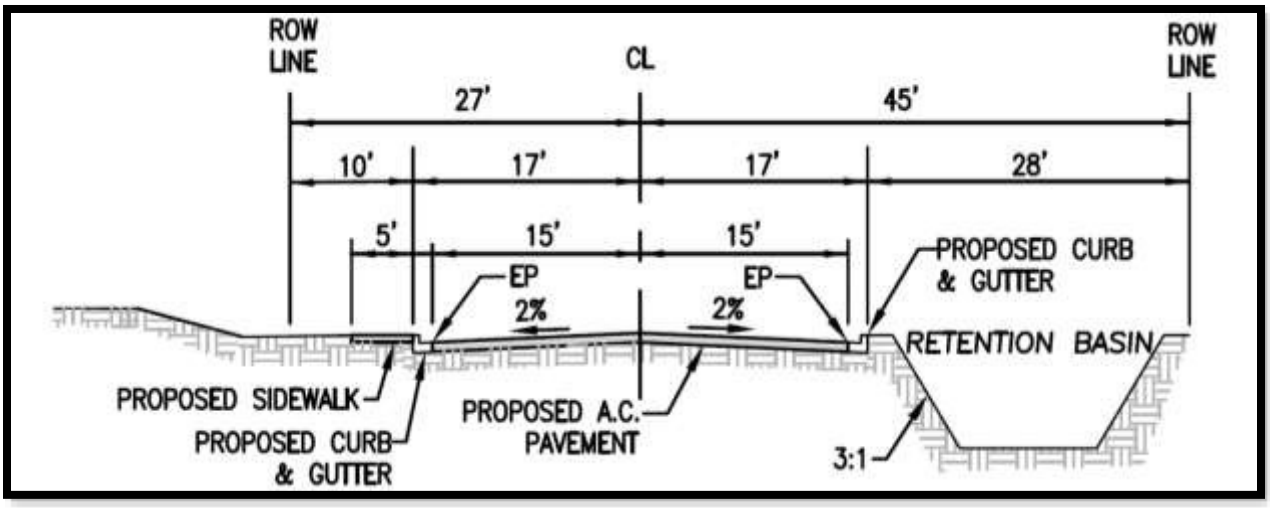


Figure 3 Lot 'G' Retention Basin Section

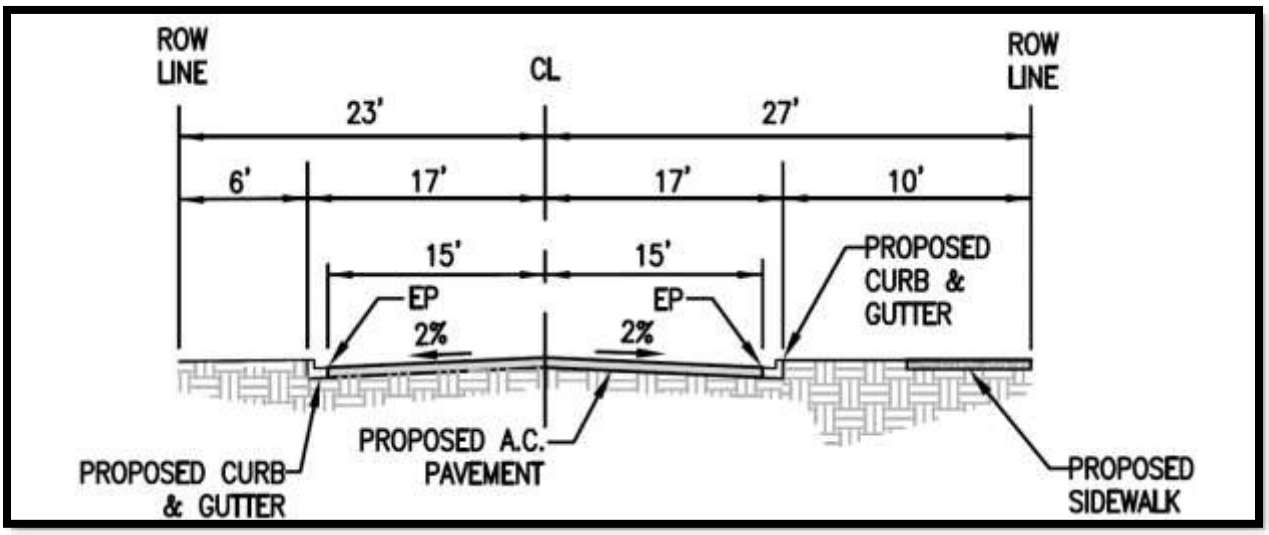


Figure 4 Lot 'G' East & West Bound Section

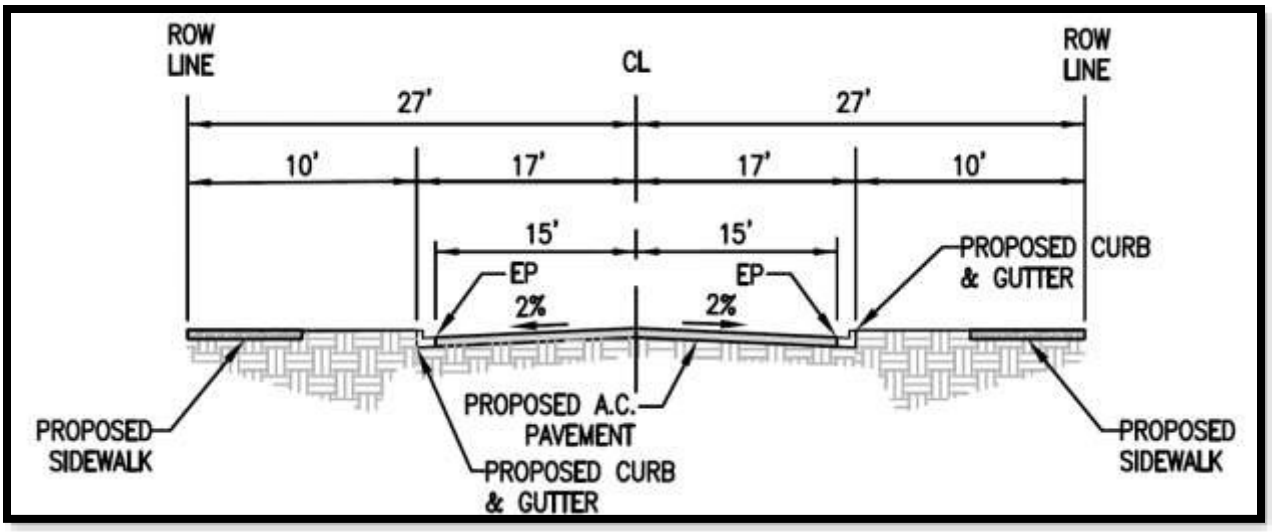


Figure 5 Lot 'G' North & South Bound and Lots 'D' through 'F' Section

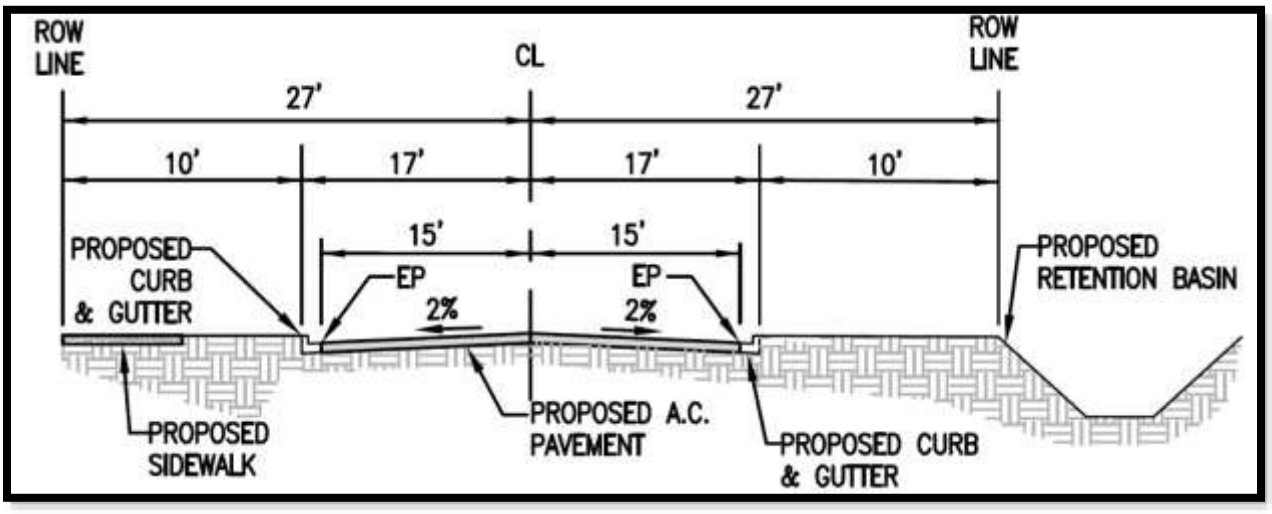


Figure 6 Lot 'C' Section

2. Pedestrian Circulation

A public walkway is to be located along the project frontage with Van Buren Street. The proposed project will install the pedestrian streetscape including sidewalk, landscaping, and fencing along Frida Way on the north border of the project site, see Figure 9. This sidewalk will provide additional pedestrian access to the Coral Mountain Academy.

Internal walkways will be located along the proposed roads within the Planned Development Overlay (See Exhibit 10). Lot 'G' will serve as the primary public roadway access to the residential community. This street connects to four main internal roadways (Lot 'C' through 'F') within the proposed community. Open Space and landscaped areas are located at key locations throughout the development and have been designed to promote safe and convenient pedestrian circulation.

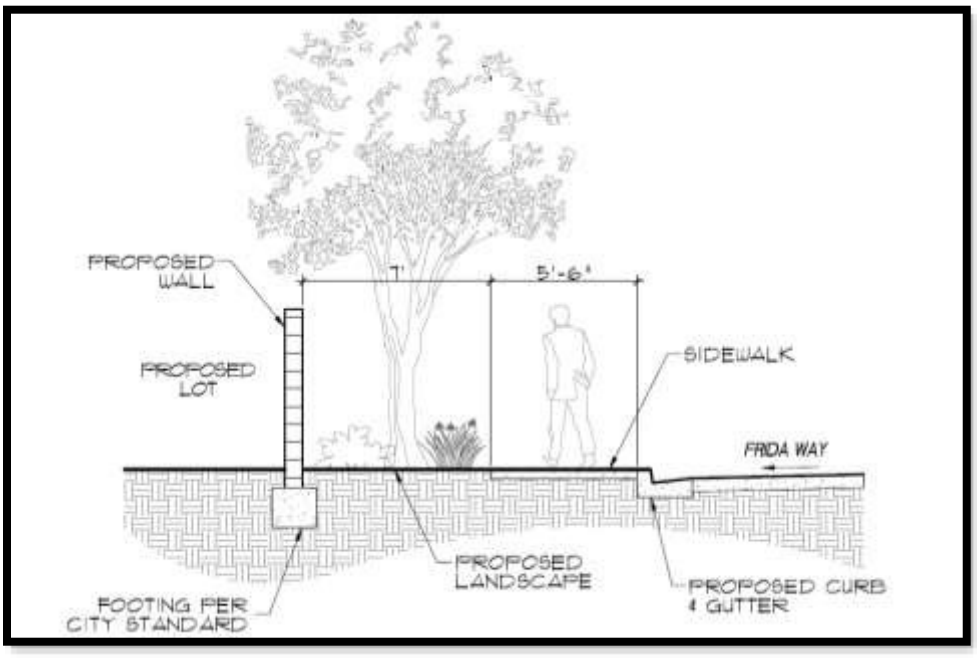


Figure 9 Frida Way Pedestrian improvements

3. Transit Plan
   The SunLine Transit Agency provides bus service to the City of Coachella and throughout the Coachella Valley. There is currently no transit service to the project site. Service nearest to the project site is offered by SunBus Lines 8, 6 and 1, which provide service on Vine Avenue. The nearest bus stop to the project site is located to the north of the project site at the intersection of Van Buren Street and Avenue 50. SunBus Line 8 provides service into the City of Indio to the north and the City of Coachella Transfer Point to the east. The developer will be required to coordinate with the SunLine Transit Agency for any new bus stops or upgraded transit facilities required to serve the project.

4. Circulation Design and Processing Requirements
   a. The project will comply with the conditions and requirements set forth by the City of Coachella Development Services Department, in accordance with this Planned Development Overlay.
   b. All intersection spacing and/or access opening shall be in accordance with the City of Coachella standards and ordinances, or as approved by the Development Services Department.
   c. All access points will conform to the traffic analysis with regards to access spacing.
   d. Whenever access into private property is controlled through the use of gates, barriers, or similar means, provisions will be made to facilitate access devices that are power operated and will have an approved override system capable of opening the gate when activated by a special key located in emergency vehicles. Devices will be equipped with backup facilities to operate in the event of power failure. The fire department will also approve all controlled access devices that are not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
   e. Approved illuminated addressed will be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
   f. Emergency access roads will be designed and maintained to support the imposed loads of fire apparatus and will be provided with a surface so as to provide all-weather driving capabilities,

pursuant to the City Engineer. Fire apparatus access roads will have an unobstructed width of not less than 20 feet and an unobstructed clearance of not less than 13 feet, 6 inches.

g. Any landscaping within the public road rights-of-way will require approval by the Development Services Department and Engineering Services to assure the continued maintenance through the establishment of a landscape maintenance district, HOA or similar means.
h. Phased areas that are dependent on adjacent phased areas for access will be planned in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to the final tract map approval.
i. Internal project streets will be designed as shown in this PUD to enhance traffic and pedestrian safety, as well as provide a visually interesting streetscape. All turning radii shall be approved by the Fire Department. Plans for all gated entrances and traffic calming designs or devices shall be subject to approval by the Fire Department.
j. All proposed streets will be designed and constructed to standards acceptable by the City of Coachella. Half of the ultimate street improvements will be constructed by the developer along the frontage of the property at Van Buren Street. This public road will be entered into the City system of roads and maintenance. The landscape adjacent to this public road will be maintained by the homeowner's association.
k. The minimum grade on concrete will be 0.35% as may be adjusted by the City Engineer and the minimum grade on asphalt will be 1.0% as may be adjusted by the City Engineer.
l. On-street parking will be allowed on streets, except that only emergency vehicles will be allowed to park on the entry roads prior to the gate entrance.

7.2 Open Space Plan

The Planned Development Overlay will provide 19.2 acres and will include open space for the residents. The development shall have two open space areas, both on the east side of the subject property. The open space areas will provide outdoor recreational amenities that will enhance the health and quality of life for all residents.

These open space areas will consist of a turf open space, picnic tables, shade structures, shaded seating areas, a meandering sidewalk and desert landscaping. Adjacent to these open space areas, there will be a retention basin with a landscaped area along the perimeter, see Exhibits 10 and 11. The aforementioned covered seating area's details are shown on Exhibit 12. Together, these open space areas will serve as a community amenity and a landscaped buffer from Van Buren Street.

Open space areas will be landscaped with desert plant materials that comply with state and the City of Coachella's Landscape Development Standards. The conceptual planting list (see Exhibit 13) contained herein are intended to ensure that landscaping within the Planned Unit Development will be complementary within the development, the environment, and surroundings.

CORAL MOUNTAIN ACADEMY

FRIDA WAY

PERIMETER BLOCK WALL

EMERGENCY GATE

6'-6" HT. PILASTER

BASIN

VAN BUREN STREET

6' HT. TUBULAR STEEL FENCE

MATCHLINE AA

MATCHLINE AA

VAN BUREN STREET

0' 50' 100' 150'

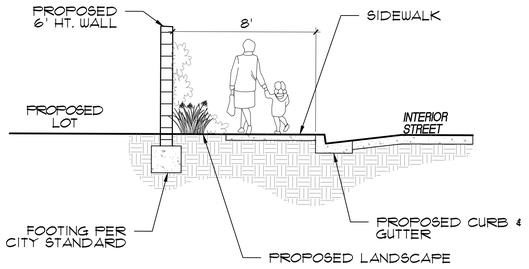
SCALE: 1"=50'

PARKING SHADE STUDY:

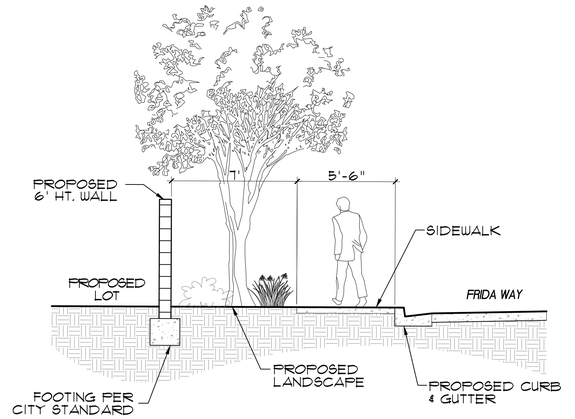
PARKING STALL AREA: 5,488 SF

SHADE AREA: 2,874 SF

2,874 / 5,488 = 52%



SECTION A (A)
SCALE: 1/4"=1'-0"



SECTION B (B)
SCALE: 1/4"=1'-0"

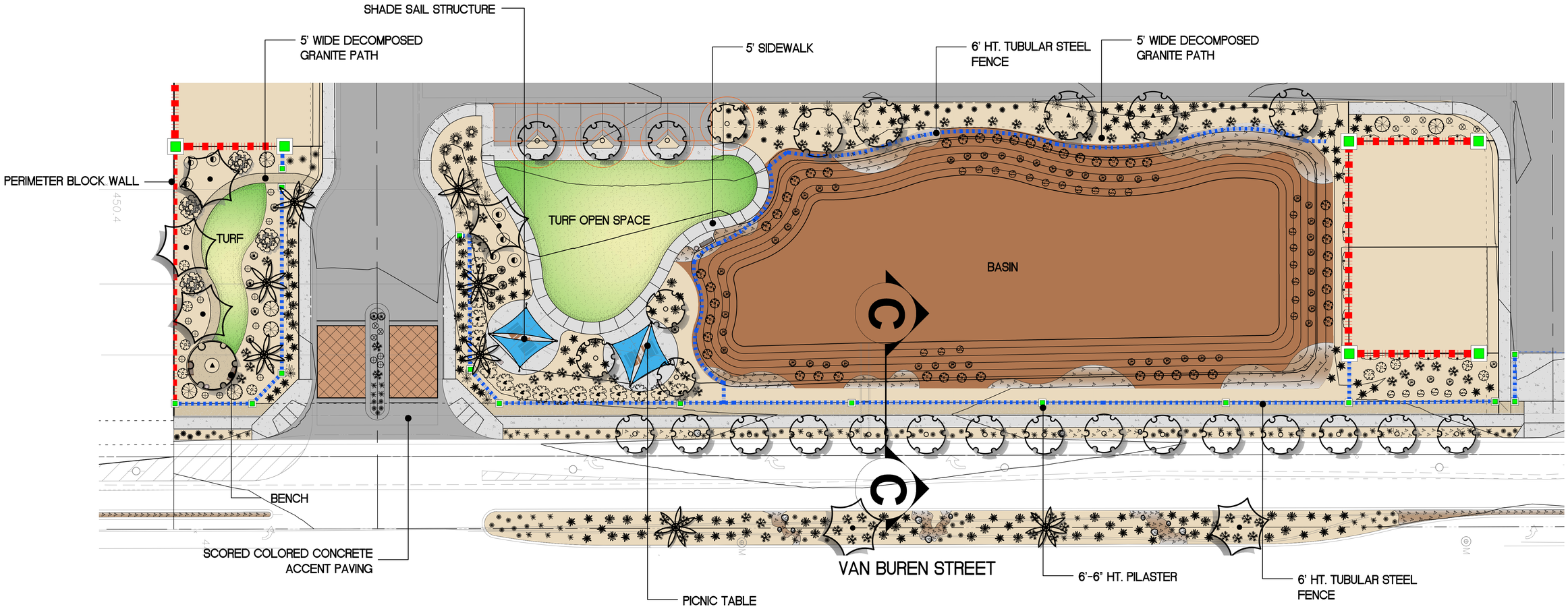
ENCANTO-2

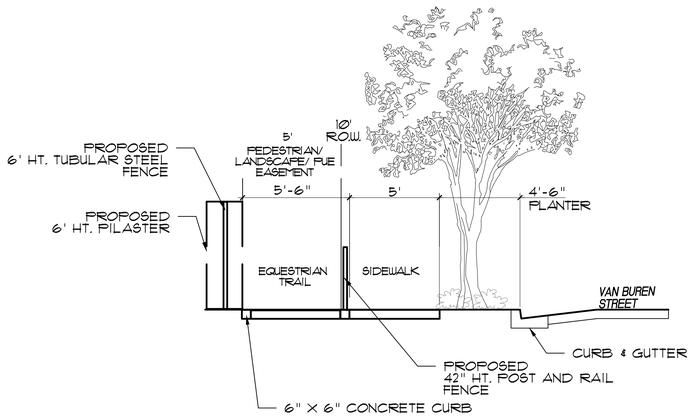
PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

SHEET: L1

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3





EQUESTRIAN TRAIL, SIDEWALK AND PLANTER

SECTION C
SCALE: 1/4"=1'-0" (C)

ENCANTO-2
PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	NOTES	WATER USE
TREES & PALMS					
		PARKINSONIA X 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"	24" BOX	SINGLE TRK. STND.	0.2 LOW
		ACACIA ANEURA "MULGA"	24" BOX	SINGLE TRK. STND.	0.2 LOW
		ACACIA SALICINA "WILLOW ACACIA"	24" BOX		0.2 LOW
		ACACIA FARNESIANA "SWEET SIERRA"	24" BOX		0.2 LOW
		RHUS LANCEA "AFRICAN SUMAC"	24" BOX		0.5 MOD
		PHOENIX DACTYLIFERA "DATE PALM"	18' B.T.H	DIAMOND CUT	0.5 MOD
		CORDIA BOISSIERI "TEXAS OLIVE"	24" BOX		0.2 LOW

TREES WITHIN EXISTING OR FUTURE ROWS OR WITHIN 3 FEET OF PUBLIC SIDEWALKS WILL INCLUDE DEEP ROOT BARRIERS.

ACCENTS					
		DASYLIRION LONGISSIMUM "MEXICAN TALL GRASS"	5 GAL.		0.2 LOW
		AGAVE AMERICANA "CENTURY PLANT"	5 GAL.		0.2 LOW
		YUCCA ROSTRATA "BEAKED YUCCA"	5 GAL.		0.2 LOW
		HESPERALOE FUNIFERA "GIANT HESPERALOE"	5 GAL.		0.2 LOW
		AGAVE MEDIOPICTA "MEDIOPICTA AGAVE"	5 GAL.		0.2 LOW
		HESPERALOE PARVIFLORA "VAR. DESERT FLAMENCO"	5 GAL.		0.2 LOW
		AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.		0.2 LOW
		AGAVE PARRYI VAR. TRUNCATA "ARTICHOKE AGAVE"	5 GAL.		0.2 LOW
SHRUBS					
		LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD"	5 GAL.		0.2 LOW
		CALLIANDRA CALIFORNICA "BAJA FAIRY DUSTER"	5 GAL.		0.2 LOW
		CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE"	5 GAL.		0.2 LOW
		TECOMA STANS "YELLOW BELLS"	5 GAL.		0.5 MOD
		LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY"	5 GAL.		0.2 LOW
		RUSSELIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.		0.5 MOD
		LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD"	5 GAL.		0.2 LOW
		SALVIA OFFICINALIS "COMMON SAGE"	5 GAL.		0.2 LOW
		LAVANDULA STOECHAS "SPANISH LAVENDER"	5 GAL.		0.5 MOD
		CALLISTEMON VIMINALIS "LITTLE JOHN" BOTTLEBRUSH	5 GAL.		0.5 MOD
		ORIGANUM VULGARE "OREGANO"	5 GAL.		0.5 MOD
		THYMUS VULGARIS "COMMON THYME"	5 GAL.		0.5 MOD
GROUNDCOVER & GRASSES					
		BOUGAINVILLEA VINE "BARBARA KARST"	5 GAL. STK.		0.5 MOD
		MUHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.		0.5 MOD
		DALEA CAPITATA "SIERRA GOLD"	5 GAL.		0.5 MOD
		LANTANA MONTEVIDENSIS "PURPLE TRAILING LANTANA"	5 GAL.		0.5 MOD
		CARISSA "GREEN CARPET"	5 GAL.		0.5 MOD

3/8" 'MOJAVE GOLD' CRUSHED GRAVEL LAID 3" THICK LAYER

LAWN TO BE 'TIFGREEN 328 SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)

3" - 6" COPPER CANYON CRUSHED ROCK

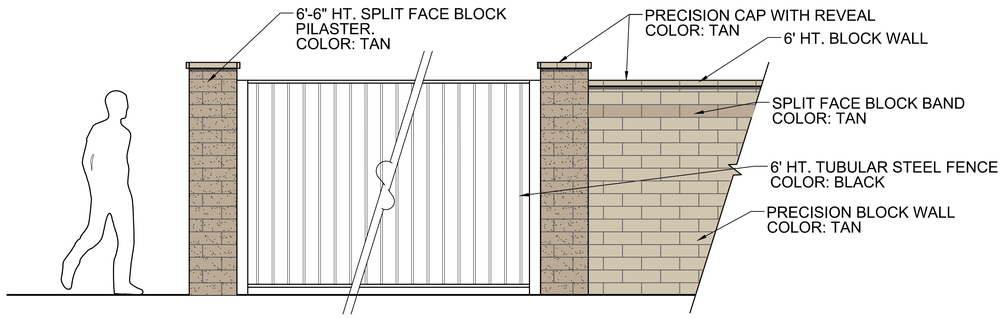
BOULDER 'A' = 36"H X 36"W X 40"L DIA. COLOR T.B.S.
BOULDER 'B' = 24"H X 24"W X 30"L DIA. COLOR T.B.S.
BOULDER 'C' = 18"H X 18"W X 24"L DIA. COLOR T.B.S.

0' 20' 40' 60'
SCALE: 1"=20'

SHEET: L2

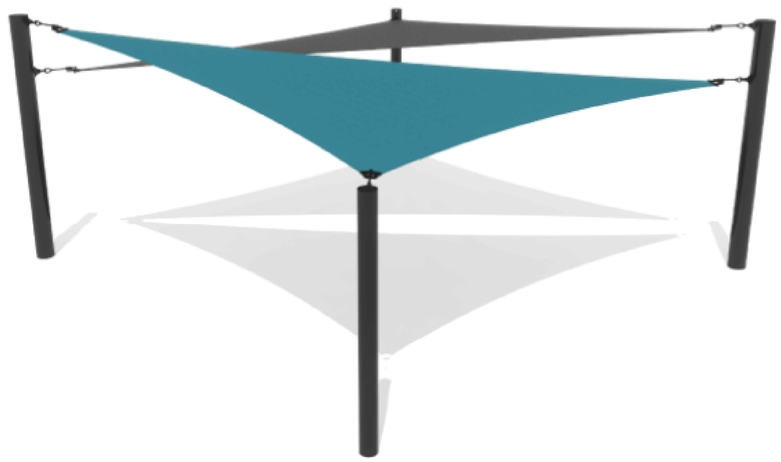
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3



FENCING DETAIL

SCALE: 1/2"=1'



SHADE SAIL STRUCTURE

ENCANTO-2

PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

SHEET: L3

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3

TREES:


DESERT MUSEUM


ACACIA MULGA


AFRICAN SUMAC


SWEET SIERRA


DATE PALM


WILLOW ACACIA


TEXAS OLIVE

DESERT ACCENTS:


CENTURY PLANT


MEDIOPICTA AGAVE


DESERT FLAMENCO


ARTICHOKE AGAVE


MEXICAN TALL GRASS


YUCCA ROSTRATA


GIANT HESPERALOE


BLUE GLOW AGAVE

SHRUBS:


GREEN CLOUD



YELLOW BELLS



LYNN'S LEGACY


CORAL BELLS


THUNDER CLOUD


BAJA FAIRY DUSTER


RED BIRD OF PARADISE


SPANISH LAVENDER


OREGANO


COMMON THYME


COMMON SAGE


LITTLE JOHN BOTTLEBRUSH

GROUNDCOVER, GRASSES & VINES:


REGAL MIST


GREEN CARPET


SIERRA GOLD


PURPLE LANTANA


BARBARA KARST VINE

IMAGE BOARD

ENCANTO-2

PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

SHEET: L4

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 06/26

7.3 **Building and Façade Design Standards**

Encanto will have three types of architecture as described below and referenced Exhibit 10.

Progressive Spanish

- Utilize traditional materials like tiles, decorative accents, and stucco to ensure a harmonious blend of old and new materials to create visual interest.
- Maintaining the iconic sloped S tile roofs, but experiment with modern shapes, textures, and profiles. The addition of score lines and roof eave details create visual interest
- Rectangular windows utilize large glass panels to invite natural light and blur indoor-outdoor boundaries.

Our goal was to create elevations that are progressive yet respectful of Spain's rich architectural heritage, ensuring that modern designs enhance rather than overshadow traditional aesthetics.

Desert Contemporary

- Embrace modern, clean lines with simple geometric shapes, avoiding overly ornate elements. Low pitched roofs to complement the aesthetic.
- Utilize materials like flat tiles, scored stucco accents painted different than the body colors, and stucco to ensure a to create visual interest.
- Integrated local l elements and architectural styles into the design. Drawing from regional influences can create a sense of place and identity.

Our goal was to create desert contemporary structures that are not only visually striking but also environmentally responsive and culturally relevant, providing comfort and functionality in challenging climates.

Desert Ranch

- Desert Ranch architectural style incorporates elements that harmonize with the arid landscape while ensuring functionality and comfort. Here are some key design guidelines:
- Utilization of natural weather-resistant materials that can withstand extreme temperatures like stacked stone, stucco, cementitious board and batt siding, and corbels that blend with the surroundings.
- stucco accents painted different body colors to provide more visual diversity

Our goal was to create designs that enhance the aesthetic appeal and functionality of desert ranch architecture while respecting the unique environment.

Garage Design

A fully enclosed two-car garage with a clear and free minimum interior dimension of nineteen feet in width



ROOFING

FASCIA

STUCCO

STUCCO
TRIM

GARAGE
DOOR

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY

PREFAB
PIPES

ENCANTO

Coachella, California
PULTE HOMES
May 16, 2025 | 2025143

SCHEME 1

'A' Elevations Only
Progressive Spanish

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC



ROOFING

FASCIA

STUCCO

STUCCO
TRIM

GARAGE
DOOR

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY

PREFAB
PIPES

ENCANTO

Coachella, California
PULTE HOMES
May 16, 2025 | 2025143

SCHEME 2

'A' Elevations Only
Progressive Spanish

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC



ROOFING

FASCIA

STUCCO

STUCCO
TRIM

GARAGE
DOOR

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY

PREFAB
PIPES

ENCANTO

Coachella, California
PULTE HOMES
May 16, 2025 | 2025143

SCHEME 3

'A' Elevations Only
Progressive Spanish

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC



ROOFING

FASCIA

STUCCO

SCORED
STUCCO

GARAGE
DOOR

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY

ENCANTO

Coachella, California
PULTE HOMES
May 16, 2025 | 2025143

SCHEME 4

'B' Elevations Only
Desert Contemporary

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC



ROOFING

FASCIA

STUCCO

SCORED STUCCO

GARAGE DOOR

TRIM

FRONT DOOR

SHUTTERS @ ENHANCED LOTS ONLY

ENCANTO

Coachella, California

PULTE HOMES

May 16, 2025 | 2025143

SCHEME 5

'B' Elevations Only

Desert Contemporary

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



ROOFING

FASCIA

STUCCO

SCORED STUCCO

GARAGE DOOR

TRIM

FRONT DOOR

SHUTTERS @ ENHANCED LOTS ONLY

ENCANTO

Coachella, California

PULTE HOMES

May 16, 2025 | 2025143

SCHEME 6

'B' Elevations Only

Desert Contemporary

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC



ROOFING

FASCIA

STUCCO

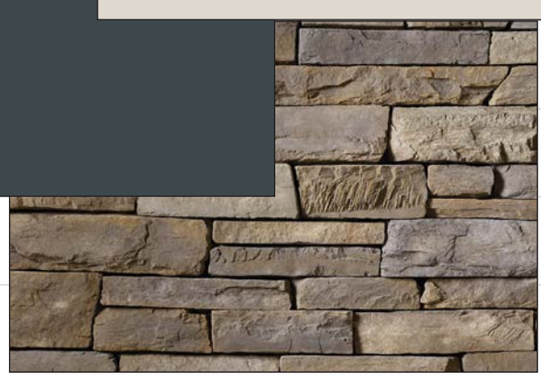
GABLE
BOARD
& BATTENS

GARAGE
DOOR

TRIM

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY



STONE

ENCANTO

Coachella, California

PULTE HOMES

May 16, 2025 | 2025143

SCHEME 7

'C' Elevations Only
Desert Ranch

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



ROOFING

FASCIA

STUCCO

GABLE
BOARD
& BATTENS

GARAGE
DOOR

TRIM

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY



STONE

ENCANTO

Coachella, California

PULTE HOMES

May 16, 2025 | 2025143

SCHEME 8

'C' Elevations Only
Desert Ranch

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SAC

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



ROOFING

FASCIA

STUCCO

GABLE
BOARD
& BATTENS

GARAGE
DOOR

TRIM

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY

STONE

ENCANTO

Coachella, California

PULTE HOMES

May 16, 2025 | 2025143

SCHEME 9

'C' Elevations Only
Desert Ranch

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA .

PulteGroup

ENCANTO

3500 Series

Coachella, CA

Sheet Index	
Cover	
Streetscene	SS
Plan 1 3017-1 A Floor Plan - Progressive Spanish	1
Plan 1 3017-1 Front Elevations	2
Plan 1 3017-1 A Elevations - Progressive Spanish	3
Plan 1 3017-1 B Floor Plan - Desert Contemporary	4
Plan 1 3017-1 B Elevations - Desert Contemporary	5
Plan 1 3017-1 C Floor Plan - Desert Ranch	6
Plan 1 3017-1 C Elevations - Desert Ranch	7
Plan 2 3018-1 A Floor Plan - Progressive Spanish	8
Plan 2 3018-1 Front Elevations	9
Plan 2 3018-1 A Elevations - Progressive Spanish	10
Plan 2 3018-1 B Floor Plan - Desert Contemporary	11
Plan 2 3018-1 B Elevations - Desert Contemporary	12
Plan 2 3018-1 C Floor Plan - Desert Ranch	13
Plan 2 3018-1 C Elevations - Desert Ranch	14
Plan 3 3020-1 A Floor Plan - Progressive Spanish	15
Plan 3 3020-1 Front Elevations	16
Plan 3 3020-1 A Elevations - Progressive Spanish	17
Plan 3 3020-1 B Floor Plan - Desert Contemporary	18
Plan 3 3020-1 B Elevations - Desert Contemporary	19
Plan 3 3020-1 C Floor Plan - Desert Ranch	20
Plan 3 3020-1 C Elevations - Desert Ranch	21

Centex

Design Review

Date: June 20, 2025



PLAN 1A I 3517-1

PROGRESSIVE SPANISH I SCHEME 1



PLAN 2B I 3518-1

DESERT CONTEMPORARY I SCHEME 5



PLAN 3C I 3520-1

DESERT RANCH I SCHEME 7

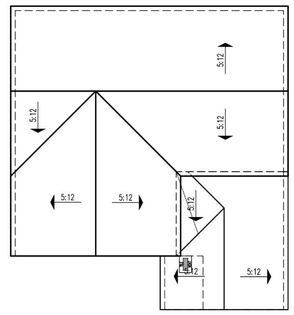
(c) Copyright 2025 PulteGroup, Inc.

Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

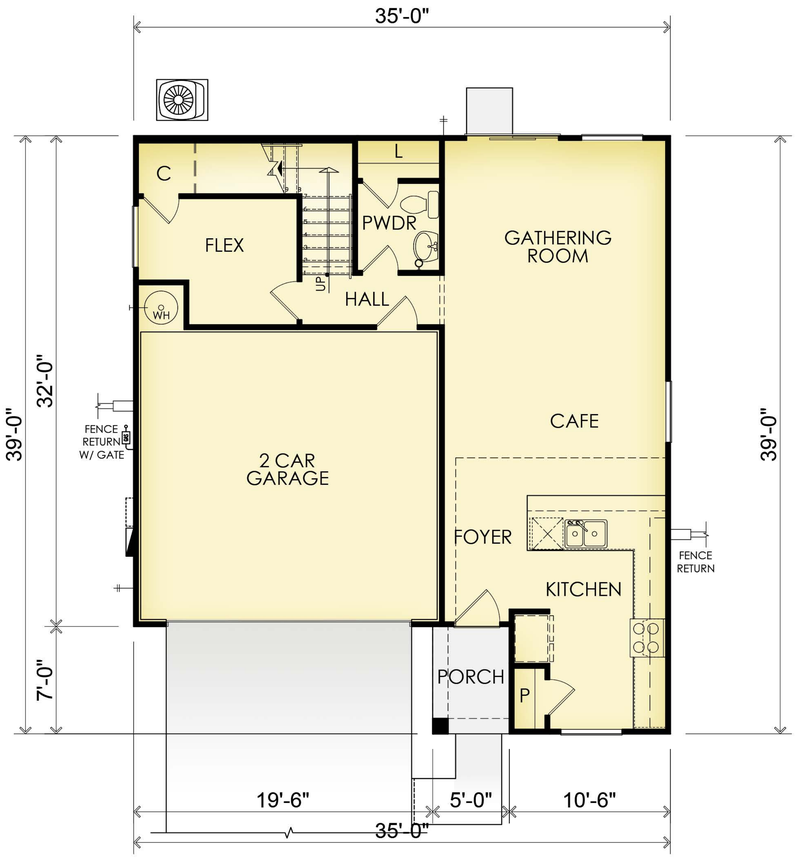
5/1/2025



Exterior Wall Light
at Elevation 'A'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	797 SQ. FT.
2nd Floor	937 SQ. FT.
Total	1,734 SQ. FT.
2 - Car Garage	396 SQ. FT.
Porch	35 SQ. FT.

Centex

3517-1 ■ 1,734 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

5/1/2025

ELEVATION 'A'

1



A - PROGRESSIVE SPANISH
Color Scheme 1



C - DESERT RANCH
Color Scheme 9



B - DESERT CONTEMPORARY
Color Scheme 6

Centex®

3517-1 ■ 1,734 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

5/1/2025

FRONT ELEVATIONS

2

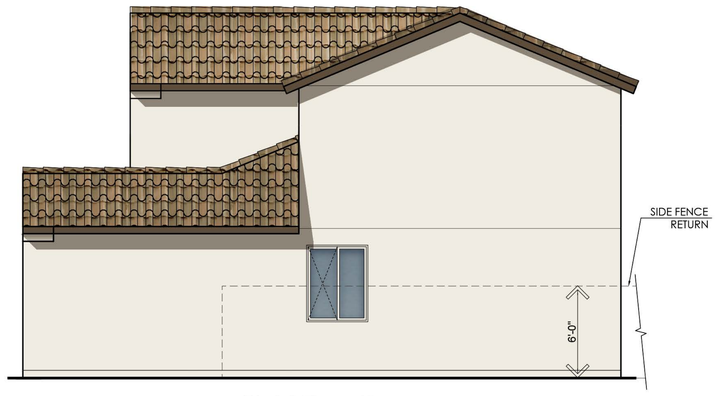
Exterior Materials

A. STUCCO
B. CONCRETE 'S' TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. STUCCO PROJECTION AT FRONT EAVES
E. SCORED STUCCO ACCENTS
F. DISTINCT "A" ELEVATION COACH LIGHT
G. DISTINCT "A" ELEVATION FRONT DOOR
H. DISTINCT "A" ELEVATION GARAGE DOOR

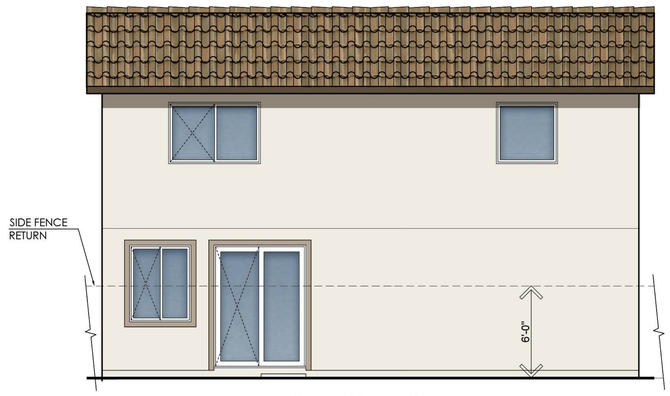


Front Elevation 'A' - Progressive Spanish

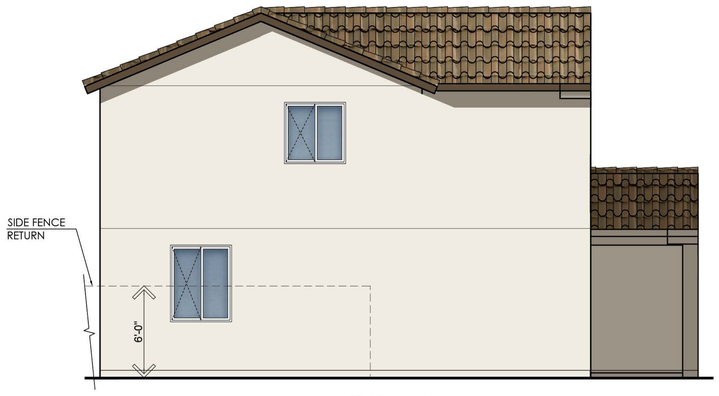
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



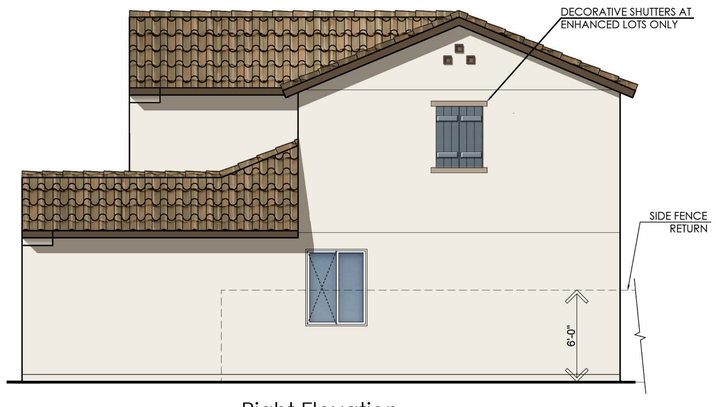
Right Elevation



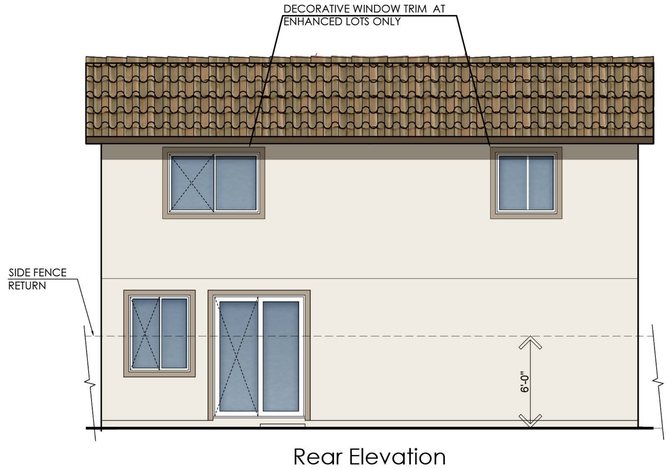
Rear Elevation



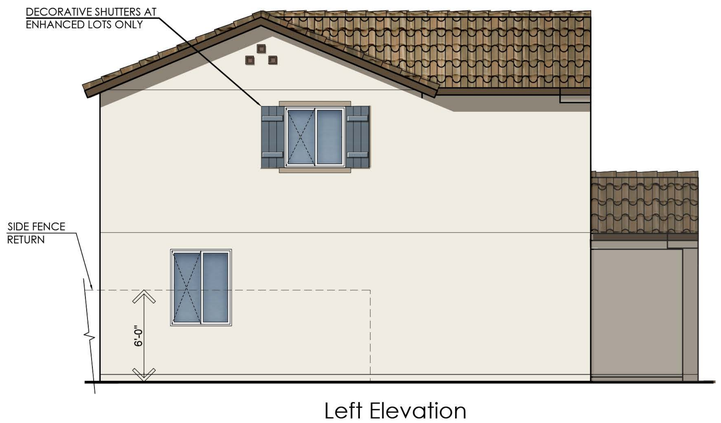
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex

3517-1 ■ 1,734 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

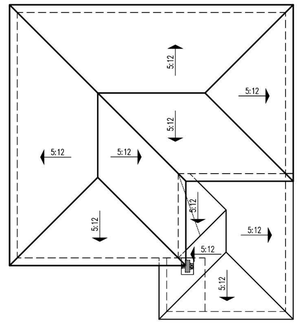
Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

5/1/2025

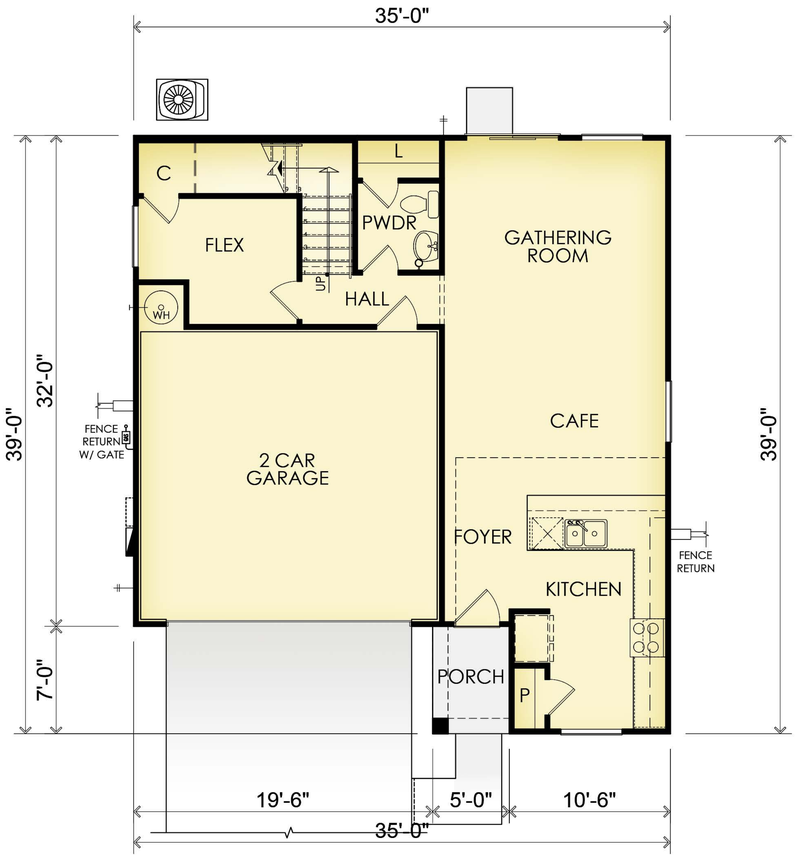
ELEVATION 'A'



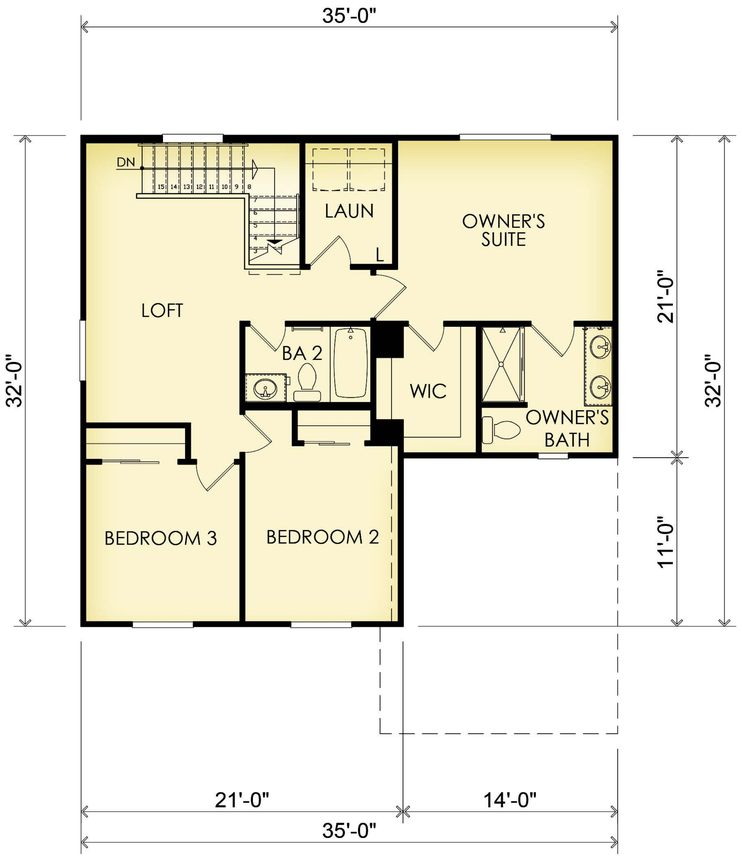
Exterior Wall Light
at Elevation 'B'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table

1st Floor	797 SQ. FT.
2nd Floor	937 SQ. FT.
Total	1,734 SQ. FT.
2 - Car Garage	396 SQ. FT.
Porch	35 SQ. FT.

Centex

3517-1 ■ 1,734 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

5/1/2025

ELEVATION 'B'

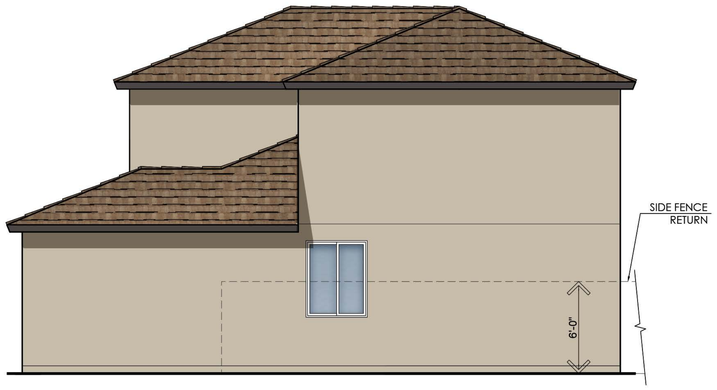
Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. SCORED STUCCO ACCENTS
D. DISTINCT "B" ELEVATION COACH LIGHT
E. DISTINCT "B" ELEVATION FRONT DOOR
F. DISTINCT "B" ELEVATION GARAGE DOOR

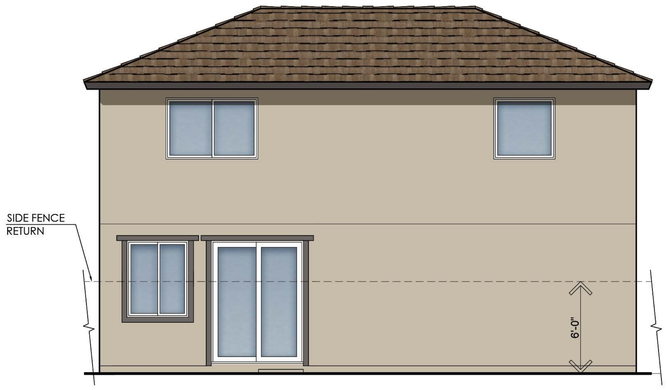


Front Elevation 'B' - Desert Contemporary

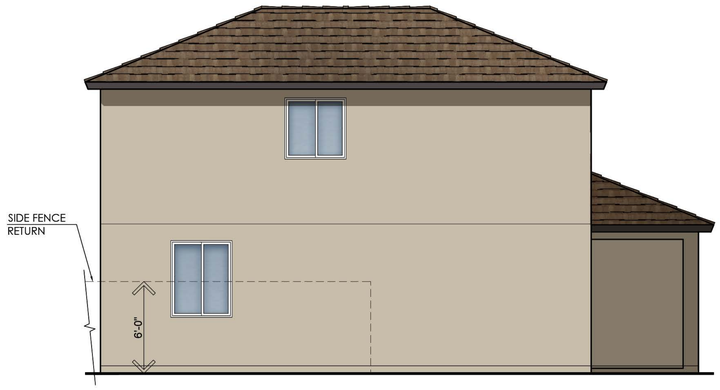
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



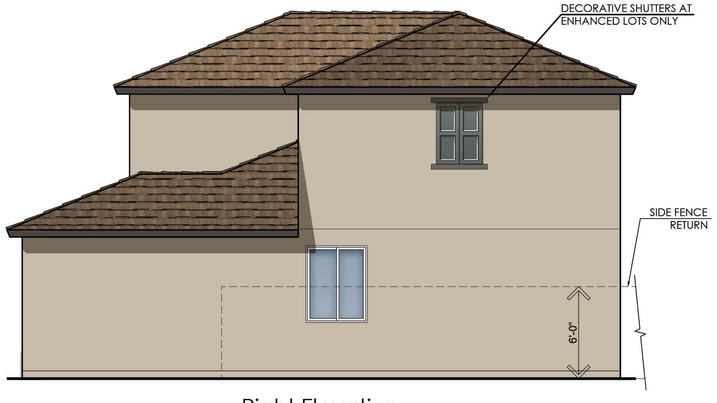
Right Elevation



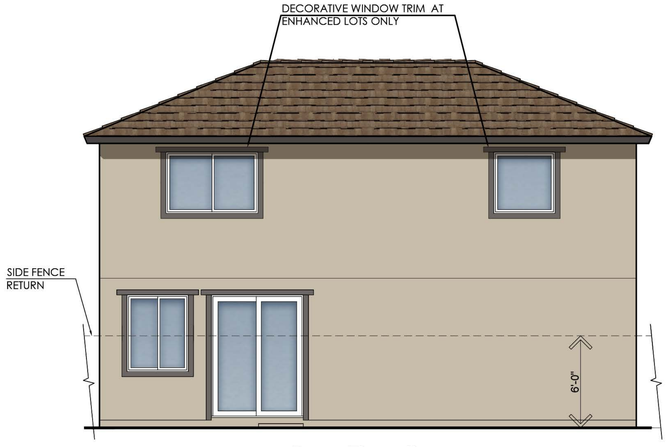
Rear Elevation



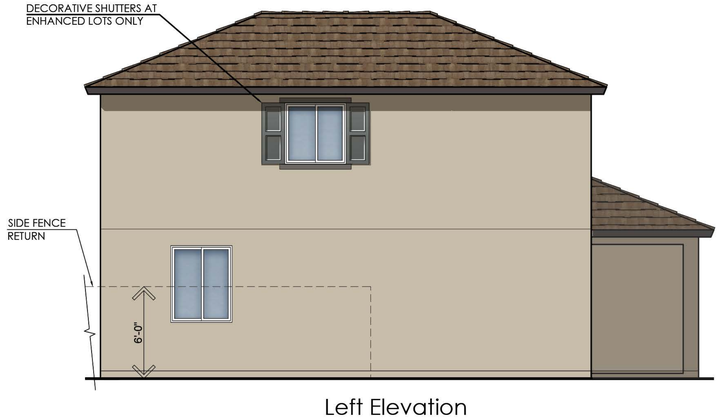
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex

3517-1 ■ 1,734 SQ. FT.

ENCANTO

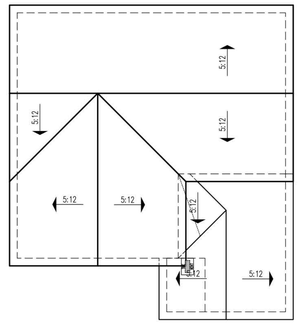
(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

5/1/2025

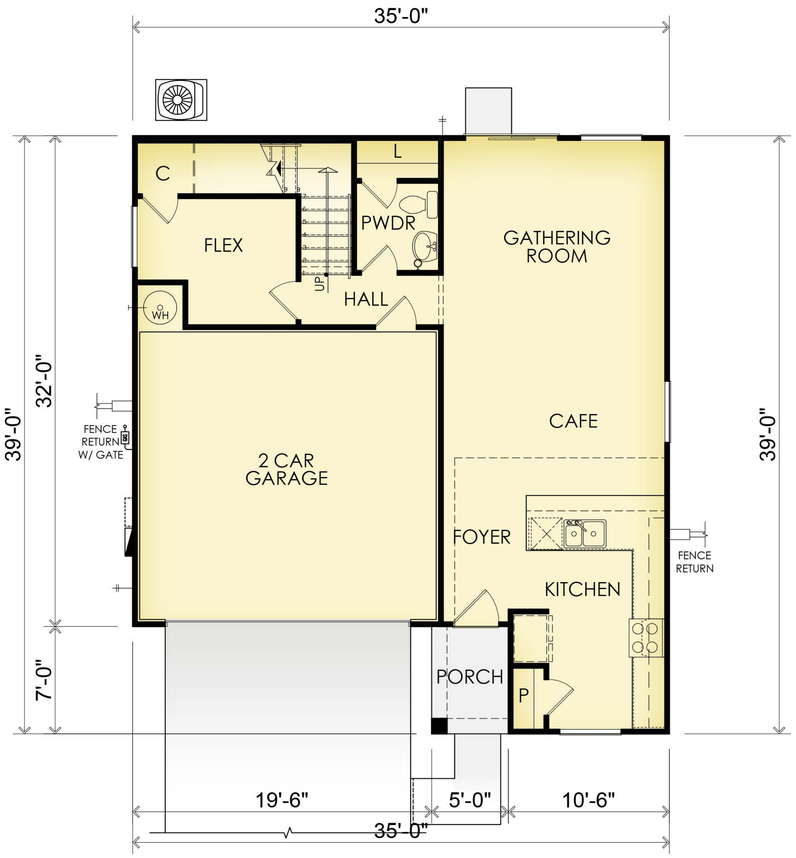
ELEVATION 'B'



Exterior Wall Light
at Elevation 'C'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	797 SQ. FT.
2nd Floor	937 SQ. FT.
Total	1,734 SQ. FT.
2 - Car Garage	396 SQ. FT.
Porch	35 SQ. FT.

Centex

3517-1 ■ 1,734 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

5/1/2025

ELEVATION 'C'

T/O RIDGE
+23'-6"

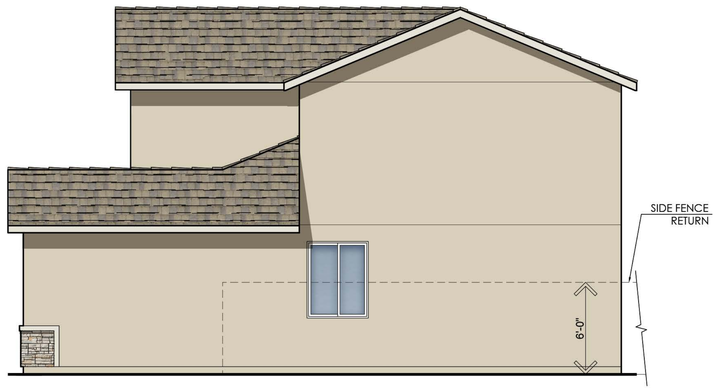


Exterior Materials

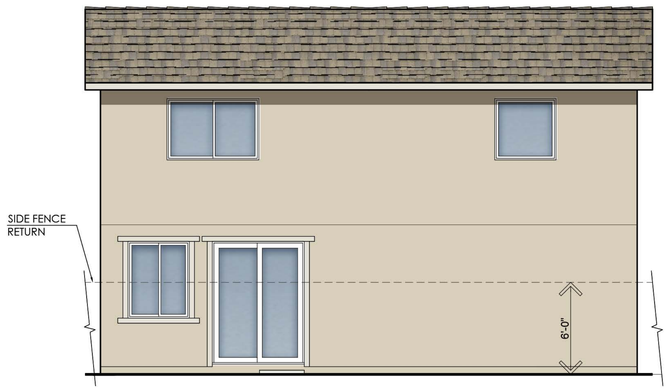
A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. DECORATIVE VENEER
E. BOARD AND BATTEN STUCCO
F. DECORATIVE GABLE BRACKETS
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR

Front Elevation 'C' - Desert Ranch

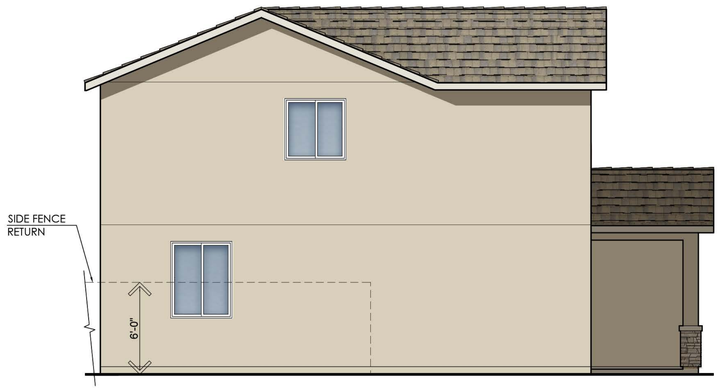
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



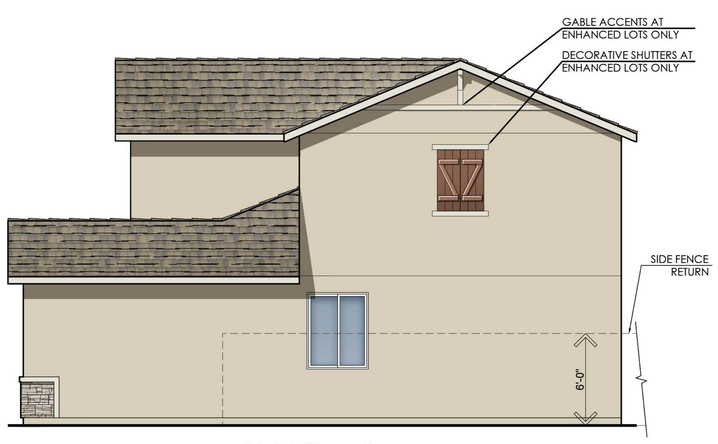
Right Elevation



Rear Elevation



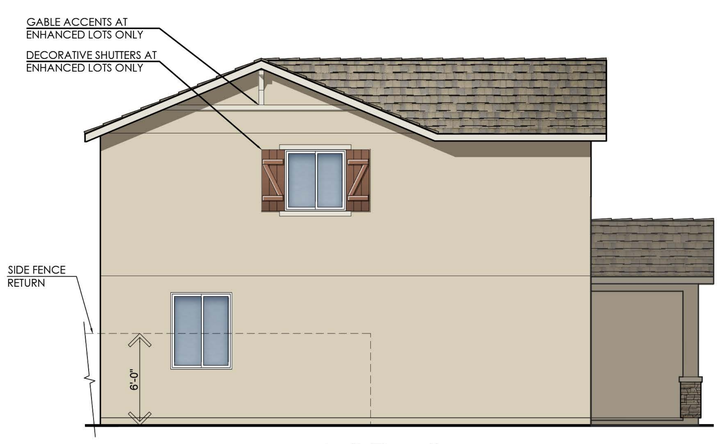
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



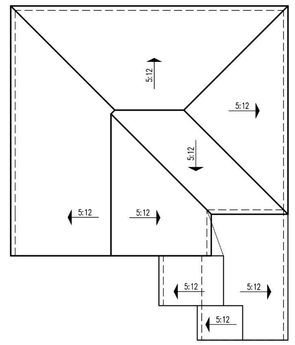
Left Elevation
"Enhanced"

(c) Copyright 2025 PulteGroup, Inc.
Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.
5/1/2025

ELEVATION 'C'



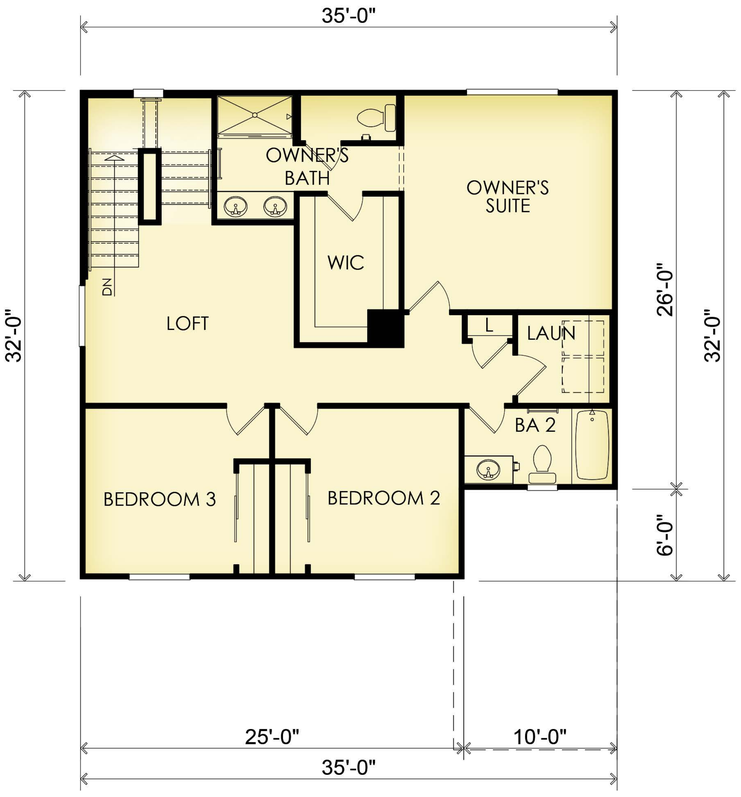
Exterior Wall Light
at Elevation 'A'



Roof Plan



First Floor Plan



Floor Area Table	
1st Floor	844 SQ. FT.
2nd Floor	1,010 SQ. FT.
Total	1,854 SQ. FT.
2 - Car Garage	393 SQ. FT.
Porch	33 SQ. FT.

(c) Copyright 2025 PulteGroup, Inc.



A - PROGRESSIVE SPANISH
Color Scheme 2



C - DESERT RANCH
Color Scheme 8



B - DESERT CONTEMPORARY
Color Scheme 5

(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package. 5/1/2025

FRONT ELEVATIONS

T/O RIDGE
+24'-6"

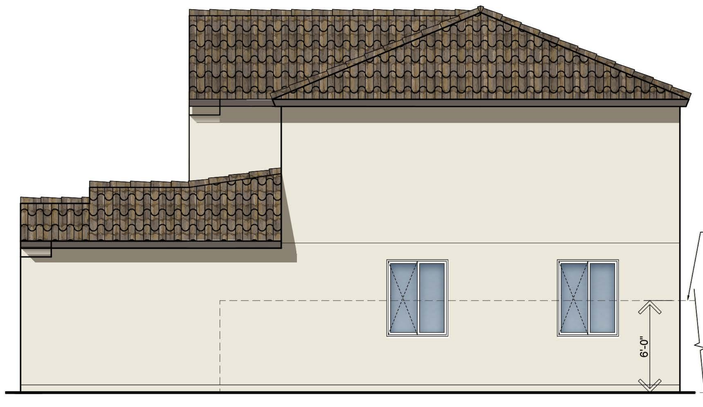


Front Elevation 'A' - Progressive Spanish

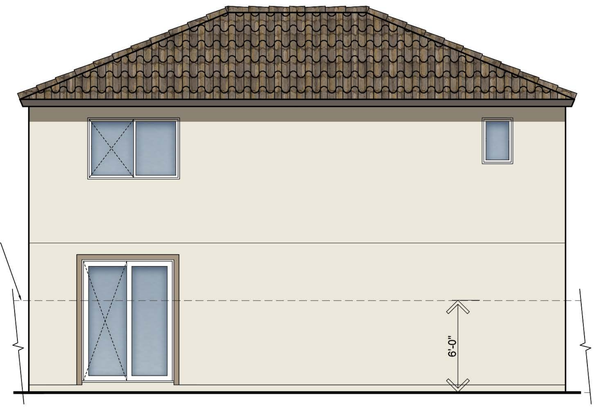
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

Exterior Materials

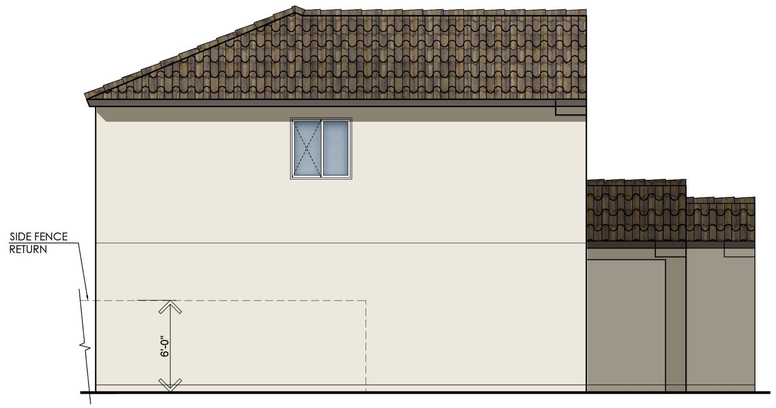
A. STUCCO
B. CONCRETE 'S' TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. STUCCO PROJECTION AT FRONT EAVES
E. SCORED STUCCO ACCENTS
F. DISTINCT "A" ELEVATION COACH LIGHT
G. DISTINCT "A" ELEVATION FRONT DOOR
H. DISTINCT "A" ELEVATION GARAGE DOOR



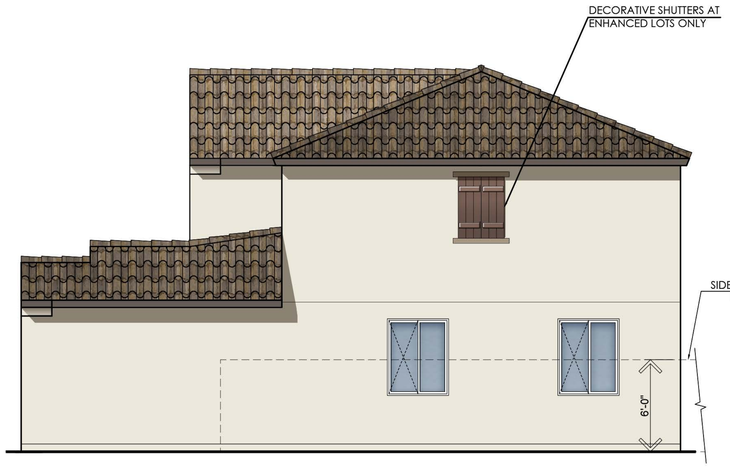
Right Elevation



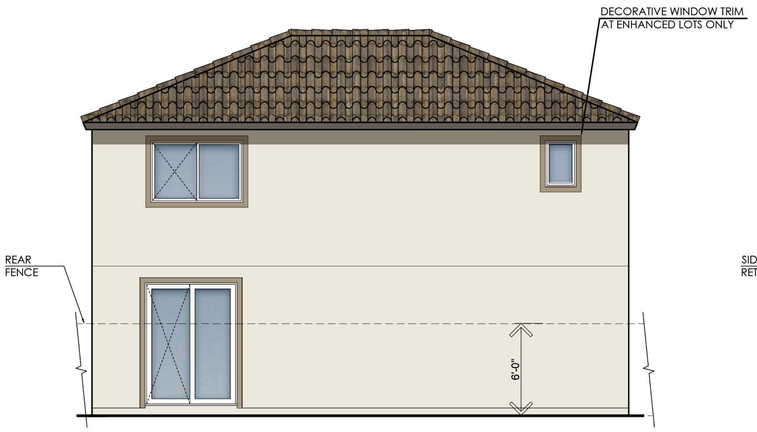
Rear Elevation



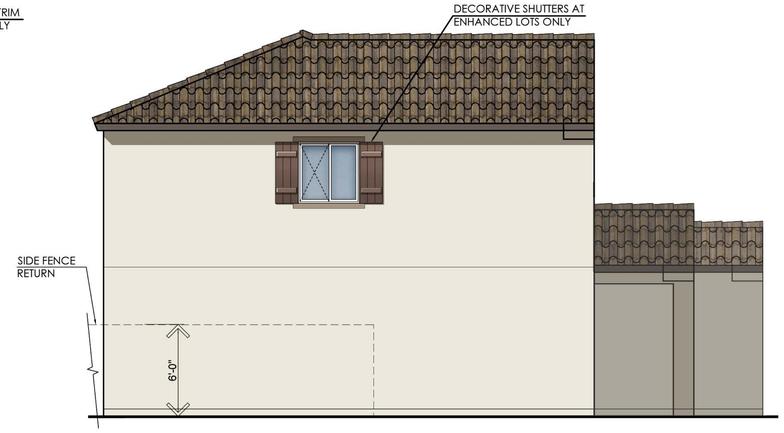
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"

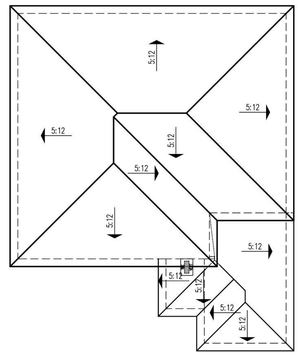


Left Elevation
"Enhanced"

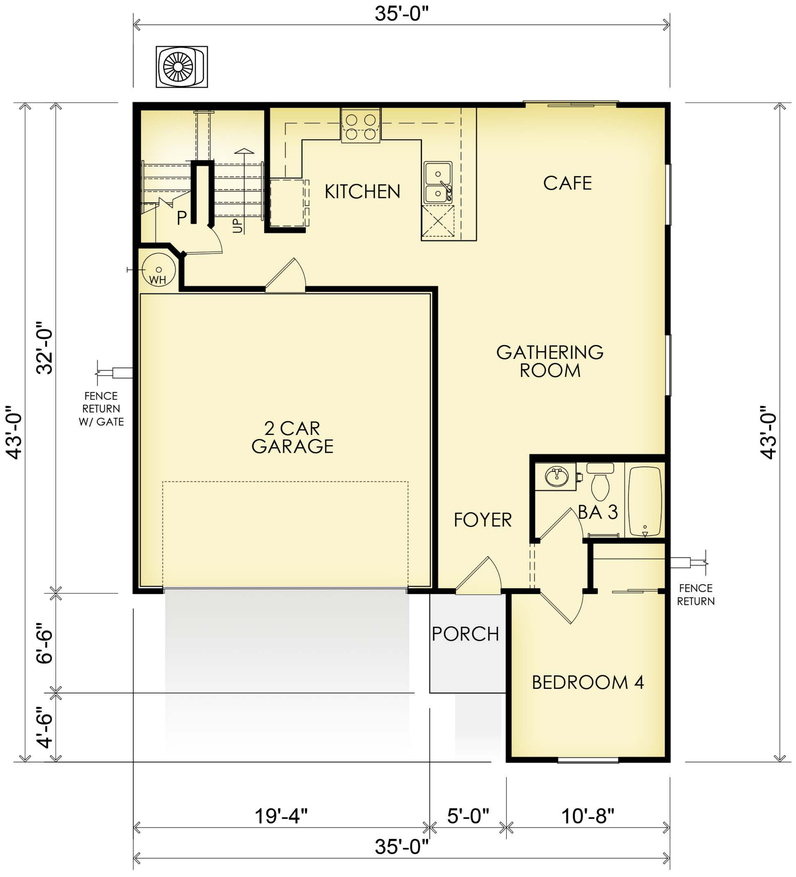
(c) Copyright 2025 PulteGroup, Inc.
Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.
5/1/2025



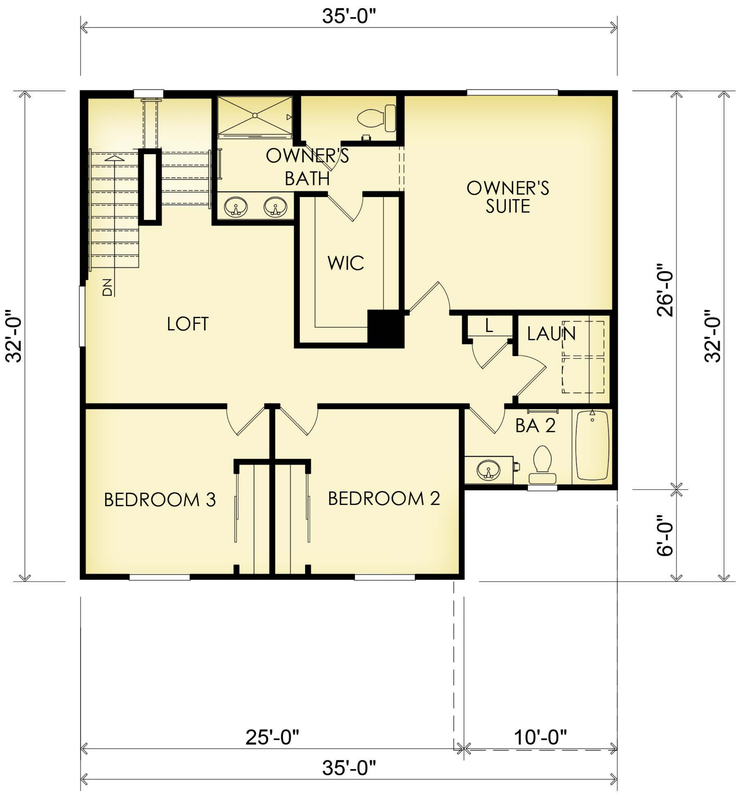
Exterior Wall Light
at Elevation 'B'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	844 SQ. FT.
2nd Floor	1,010 SQ. FT.
Total	1,854 SQ. FT.
2 - Car Garage	393 SQ. FT.
Porch	33 SQ. FT.

Centex

3518-1 ■ 1,854 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

5/1/2025

ELEVATION 'B'

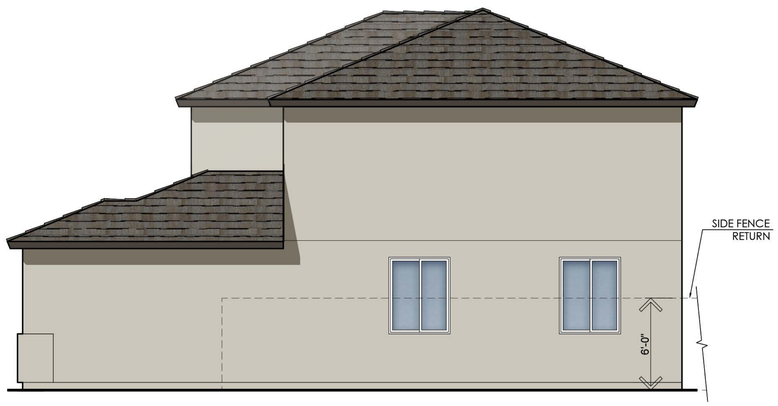
Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. SCORED STUCCO ACCENTS
D. DISTINCT "B" ELEVATION COACH LIGHT
E. DISTINCT "B" ELEVATION FRONT DOOR
F. DISTINCT "B" ELEVATION GARAGE DOOR

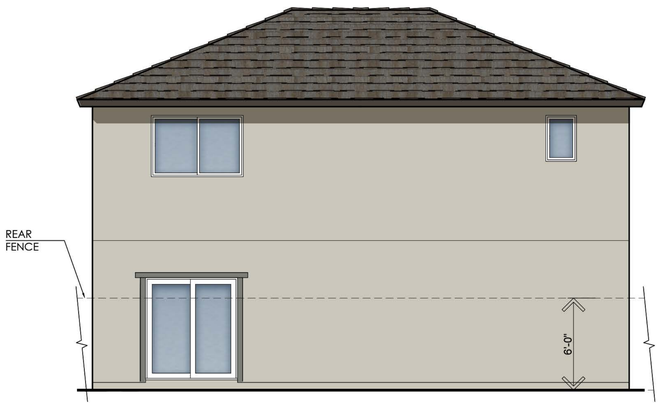


Front Elevation 'B' - Desert Contemporary

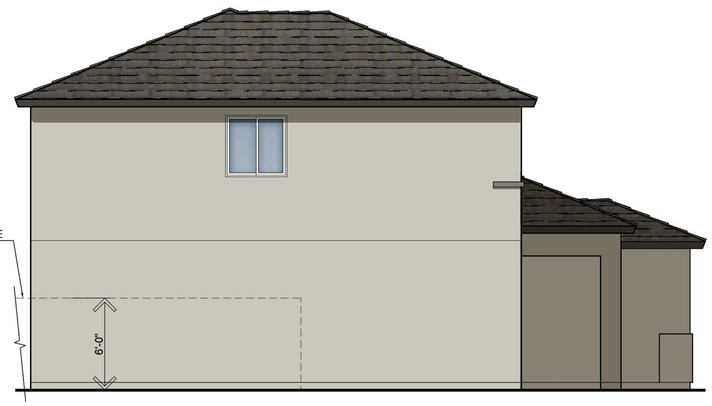
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



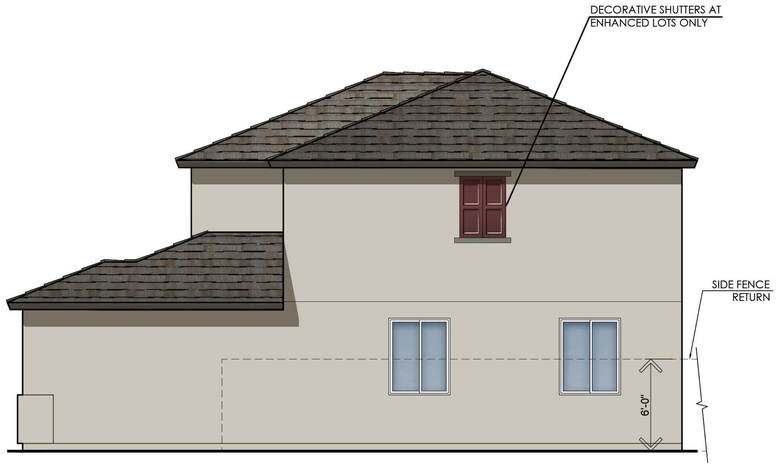
Right Elevation



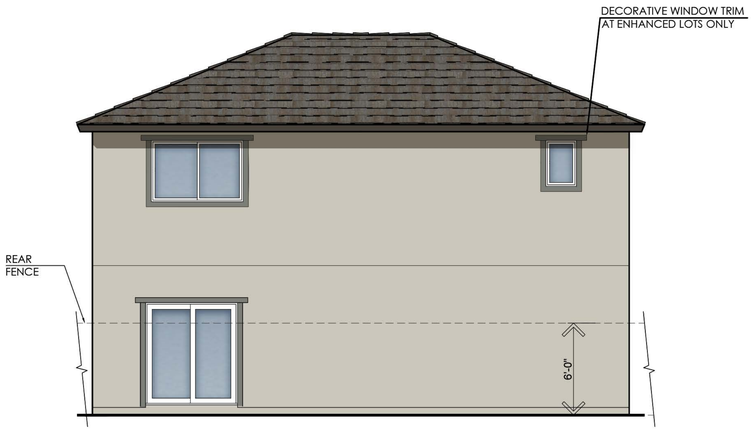
Rear Elevation



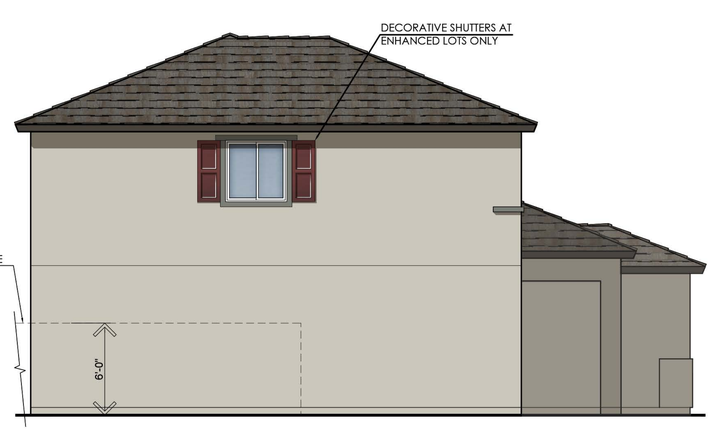
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex®

3518-1 ■ 1,854 SQ. FT.

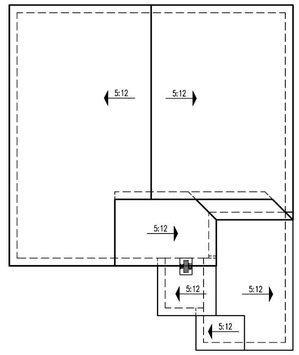
ENCANTO

(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package. 5/1/2025

ELEVATION 'B'



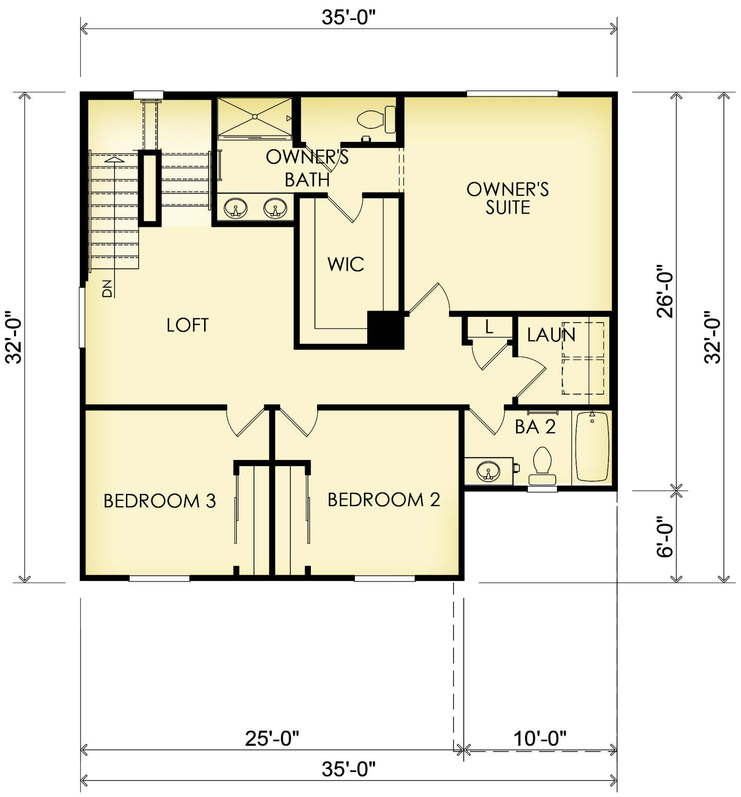
Exterior Wall Light
at Elevation 'C'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	844 SQ. FT.
2nd Floor	1,010 SQ. FT.
Total	1,854 SQ. FT.
2 - Car Garage	393 SQ. FT.
Porch	33 SQ. FT.

(c) Copyright 2025 PulteGroup, Inc.

ELEVATION 'C'

T/O RIDGE
+26'-6"

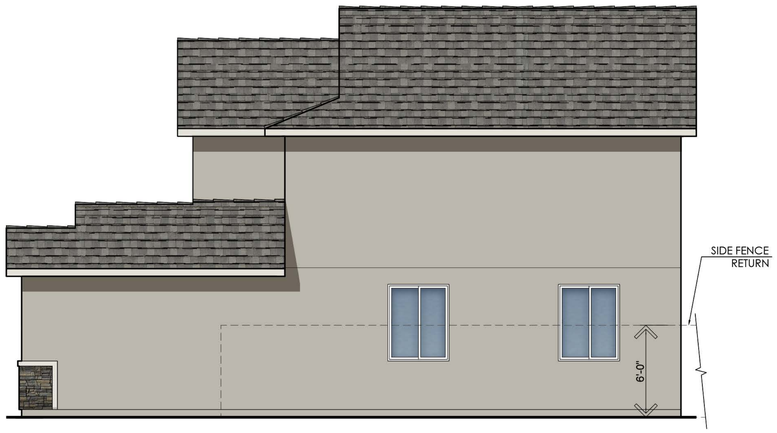


Exterior Materials

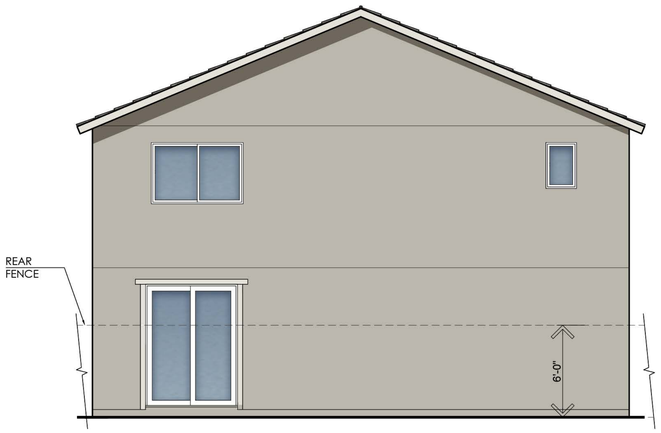
A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. DECORATIVE VENEER
E. BOARD AND BATTEN STUCCO
F. DECORATIVE GABLE BRACKETS
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR

Front Elevation 'C' - Desert Ranch

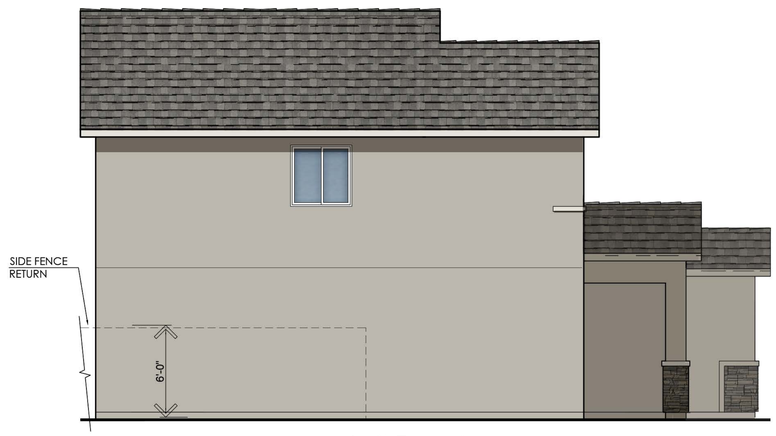
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



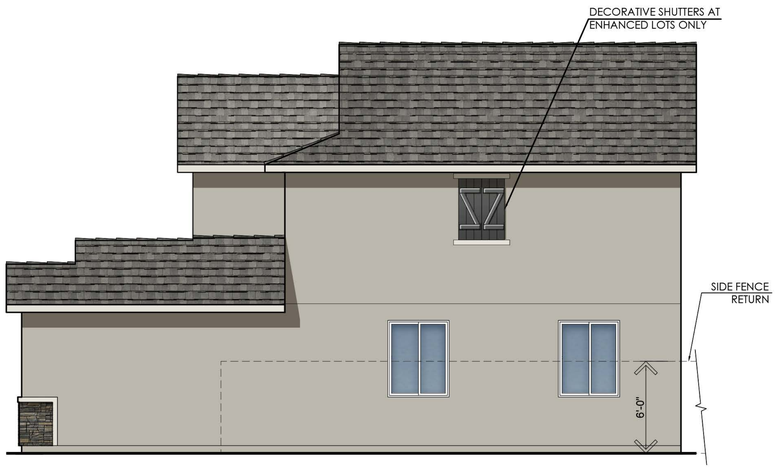
Right Elevation



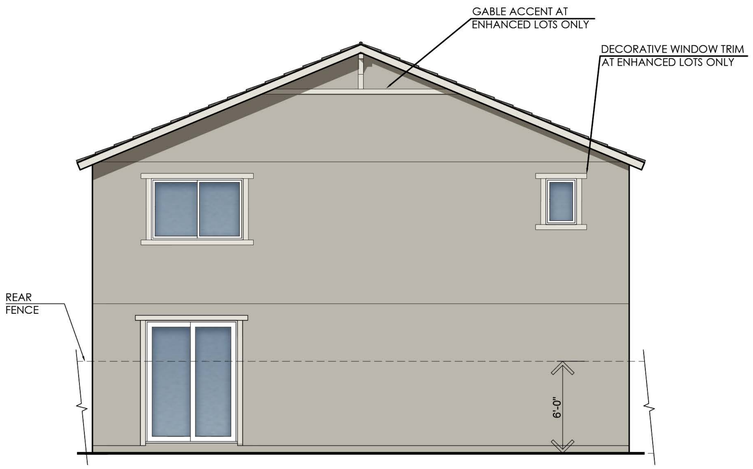
Rear Elevation



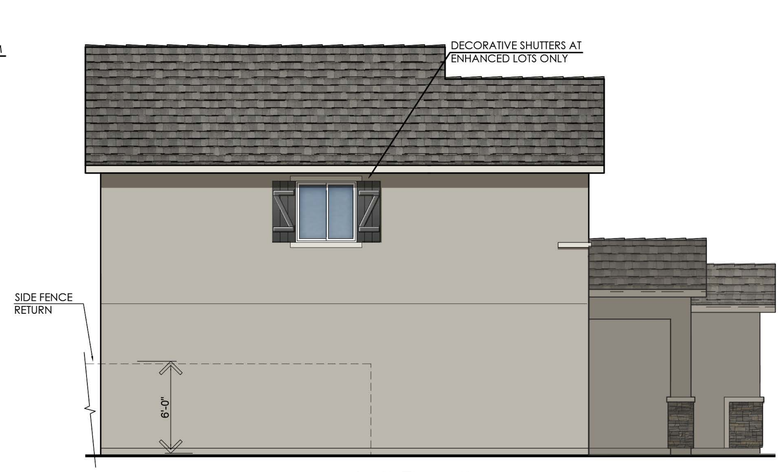
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex®

3518-1 ■ 1,854 SQ. FT.

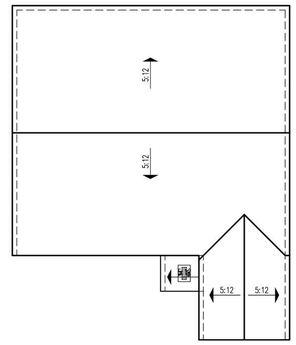
ENCANTO

(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package. 5/1/2025

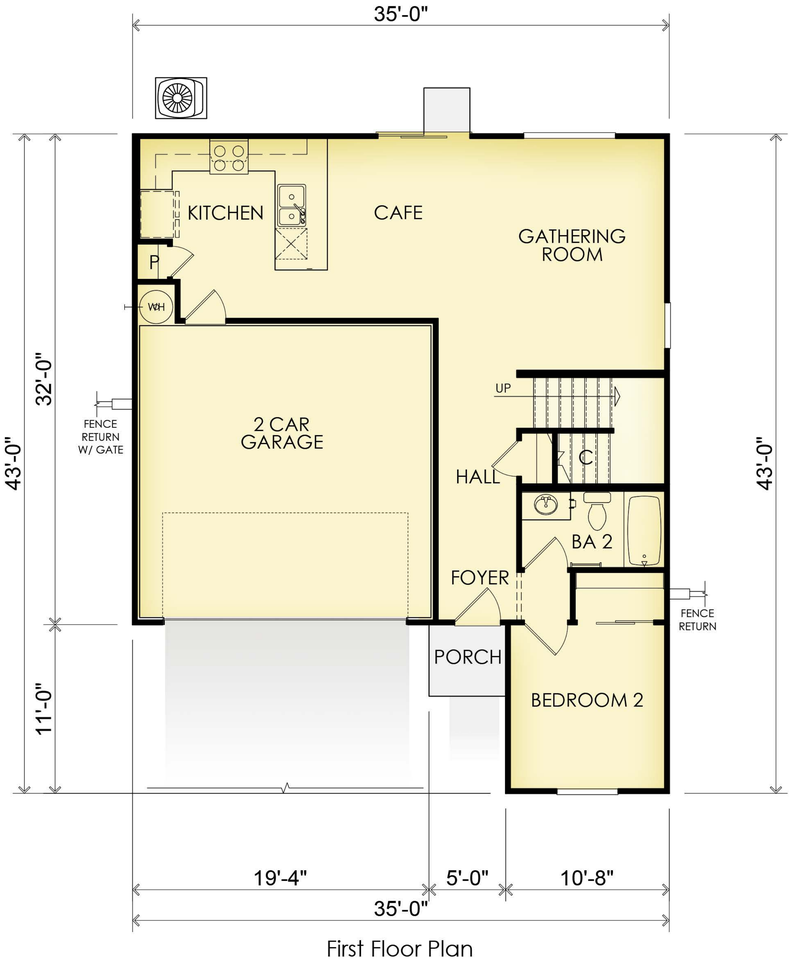
ELEVATION 'C'



Exterior Wall Light
at Elevation 'A'



Roof Plan



First Floor Plan



Second Floor Plan

1st Floor	832 SQ. FT.
2nd Floor	1,216 SQ. FT.
Total	2,047 SQ. FT.
2 - Car Garage	395 SQ. FT.
Porch	24 SQ. FT.

(c) Copyright 2025 PulteGroup, Inc.



A - PROGRESSIVE SPANISH
Color Scheme 3



C - DESERT RANCH
Color Scheme 7



B - DESERT CONTEMPORARY
Color Scheme 4

(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package. 5/1/2025

FRONT ELEVATIONS

T/O RIDGE
+23'-6"



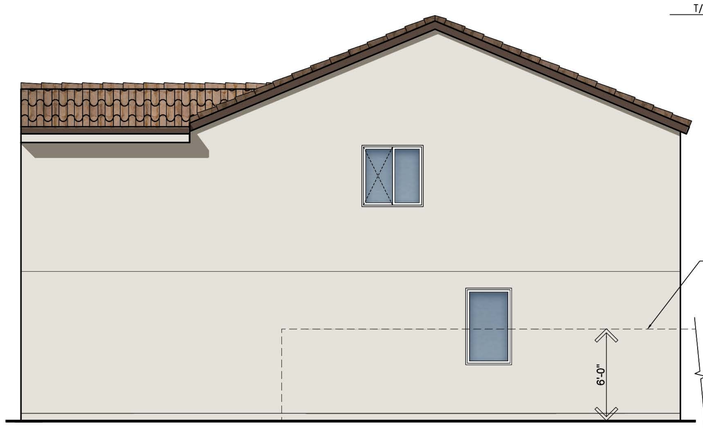
Exterior Materials

A. STUCCO
B. CONCRETE 'S' TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. STUCCO PROJECTION AT FRONT EAVES
E. SCORED STUCCO ACCENTS
F. DISTINCT "A" ELEVATION COACH LIGHT
G. DISTINCT "A" ELEVATION FRONT DOOR
H. DISTINCT "A" ELEVATION GARAGE DOOR

Front Elevation 'A' - Progressive Spanish

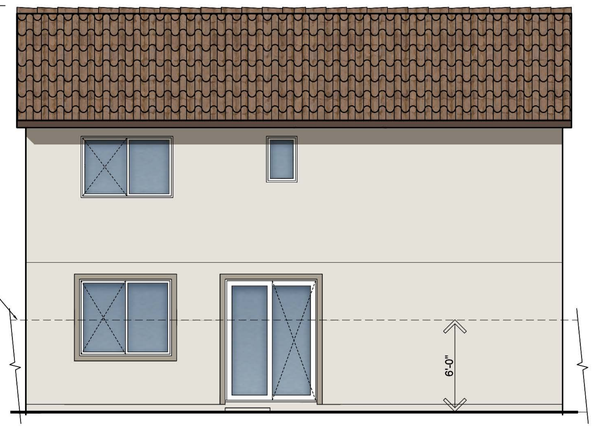
COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

T/O RIDGE
+23'-6"



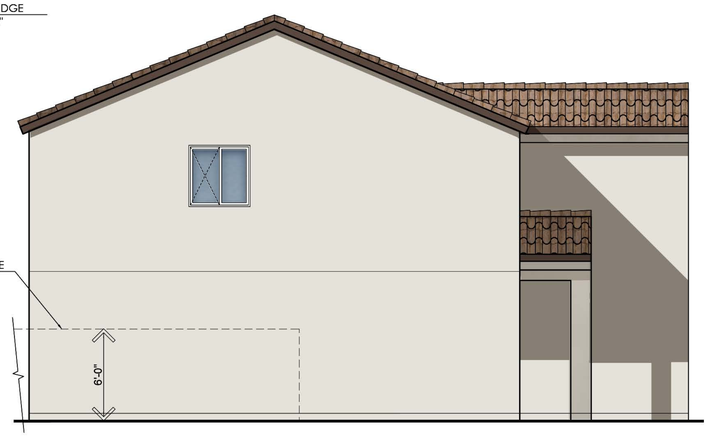
Right Elevation

T/O RIDGE
+23'-6"

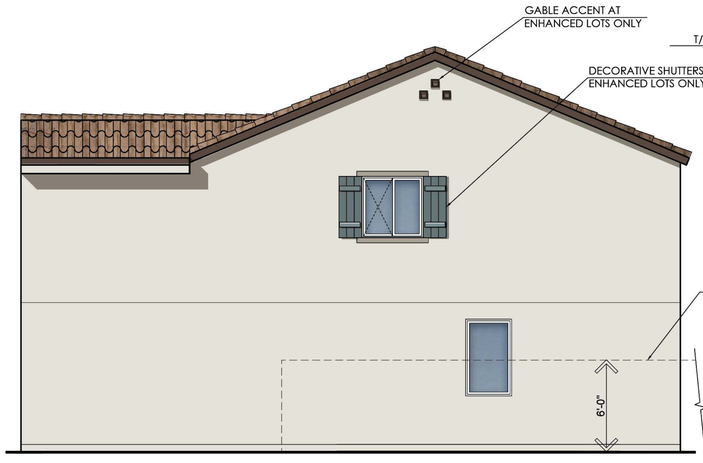


Rear Elevation

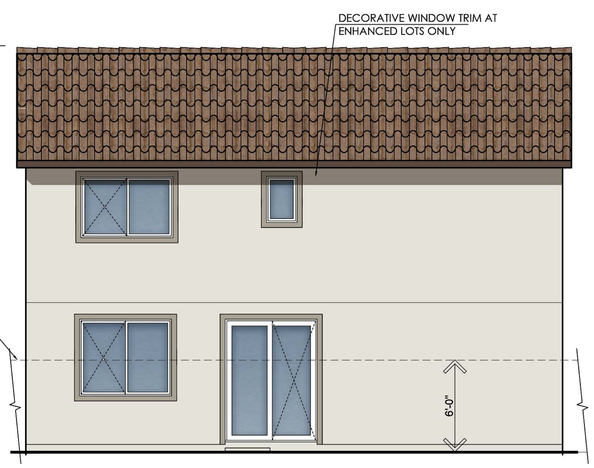
T/O RIDGE
+23'-6"



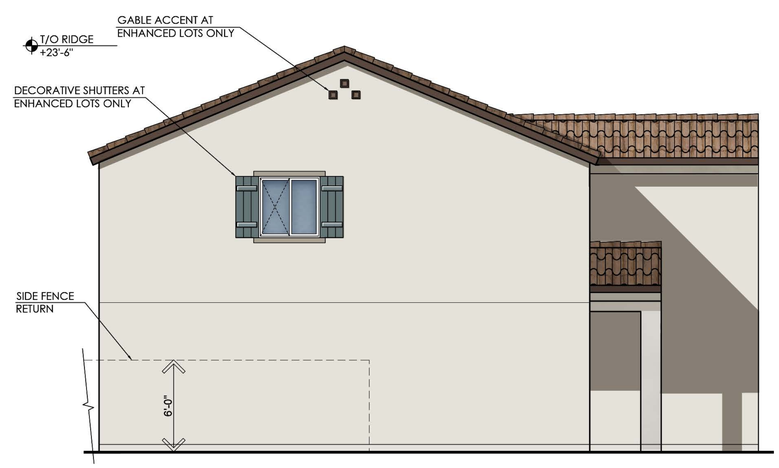
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex®

3520-1 ■ 2,047 SQ. FT.

ENCANTO

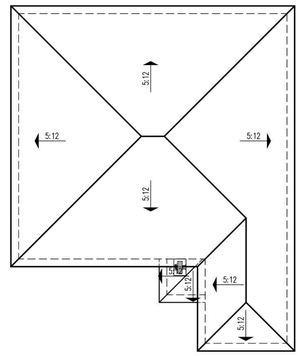
(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

5/1/2025

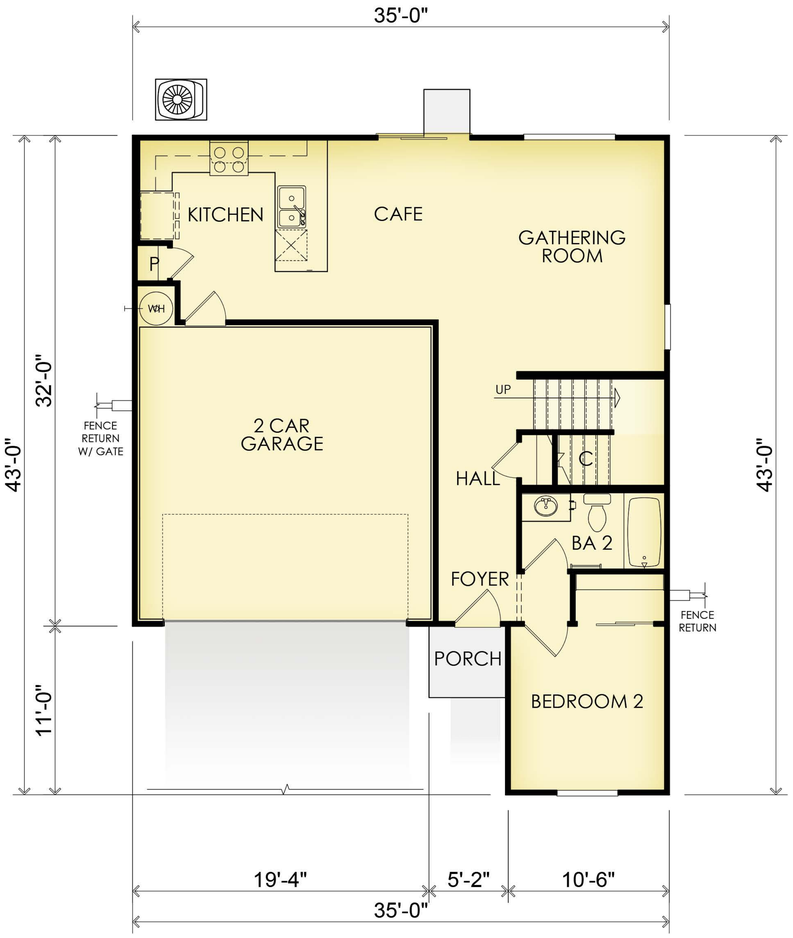
ELEVATION 'A'



Exterior Wall Light
at Elevation 'B'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	832 SQ. FT.
2nd Floor	1,216 SQ. FT.
Total	2,047 SQ. FT.
2 - Car Garage	395 SQ. FT.
Porch	24 SQ. FT.

(c) Copyright 2025 PulteGroup, Inc.

T/O RIDGE
+23'-6"



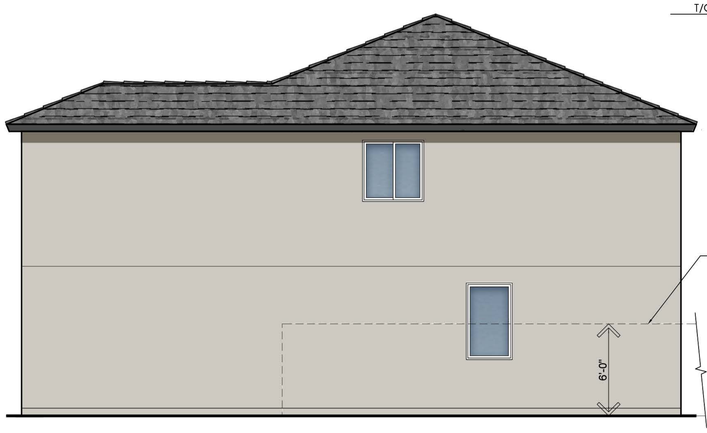
Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. SCORED STUCCO ACCENTS
D. DISTINCT "B" ELEVATION COACH LIGHT
E. DISTINCT "B" ELEVATION FRONT DOOR
F. DISTINCT "B" ELEVATION GARAGE DOOR

Front Elevation 'B' - Desert Contemporary

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

T/O RIDGE
+23'-6"

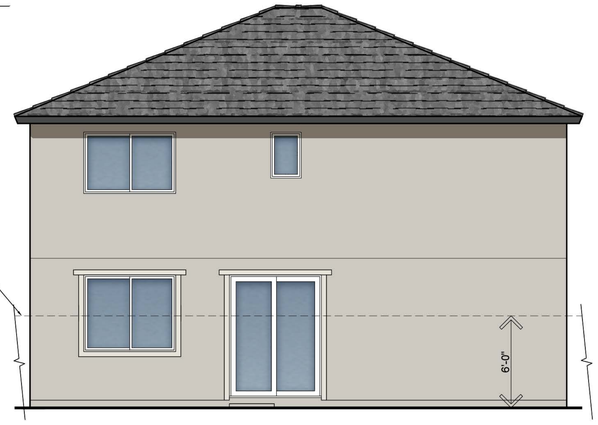


Right Elevation

T/O RIDGE
+23'-6"

SIDE FENCE RETURN

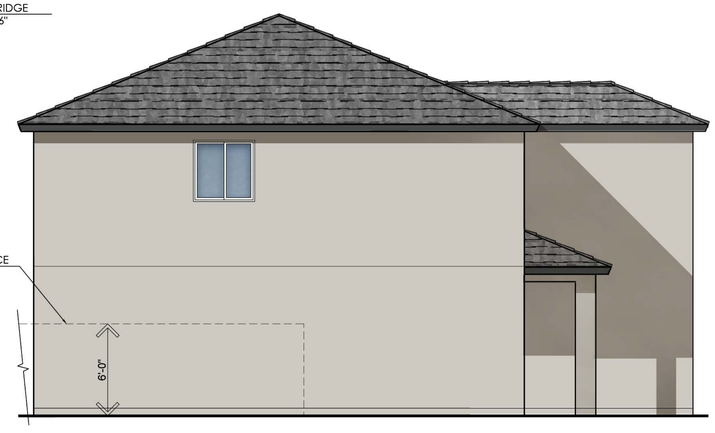
REAR FENCE



Rear Elevation

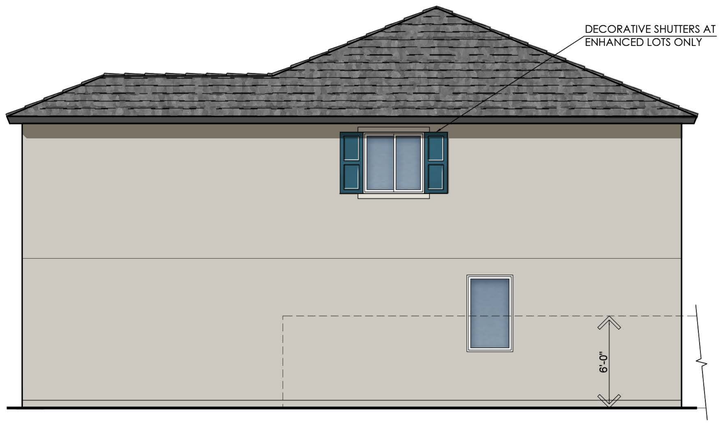
T/O RIDGE
+23'-6"

SIDE FENCE RETURN



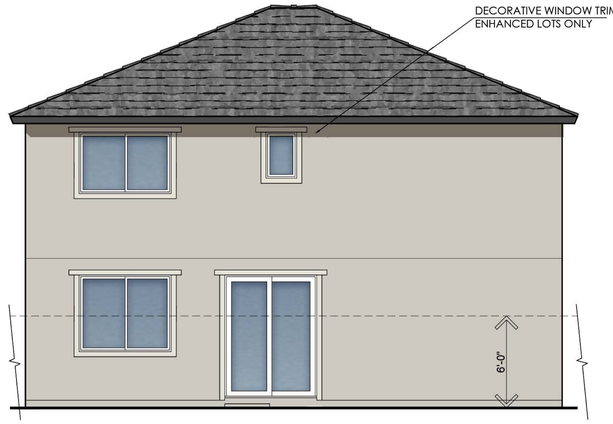
Left Elevation

DECORATIVE SHUTTERS AT
ENHANCED LOTS ONLY



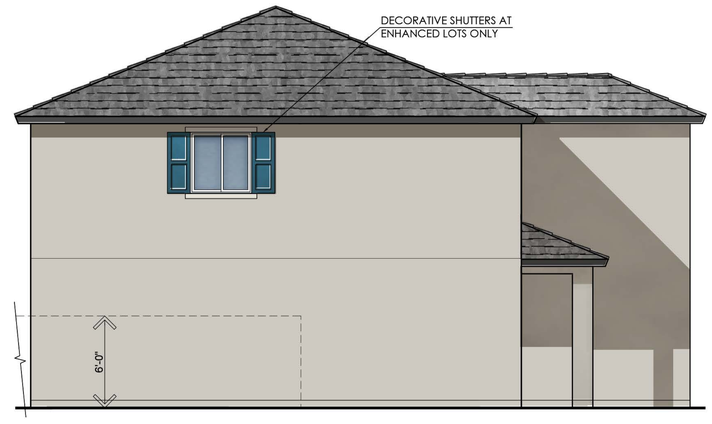
Right Elevation
"Enhanced"

DECORATIVE WINDOW TRIM AT
ENHANCED LOTS ONLY



Rear Elevation
"Enhanced"

DECORATIVE SHUTTERS AT
ENHANCED LOTS ONLY



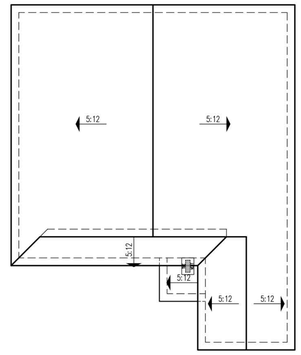
Left Elevation
"Enhanced"

(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package. 5/1/2025

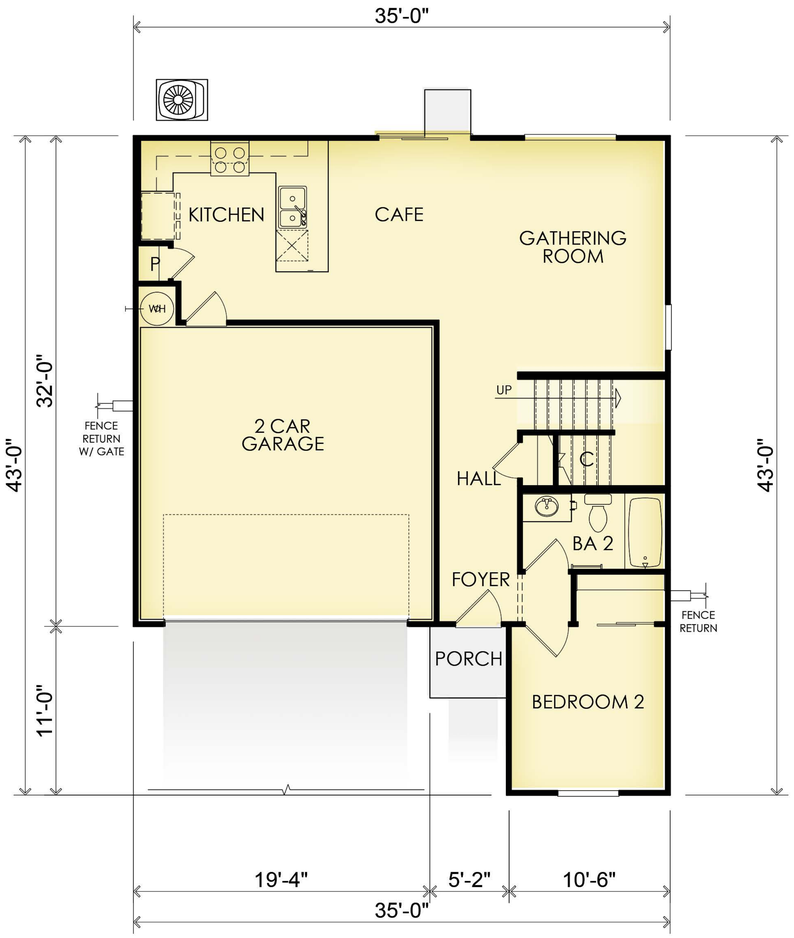
ELEVATION 'B'



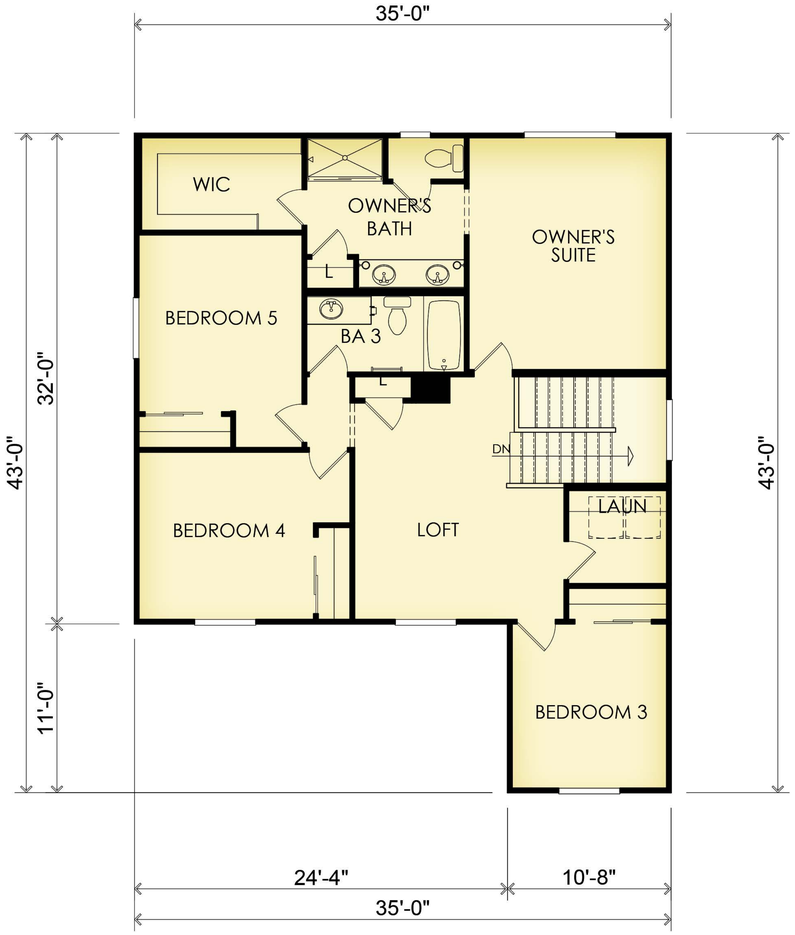
Exterior Wall Light
at Elevation 'C'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	832 SQ. FT.
2nd Floor	1,216 SQ. FT.
Total	2,047 SQ. FT.
2 - Car Garage	395 SQ. FT.
Porch	24 SQ. FT.

(c) Copyright 2025 PulteGroup, Inc.

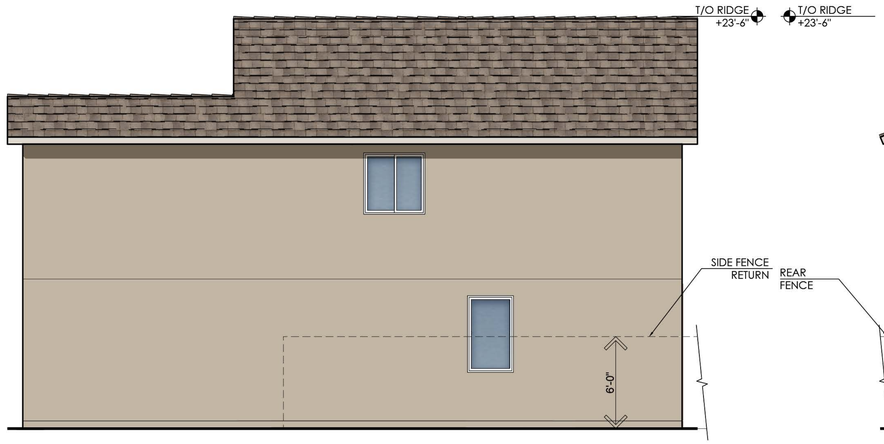


Exterior Materials

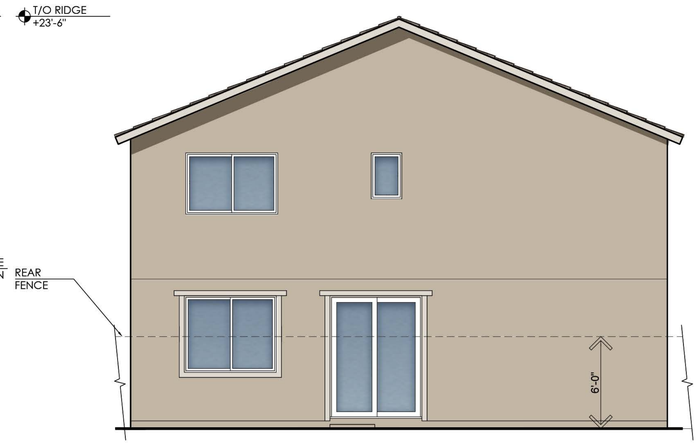
A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. DECORATIVE VENEER
E. BOARD AND BATTEN STUCCO
F. DECORATIVE GABLE BRACKETS
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR

Front Elevation 'C' - Desert Ranch

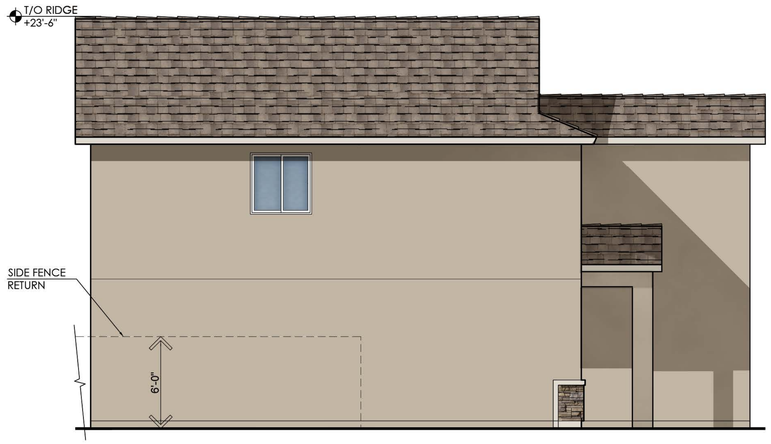
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



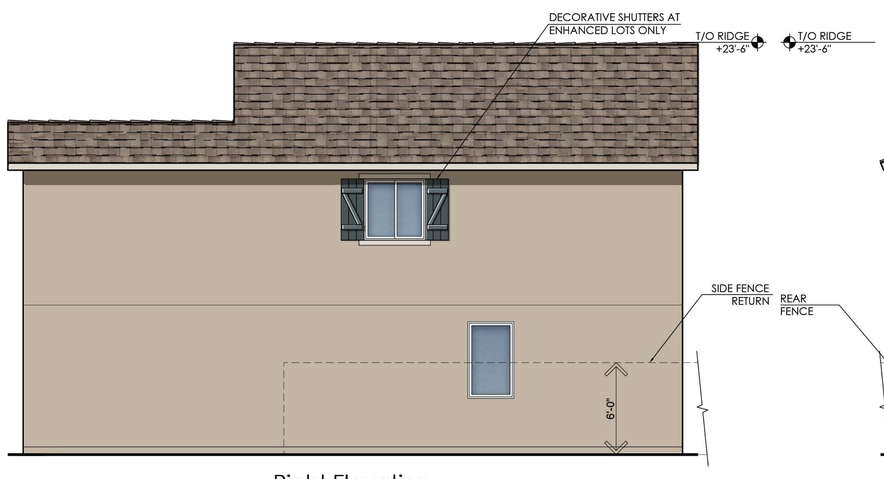
Right Elevation



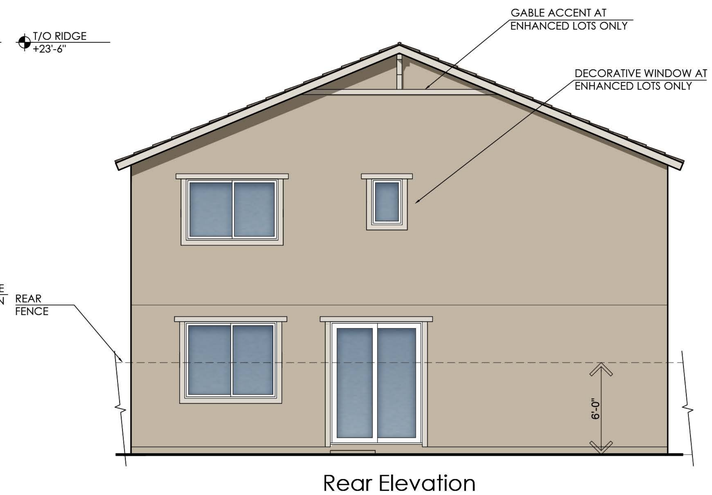
Rear Elevation



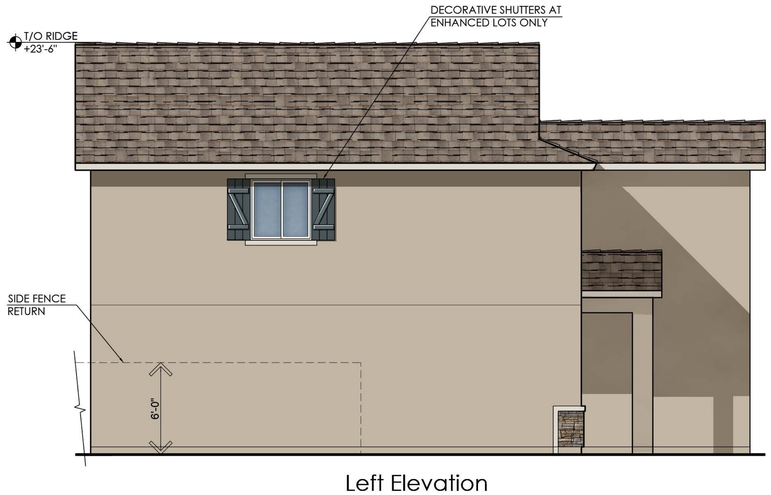
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package. 5/1/2025

ELEVATION 'C'

Roof Form

Primary roof forms shall be gable, hipped, or shed. All residential structures shall have eave and gable overhangs of not less than twenty (12) inches measured from the vertical side of the residential structure, varied roof forms, including changes in roof height, offsets, change in direction of roof slope

Entryways
Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street

Articulation and Façade Modulation.

All building elevations that face a street shall employ varied façade articulation of wall surfaces and design interest. Plans incorporated a minimum setback of 18’ to garage from property line. The livable portion of the homes varies from 7 feet to livable up to 11 feet. This will provide visual interest and layering to the front facade.

Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling. Each home shall incorporate diverse style of facades. This encompasses unique front door, garage doors and coach lights per architectural style. Architectural Variability. For all developments involving five or more contiguous lots, there shall be multiple "distinctly different" front façade designs. No more than two houses shall be of the same front façade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of "distinctly different." "Distinctly different" shall mean that a single-family dwelling's elevation must differ from other house elevations.

7.4 Signs

Signage will be submitted to the Community Development Director or their designee for final approval and will provide the specifics to include the following:

Signage should be designed with appropriate scale and proportion and should relate visually to buildings and surroundings.

- Signs colors, materials, and lighting should be restrained and harmonious with the building and site to which it principally relates.
- The number of graphic elements on a sign should be limited to the necessary minimum and should be composed in proportion to the area of the sign face.
- Each sign should be compatible with signs on adjoining premises and should not compete for attention.
- The type, location, height and size of signs shall be determined as a part of the permit and shall relate to the location and design of the PUD.

[8] A low slope or flat roof consisting of single-ply material.

8. OPERATIONAL GUIDELINES

8.1 Maintenance

Open space and retention basin areas shall be maintained by the community's Homeowners Association (HOA). The Streets will be public and maintained by the city.

8.2 Other Rules and Guidelines

Asphalt and artificial turf: Use of asphalt or artificial turf will not be permitted for the purpose of surfacing driveways, sidewalks or other walkways.

Codes, Covenants, and Restrictions: To be submitted to the City prior to recordation of the final map.

Clothes Lines: Must be located in rear or side yards, not more than 5-feet high and screened from view from neighboring lots and from any abutting streets, alleys, sidewalks, and walkways.

Patio Storage: There shall no storage on patios of appliances, clothing, or boxes. Only items related to patios such as a chase lounge or grill, et.

Fire Sprinklers: In accordance with City of Coachella Code Section 15.08.030, one- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

9. List of Preparers

Madeline Luke
Associate Planner
The Altum Group

Rich Malacoff, AICP
Principal Planner
The Altum Group

CORAL MOUNTAIN ACADEMY

FRIDA WAY

PERIMETER BLOCK WALL

EMERGENCY GATE

6'-6" HT. PILASTER

BASIN

VAN BUREN STREET

6' HT. TUBULAR STEEL FENCE

MATCHLINE AA

MATCHLINE AA

VAN BUREN STREET

0' 50' 100' 150'

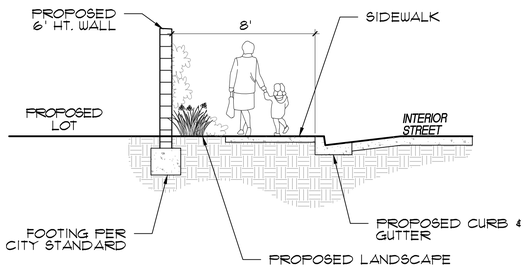
SCALE: 1"=50'

PARKING SHADE STUDY:

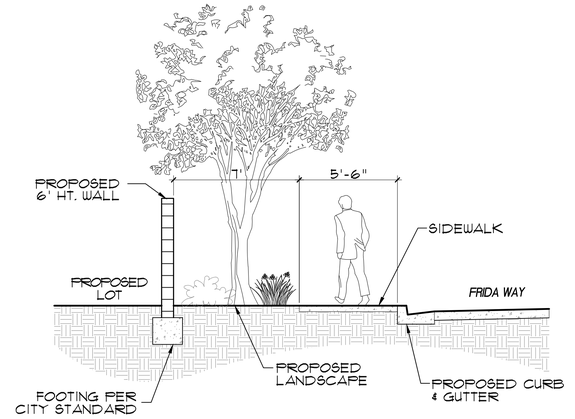
PARKING STALL AREA: 5,488 SF

SHADE AREA: 2,874 SF

2,874 / 5,488 = 52%



SECTION A (A)
SCALE: 1/4"=1'-0"



SECTION B (B)
SCALE: 1/4"=1'-0"

ENCANTO-2

PRELIMINARY LANDSCAPE PLAN

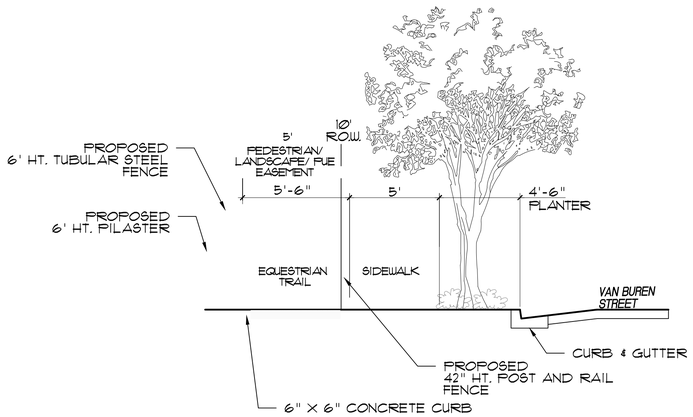
COACHELLA, CA 92236

SHEET: L1

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/





EQUESTRIAN TRAIL, SIDEWALK AND PLANTER

SECTION C
SCALE: 1/4"=1'-0"

ENCANTO-2
PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	NOTES	WATER USE
TREES & PALMS					
		PARKINSONIA X 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"	24" BOX	SINGLE TRK. STND.	0.2 LOW
		ACACIA ANEURA "MULGA"	24" BOX	SINGLE TRK. STND.	0.2 LOW
		ACACIA SALICINA "WILLOW ACACIA"	24" BOX		0.2 LOW
		ACACIA FARNESIANA "SWEET SIERRA"	24" BOX		0.2 LOW
		RHUS LANCEA "AFRICAN SUMAC"	24" BOX		0.5 MOD
		PHOENIX DACTYLIFERA "DATE PALM"	18' B.T.H	DIAMOND CUT	0.5 MOD
		CORDIA BOISSIERI "TEXAS OLIVE"	24" BOX		0.2 LOW

TREES WITHIN EXISTING OR FUTURE ROWS OR WITHIN 3 FEET OF PUBLIC SIDEWALKS WILL INCLUDE DEEP ROOT BARRIERS.

ACCENTS					
		DASYLIRION LONGISSIMUM "MEXICAN TALL GRASS"	5 GAL.		0.2 LOW
		AGAVE AMERICANA "CENTURY PLANT"	5 GAL.		0.2 LOW
		YUCCA ROSTRATA "BEAKED YUCCA"	5 GAL.		0.2 LOW
		HESPERALOE FUNIFERA "GIANT HESPERALOE"	5 GAL.		0.2 LOW
		AGAVE MEDIOPICTA "MEDIOPICTA AGAVE"	5 GAL.		0.2 LOW
		HESPERALOE PARVIFLORA "VAR. DESERT FLAMENCO"	5 GAL.		0.2 LOW
		AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.		0.2 LOW
		AGAVE PARRYI VAR. TRUNCATA "ARTICHOKE AGAVE"	5 GAL.		0.2 LOW
SHRUBS					
		LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD"	5 GAL.		0.2 LOW
		CALLIANDRA CALIFORNICA "BAJA FAIRY DUSTER"	5 GAL.		0.2 LOW
		CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE"	5 GAL.		0.2 LOW
		TECOMA STANS "YELLOW BELLS"	5 GAL.		0.5 MOD
		LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY"	5 GAL.		0.2 LOW
		RUSSELIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.		0.5 MOD
		LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD"	5 GAL.		0.2 LOW
		SALVIA OFFICINALIS "COMMON SAGE"	5 GAL.		0.2 LOW
		LAVANDULA STOECHAS "SPANISH LAVENDER"	5 GAL.		0.5 MOD
		CALLISTEMON VIMINALIS "LITTLE JOHN" BOTTLEBRUSH	5 GAL.		0.5 MOD
		ORIGANUM VULGARE "OREGANO"	5 GAL.		0.5 MOD
		THYMUS VULGARIS "COMMON THYME"	5 GAL.		0.5 MOD
GROUNDCOVER & GRASSES					
		BOUGAINVILLEA VINE "BARBARA KARST"	5 GAL. STK.		0.5 MOD
		MUHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.		0.5 MOD
		DALEA CAPITATA "SIERRA GOLD"	5 GAL.		0.5 MOD
		LANTANA MONTEVIDENSIS "PURPLE TRAILING LANTANA"	5 GAL.		0.5 MOD
		CARISSA "GREEN CARPET"	5 GAL.		0.5 MOD

3/8" 'MOJAVE GOLD' CRUSHED GRAVEL LAID 3" THICK LAYER

LAWN TO BE 'TIFGREEN 328 SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)

3" - 6" COPPER CANYON CRUSHED ROCK

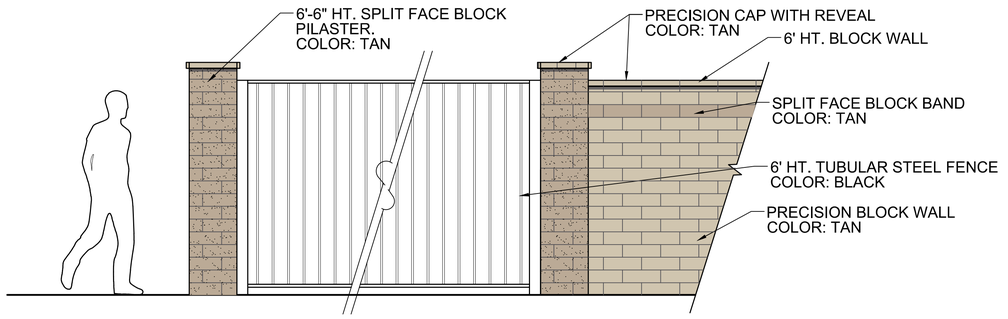
BOULDER 'A' = 36"H X 36"W X 40"L DIA. COLOR T.B.S.
BOULDER 'B' = 24"H X 24"W X 30"L DIA. COLOR T.B.S.
BOULDER 'C' = 18"H X 18"W X 24"L DIA. COLOR T.B.S.

0' 20' 40' 60'
SCALE: 1"=20'

SHEET: L2

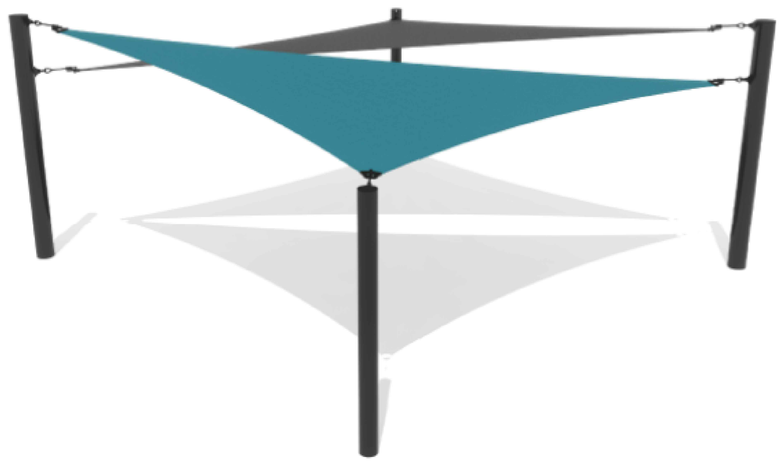
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/



FENCING DETAIL

SCALE: 1/2"=1'



SHADE SAIL STRUCTURE

ENCANTO-2

PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

SHEET: L3

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/

TREES:


DESERT MUSEUM


ACACIA MULGA


AFRICAN SUMAC


SWEET SIERRA


DATE PALM


WILLOW ACACIA


TEXAS OLIVE

DESERT ACCENTS:


CENTURY PLANT


MEDIOPICTA AGAVE


DESERT FLAMENCO


ARTICHOKE AGAVE


MEXICAN TALL GRASS


YUCCA ROSTRATA


GIANT HESPERALOE


BLUE GLOW AGAVE

SHRUBS:


GREEN CLOUD



YELLOW BELLS



LYNN'S LEGACY


CORAL BELLS


THUNDER CLOUD


BAJA FAIRY DUSTER


RED BIRD OF PARADISE


SPANISH LAVENDER


OREGANO


COMMON THYME


COMMON SAGE


LITTLE JOHN BOTTLEBRUSH

GROUNDCOVER, GRASSES & VINES:


REGAL MIST


GREEN CARPET


SIERRA GOLD


PURPLE LANTANA


BARBARA KARST VINE

IMAGE BOARD

ENCANTO-2

PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

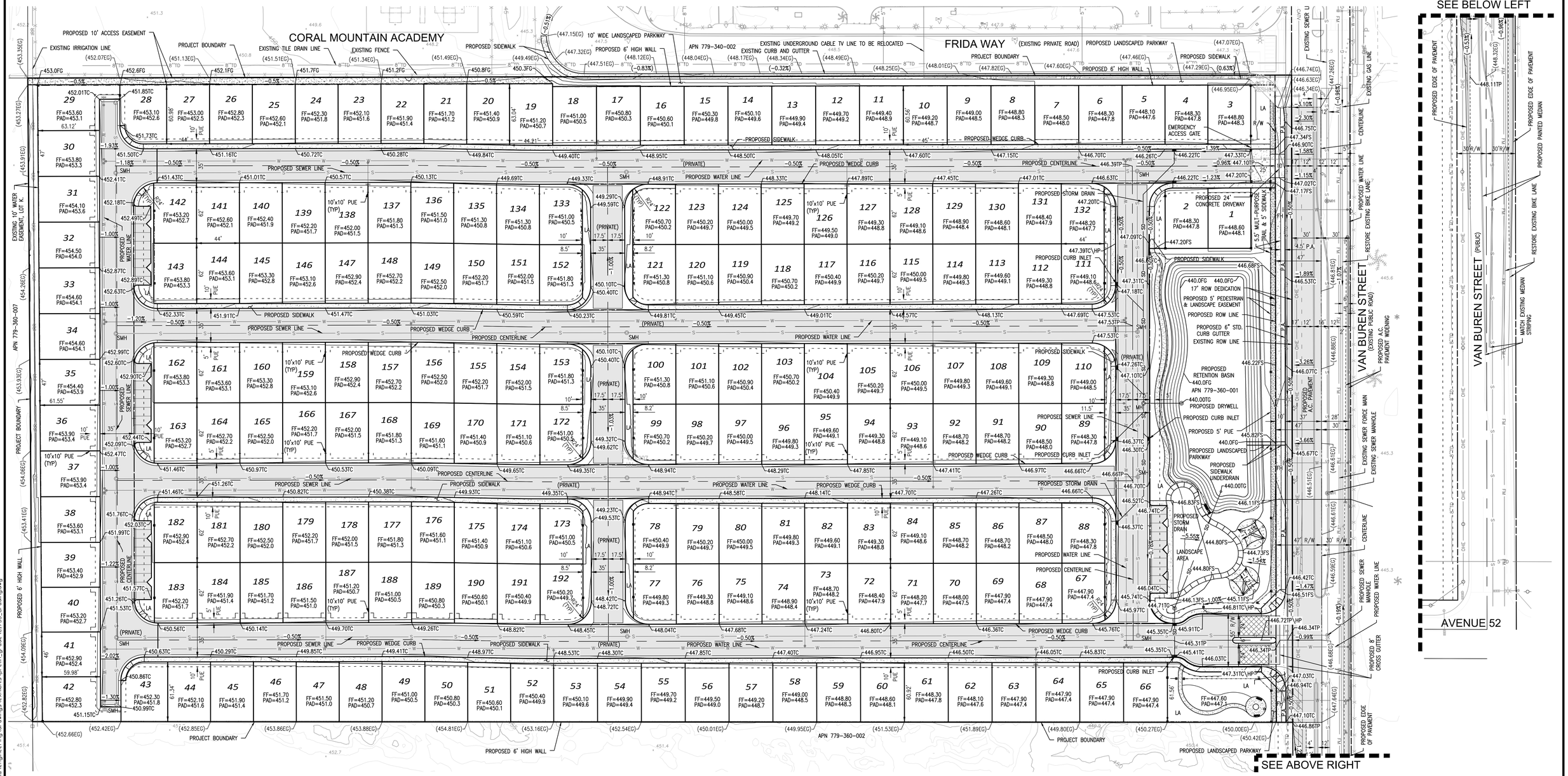
SHEET: L4

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 06/2

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN



UTILITIES

POWER
IMPERIAL IRRIGATION DISTRICT
PHONE (760) 335-3640

GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507

CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

SEWER
CITY OF COACHELLA
PHONE (760) 398-3502

WATER
CITY OF COACHELLA
PHONE (760) 398-3502

IRRIGATION
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651

TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

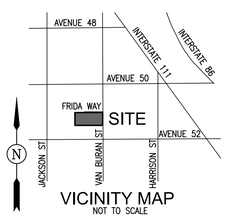
LEGEND

EASEMENT LINE
RIGHT OF WAY LINE
EXISTING CENTERLINE
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING SEWER FORCE MAIN
EXISTING OVERHEAD ELECTRIC LINE
EXISTING TILE DRAIN LINE
EXISTING UNDERGROUND CABLE TV LINE
EXISTING IRRIGATION LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED STORM DRAIN LINE

P.C. CONCRETE PAVEMENT
A.C. PAVEMENT

TC TOP OF CONCRETE
FL FLOWLINE
EG EXISTING GRADE
FG FINISH GRADE
FF FINISH FLOOR
PA PLANTER AREA

GRAPHIC SCALE
SCALE 1"=40'
0 20 40 80 120 160



VICINITY MAP
NOT TO SCALE

(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF COACHELLA, CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN

BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

FOR: JOSEPH RIVANI
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

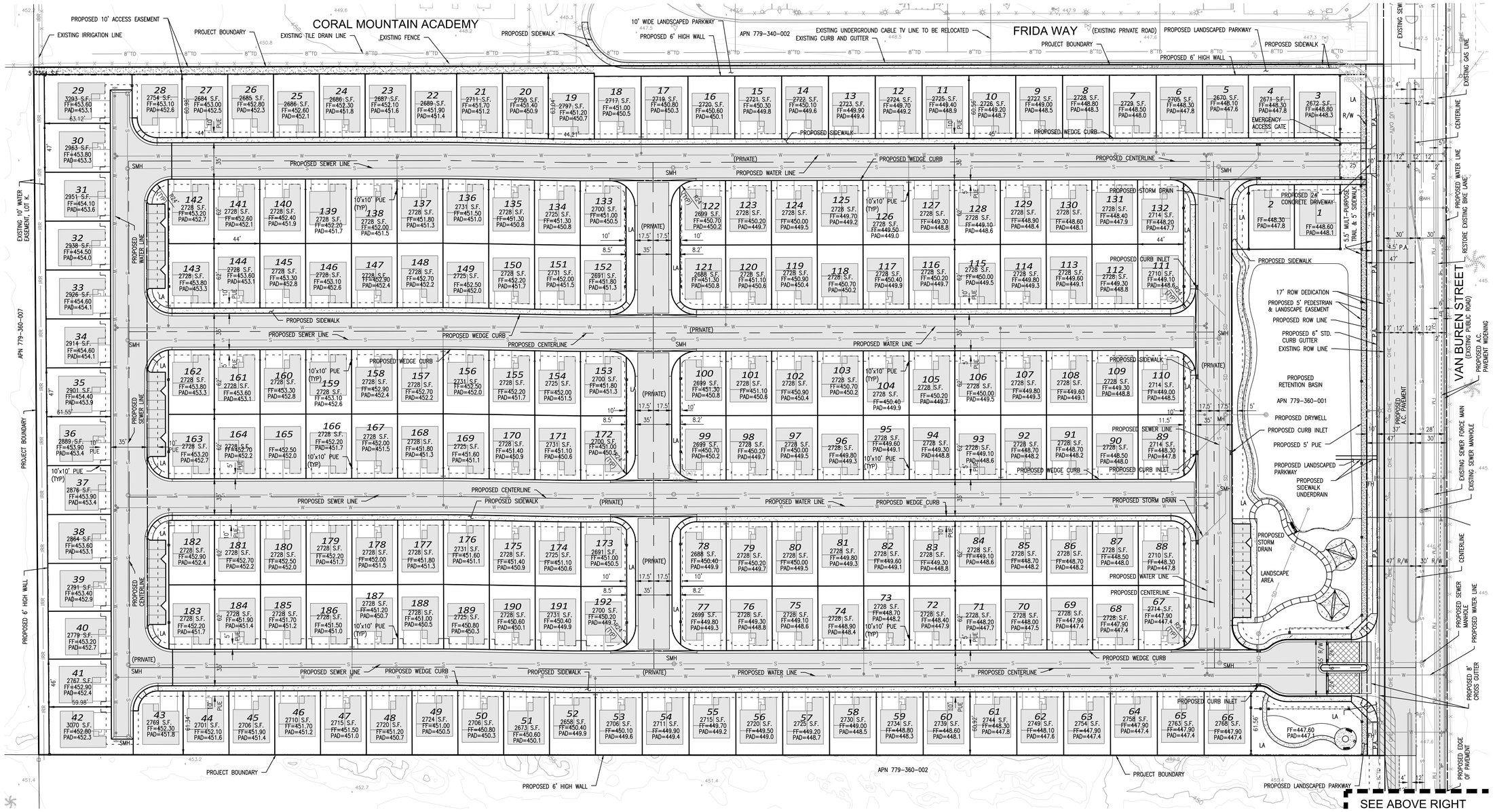
SHEET GP-01

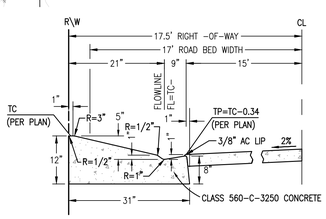
OF 1

Plotted Oct 31, 2025 - 6:54pm DWG L:\projects\21735 20 Acre Coachella\engineering\drawings\exhibits\prelim_grade\21735_Grading.dwg

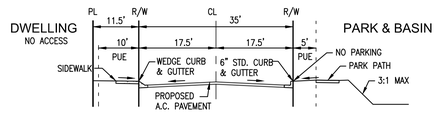
Oct 31, 2025 - PRELIMINARY GRADING AND DRAINAGE PLAN SUBMITTAL

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA
PRELIMINARY SITE PLAN

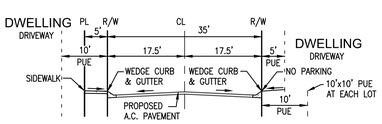




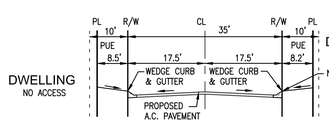
MODIFIED 6" WEDGE CURB (MOUNTABLE)
NOT TO SCALE



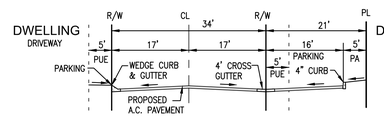
TYPICAL NORTH-SOUTH INTERIOR PARK & BASIN STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



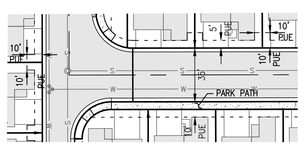
TYPICAL EAST-WEST INTERIOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR CONNECTOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR STREET SECTION
SINGLE SIDED STREET PARKING PLUS OFF-STREET PARKING
NOT TO SCALE

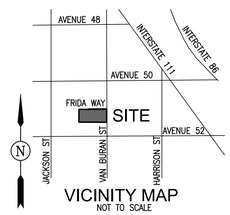


TYPICAL P.U.E. INTERIOR STREET PLAN VIEW
SINGLE SIDED STREET PARKING & SIDEWALK
NOT TO SCALE

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING SEWER FORCE MAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TILE DRAIN LINE
- EXISTING UNDERGROUND CABLE TV LINE
- EXISTING IRRIGATION LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- P.C. CONCRETE PAVEMENT
- A.C. PAVEMENT

TC	TOP OF CONCRETE
FL	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
FF	FINISH FLOOR



VICINITY MAP
NOT TO SCALE

UTILITIES

POWER
IMPERIAL IRRIGATION DISTRICT
PHONE (760) 335-3640

GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507

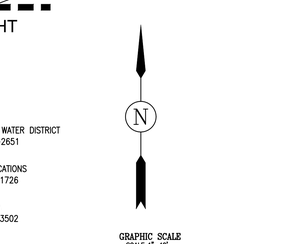
CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

SEWER
CITY OF COACHELLA
PHONE (760) 398-3502

IRRIGATION
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651

TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

WATER
CITY OF COACHELLA
PHONE (760) 398-3502



(NOT FOR CONSTRUCTION)

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

CITY OF COACHELLA, CALIFORNIA

PRELIMINARY SITE PLAN

BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

FOR: **JOSEPH RIVANI**
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

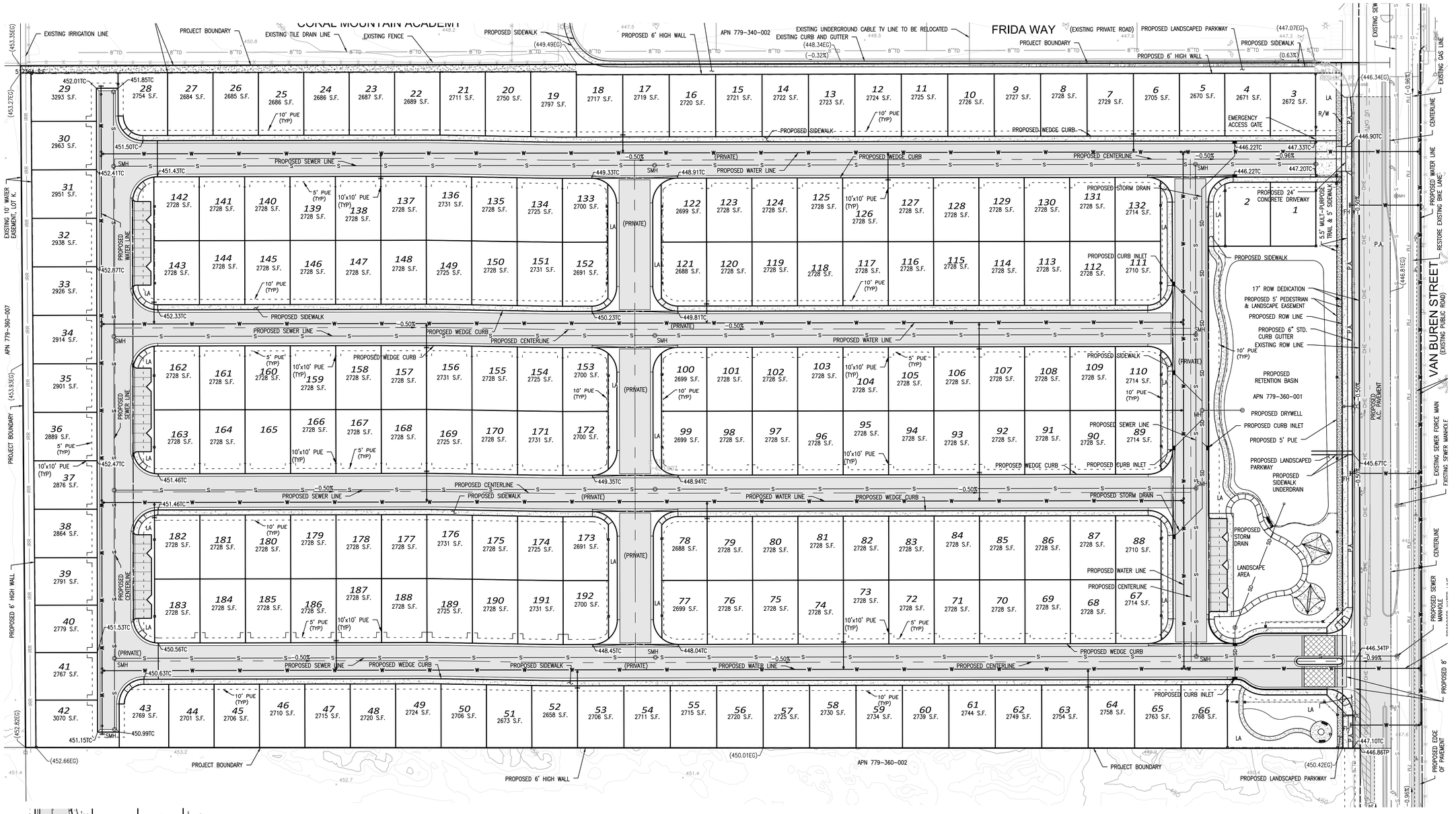
SHEET SP-01
OF 1

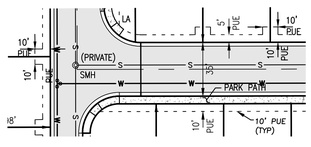
Plotted: Oct 31, 2025 - 6:54pm DWG: L:\projects\21735 20 Acre Coachella\engineering\drawings\exhibits\prelim_site\21735_Site.dwg

Oct 31, 2025 - PRELIMINARY SITE PLAN SUBMITTAL

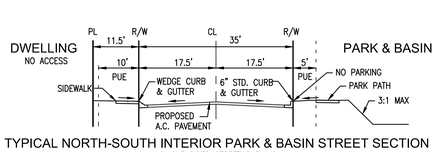
IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN

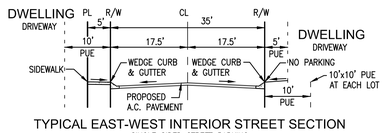




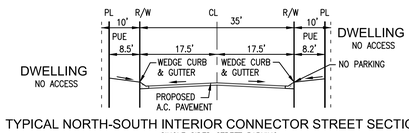
TYPICAL P.U.E. INTERIOR STREET PLAN VIEW
SINGLE SIDED STREET PARKING & SIDEWALK
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR PARK & BASIN STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL EAST-WEST INTERIOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR CONNECTOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE

UTILITIES

POWER
IMPERIAL IRRIGATION DISTRICT
PHONE (760) 335-3640

GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507

CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

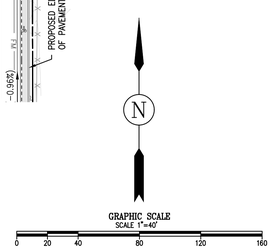
SEWER
CITY OF COACHELLA
PHONE (760) 398-3502

WATER
CITY OF COACHELLA
PHONE (760) 398-3502

IRRIGATION
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- EXISTING CENTERLINE
- G — G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- FM — EXISTING SEWER FORCE MAIN
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- 5"TD — EXISTING TILE DRAIN LINE
- UG CATV — EXISTING UNDERGROUND CABLE TV LINE
- IRR — EXISTING IRRIGATION LINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- SD — PROPOSED STORM DRAIN LINE



(NOT FOR CONSTRUCTION)

The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f.760.340.0089
TheAltumGroup.com

CITY OF COACHELLA, CALIFORNIA

PRELIMINARY UTILITY PLAN

BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

FOR: JOSEPH RIVANI
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

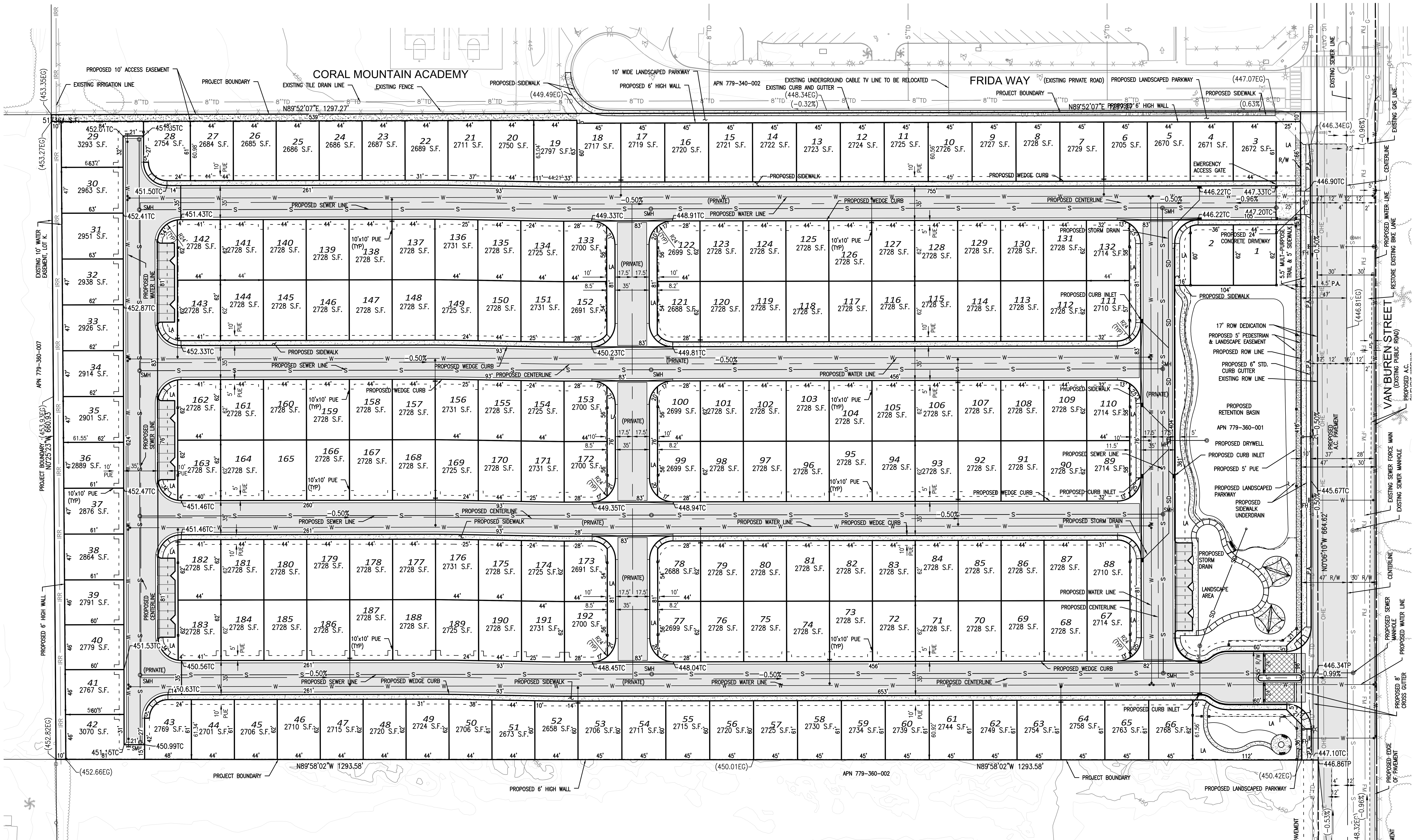
SHEET UP-01

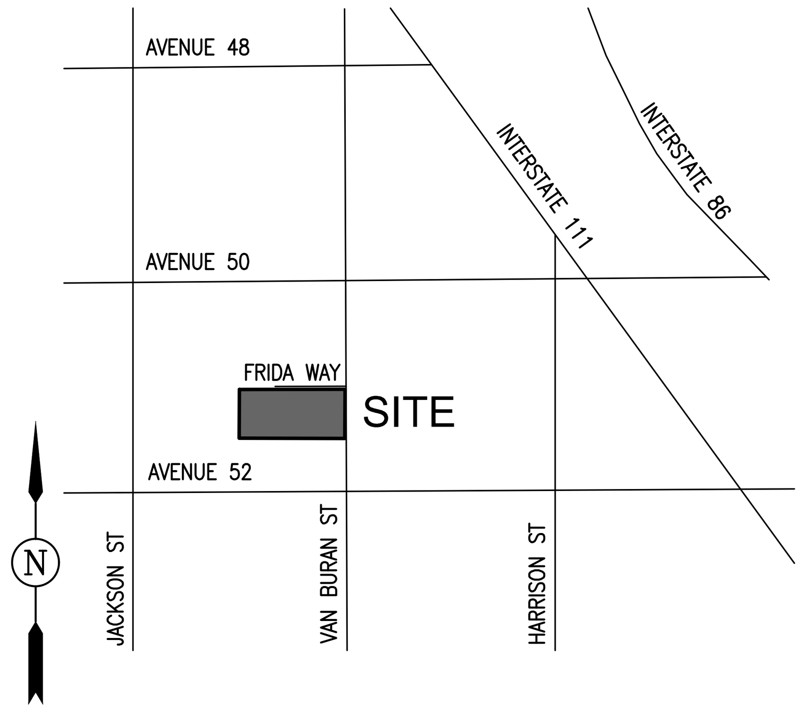
OF 1

Plotted: Oct 31, 2025 - 6:52pm DWG: L:\projects\C1735 20 Acre Coachella\engineering\drawings\exhibits\prelim_utility\C1735_Utility.dwg

Oct 31, 2025 - PRELIMINARY UTILITY PLAN SUBMITTAL

CFD MAINTENANCE SITE PLAN EXHIBIT





VICINITY MAP
NOT TO SCALE

CFD MAINTENANCE AREA LEGEND

STREET	23,265 SF (66F L.F.)= 0.53 AC	
SIDEWALK, GUTTER, DRIVEWAYS	6,430 SF = 0.15 AC	
LANDSCAPED PARKWAY	1814 SF = 0.04 AC	
DRAINAGE BASIN	18,000 SF = 0.41 AC	
STREET LIGHT	2 EA	
FIRE HYDRANT	1 EA	
PROPOSED TREE	EVERY 20FT O.C. ALONG PROJECT FRONTAGE 32 EA	

PROJECT MANAGER:
RICH MALACOFF
RICH.MALACOFF@THEALTUMGROUP.COM

PROJECT ENGINEER:
JAMES BAZUA
JAMES.BAZUA@THEALTUMGROUP.COM

GRAPHIC SCALE
SCALE 1"=50'
0 25 50 100 125 150

(NOT FOR CONSTRUCTION)

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

CITY OF COACHELLA, CALIFORNIA

CFD MAINTENANCE SITE PLAN EXHIBIT

BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

FOR: **JOSEPH RIVANI**
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

SHEET 1 OF 1

Plotted: Oct 31, 2025 - 6:55pm DWG: L:\projects\C1735 20 Acre Coachella\engineering\drawings\exhibits\prelim_CFD\C1735_CFD.dwg

Oct 31, 2025 – PRELIMINARY CFD MAINTENANCE SITE PLAN SUBMITTAL

Attachment 4

Secondary Image Corridor

Major Arterial

Streets classified as Arterials or Collectors are designated as Secondary Image Corridors. These streets require special treatment and design features reflecting the City's identity and heritage. Secondary Image Corridors would follow the same concepts as Primary Image Corridors, the difference being the extent of the treatment and size of public landscape areas.

Secondary Image Corridors include the following streets:

- Monroe Street
- Jackson Street
- Van Buren Street
- Fredrick Street
- Tyler Street
- Polk Street
- Fillmore Street
- Pierce Street
- Avenue 48
- Avenue 54
- Avenue 60

The Secondary Image Corridor for Major Arterials contain street lights in the center median and in the parkways which are a 30" ht. and are spaced further apart due to being less traveled pedestrian areas. Tall palms in the medians and canopy trees in the parkways create the appropriate vehicular scale.

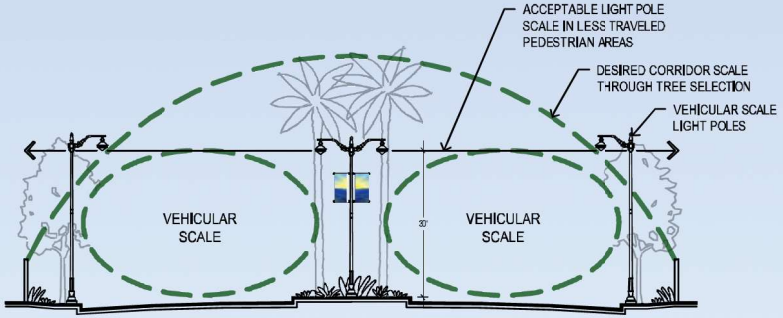


Fig. 18

Typical Street Section- Primary Arterial

DESIGN EMPHASIS

The design emphasis for the secondary image corridors in plan view resembles the primary image corridors. The medians are intended to incorporate large canopy trees consistent with the 'Shady Oasis" concept. Shrub selection should focus on the ease of maintenance through appropriate plant selection, placement, and spacing. Emphasis should be placed on the use of grasses in large swaths through the medians in shrub Group 'E'. Secondary image corridors in business districts and near civic facilities should incorporate lighting, seasonal lighting, and banner poles.

Secondary Image Corridor

Major Arterial

MEDIAN PLANTING

Accent Trees

Botanical Name	Common Name
Cassia sp.	Cassia
Cercidium 'Desert Museum'	Palo Verde
Chitalpa x sp.	Pink Dawn Tree
Lagerstroemia sp.	Crepe Myrtle

Canopy Trees

Botanical Name	Common Name
Chorisia speciosa	Floss Silk Tree
Ficus microcarpa	Indian Laurel Fig
Tipuana tipu	Tipu Tree

Palms

Botanical Name	Common Name
Phoenix dactylifera	Date Palm
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

Shrub Groupings to be selected per conceptual shrub layout plan. Shrubs to be approved by the City.

Shrubs

Group	Botanical Name	Common Name
A	Agave parryi	
	Echinocactus sp.	Barrel Cactus
	Oenothera speciosa	Mexican Evening Primrose
B	Callistemon 'Little John'	Bottle Brush
	Lantana camera 'New Gold'	Shrub Lantana
C	Artemesia sp.	Artemesia
	Baccharis 'Pigeon Point'	Coyote Bush
	Bougainvillea 'Purple Queen'	Bougainvillea
	Calliandra californica	Fairy Duster
	Carissa macrocarpa	Natal Plum
	Muhlenbergia sp.	Deer Grass
	Senna sp.	Senna
D	Caesalpinia pulcherrima	Dwarf Poinciana
	Leucophyllum 'Thunder Could'	Texas Ranger
E	Acacia 'Desert Carpet'	Desert Carpet
	Carex sp.	Carex
	Dalea pulchra	Indigo Bush
	Lantana camera 'Patriot'	Shrub Lantana

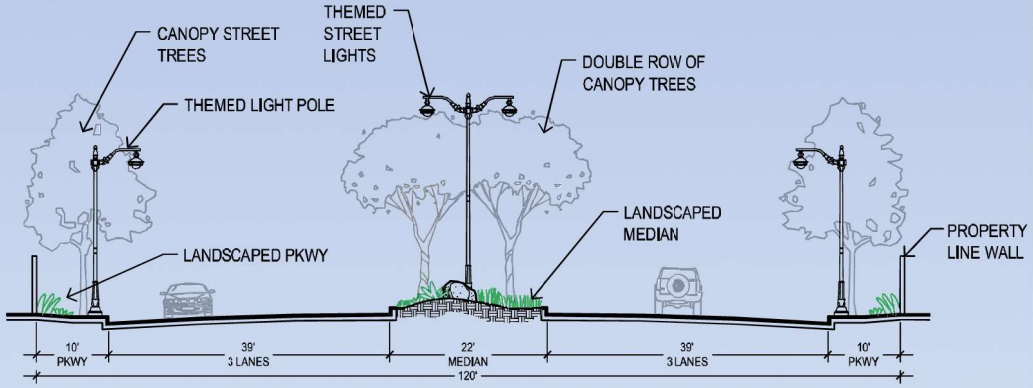


Fig. 19

Typical Street Section- Primary Arterial

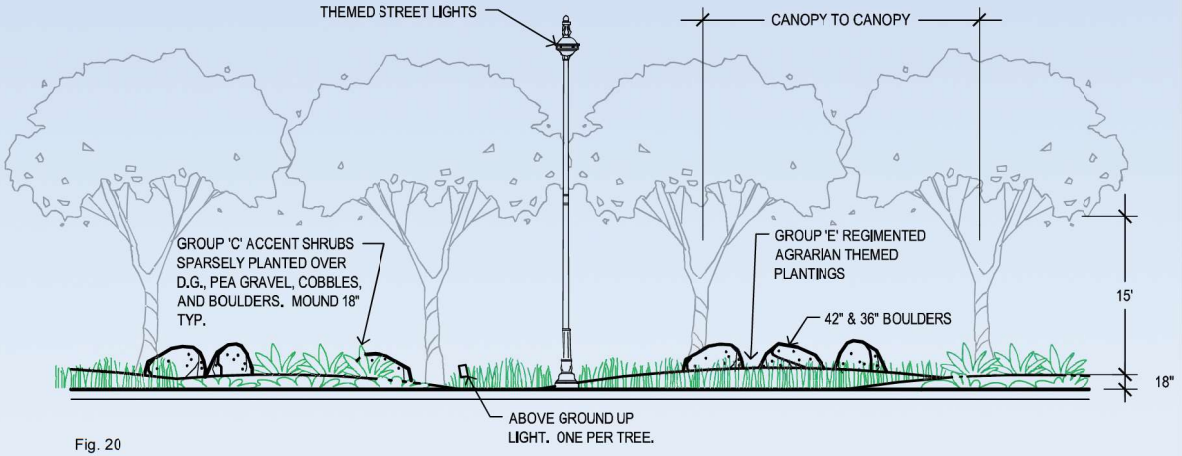


Fig. 20

Typical Median Elevation- Primary Arterial

Secondary Image Corridor

Major Arterial

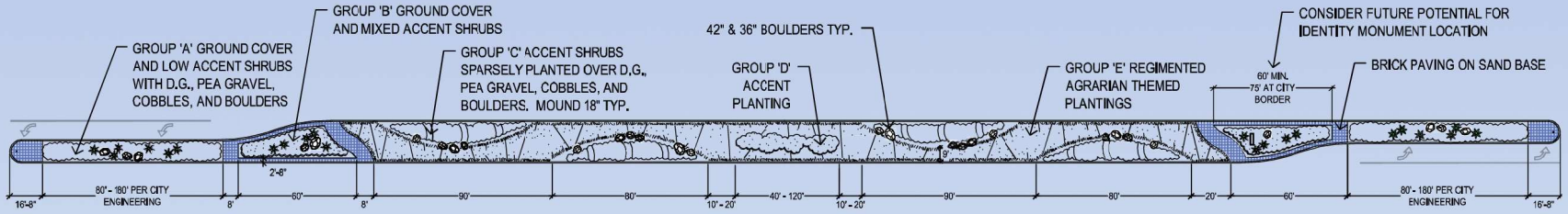


Fig. 21

Conceptual Hardscape and Shrub Layout

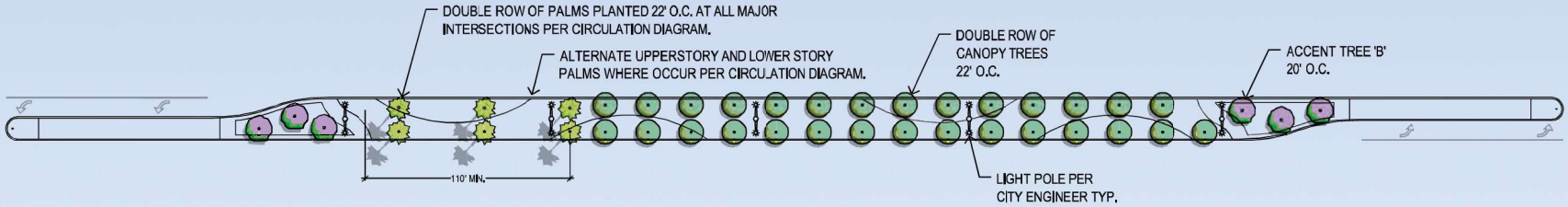


Fig. 22

Conceptual Tree Layout

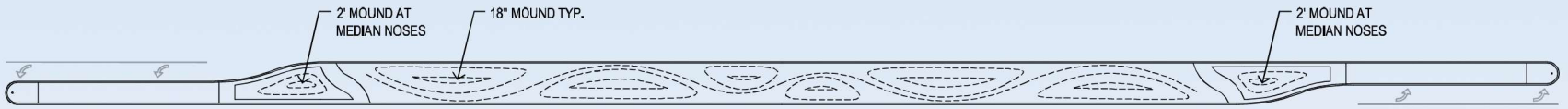


Fig. 23

Conceptual Grading

Encanto Housing Project
Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Coachella
1515 6th Street
Coachella, CA 92236

Prepared by:

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260

October 2023

Table of Contents

Chapter 1 Project Description 1
Chapter 2 Environmental Evaluation 11
Chapter 3 Technical Issue Analysis 12
3.2 Aesthetics 12
3.3 Agriculture and Forestry Resources 14
3.4 Air Quality 15
3.5 Biological Resources 22
3.6 Cultural Resources 25
3.7 Energy 27
3.8 Geology and Soils 30
3.9 Greenhouse Gas Emissions 35
3.10 Hazards and Hazardous Materials 37
3.11 Hydrology and Water Quality 39
3.12 Land Use and Planning 43
3.13 Mineral Resources 44
3.14 Noise 44
3.15 Population and Housing 50
3.16 Public Services 51
3.17 Recreation 53
3.18 Transportation 54
3.19 Tribal Cultural Resources 57
3.20 Utilities and Services 58
3.21 Wildfire 61
3.22 Mandatory Findings of Significance 62
Chapter 4 Report Preparers 66
Chapter 5 References 67

List of Tables

Table 1 Regional Significance – Mitigated Construction Emissions (pounds/day) 17
Table 2 Regional Significance - Unmitigated Operational Emissions (lbs/day) 17
Table 3 Localized Significance – Construction 18
Table 4 Localized Significance – Unmitigated Operational Emissions 19
Table 5 Regional Significance – Mitigated Construction Emissions (pounds/day) 21
Table 6 Project Unmitigated Annual Operational Energy Demand Summary1 29
Table 7 Construction Greenhouse Gas Emissions 35
Table 8 Opening Year Unmitigated Project-Related Greenhouse Gas Emissions 36
Table 9 Existing Scenario - Noise Levels Along Roadways (dBA CNEL) 48
Table 10 Project VMT analysis 56

TABLE OF CONTENTS

List of Exhibits

Exhibit 1 Regional Location Map 10
Exhibit 2 Vicinity Map **11**
Exhibit 3 Site Plan **12**
Exhibit 4 Existing General Plan **13**
Exhibit 5 Existing Zone **14**
Exhibit 6 Proposed Zoning 15
Exhibit 7 Existing Land Uses 16

Appendix

Appendix A Biological Resources Assessment
Appendix B Cultural Resource Investigation
Appendix C Air Quality, Greenhouse Gas, and Energy Impact Study
Appendix D Geotechnical Engineering Report
Appendix E Paleontological Resource Assessment
Appendix F Preliminary Water Quality Management Plan
Appendix G Noise Impact Study
Appendix H Traffic Analysis

Acronyms

AB	Assembly Bill
ADA	American Disabilities Act
ADU	Accessory Dwelling Unit
ALUC	Airport Land Use Compatibility
APN	Assessor's Parcel Number
AQ	Air Quality
AQMP	Air Quality and Management Plan
ASTM	American Society for Testing and Materials
BACM	Best Available Dust Control Measures
BERD	Built Environment Resources Directory
bgs	Below Ground Surface
Bio-CO2	Biogenic Carbon Dioxide
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
CalFire	California Department of Forestry and Fire Protection
CAP	Climate Action Plan
CARB	California Air Resource Board
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGP	Construction General Permit
CGS	California Geological Survey
CH4	Methane
CHMMA	California Hazardous Material Management Act
CNDD	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO2e	Carbon dioxide equivalent
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVRPD	Coachella Valley Recreation and Park District
CVUSD	Coachella Valley Unified School District
CVWA	Coachella Valley Water Authority
CWA	Clean Water Act
dBA	A-weighted decibel
DWR	California Department of Water Resources
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency

FMMP	Farmland Mapping and Monitoring Program
FMCSA	Federal Motor Carrier Safety Administration
FWS	Fish and Wildlife Services
GHG	Greenhouse Gas
HHD	Heavy-Heavy Duty
HMTA	Hazardous Materials Transportation
hp-hr-gal	Horsepower Hours Per Gallon
ISTEA	Intermodal Surface Transportation Efficiency Act
kBTU	British Thermal Units
kWh	Kilowatt Hours
LDA	Light Duty Autos
LRA	Local Responsibility Area
LST	Localized Significant Thresholds
MHD	Medium Heavy Duty
MLD	Most Likely Descendant
MM	Mitigation Measure
MTCO2e	Metric tons of carbon dioxide equivalent
N20	Nitrous Oxide
NAHC	Native American Heritage Commission
NonBio-CO2	Non-biological Carbon Dioxide
NOx	Nitric Oxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
PM10	Particles that are less than 10 micrometers in diameter
PM2.5	Particles that are less than 2.5 micrometers in diameter
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRMMP	Paleontological Resources Monitoring and Mitigation Plan
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCRA	Resource Conservation and Recovery Act
R-S	Residential Single Family
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SO2	Sulfur Dioxide
SR	State Route
SRA	State Responsibility Area
SSAB	Salton Sea Air Basin
SWPPP	Storm Water Pollution Prevention Plan
USACOE	United States Army Corps of Engineers

US EPA	United States Environmental Protection Agency
USGS	United States Geographical Survey
VHFHZ	Very High Fire Hazard Zone
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WAC	Williamson Act Contract
WQMP	Water Quality Management Plan
WSC	Western Science Center
WWTP	Wastewater Treatment Plant

Chapter 1 Project Description

1. **Project title:** Encanto Housing Project

2. **Lead Agency name and address**
   City of Coachella
   1515 6th Street
   Coachella, CA, 92236

3. **Contact person and phone number**
   Gabriel Perez, Development Services Director
   (760) 398-3502

4. **Project location**
   APN: 779-360-001
   City/County: Coachella, Riverside County, CA
   West of Van Buren Street, south of Frida Way which is a driveway for Coral Mountain Academy. See Exhibit 1, Regional Location and Exhibit 2, Project Location.

5. **Project applicant/sponsor's name and address:**
   Joseph Rivani
   3470 Wilshire Boulevard, Suite 1020
   Los Angeles, CA 90010
   213-365-005

6. **General Plan designation:** Regional Retail District (current GP designation). See Exhibit 4, Existing General Plan.

7. **Zoning:** Residential Suburban (R-S) (current zoning designation). See Exhibit 5, Existing Zoning. Applicant is requesting a Planned Unit Development (PUD) overlay. See Exhibit 6, Proposed Zone.

8. **Description of Project**

The proposed Project (Encanto) will consist of 111 single-family homes with attached accessory dwelling units (ADUs) on 81 of the units as well as associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The Project site is located west of Van Buren Street, 1,000 feet north of 51st Avenue, and 600 feet to the south of 52nd Avenue (see Exhibit 3, Site Plan). The development proposes 4,500 square foot minimum lot sizes and includes 111 residential units, on-site landscaping, interior roadways, open space, and on-site retention basin on the east portion of the site.

The development also proposes 81 of the 111 residential lots to have single family homes with ADUs. The addition of the 81 ADUs will not increase the height of the proposed buildings beyond that of the main building and will be consistent with the models as proposed in Exhibit 3. The remaining 30 lots are proposed to have only single-family homes. However, future owners may add ADUs to these structures, as allowed by state and local requirements.

The development focuses on providing homes that create outdoor rooms and an indoor/outdoor lifestyle for the residents. The two-story residential buildings without ADUs would range from 2,000 square foot three (3) bedroom and two and a half (2 ½) baths to 2,800 square foot Five (5) bedrooms and Three and a half bath (3 ½) baths. The homes would be generally oriented in an east/west direction to minimize the east/west exposures and maximize the north/south exposures for sun control and daylighting. Structures with ADUs would also be two stories and range from 900 to 1200 square feet.

The homes are to be California Mission style, incorporating light colored Santa Barbara exterior plaster, dark colored siding with wide overhangs, wood trellises and covered patios to create a cohesive and unifying style that responds to the desert environment. The garage doors are to be located behind entry porches/trellises in order to appear recessive. Second story balconies facing the streets would provide visual interest and a layering to the front facade.

The Project is in the Regional Retail District which allows for a mix of residential and commercial. This District allows high-density residential with commercial uses. The site zoning changed to Regional Commercial (R-C) in June 2023; the Applicant intends to keep the existing R-C designation while implementing a Planned Unit Development (PUD) overlay (Exhibit 6, Proposed Zone.)

Associated site improvements will include landscaping with a large retention basin on the east portion of the site with secondary retention basins on each block of homes. The eastern portion of the proposed Project would include a landscaped turf park, retention basin, along with two landscaped walking paths on both the northeast and southeast of the site. Internal concrete walkways throughout the site will be lit by streetlights for ease of visibility. Utility infrastructure and on-site retention and primary Project access will be provided along the site's eastern frontage along Van Buren Street. A roadway network will be constructed throughout the site to provide circulation. This roadway will be designed for adequate fire and access and turn radii. Signage for the development will be at the entrance on Van Buren Street. (Exhibit 3, Proposed Site Plan).

Project construction is expected to take approximately 1.5 years.

9. Surrounding land uses

The surrounding zoning to the north is Residential Suburban (R-S), to the south General Commercial (C-G), To the east General Commercial (C-G), and to the west Sphere of Influence. Three (3) single-family residences are located approximately 500 feet south from the Project site. Surrounding zoning is a mix of General Commercial and Residential Multiple Family. See Exhibit 7, Existing Land Uses.

10. Other public agencies whose approval is required

Coachella Valley Water Authority (CVWA)
Southern California Edison (SCE)

11. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc?

Assembly Bill (AB) 52 outreach will be initiated by the lead agency after Project is deemed complete and the Initial Study will be revised prior to Public Review.



1 in = 5.9 mi

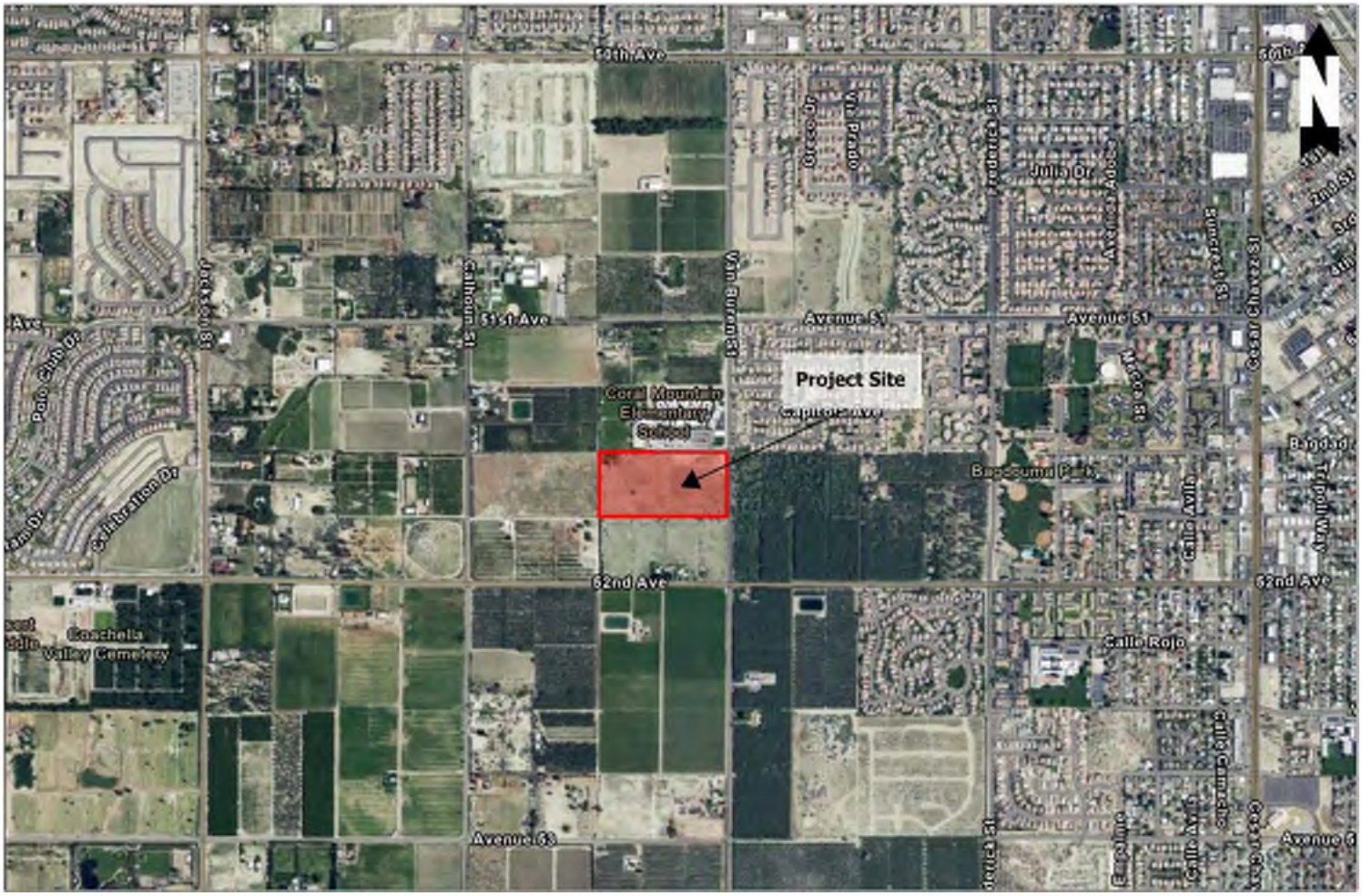
The Altum Group

Regional Location Map

Encanto

Exhibit

1



1 in = 0.26 mi

The Altum Group

Vicinity Map

Encanto

Exhibit

2



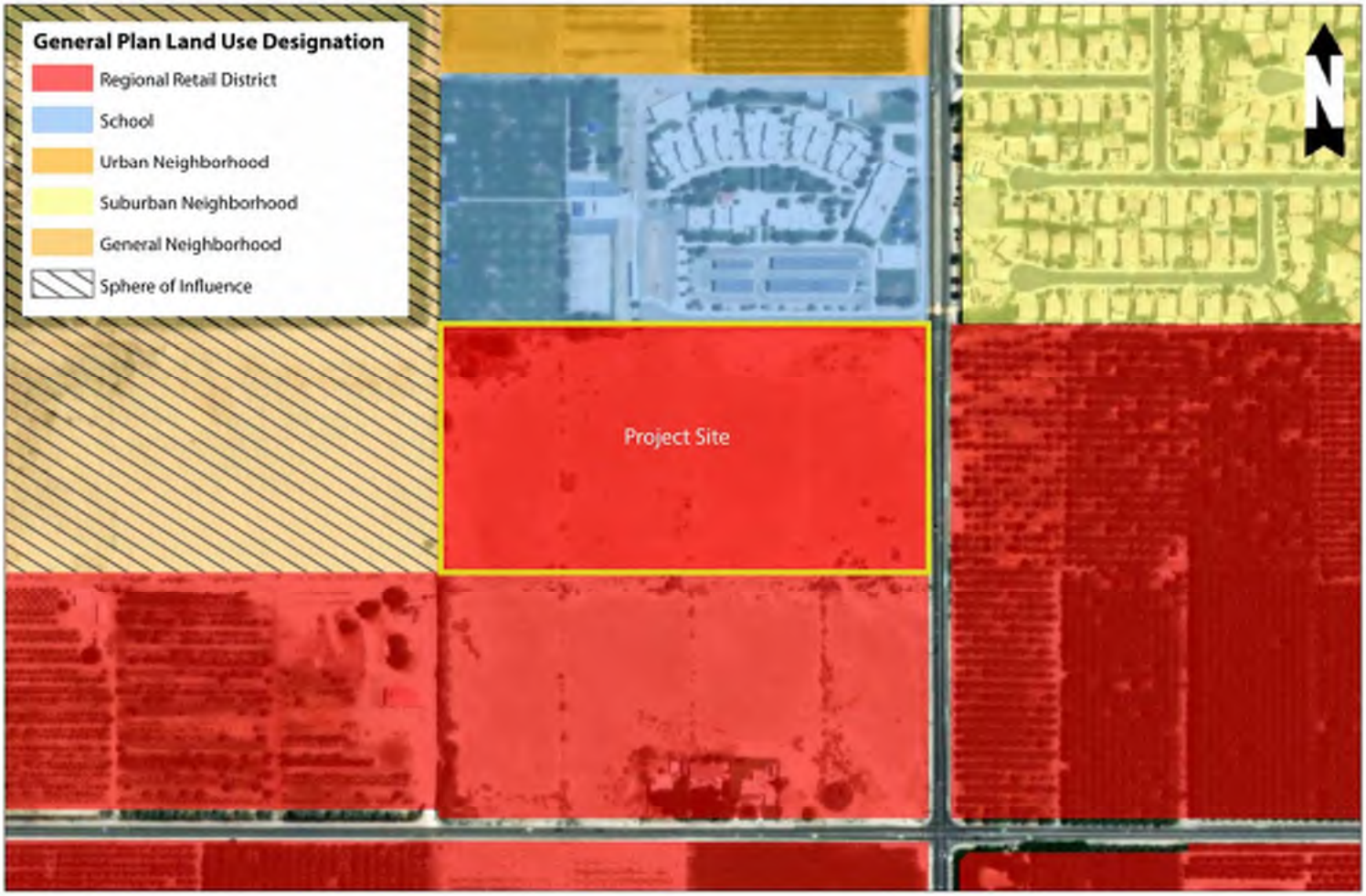
domusstudio architecture

The Altum Group

Building Massing Plan: Site Plan

Encanto - Planned Unit Development

Exhibit **3**



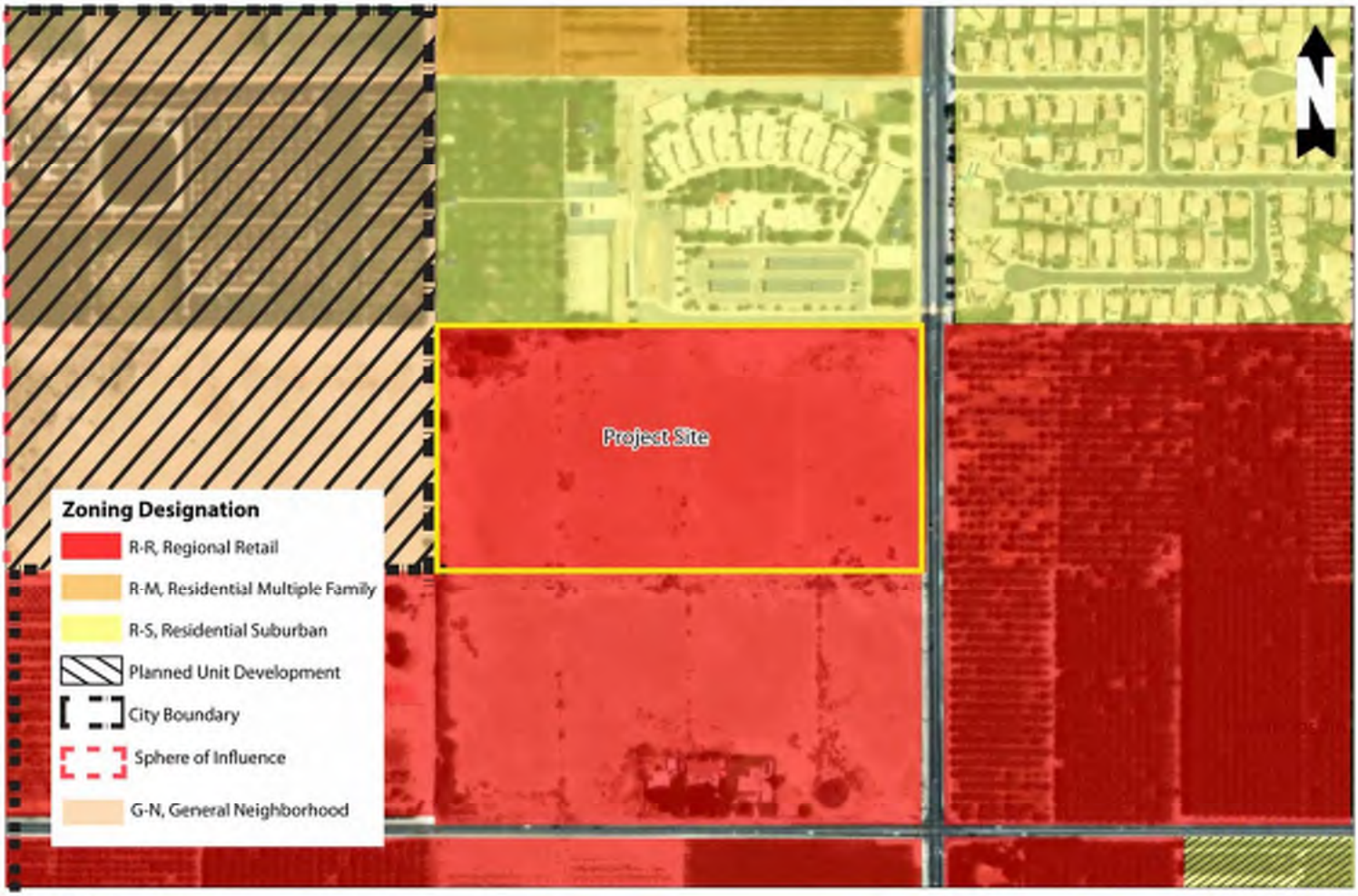
1 in = 0.07 mi

The Altum Group

Existing General Plan

Encanto Housing Development

Exhibit 4



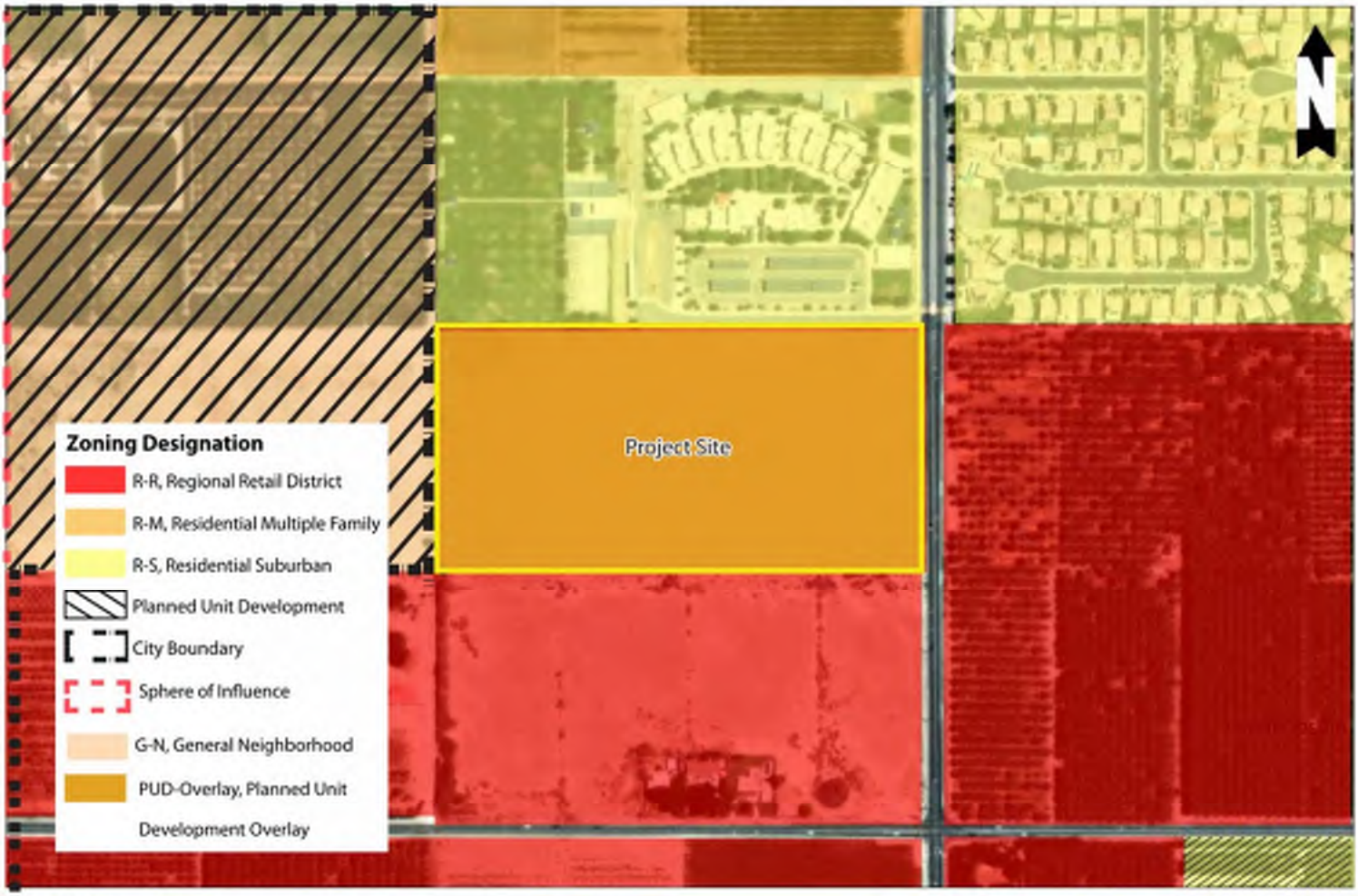
1 in = 0.07 mi

The Altum Group

Existing Zoning

Encanto Housing Development

Exhibit **5**



1 in = 0.07 mi

The Altum Group

Proposed Zoning with Planned Unit Development Overlay

Encanto Housing Development

Exhibit **6**



1 in = 0.07 mi

The Altum Group

Existing Land Uses

Encanto Housing Development

Exhibit 7

Chapter 2 Environmental Evaluation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☒ Tribal Cultural Resources	☐ Utilities and Service Systems
☒ Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as describe on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Gabriel Perez

Digitally signed by Gabriel Perez
DN: C=US, E=gperez@coachella.org, O=City of Coachella, OU=Planning Division - Development Services Dept, CN=Gabriel Perez
Date: 2024.04.13 13:45:20-07'00'

Signature

4/23/24

Date

Chapter 3 Technical Issue Analysis

3.2 Aesthetics

3.2.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AESTHETICS – Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a. Less than Significant Impact. Scenic vistas in the vicinity of the proposed Project site include views of the Little San Bernardino, Santa Rosa, and San Jacinto mountain ranges can be viewed from most of the Coachella Valley including at the Project site. However, there are no scenic vistas in the immediate vicinity of the Project site. The closet scenic features are the Mecca Hills, which are located approximately six (6) miles east of the Project site. The site will consist of approximately 111 new single-family homes with 81 of the lots to have single family homes with attached ADU's (accessory dwelling unit), with a maximum above grade height of 28 feet high which may impact views of the mountain ranges in the immediate vicinity. However, given the distance of the site from the surrounding mountain ranges, impacts will be less than significant.

b. Less than Significant Impact. The Project site is a vacant, flat desert parcel with very little vegetation or elevation variation and does not contain any scenic resources, nor is it in close proximity to any such resources. It is not on or near any place listed on the National Register of Historical Places, California State Historical Landmarks, or California Historical Resources or Points of Interest (California Office of Historic Preservation Register of Historic Resources; 2022).

The nearest freeways to the proposed Project are State Route 86 (SR 86), which is approximately three (3) miles northeast of the site, and Interstate 10 (I-10), which is approximately four (4) miles northeast of the Project site. The site is not visible from either roadway, neither of which is officially designated or eligible as a state scenic highway (U.S. Department of Transportation Federal Highway Administration; 2022).

The proposed Project would include the construction of approximately 111 single family homes with 81 of the lots to have single family homes with attached ADU's. with a maximum above grade height of 28 feet high. There would be no impact to any trees, rock outcroppings, or historic buildings. Therefore, the proposed project will not damage any scenic resources, impacts will be less than significant.

c. Less than Significant Impact. Though located in an urbanized area, the Project site is a vacant, flat desert parcel with very little vegetation or elevation variation. Approximate ten (10) to 12 trees arranging in height between approximately ten (10) to 15 feet exist in the northwest corner of the site (Google Earth Pro; 2022).

Public views into the site would exist primarily from Van Buren Street which forms the eastern border of the Project site. The site would also be viewable from Coral Mountain Academy, which forms the northern boundary of the site, and from the nearest residences which are approximately 500 feet south of the site.

Views from the site would include Coral Mountain Academy to the north, Van Buren Street and date palm groves to the east, three (3) residential homes and the Santa Rosa mountains to the south, and the San Jacinto mountains to the west.

Development of the Project site would be subject to the City's architectural review process that would ensure proper compliance with the architectural guidelines of the City and provisions of development standards. Therefore, the project would not have a substantial adverse effect on visual character or quality of the neighborhood and impacts would be less than significant.

d. Less than Significant Impact. The proposed Project would involve the construction of 111 single-family homes with 81 of the lots to have single family homes with attached ADU's, and a large retention basin on the east portion of the site with secondary retention basins on each block of homes. The buildings would utilize reflective materials, such as glass surfaces on windows, which could create glare during daylight hours. The Project would also generate new vehicle traffic to and from the Project site that would contribute light from vehicle headlamps and glare from vehicle surfaces and windows both during daytime and nighttime hours. Security lighting will also be installed and dispersed throughout the roadways and any designated walkways, and these would provide new sources of nighttime lighting on a currently vacant parcel. However, the Project will adhere to all development standards as listed in Chapter 17.30.030 - *Property development standards* (City of Coachella Code of Ordinances; 2022). Furthermore, the proposed Project site plan, landscape plan, and lighting plan will go through the City of Coachella Development Review process for compliance with all development standards including outdoor lighting. Therefore, though the proposed Project would create a new source of light or glare, it will not substantially affect day or nighttime views in the area. Impacts would be less than significant.

3.2.2 Mitigation

No mitigation is required.

3.2.3 Level of Significance after Mitigation

Not applicable.

3.3 Agriculture and Forestry Resources

3.3.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AGRICULTURAL AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a-e. **No Impact.** According to mapping information available from the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP) accessed September 30, 2022, the Project site is classified as Farmland of Local Importance (California Department of Conservation; 2022). Farmland of Local Importance is either currently producing or has the capability of production; but does not meet the criteria of Prime, Statewide or Unique Farmland. Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county.

The Project site does not contain any lands mapped by the FMMP as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland); therefore, the project would not convert such Farmland to non-agricultural use. Therefore, there would be no impact on farmlands.

The proposed Project site is not located under a Williamson Act contract (WAC) and therefore there would be no impact under the Williamson Act Contracts.

Lastly, the Project site is zoned for Single Family Residential (R-S) and there are no forest lands or timber lands on the site; therefore, the project would not conflict with zoning for agricultural use or result in the loss of forest land or convert forest land or timberland to non-forest land. Therefore, no impacts would occur.

3.3.2 Mitigation

No mitigation is required.

3.3.3 Level of Significance after Mitigation

Not applicable.

3.4 Air Quality

3.4.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a. **Less than Significant Impact.** An air quality analysis was completed by MD Acoustics on September 27, 2023 to evaluate whether the estimated criteria pollutants and GHG emissions generated from the project would cause a significant impact to the air resources in the project area (Appendix C). This assessment was conducted within the context of the California Environmental Quality Act (California

Public Resources Code Sections 21000, et seq.). The assessment is consistent with the methodology and emission factors endorsed by South Coast Air Quality Management District (SCAQMD), California Air Resource Board (CARB), and the United States Environmental Protection Agency (US EPA).

The Project site is located in the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is one of the 35 air quality regulatory agencies in the State of California and all development within the SSAB is subject to SCAQMD's 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM10 State Implementation Plan (SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction.

The SSAB exceeds state and federal standards for fugitive dust (PM10) and ozone (O3), and is in attainment/unclassified for PM2.5. Ambient air quality in the SSAB, including the project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or Vinyl Chloride.

The regional plan that applies to the proposed Project includes the SCAQMD Air Quality Management Plan (AQMP). A proposed Project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

This air quality analysis finds that neither short-term construction emissions nor long-term operational emissions would exceed any regional or local thresholds. The Project would also be consistent with the land use classification of Residential Single Family from the City of Cathedral, which defines the assumptions that are represented in the AQMP. Therefore, a **less than significant** impact will occur.

b. **Less than Significant Impact with Mitigation Incorporated.** In accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Construction Air Quality Emissions Impact

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions incorporate Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction.

Regional Construction Emissions

The construction emissions for the Project would not exceed the SCAQMD's daily emission thresholds at the regional level with inclusion of Mitigation Measure (MM) AIR-1, limiting paint usage during indoor architectural coating to a maximum of 40 grams per liter of VOCs as demonstrated in Table 1, and therefore would be considered less than significant with mitigation.

Table 1 Regional Significance – Mitigated Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Site Preparation						
On-Site[2]	3.65	35.95	32.93	0.05	9.27	5.41
Off-Site[3]	0.07	0.11	1.03	0.00	0.23	0.05
Total	**3.72**	**36.06**	**33.96**	**0.05**	**9.49**	**5.47**
Grading						
On-Site[2]	3.52	34.29	30.17	0.06	5.10	2.77
Off-Site[3]	0.45	23.97	6.32	0.13	5.78	1.75
Total	**3.96**	**58.25**	**36.49**	**0.19**	**10.88**	**4.52**
Building Construction						
On-Site[2]	1.20	11.22	13.12	0.02	0.50	0.46
Off-Site[3]	0.24	0.64	4.13	0.00	0.63	0.16
Total	**1.44**	**11.86**	**17.24**	**0.03**	**1.13**	**0.61**
Paving						
On-Site[2]	1.47	7.81	10.03	0.01	0.39	0.36
Off-Site[3]	0.07	0.47	1.05	0.00	0.29	0.07
Total	**1.54**	**8.28**	**11.07**	**0.02**	**0.68**	**0.43**
Architectural Coating						
On-Site[2]	69.78	0.91	1.15	0.00	0.03	0.03
Off-Site[3]	0.03	0.05	0.47	0.00	0.10	0.02
Total	**69.81**	**0.96**	**1.62**	**0.00**	**0.14**	**0.05**
Total of overlapping phases[4]	**72.79**	**21.10**	**29.93**	**0.04**	**1.94**	**1.10**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	**Yes**	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.19
[2] On-site emissions from equipment operated on-site that is not operated on public roads.
[3] Off-site emissions from equipment operated on public roads.
[4] Construction, architectural coatings and paving phases may overlap.

Operational Air Quality Emissions Impact

Regional Operational Emissions

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEEMod model. The operating emissions were based on the year 2025, which is the anticipated opening year for the proposed Project. The summer and winter emissions created by the proposed Project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 2.

Table 2 Regional Significance - Unmitigated Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	6.93	0.06	6.28	0.00	0.00	0.00
Energy Usage[3]	0.06	1.00	0.42	0.01	0.08	0.08
Mobile Sources[4]	5.60	4.55	39.81	0.08	6.68	1.73
Total Emissions	**12.58**	**5.61**	**46.51**	**0.09**	**6.76**	**1.82**

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.19
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

Table 2 provides the Project's unmitigated operational emissions. Table 2 shows that the Project does not exceed the SCAQMD daily emission threshold and regional operational emissions are considered to be less than significant.

c) Less than Significant. The Project would not exceed construction or operational localized emissions thresholds set by the SCAQMD. Construction

Localized Construction Emissions

The data provided in Table 3 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed Project.

Table 3 Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Site Preparation	35.95	32.93	9.27	5.41
Grading	34.29	30.17	5.10	2.77
Building Construction	11.22	13.12	0.50	0.46
Paving	7.81	10.03	0.39	0.36
Architectural Coating	0.91	1.15	0.03	0.03
Total of overlapping phases	19.94	24.29	0.92	0.85
SCAQMD Threshold for 25 meters (82 feet) or less[2]	**266**	**1,961**	**11.7**	**6.3**
Exceeds Threshold?	No	No	No	No

Notes:
[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 4 acres in Coachella Valley Source Receptor Area (SRA 30). Project will disturb a maximum of 2.5 acres per day (see Table 4).
[2] The nearest sensitive receptor is located 15 meters to the north; therefore, the 25-meter threshold has been used.

Construction-Related Human Health Impacts

Regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Because regional and local emissions of criteria pollutants during construction of the Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of project construction are not anticipated.

Construction-Related Toxic Air Contaminant Impact

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. The Office of

Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, eight (8)-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed Project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.

Operations

Localized Operational Emissions

Table 4 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 4 include all on-site project-related stationary sources and 10% of the project-related new mobile sources.[1] This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 4 Localized Significance – Unmitigated Operational Emissions

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Area Sources[2]	0.06	6.28	0.00	0.00
Energy Usage[3]	1.00	0.42	0.08	0.08
On-Site Vehicle Emissions[4]	0.45	3.98	0.67	0.17
Total Emissions	**1.51**	**10.69**	**0.75**	**0.26**
SCAQMD Threshold for 25 meters (82 feet)[5]	**304**	**2,292**	**4**	**2**
Exceeds Threshold?	No	No	No	No

Notes:

[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres in Coachella Valley Source Receptor Area (SRA 30).

[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

[3] Energy usage consists of emissions from generation of electricity and on-site natural gas usage.

[4] On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.

[5] The nearest sensitive receptor is located 15 meters to the north; therefore, the 25 meter threshold has been used.

Table 4 indicates that the local operational emission would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the project. Therefore, the Project will result in less than significant Localized Operational emissions.

[1] The project site is approximately 0.28 miles in length at its longest point; therefore the on-site mobile source emissions represent approximately 1/25th of the shortest CalEEMod default distance of 6.9 miles. Therefore, to be conservative, 1/10th the distance (dividing the mobile source emissions by 10) was used to represent the portion of the overall mobile source emissions that would occur on-site.

Operations-Related Human Health Impacts
As stated previously, regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Since regional and local emissions of criteria pollutants during operation of the Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, less than significant adverse acute health impacts as a result of proposed Project operation, are anticipated.

CO Hot Spot Emissions
CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards. To determine if the proposed Project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

Traffic analysis from General Technology & Solutions (2023) showed that the project would generate 1,449 average daily trips. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, no CO "hot spot" modeling was performed and less than significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Cumulative Regional Air Quality Impacts
Cumulative projects include local development as well as general growth within the project area. However, as with most developments, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the proposed Project's air quality must be generic by nature.

The project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately

or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The proposed Project does not exceed any of the thresholds of significance and therefore is considered less than significant.

d) Less than Significant. Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project.

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the proposed Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from vehicle emissions and trash storage areas. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed Project.

Table 5 Regional Significance – Mitigated Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Site Preparation						
On-Site[2]	3.65	35.95	32.93	0.05	9.27	5.41
Off-Site[3]	0.07	0.11	1.03	0.00	0.23	0.05
Total	**3.72**	**36.06**	**33.96**	**0.05**	**9.49**	**5.47**
Grading						
On-Site[2]	3.52	34.29	30.17	0.06	5.10	2.77
Off-Site[3]	0.45	23.97	6.32	0.13	5.78	1.75
Total	**3.96**	**58.25**	**36.49**	**0.19**	**10.88**	**4.52**
Building Construction						
On-Site[2]	1.20	11.22	13.12	0.02	0.50	0.46
Off-Site[3]	0.24	0.64	4.13	0.00	0.63	0.16
Total	**1.44**	**11.86**	**17.24**	**0.03**	**1.13**	**0.61**
Paving						
On-Site[2]	1.47	7.81	10.03	0.01	0.39	0.36
Off-Site[3]	0.07	0.47	1.05	0.00	0.29	0.07
Total	**1.54**	**8.28**	**11.07**	**0.02**	**0.68**	**0.43**
Architectural Coating						
On-Site[2]	87.94	0.91	1.15	0.00	0.03	0.03
Off-Site[3]	0.03	0.05	0.47	0.00	0.10	0.02
Total	**87.97**	**0.96**	**1.62**	**0.00**	**0.14**	**0.05**
Total of overlapping phases[4]	**90.95**	**21.10**	**29.93**	**0.04**	**1.94**	**1.10**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Exceeds Thresholds	**Yes**	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.19
[2] On-site emissions from equipment operated on-site that is not operated on public roads.
[3] Off-site emissions from equipment operated on public roads.
[4] Construction, architectural coatings and paving phases may overlap.

3.4.2 Mitigation

AIR-1 Paint used for indoor architectural coatings for the project shall have a maximum of 40 grams per liter of VOCs. Level of Significance after Mitigation. With implementation of Mitigation Measure AIR-1, impacts to air quality would be less than significant.

3.4.3 Level of Significance after Mitigation

Less than Significant.

3.5 Biological Resources

3.5.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
BIOLOGICAL RESOURCES – Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. Less than Significant Impact with Mitigation Incorporated. A Biological Resources Assessment was completed by ELMT Consulting on April 30, 2022 (Appendix A, Biological Resources Assessment; 2022). The study found that according to the California Natural Diversity Database (CNDDB), twenty-five (25) special-status wildlife species have been reported in the Indio quadrangle (Appendix A, Biological Resources Assessment; 2022). No special-status wildlife species were observed during the field investigation conducted by ELMT biologist Jacob H. Lloyd Davies on March 10, 2022. The Project site and surrounding area have been impacted by historic agricultural activities and urban development for several decades, eliminating the natural plant communities that once occurred on the site or in the immediate area.

Based on habitat requirements for specific species and the availability and quality of on-site habitats, ELMT biologists determined that the Project site has a high potential to support Cooper's hawk (*Accipiter cooperii*) and a low potential to support burrowing owl (*Athene cunicularia*) or western yellow bat (*Lasiurus xanthinus*). ELMT further determined that all the other special-status wildlife species known to occur in the vicinity of the site do not have potential to occur on-site and all are presumed absent on the site. Cooper's hawk and western yellow bat are only expected to occur on-site incidentally while foraging and are not expected to nest or roost on-site due to the lack of suitable nesting opportunities; however, these species may nest in nearby ornamental trees or date palm orchards. In order to ensure impacts to Cooper's hawk do not occur due to Project implementation, mitigation in terms of a pre-construction nesting bird clearance survey, shall be conducted prior to ground disturbance. With implementation of the pre-construction nesting bird clearance survey (Mitigation Measure BIO-1), impacts to this species will be less than significant (Appendix A, Biological Resources Assessment; 2022). No surveys related to western yellow bat are recommended.

With implementation of the pre-construction nesting bird clearance survey under BIO-1, impacts to this species will be less than significant and no mitigation will be required. Impacts will be less than significant.

b. No Impact. The Project site has not been identified as occurring in a wildlife corridor or linkage. The nearest open space as mapped by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) is the Santa Rosa and San Jacinto Mountains Conservation Area, which occurs approximately four (4) miles to the west. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. Implementation

of the proposed Project is not expected to have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service. (FWS) No impact would occur.

c. **No Impact.** There are three (3) key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Us Army Corps of Engineers (USACOE) Regulatory Branch regulates discharge of dredge or fill materials into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the California Department of Fish and Wildlife (CDFW) regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Water Quality Control Board (RWQCB) regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No jurisdictional drainage and/or wetland features were observed on the Project site or within the during a field investigation conducted by ELMT biologist Jacob H. Lloyd Davies (Appendix A; 2022). Further, no blueline streams, which is a body of concentrated flowing water in a natural low are or natural channel on the land surface and may be any creek, stream or other flowing water feature, perennial or ephemeral, indicated on United States Geographical Survey (USGS) quadrangle maps, with the exception of man-made watercourses (Riverside County Flood Control and Water Conservation District, Accessed October 2022) have been recorded on the Project site. The nearest mapped water resource to the site is a freshwater pond that is located approximately less than a quarter mile to the northwest of the site. Therefore, development of the Project will not result in impacts to USACOE, RWQCB, or CDFW jurisdiction and regulatory approvals will not be required. No impact would occur.

d. **No Impact.** Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The Project site has not been identified as occurring in a wildlife corridor or linkage. The nearest open space to the site as mapped by the CVMSHCP is the Santa Rosa and San Jacinto Mountains Conservation Area, which occurs approximately a little over four (4.3) miles to the west. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed Project is not expected to impact wildlife movement opportunities. Therefore, no impacts would occur.

e. **No Impact.** The proposed Project is required to adhere with the City of Coachella's Municipal Code Chapter 12.24 and 12.28, *Street Trees and Palm Trees.* These ordinances require regular trimming and maintenance and/or removal and no preservation is specified within the code. Removal of any trees on site (which are limited to tamarisk) would thereby not be in conflict with local ordinances. No impact would occur.

f. **No Impact.** The Project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) area, but is not located within any Conservation Areas, Preserves,

Cores, or Linkages (Appendix A; 2022). The proposed Project is not listed as a planned "Covered Activity" under the published CVMSHCP, but is still considered to be a current Covered Activity pursuant to Section 7.1 of the CVMSHCP. According to Section 7.1 of the CVMSHCP, take authorization will be provided for certain activities that take place outside of Conservation Areas including "new Projects approved pursuant to county and city general plans, transportation improvement plans for roads in addition to those addressed in Section 7.2, master drainage plans, capital improvement plans, water and waste management plans, the County's adopted Trails Master Plan, and other plans adopted by the Permittees."

As a Covered Activity located outside designated conservation areas, construction of the proposed Project is expected to be consistent with the applicable avoidance, minimization, and mitigation measures described in Section 4.4 of the CVMSHCP. Since the proposed Project is considered a Covered Activity under Section 7.1 of the CVMSHCP, no further avoidance, minimization, and mitigation measures are required, and the Project is in compliance with the CVMSHCP. No impacts would occur.

3.5.2 Mitigation

BIO-1 In order to reduce impacts to nesting birds located at the proposed Project site, a pre-construction nesting bird clearance survey shall be conducted by the proposed Project Applicant at the site prior to ground disturbance.

3.5.3 Level of Significance after Mitigation

Less than Significant.

3.6 Cultural Resources

3.6.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
CULTURAL RESOURCES – Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

a. No Impact. PaleoWest conducted a literature review, records search, and field survey on the Project site on March 29, 2022 (Appendix B, Cultural Resources Investigation; 2022). The records search indicated that no fewer than 31 cultural resources have been previously documented within the Project study area, none of which are located on the Project site. Additional sources consulted during the cultural resource literature and data review include the National Register of Historic Places (NRHP), the Office of Historic Preservation Archaeological Determinations of Eligibility, the Office of Historic Preservation Built Environment

Resources Directory (BERD), and a review of Bureau of Land Management General Land Office. According to these sources, there are no listed cultural resources recorded within the Project site or within one (1) mile of the Project site (Cultural Resources Investigation; 2022).

PaleoWest completed a cultural resource survey of the Project site on April 13, 2022 (Appendix B: Cultural Resources Investigation; 2022). During the survey, PaleoWest found vegetation including young Mesquite trees in the northwest and southwest corners of the proposed Project site, and annual herbaceous plants and grasses scattered throughout the property. The surface soils within 90 percent of the parcel are silt lake bottom sediments. The northeast corner, southern, and western portions of the property are eolian sand dunes. A linear dune lies along the property line in the southern boundary of the property. This linear dune likely represents a berm from either agricultural use or a land clearing event. The sandy portions of the property are recent deposits from within the last few decades that overlie lacustrine sediments. Noted disturbances includes what appear to be decades of dumping (e.g., dirt piles, construction material, modern refuse), former agricultural infrastructure, and evidence of abandoned homeless encampments. The agricultural infrastructure includes concrete standpipes and fragments, and plastic lines that are scattered throughout the property and likely date to the 1980s and 1990s. Additionally, a small hill in the northeast corner of the property was observed. The hill appears to be a large push pile from working or clearing the parcel. As a result of these activities, the upper 1.5-2.0 feet of the ground surface across the Project site is likely disturbed. Overall, no historic period built-environmental resources were identified in the Project site. Therefore, no impact would occur.

Less than Significant Impact with Mitigation Incorporated. PaleoWest completed a literature review, records search, and field survey on the Project site on April 30, 2022 (Appendix B, Cultural Resources Investigation; 2022). The records search and literature review indicated no archaeological resources previously recorded on the Project site. In addition, no archaeological resources were found during the field survey conducted on April 13, 2022. However, PaleoWest examined geological and geomorphic information, which indicated that the Project site has the potential to contain significant buried archaeological remains. Therefore, the Project site appears to be moderately sensitive for buried cultural resources. Since the potential exists for project grading and construction to reveal archaeological resources, mitigation would be required during pre-construction and construction activities. Mitigation Measure CUL-1 which would require construction monitoring be conducted by a qualified cultural monitor ,with implementation of Mitigation Measure CUL-1, impacts would be less than significant.

b. Less than Significant Impact with Mitigation Incorporated. The Project site does not contain any cemeteries and no human remains were found on the site during the pedestrian survey conducted on April 13, 2022. However, there is always the possibility that human remains could be uncovered during ground disturbing activities. In the unexpected event that human remains are found during ground disturbing activities, those remains would require proper treatment in accordance with all applicable laws.

Through the implementation of Mitigation Measure CUL-2, all pre-construction and construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The State of California Health and Safety Code 7050.5 and the California Public Resources Code (PRC) Section 5097.98 states that the County Coroner must be notified within 24 hours of the discovered human remains. If the remains discovered are determined by the coroner to be of Native American descent, the coroner is required to contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would, in turn, contact the Most Likely Descendant (MLD) who would determine further action to be taken. The MLD would have 48 hours to

access the site and make a recommendation regarding disposition of the remains. Therefore, with incorporation of Mitigation Measure CUL-2, impacts would be less than significant.

3.6.2 Mitigation

CUL-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to federal, State, and local guidelines. No further grading shall be permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.

CUL-2 In the event that human remains are uncovered during ground disturbing activities on the Project site, no further disturbance shall occur and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:

1. The County Coroner has been contacted and determined that no investigation to the cause of death is required; and,
2. If the County Coroner determines that the remains are of Native American decent, the Coroner shall notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.

3.6.3 Level of Significance after Mitigation

With the incorporation of Mitigation Measures CUL-1 and CUL-2, impacts to cultural resources would be less than significant.

3.7 Energy

3.7.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Energy – Would the Project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Less than Significant Impact. MD Acoustics completed an Energy Impact Study on September 28, 2023 (Appendix C, Air Quality, Greenhouse Gas, and Energy Impact Study; 2023). Appendix F of the State CEQA Guidelines states that the means of achieving the goal of energy conservation includes the following:

- Decreasing overall per capita energy consumption;
- Decreasing reliance on fossil fuels such as coal, natural gas and oil; and
- Increasing reliance on renewable energy sources.
- Appendix F of the State CEQA guidelines also states that the environmental impacts from a project can include:
    - The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.
    - The effects of the project on local and regional energy supplies and on requirements for additional capacity.
    - The effects of the project on peak and base period demands for electricity and other forms of energy.
    - The degree to which the project complies with existing energy standards.
    - The effects of the project on energy resources.
    - The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Construction equipment used over the approximately 13-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California's Energy Efficiency Standards and 2022 CALGreen Standards. Construction of the proposed commercial development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Trip generation under the proposed Project would be consistent with other similar commercial uses of similar scale and configuration as reflected in the Transportation Analysis (IEG, 2023). That is, the proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. Furthermore, the increase in both electricity and natural gas demand from the proposed Project is insignificant compared to Riverside County's 2022/2023 energy demands.

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 6.

Table 6 Project Unmitigated Annual Operational Energy Demand Summary[1]

Natural Gas Demand	kBTU/year
Single Family Housing	3,947,639
Total	3,947,639
Electricity Demand	**kWh/year**
Single Family Housing	1,036,656
Total	1,036,656

Notes:
[1]Taken from the CalEEMod 2022.1.1.19 annual output.

As shown in Table 1, the estimated electricity demand for the proposed project is approximately 1,036,656 kWh per year. In 2022, the residential sector of the County of Riverside consumed approximately 9,061 million kWh of electricity.[2] In addition, the estimated natural gas consumption for the proposed project is approximately 3,947,639 kBTU per year. In 2022, the residential sector of the County of Riverside consumed approximately 284 million therms of gas.[3] Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2021 demand and will have a **less than significant impact**.

b) **Less than Significant Impact.** Regarding federal transportation regulations, the Project Site is located in an already developed area. Access to/from the Project Site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the Project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SoCal Edison (SCE) and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and would therefore have a **less than significant** impact.

3.7.2 Mitigation

No mitigation is required.

3.7.3 Level of Significance after Mitigation

Not applicable.

[2] California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx
[3] California Energy Commission, Gas Consumption by County. http://ecdms.energy.ca.gov/gasbycounty.aspx

3.8 Geology and Soils

3.8.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
GEOLOGY AND SOILS – Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a-i. No impact. A Geotechnical Engineering Report was completed by Earth Systems Pacific on May 27, 2022 (Appendix D Geotechnical Engineering Report; 2022). Earth Systems personnel found that the Project site does not lie within a currently delineated State of California, Alquist-Priolo Earthquake Fault Zone (California Geological Survey; 2018). Well-delineated fault lines cross through this region as shown on (California Geological Survey (CGS) Fault Activity Map (2010); however, no active faults are mapped in the immediate vicinity of the site (Geotechnical Engineering Report; 2022). The closest active faults are traces/segments of the San Andreas fault zone, located approximately four (4) miles northeast of the site.

Review of select aerial photographs reveal that the site is located in an area predominated by alluvial fan, lineal dune (wind) patterns, and regressive shoreline features associated with ancient Lake Cahuilla. Therefore, active fault rupture is unlikely to occur at the Project site, and impacts would be less than significant.

a-ii. Less than Significant Impact. Several active faults or seismic zones lie within 50 miles of the project site (Appendix D Geotechnical Engineering Report; 2022). The primary seismic hazard to the site is strong ground shaking from earthquakes along regional faults including the San Andreas fault, San Jacinto fault, and faults associated with the Eastern California shear zone.

As a mandatory condition of Project approval, the Project would be required to construct the proposed buildings in accordance with the California Building Standards Code (CBSC) (California Building Code; 2019). The CBSC provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and have been specifically tailored for California earthquake conditions. As such, implementation of the Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking.

In addition, the Project would be required to comply with the site-specific ground preparation and construction recommendations contained in Appendix D, *Geotechnical Engineering Report* (Earth Systems Pacific, 2022). With mandatory compliance to these recommendations, potential impacts related to seismic ground shaking would be less than significant.

a-iii. Less than Significant Impact. Liquefaction is a phenomenon in which saturated soils above the existing groundwater levels are subject to a temporary loss of soil strength due to the buildup of excess pore pressure during an earthquake. The potential for liquefaction to occur at the Project site is moderate to high because historic groundwater is generally less than 50 feet below the ground surface. The site is within a "high" liquefaction hazard zone as defined by Riverside County Geographic Information Services (Riverside County, 2022). Liquefaction output considering historic groundwater levels are presented in Appendix D, *Geotechnical Engineering Report* (Earth Systems Pacific, 2022). R. The proposed Project has the potential for lateral spreading which may affect building foundations. However, this is considered low due to the lack of nearby free-faces or sloping conditions in the site improvement area.

In addition, the Project would be required to comply with the grading and construction recommendations contained within the geotechnical report for the Project to further reduce the risk of seismic-related ground failure due to liquefaction (Appendix D, Geotechnical Engineering Report; 2022). Therefore, implementation of the Project would not directly or indirectly expose people or structures to substantial hazards associated with seismic-related ground failure and/or liquefaction hazards. Impacts would be less than significant.

a-iv. No Impact. The site is relatively flat. Site elevations range from approximately -46 feet to -52 feet mean sea level based on Google Earth (Appendix D Geotechnical Engineering Report, 2022). Topographically, the site is generally flat and level, however, having been graded in the past there are high areas and lower areas. There is a soil stockpile with some construction debris in and around the surface located on the northeast corner of the site. No evidence was noted of significant erosion at the time of the site visit. The Project site is approximately six (6) miles away from the base and foothills of the nearest maintain range, the Santa Rosa Mountains. Potential hazards from slope instability, landslides, or debris flows are considered negligible. Therefore, no impact would occur.

b. Less than Significant. During pre-construction as well as construction activities under the proposed Project, soils would be disrupted, thereby increasing the potential for wind or water-related erosion and sedimentation until construction is completed. Pursuant to State Water Resources Control Board requirements, the Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, which involves preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP will specify the Best Management Practices (BMPs) that would be required to be implemented during construction activities to ensure that waterborne pollution (erosion and sedimentation) is prevented., minimized, and/or otherwise appropriately treated prior to surface runoff being discharged from the subject property. The Project also would be required to comply with SCAQMD Rule 403 to minimize water and windborne erosion. Lastly, the Project would be required to prepare and implement a Water Quality Management Plan (WQMP), which is a site-specific post-construction water quality management program designed to minimize the release of waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. The WQMP also is required to establish a post-construction implementation and maintenance plan to ensure on-going, long-term erosion protection. Therefore, with adherence to SCAQMD Rule 403, and preparation of a SWPPP and WQMP, impacts would be less than significant.

c. Less than Significant Impact. As discussed under Impact 4.26(a)(iv), potential hazards from slope instability, landslides, or debris flows are considered negligible, as the site is relatively flat and is six (6) miles away from the base and foothills of the nearest mountain range (Earth Systems Pacific, 2022).

As discussed under Impact 4.26(a)(iii), the Project site is within a moderate to high liquefaction hazard zone as defined by Riverside County Geographic Information Services (accessed September 30, 2022). Liquefaction output considering historic groundwater levels are presented in Appendix A of the Geotechnical Study (Earth Systems Pacific, 2022). Results indicate a liquefaction potential at depths greater than eight (8) feet with estimated liquefaction induced settlement of 2.8, 3.6, and 2.8 inches in B-2, B-5, and B-8, respectively. The potential for lateral spreading affecting foundations is considered low due to the lack of nearby free-faces or sloping conditions in the site improvement area, as long as basin slopes are kept away from foundations at least 4H feet, where 'H' is the height of any adjacent slope. Under historic groundwater conditions, there could be localized sand boil formation. Foundation recommendations are included within the Geotechnical Study, Appendix D (Earth Systems Pacific; 2022), in light of potentially liquifiable conditions.

Lateral spreading is primarily associated with liquefaction hazards. As previously mentioned in Section 4.26(a)(ii), the Project would be required to comply with the grading and construction recommendations contained within the geotechnical report for the Project (Appendix D) to further reduce the risk of seismic-related ground failure due to liquefaction. Therefore, impacts associated with liquefaction and lateral spreading would be less than significant.

Soil shrinkage/subsidence and collapse would be less than significant as the Project would be required to comply with the site-specific ground preparation and construction recommendations contained in Appendix D (Earth Systems Pacific, 2022).

d. No Impact. The Expansion Index of the tested onsite soils is "very low" as defined by American Society for Testing and Materials (ASTM) D 4829 (Earth Systems Pacific, 2022). Additionally, the Project would be required to comply with the site-specific ground preparation and construction recommendations

contained in Appendix D (Earth Systems Pacific, 2022). The potential for the Project to create substantial risks to life or property, relating to expansive soils, is very low. Therefore, there would be no impact.

e. No Impact. The project would not involve the use of septic tanks or any other alternative wastewater disposal systems. Therefore, there would be no impacts associated with septic tanks or alternative wastewater systems.

f. Less than Significant with Mitigation Incorporated. PaleoWest, LLC (PaleoWest) completed a paleontological resource assessment for the Project on May 22, 2022, Appendix E (Paleontological Resource Assessment; 2022). This paleontological resource assessment included a fossil locality records search conducted by the Western Science Center (WSC) in Hemet, California. The records search was supplemented by a review of existing geologic maps and primary literature regarding fossiliferous geologic units within the proposed Project vicinity and region.

The WSC records search conducted by PaleoWest produced one fossil locality approximately one half (0.5) mile northwest of the Project: The Imagine Coachella Project recovered multiple Late Quaternary (Pleistocene and Holocene Epochs) invertebrates at an unspecified depth, including bivalves (*Anodonta californiensis, Pisidium sp*.), gastropods (*Gyraulus parvus, Physella humerosa, Planorbella trivolvis, Pyrgulopsis longinqua, Tryonia protea*), and arthropods. Searches of online databases and other literature did not produce any additional nearby fossil localities.

The Young alluvial valley deposits underlying the Project area are classified as High Potential, High Sensitivity A at the surface by the County of Riverside paleontological sensitivity map, according to Riverside County's Map My County service (Riverside County Information Technology, 2022). High sensitivity includes not only the potential for yielding abundant vertebrate fossils, but also for production of a few significant fossils that may provide new and significant data. High sensitivity areas are mapped as either "High A" or "High B,". High Sensitivity A: High A is based on geologic formations or mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain remains of fossil fish, and Mesozoic and Cenozoic rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs (City of Coachella General Plan 2035, 2015). The likely reason that the Project site is classified as High Sensitivity A is because the Project area is within the maximum extent of Pleistocene Lake Cahuilla and is consistent with the nearby Imagine Coachella Project (PaleoWest, 2022). The deposits underlying the Project area are classified as high sensitivity.

Additionally, the City of Coachella (2015) classified the sediment in the Project area as having undetermined sensitivity, as surficial sediment has been disturbed by modern agricultural processes. As a result, the Young alluvial valley deposits can be assigned a low sensitivity to three (3) feet below ground surface (bgs), then a high sensitivity below three (3) feet bgs. Therefore, Project related ground disturbance deeper than three (3) feet bgs surface in previously undisturbed sediment should be monitored by a qualified paleontological monitor to identify and effectively salvage any recovered resources while minimizing construction delays.

With implementation of the Mitigation Measures CUL-1, CUL-2, TRC-1, TRC-2 and TRC-3, the impacts will be less than significant.

3.8.2 Mitigation

The following mitigation measures are required:

GEO-1 Prior to the start of the proposed Project activities, all field personnel shall receive a worker's environmental awareness training on paleontological resources. The training shall provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, outline steps to follow if a fossil discovery is made and provide contact information for the Project Paleontologist. The training shall be developed by the Project Paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.

GEO-2 Prior to the commencement of ground disturbing activities, a professional paleontologist shall be retained to prepare and implement a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) for the proposed Project. The PRMMP shall describe the monitoring required during ground disturbing activities. Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. If the Project Paleontologist determines full-time monitoring is no longer warranted based on the geologic conditions at depth, they shall recommend that monitoring be reduced or cease entirely.

GEO-3 In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project paleontologist shall complete the following:

3. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity shall be halted to allow the paleontological monitor, and/or Project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the Project paleontologist (or paleontological monitor) shall recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

4. Fossil Preparation and Curation. The PRMMP shall identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens shall be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens shall be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation shall be assessed by the repository and shall be the responsibility of the client.

GEO-4 Upon completion of ground disturbing activity (and curation of fossils if necessary) the Project

paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

3.8.3 Level of Significance after Mitigation

With implementation of Mitigation Measures GEO-1 through GEO-4, impacts associated with geology and soils would be reduced to less than significant.

3.9 Greenhouse Gas Emissions

3.9.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Greenhouse Gas Emissions – Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a. Less than Significant Impact. The threshold for toxic air contaminants (TACs) has a maximum incremental cancer risk of 10 per million and a non-cancer (acute and chronic) hazard index of 1.0 or greater. An exceedance to these values would be considered significant.

Construction Greenhouse Gas Emissions

The greenhouse gas emissions from project construction equipment and worker vehicles are shown in Table 1. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 24.51 metric tons of CO2e per year. Annual CalEEMod output calculations are provided in Appendix A.

Table 7 Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)[1] Onsite	Offsite	Total
Site Preparation	16.87	0.78	17.65
Grading	66.07	209.23	275.30
Building Construction	236.81	94.24	331.05
Paving	9.63	3.46	13.10
Coating	0.04	0.04	0.08
Total	329.43	307.75	637.18
Averaged over 30 years[2]	10.98	10.26	21.24

Notes:

1. $MTCO_2e$=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).
2. The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.
** CalEEMod output (Appendix A)*

Operational Greenhouse Gas Emissions Impact

Operational emissions occur over the life of the project. The operational emissions for the project are 1,813 metric tons of CO_2e per year (see Table 14). Furthermore, as shown in Table 2, the project's total emissions (with incorporation of construction related GHG emissions) would be 1,835 metric tons of CO_2e per year. These emissions do not exceed the County of Riverside CAP Update and SCAQMD screening threshold of 3,000 metric tons of CO_2e per year. Therefore, the project's GHG emissions are considered to be less than significant.

Table 8 Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

	Greenhouse Gas Emissions (Metric Tons/Year)[1]					
Category	**Bio-CO2**	**NonBio-CO_2**	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
Area Sources[2]	0.00	1.37	1.37	0.00	0.00	1.38
Energy Usage[3]	0.00	424.14	424.14	0.03	0.00	425.67
Mobile Sources[4]	0.00	1,317.00	1,317.00	0.07	0.07	1,341.30
Solid Waste[5]	9.08	0.00	9.08	0.91	0.00	31.77
Water[6]	1.43	7.09	8.53	0.15	0.00	13.27
Construction[7]	0.00	20.87	20.87	0.00	0.00	21.24
Total Emissions	10.51	1,770.48	1,780.99	1.15	0.08	**1,834.63**
County of Riverside CAP and SCAQMD Draft Screening Threshold						**3,000**
Exceeds Threshold?						**No**

Notes:
[1] Source: CalEEMod Version 2022.1.1.19
[2] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
[3] Energy usage consist of GHG emissions from electricity and natural gas usage.
[4] Mobile sources consist of GHG emissions from vehicles.
[5] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7 Construction GHG emissions based on a 30 year amortization rate.

b. Less than Significant Impact. The proposed project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. As stated previously, the County of Riverside has adopted a Climate Action Plan (CAP); therefore, the project and its GHG emissions have been compared to the goals of the County of Riverside CAP Update.

Consistency with the County of Riverside CAP Update

Per the County's CAP Update, the County adopted its first CAP in 2015 which set a target to reduce emissions back to 1990 levels by the year 2020 as recommended in the Assembly Bill (AB) 32 Scoping Plan. Furthermore, the goals and supporting measures within the County's CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as Senate Bill (SB) 32 and California's 2017 Climate Change Scoping Plan. Therefore, compliance with the County's CAP in turn reflects consistency with the goals of the CARB Scoping Plan, AB 32 and SB 32.

Appendix D of the Riverside County CAP Update also states that project's that do not exceed the CAP's screening threshold of 3,000 metric ton of CO2 emissions (MTCO2e) per year are considered to have less than significant GHG emissions and are in compliance with the County's CAP Update. According to the

County's CAP Update, projects that do not exceed emissions of 3,000 MTCO2e per year are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that match the California Green Building Code in effect as of January 2017.

As stated above, the GHG emissions generated by the proposed project would not exceed the County of Riverside CAP Update screening threshold of 3,000 metric tons per year of CO2e.

City of Coachella Climate Action Plan
The City of Coachella CAP Public Draft was completed June 2014 with the goal of reducing GHG emissions by 49% below 2014 levels by 2035. To meet these goals, the project will comply with AB 341 to divert at least 75% of the project waste from landfills and shall only use drought-tolerant landscaping. The project will therefore meet the goals of the City's Climate Action Plan and will have a less than significant impact.

3.9.2 Mitigation

No mitigation is required.

3.9.3 Level of Significance after Mitigation

Not applicable.

3.10 Hazards and Hazardous Materials

3.10.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS – Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e) For a Project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a-c. Less than Significant Impact. According to the Federal Motor Carrier Safety Administration (FMCSA) National Hazardous Material Route Registry (United States Department of Transportation Federal Motor Carrier Safety Administration; 2022), the closest National Hazardous Materials Routes are State Route 86 (SR 86), which is approximately three (3) miles northeast of the Project site, and Interstate 10 (I-10), which is approximately four (4) miles northeast of the Project site. SR 86 is designated as B,I, which prohibits the transportation of Class 1 explosives and poisonous inhalation hazards. I-10 is designated as B, which prohibits the transportation of any kind of explosives, and I, which prohibits transportation of poisonous inhalation hazards (United States Department of Transportation; 2022).

Construction of the proposed Project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, the transport, use, and disposal of construction-related hazardous materials would occur in conformance with all applicable local, state, and federal regulations governing such activities.

During operation, the Project would not involve the routine transport, storage, production, use, or disposal of hazardous materials and small amounts of consumer-grade pesticides and/or fertilizers may be stored by residents for the maintenance of landscaped areas and limited quantities of custodial and maintenance products, including cleansers, lubricants, and paints.

However, the transport, use, and storage of hazardous materials during construction of the Project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act (HMTA), Resource Conservation and Recovery Act (RCRA), the California Hazardous Material Management Act, (CHMMA) and the California Code of Regulations (CCR), Title 22. Therefore, operational impacts related to the transport, use, or disposal of hazardous materials use would be less than significant.

d. Less Than Significant Impact. According to the Department of Toxic and Substance Control Envirostor Database (California Department of Toxic Substances Control; 2022), the nearest cleanup site is located at West Coachella Elementary at Van Buren Street and Avenue 52 in Coachella, which borders the southern

boundary of the Project site. The second cleanup site is a School Investigation, and its status is listed as *No Further Action in the Envirostor Database from Department of Toxic and Substance Control State of California.* Therefore, the impacts would be less than significant.

e. No Impact. The closest airport to the Project site is the Jacqueline Cochran Regional Airport, which is approximately four points eight miles southeast of the Project site. The Project site is located outside of the Riverside County Airport Land Use Compatibility (ALUC) Airport Influence Area (Riverside County Airport Land Use Commission; 2022). Therefore, the Project would not result in a safety hazard for people residing or working in the Project area. No impact would occur.

f. Less Than Significant Impact. The Project site is located along Van Buren Street, which is not designated as an emergency evacuation route by the City of Coachella. The access points into the city are through highway 111, Interstate 10, and State Route 86 all to the north of the Project site. There are no plans to alter the existing routes or circulation patterns to and from the city. Furthermore, access points would adhere to Riverside County Fire Department Fire Code to provide for adequate emergency access. As such, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant.

g. Less Than Significant Impact. The Project site is not located within a State Responsibility Area (SRA) or a Local Responsibility Area (LRA) (California Office of the State Fire Marshall; 2022). A State Responsibility Area (SRA) is the area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. SRA does not include lands within city boundaries or in federal ownership. A Local Responsibility Area (LRA) is an area designated by a local agency that is not a state responsibility area and where a local agency, city, county, or district is responsible for fire protection. The Project site and its surrounding areas are not located within a very high fire hazard area. Therefore, the proposed Project site would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

3.10.2 Mitigation

No mitigation is required.

3.10.3 Level of Significance after Mitigation

Not applicable.

3.11 Hydrology and Water Quality

3.11.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY – Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
c.i.) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
c.ii.) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
c.iii.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
c.iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a. Less than Significant Impact. Construction of the Project would be subject to National Pollutant Discharge Elimination System (NPDES) stormwater regulations for construction which are required when there is a soil disturbance of more than one acre. The proposed Project will be required to comply with all rules, regulations, and procedures of the NPDES permit for municipal, construction, and industrial activities as outlined by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (State of California Colorado River Basin Regional Water Quality Control Board; 2022).

The Project will also be required to comply with the State's most current Construction General Permit (CGP) Order 2009-0009-DWQ. The CGP requires the development of a Storm Water Pollution Prevention Plan (SWPPP), which is designed to help prevent potential adverse effects to surface water quality that would occur during the construction of the proposed Project.

The Project will be required to comply with South Coast Air Quality Management (SCAQMD) Rules 403 and 403.1. Rule 403 requires the implementation of best available dust control measures during active operations that are capable of generating fugitive dust. Rule 403.1 applies only to fugitive dust sources that occur in the Coachella Valley and requires reducing fugitive dust and PM10 emissions from made-made sources in the Coachella Valley and requires reducing fugitive dust and PM10 emissions from made-

made sources in the Coachella Valley. Although these rules are intended to protect air quality, they also protect water quality by preventing sediment track out and erosion.

A Water Quality Management Plan (WQMP) was prepared for the site to determine how to address pollutants of concern that may be generated at the Project site (see Appendix F, Preliminary Water Quality Management Plan; 2022). The proposed Project will be required to collect and store 100% of the runoff generated during the 100-year storm event on-site per City of Coachella drainage standards.

Therefore, the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

b. Less than Significant Impact. The Project will be served with potable water by Coachella Water Authority (Coachella Valley Water District, accessed October 3, 2022). Based on the size of the project which of 111 units with 81 of the 111 units having attached ADU, the project will not have a substantial impact on water demand. The Preliminary Water Quality Management Report (The Altum Group, 2023) addresses the addition of the ADU's. The ADU's do not change the conclusion of the report. Therefore, the Project would not substantially deplete groundwater supplies and the Project's impact to groundwater supplies would be less than significant. An information request for the proposed Project impacts was sent to the Coachella Water Authority on October 17, 2022 but no response was received as of November 1, 2022.

Development of the Project would increase impervious surface coverage on the property, which would reduce the amount of water percolating down into the underground aquifer that underlies the Project site and a majority of the City. Water captured by the proposed Project's underground detention system and landscaped areas would have the opportunity to percolate into the ground. Therefore, buildout of the Project would not interfere substantially with groundwater recharge. Impacts would be less than significant.

c-i. Less than Significant Impact. Construction of the Project would require mass grading of the entire property to construct residential homes, which would change the site's existing ground contours and alter the existing drainage patterns interior to the Project site. Although the Project would alter the subject property's internal drainage patterns, such changes would not result in substantial erosion or siltation on or off site. Under post-development conditions, a majority of the site would be covered with impervious surfaces and the number of exposed soils on the Project site would be minimal.

The Project would construct an integrated storm drain system on-site with retention basins to minimize the number of water-borne pollutants carried from the Project site. The implementation of the retention basins and other design features will allow for control of any existing erosion or siltation that is attributed to the undeveloped site. Accordingly, the Project would not result in substantial erosion or siltation onsite or offsite. Impacts would be less than significant.

c-ii. Less than Significant Impact. As described in Section 3.10.3(c)(i), above, implementation of the Project would alter the site's existing drainage patterns but would not substantially alter the drainage pattern of the local area.

The City of Coachella General Plan 2035 requires that all new developments in areas susceptible to flooding incorporate measures to minimize or eliminate flood hazards (City of Coachella General Plan 2035, 2015). Under the developed condition, the Project will be designed to receive and store runoff tributary to the

Van Buren half street frontage on-site. Storm drains runoff generated on-site will also be stored in a surface retention basin sized to collect and store the volume generated during the 100-year design storm per City of Coachella drainage ordinance requirements (The Altum Group, 2022).

Accordingly, implementation of the Project would not substantially increase the rate or amount of surface water runoff discharged from the site in a manner that would result in flooding on or offsite. Impacts would be less than significant.

c-iii. **Less than Significant Impact.** As previously stated, the Project's retention basins would be sized and designed to accommodate all of the site's runoff generated during a 100 year storm event (The Altum Group, 2022). Accordingly, the Project would not create or contribute runoff which would exceed the capacity of any existing or planned storm water drainage system and impacts would be less than significant.

As discussed under Section 3.10.3(a), the proposed Project would be required to comply with the Project's WQMP Appendix F (Preliminary Water Quality Management Plan; 2022), which identify required Best Management Practices (BMPs) to be incorporated into the Project to ensure that near-term construction activities and long-term post-development activities of the proposed Project would not result in substantial amounts of polluted runoff. Therefore, with mandatory compliance with the Project's WQMP, the proposed Project would not create or contribute substantial additional sources of polluted runoff. Impacts would be less than significant.

c-iv. **Less than Significant Impact.** The Project site is not located in an area identified as a flood plain zone by Federal Emergency Management Agency (FEMA), the California Department of Water Resources (DWR), or the Riverside County Flood Control and Water Conservation District (RCFC) (Riverside County Flood Control, n.d.). The closest floodplain area to the site is the Whitewater River, which is approximately 2 miles northeast of the Project site at its closest point (Riverside County Information Technology, 2022). Because the Project site is not within or close to a floodplain zone, the proposed Project would not impede or redirect flood flows. Impacts would be less than significant.

d. **No Impact**. The Project site is not located in an area identified as a flood plain zone by Federal Emergency Management Agency (FEMA), the California Department of Water Resources (DWR), or the Riverside County Flood Control and Water Conservation District (RCFC) (Riverside County Flood Control, n.d.). Furthermore, the Project site is not located within the vicinity of any other significant bodies of water (Riverside County Information Technology, 2022). Due to the Project site location being far away from the ocean and far away from any lakes or dams, there is no possibility of dam failure, tsunami or seiche. Therefore, there would be no impact.

e. **Less than Significant Impact.** The Project would adhere to all applicable water quality standards and would implement a Project specific WQMP approved by the City and the Regional Water Quality Control Board for both construction and operational activities. The WQMP incorporates design features that would prevent the Project from conflicting with or obstruct implementation of a water quality control plan or sustainable groundwater management plan (The Altum Group, 2022). Therefore, impacts would be less than significant.

3.11.2 Mitigation

No mitigation is required.

3.11.3 Level of Significance after Mitigation

Not applicable.

3.12 Land Use and Planning

3.12.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
LAND USE AND PLANNING – Would the Project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a. **No Impact**. Under existing conditions, the Project site is vacant and is bordered by vacant, undeveloped land to the west and south, a roadway to the east (Van Buren Street), and an elementary school (Coral Mountain Academy) to the north. Development of the Project would not physically disrupt or divide the arrangement of an established community. No impact would occur.

b. **Less Than Significant Impact.** The development of the Project would consist of 111 single-family homes with 81 of the 111 units to have single family homes with attached ADU's and associated site improvements on a 19.2-acre property. Each lot would have a minimum size of 4,500 square feet which is beyond the minimum standard of 2,500 square feet required for single-family zoning in Coachella (City of Coachella, 2022). The proposed density would be 10 dwelling units per acre.

Since the Project would have a development density of 10 dwelling units per acre, Per the City's General Plan, the land use, Regional Retail District, is intended to have larger lots, larger yards, larger setbacks, and more landscaping (City of Coachella General Plan Update 2035, 2015). The proposed Project would not conflict with the underlying General Plan land use designation or zoning.

3.11.2 Mitigation

No mitigation is required.

3.11.3 Level of Significance after Mitigation

Not applicable.

3.13 Mineral Resources

Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MINERAL RESOURCES – Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a-b. No Impact. According to the City General Plan Environmental Impact Report Figure 4.5-9, Mineral Resources, the Project site is located in an Mineral Resource Zone one (MRZ-1 zone), which indicates it is located in an area where there is little likelihood for presence of significant mineral resources (City of Coachella Updated 2035 General Plan Final Environmental Impact Report, 2014). The Project site is currently zoned Residential Single Family (R-S) per the City's Official Zoning Map, which does not allow for mineral production (City of Coachella, 2022). Therefore, there would be no impact.

3.13.1 Mitigation

No mitigation is required.

3.13.2 Level of Significance after Mitigation

Not applicable.

3.14 Noise

3.14.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
NOISE – Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
ordinance, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	☐	☐	☒	☐

Fundamentals of Noise

Sound, Noise and Acoustics

Sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. Sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic, or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

Frequency and Hertz

A continuous sound is described by its *frequency* (pitch) and its *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting out at 20 Hz all the way to the high pitch of 20,000 Hz.

Sound Pressure Levels and Decibels

The *amplitude* of a sound determines it loudness. The loudness of sound increases or decreases as the amplitude increases or decreases. Sound pressure amplitude is measure in units of micro-Newton per square inch meter (N/m2), also called micro-Pascal (µPa). One µPa is approximately one hundred billionths (0.00000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibel (dB).

Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two sounds or equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3 dB increase. If two sounds differ by approximately 10 dB, the higher sound level is the predominant sound.

Human Response to Changes in Noise Levels

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this report as well as with most environmental documents, the A-scale weighting is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway) would result in a barely perceptible change in sound level.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

Sound Propagation

As sound propagates from a source it spreads geometrically. Sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt or landscaping attenuate noise at a rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 7.5 dB per doubling of distance for a point source. Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity and turbulence can further impact how far sound can travel.

Ground-Borne Vibration Fundamentals

Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves. Several different methods are used to quantify vibration amplitude.

PPV – Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.
RMS – Known as root mean squared (RMS) can be used to denote vibration amplitude
VdB – A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

Vibration Perception
Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage.

Vibration Perception
There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation. As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

Noise modelling procedures and assumptions for the proposed Project are include in Appendix G, Encanto Residential – Noise, Noise Impact Study, MD Acoustics LLC.

a. Less than Significant Impact with Mitigation Incorporated. Due to Project Generated traffic, a worst-case project generated traffic noise level was modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at 90 and 100 feet from the centerline of Van Buren Street to estimate the noise level at on-site and off-site receivers across that street. The trip generation for the Encanto residential project is 1,449 average daily trips. The modeling is theoretical and considers two situations: with and without the existing barriers. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. In addition, the noise contours for 60, 65, and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase in traffic from the operation of the proposed project on the nearby roadways were calculated for the following scenarios:

Existing Year (without Project): This scenario refers to the year 2023 traffic noise conditions.
Cumulative Year (Plus Project): This scenario refers to the year 2025 + project + cumulative traffic noise conditions.

Table 1 compares the without and with project scenarios and shows the change in traffic noise levels as a result of the proposed project. It takes a change of 3 dB or more to hear a perceptible difference. As demonstrated in Table 1 the project is anticipated to generate a small change in the noise CNEL level. The change in noise level is less than significant as 1 dBA noise increase is the maximum change projected. Additionally, the traffic noise levels are below the normally acceptable limits given by Figure 10-1 from the General Plan Noise Element. No further mitigation is required.

Noise Impacts to On-Site Receptors Due to Traffic

Traffic noise from the local roadway network was evaluated and compared to the City's noise compatibility matrix. Per the City of Coachella's General Plan Land Use Compatibility (City of Coachella; 2014), single-family residential is conditionally acceptable up to 65 dBA CNEL. As shown in Table 1, the Cumulative Plus Project traffic noise contour projections estimate that the 70 dBA CNEL will reach up to 24 feet from the centerline of the Van Buren Street. On-Site residential structures are located approximately 110 feet away from the Van Buren Street centerline. The distance from the roadway centerline falls within the 65 to 60 dBA CNEL contour and corresponds to the normally acceptable region for single-family residential (per land use compatibility matrix).

To further attenuate exterior noise impacting sensitive receivers, a 6-foot solid wall is proposed on the northern property line. Said wall will help to reduce the noise from the roadway. Additionally, to mitigate exterior to interior noise levels, the proposed Project shall implement noise control solutions to mitigate interior noise levels down to 45 dBA CNEL which requires a noise reduction of at least 20 dBA or more for the first and second floor units located on the first row facing Van Buren Street (see Mitigation Measure (MM) NOI-1).

Table 9 Existing Scenario - Noise Levels Along Roadways (dBA CNEL)

Opening Year Without Project Exterior Noise Levels						
Roadway	Segment	CNEL at receiver[1] (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Van Buren St	Frida Way to 52nd Ave	62.5	20	62	196	621
Van Buren St	Frida Way to 51st Ave	59.8	9	27	86	270

Opening Year with Project Exterior Noise Levels						
Roadway	Segment	CNEL at receiver[1] (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Van Buren St	Frida Way to 52nd Ave	63.4	24	76	239	757
Van Buren St	Frida Way to 51st Ave	60.5	10	32	100	316

Change in Existing Noise Levels as a Result of Project					
Roadway	Segment	CNEL at receiver dBA[2,3]			
		Existing Without Project	Existing With Project	Change in Noise Level	Potential Significant Impact
Van Buren St	Frida Way to 52nd Ave	62.5	63.4	0.9	No

Van Buren St	Frida Way to 51nd Ave	59.8	60.5	0.7	No

Notes:
[1] On-site receiver at 110 feet from roadway centerline. Off-site receiver 90 feet from roadway centerline.
[2] Exterior noise levels calculated at 5 feet above ground level.
[3] Noise levels calculated from centerline of subject roadway.

Transportation noise impacts would be considered significant if the existing plus project levels are expected to increase by more than 3 dB. Compared to existing traffic noise levels, future traffic volumes are expected to increase 0.9 dBA CNEL at existing land uses. The impact is therefore less than significant.

Stationary noise impacts would be considered significant if they result in exceedances of Section 7.04.030 of the City's Municipal Code. Implementation of the proposed project would result in stationary noise related to HVAC units. All equipment is required to meet the stationary noise limits of 55 dBA at the adjacent sensitive receptors.

Operational noise levels are expected to be below the ambient and reach 30 to 33 dBA Leq at the nearest receptors. These noise levels do not exceed the City's noise standard. Therefore, the impact would be less than significant.

Construction noise will be significant if construction activities occur outside of the permitted construction hours specified in Section 7.04.070 of the City's Municipal Code. Noise due to construction will result in short-term noise impacts associated with construction activities. The grading phase of on-site construction activities will generate the highest temporary noise levels. The loudest construction equipment on the site will be tractors, graders, scrapers, and dozers. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 or 4 minutes at lower power settings. The maximum Leq level for the loudest phase of construction is expected to be 63 dBA Leq and 67 dBA Lmax at the nearest existing adjacent educational building.

With implementation of MM NOI-1, impacts would be reduced to less than significant.

b. **Less than Significant Impact.** Construction vibration will be significant if vibration exceeds levels that would result in structural damage to existing buildings. Construction activity is not anticipated to occur within 600 feet of sensitive receptors. At a distance of 600 feet, the nearest educational building to the project property line, a large bulldozer would yield a worst-case 0.003 PPV (in/sec) which is below the threshold of any risk of damage. The project may result in temporary daytime residential annoyance. Construction activity is not expected to fall within the limits of structural damage, and therefore, the impact is less than significant.

c. **No Impact.** The nearest airport to the project site is the Jacqueline Cochran Regional Airport. The Jacqueline Cochran Airport is approximately 3.5 miles to the southeast of the project. The project would be located outside the noise contours of Jacqueline Cochran Airport. Therefore, no substantial noise exposure from airport noise would occur and it would have no impact.

3.14.2 Mitigation

NOI-1 The proposed Project shall achieve a minimum of 20 dBA noise reduction in the residential building shell design to meet the City's 45 dBA CNEL interior residential requirement.

3.14.3 Level of Significance after Mitigation

Less than significant.

3.15 Population and Housing

3.15.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
POPULATION AND HOUSING – Would the Project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Less than Significant Impact. The population of the city of Coachella is expected to grow from 76,500 in 2020 to 105,220 in 2025, a 38% increase of 28,720 people (City of Coachella, accessed October 4, 2022). The Project would develop the subject property with 111 single family homes with 81 of the 111 units to have single family homes with attached ADU's. Based on the city's average household size of 2.61 persons (United States Census Bureau, 2021), the proposed Project would increase the city's total population by approximately 290-310 residents. This only leads to a negligible increase in population and is consistent with current population growth projections. Furthermore, the Project will be accessible via existing roads and infrastructure. No roads or infrastructure would need to be extended to serve the Project. Since the anticipated increase in population based on the proposed residences would be negligible (and within current population growth projections), induced population growth would not be substantial. Therefore, the impacts would be less than significant.

b. No Impact. The future development of 111 single-family residences with 81 of the 11 units to have single family homes with attached ADU's will take place on one vacant parcel. No existing structures or housing will be eliminated as a result of the Project and is not expected to displace any current residents. Instead, the Project will accommodate housing that is needed by the growing population. Therefore, there would be no impacts relating to the displacement of people or housing.

3.15.2 Mitigation

No mitigation is required.

3.15.3 Level of Significance after Mitigation

Not applicable.

3.16 Public Services

3.16.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
PUBLIC SERVICES				
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new of physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire Protection?	☐	☐	☒	☐
ii) Police Protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

a-i. Less than Significant Impact. The Coachella Fire Department would provide fire protection services to the Project site. The Coachella Fire Department Fire Station (#79) is located at 1377 Sixth Street, approximately one and a half (1.5) miles northeast of the Project site. Correspondence with Fire Captain Rodriguez stated that Fire Station 79 operates with six (6) personnel total, including a crew of three (3) fire-fighters who are on site at all times (Fire Captain J. Rodriquez; July 2023.). Per the City of Coachella Development Impact Fees Annual Report 2021, the City of Coachella requires a fee of $1,750.03 per single-family unit development paid by project applicants to provide funding for fire protection and medical services facilities and equipment from expected community growth (City of Coachella Development Impact Fees Annual Report 2021; 2021). Since the proposed Project would be required to pay these fees and will feature fire safety and fire suppression activities including but not limited to, fire sprinklers, a fire hydrant system, paved access, and because the Coachella Fire Department will review and approve Project plans to ensure all applicable fire standards and regulations are met, impacts would be less than significant.

a-ii. Less than Significant Impact. The Coachella Police Department provides police protection services to the Project site and surrounding area. The Department is located at 86625 Airport Boulevard, approximately three and a half (3.5) miles southeast of the Project site. An information request for additional personnel and service area information was filed with Riverside County on October 11, 2022. A response was received on October 13, 2022, stating that the City of Coachella has approximately 30 sworn officers and

approximately seven additional staff for a total of approximately 37 positions (Riverside County Sheriff's Department Public Records Center; 2022). Further, as part of final project approvals, the Coachella Police Department will review and approve Project plans to ensure all applicable police standards and regulations are met. In addition, per the City of Coachella Development Impact Fees Annual Report 2021, the City of Coachella requires a fee of $306.54 per single-family unit development paid by project applicants to provide funding for police facilities and service equipment for increased police needs from expected community growth (City of Coachella Development Impact Fees Annual Report; 2021). Therefore, impacts associated with police protection services would be less than significant.

a-iii. Less than Significant Impact. The Project site is located within the jurisdiction of the Coachella Valley Unified School District (CVUSD) which currently enrolls approximately 17,000 students and operates 14 elementary schools, four (4) middle schools, and four (4) high schools (Coachella Valley Unified School District, accessed October 4, 2022).

The closest schools to the Project site are:

- Coral Mountain Academy, adjacent to the northern border of the Project site at 51375 Van Buren Street, Coachella, CA.
- Desert Leaders Charter School, approximately one (1) mile northwest of the Project site at 50100 Jackson St, Indio, CA.
- Peter Pendleton Elementary School, approximately one (1) mile southeast of Project site at 51375 Van Buren Street, Coachella, CA.
- NOVA Academy Early College High School – Coachella, approximately one (1) mile southeast of the Project site at 52780 Frederick St, Coachella, CA.

The Project would develop the subject property with 111 single family homes with 81 of the 111 units to have single family homes with attached ADU's. Based on the city of Coachella's average household size of 2.61 persons per household (United States Census Bureau, 2021), the Project can reasonably be expected to increase neighborhood population by approximately 290-310 residents. The City of Coachella's current population is around 40,000, the city projects an increase to 155,000 by 2035, including the land within its sphere of influence area, the city accommodate over 250,000 people (City of Coachella General Plan Update 2035; 2015). The population in the southeastern Coachella Valley is expected to increase to between 300,000 and 500,000 people within a generation or two (City of Coachella General Plan Update 2035; 2015). The development will only increase the population by 290-310 people, the city does have capacity per the city's general plan.

Additionally, the proposed Project is required to pay the State-mandated school impact fees, which would assist in mitigating impacts to schools. Therefore, the impacts would be less than significant.

a-iv. Less than Significant Impact. The closest parks to the project site are Bagdouma Park, which is approximately one (1) mile east, Tot Park, which is approximately one (1) mile southeast, and De Oro Park, which is approximately one (1) mile northeast (Riverside County Information Technology, 2022). As discussed in section 2.14.1(a), the proposed Project can reasonably be expected to increase local population by approximately 290-310 residents.

Additionally, the Project will be required to pay a development impact fee pursuant to the City's Municipal Code Chapter 4.45 (City of Coachella, 2022), which will accommodate the development of new parks and recreation facilities within the city. The proposed Project will also be required to dedicate land or pay fees

for park and recreation purposes pursuant to the Quimby Act, which requires that three acres of land for each 1,000 persons residing within a subdivision shall be devoted to neighborhood and community park and recreational facilities (City of Coachella Code of Ordinances Section 16.36.060; 2022). Therefore, impacts to parks would be less than significant.

A-v. Less than Significant Impact. As discussed in section 2.14.1(a), the proposed Project can reasonably be expected to increase local population by approximately 290-310 residents, which is a negligible increase compared to the City of Coachella's projected growth rate of 28,720 people by the City's buildout year of 2025. Therefore, relative to the city's projected population growth, the Project's impact on public facilities, fire, police, schools, parks, libraries would be less than significant.

Additionally, as discussed in section 2.15.1a(iv), the Project would be required to pay a development impact fee pursuant to the City's Municipal Code Chapter 4.45, which will accommodate the need for public facilities, Police , fire, schools, parks, and library facilities (City of Coachella, 2022). Therefore, implementation of the Project would not adversely affect other public facilities or require the construction of new or modified public facilities. Impacts would be less than significant.

3.16.2 Mitigation

No mitigation is required.

3.16.3 Level of Significance after Mitigation

Not applicable.

3.17 Recreation

3.17.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
RECREATION				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a-b. Less than Significant Impact. The city of Coachella is located within the Coachella Valley Recreation and Park District (CVRPD), which provides park and recreation services for the city. The City of Coachella oversees several recreation facilities, which include the Coachella Valley Boxing Club, Jack Delgado Karate Club, and Eleanor Shadowen Senior Citizen Center. Currently, there are no regional parks, recreational

trails or bike trails located within the City. The City of Coachella maintains 47 acres of parkland spread across seven different parks; Bagdouma Park Community Park 34 acres, Rancho Las Flores Community Park 12 acres, Dateland Park Neighborhood Park five (5) acres, De Oro Park Neighborhood Park four (4) acres, Sierra Vista Park Neighborhood two (2) acres, Shady Lane Park Neighborhood Park one (1), Ya' We' Vichem Park Pocket Park zero point six (0.6) acre, Ave 53 Tot Lot Pocket Park zero point twenty-one (0.21) (City of Coachella General Plan Update 2035; 2015).

The closest parks to the Project site are Bagdouma Park, which is approximately one (1) mile to the east, Tot Park, which is approximately one (1) mile southeast, and De Oro Park, which is approximately one(1) mile northeast (Riverside County Information Technology, 2022). As discussed in section 2.14.1(a) the proposed Project can reasonably be expected to increase local population by approximately 290-310 residents, which is a small increase compared to the City of Coachella's projected growth rate of 28,720 people by 2025.

Additionally, as discussed in section 2.15.1a(iv), the Project would be required to pay a development impact fee pursuant to the City's Municipal Code Chapter 4.45 (City of Coachella, 2022), which will accommodate the need for public facilities, including parks and recreational facilities. Therefore, the impacts would be less than significant.

3.17.2 Mitigation

No mitigation is required.

3.17.3 Level of Significance after Mitigation

Not applicable.

3.18 Transportation

3.18.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRANSPORTATION – Would the Project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access	☐	☐	☒	☐

a. Less than Significant Impact. A Traffic Analysis (TA) as well as a a Vehicle Miles Travelled (VMT) Memorandum, were completed by General Technologies and Solutions (GTS) in august 2022 and September 2023, respectively (Appendix). GTS evaluated the potential traffic deficiencies related to the Project in conformance with the analysis requirements per the County of Riverside Transportation Analysis Guidelines for Level of Service (LOS) and Vehicle Miles Traveled (VMT) for the purposes of compliance with the City of Coachella General Plan.

On December 28, 2018, the California Office of Administrative Law cleared the revised CEQA Guidelines and removed analysis of vehicle delay and level of service from consideration under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on a project's analysis of vehicle miles traveled (VMT). Since the City has yet to adopt Senate Bill 743 (SB 743) guidelines the VMT analysis for the proposed Project was based upon the methodology and significant threshold criteria identified in the County of Riverside Transportation Analysis (TA) Guidelines for Level of Service (LOS) and Vehicle Miles Traveled, December 2020 (Guidelines).

The Project will not conflict with any program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities (Appendix H), Therefore, impacts would be less than significant.

b. Less than Significant Impact. The City of Coachella has yet to adopt Senate Bill 743 (SB 743) guidelines (General Technologies & Solutions, 2022) and so based on the guidance from the City, the VMT analysis was based upon the methodology and significant threshold criteria identified in the County of Riverside Transportation Analysis (TA) Guidelines for Level of Service (LOS) and Vehicle Miles Traveled, December 2020 (County of Riverside Transportation Department, 2020).

The City's project screening criteria, which provide screening criteria for small scale projects, was reviewed for the Project. The County of Riverside TA Guidelines for LOS provide screening criteria for small Projects (County of Riverside Transportation Department, 2020). The guidelines include project screening criteria which were reviewed for traffic related evaluation of the proposed Project. Given the Project is a single-family development, the screening criteria allows for developments with 110 single family dwelling units or less to be screened out from conducting a detailed VMT analysis. Since the proposed Project includes 111 single family and 81 accessory dwelling units, this Project does not qualify for VMT screening under this or any of other established screening criteria. Therefore, a full VMT analysis was conducted using RIVCOM3.51 as recommended in the guidelines. The residential VMT is computed by combining the production VMT for all the Home-Based trip purposes. According to the Guidelines, the Project will constitute a significant impact if the Project residential VMT per capita is higher than the Riverside Countywide residential VMT per capita.

Both baseline (2018) and horizon year (2045) model runs were used to estimate Project's VMT impacts. RIVCOM3 socioeconomic databases for the scenarios were updated with the Project land use to calculate Project VMT. Typically, Project VMT is calculated by isolating the Project in a new TAZ or multiple TAZs depending on the diversity of Project land uses and Project size. RIVCOM3 does not allow addition of new TAZs or TAZ splits, however it includes some empty zones. One of the empty TAZ was borrowed for this Project. Project TAZ was utilized to calculate Project specific VMT per capita.

No Project specific network modifications were conducted for the model scenarios. Full model runs with all feedback loops were conducted for all of the Project scenarios.

As indicated before, the Project residential VMT per capita was compared with Riverside Countywide residential VMT per capita for Project evaluation. The Riverside Countywide residential VMT per capita was estimated using "No Project" RIVCOM3 runs conducted by GTS. VMT metrics for the threshold and Project were developed using consistent methodology.

Table 10 Project VMT analysis

	Encanto (Project)*	Riverside County (County)**
Total Population	768	2,358,439
Total Employment	-	759,857
Homebased Production (HBP) VMT	9,357	43,061,412
HBP VMT per capita	**12.2**	**18.3**
2045	**Encanto (Project)***	**Riverside County (County)****
Total Population	768	3,424,454
Total Employment	-	1,116,025
Homebased Production (HBP) VMT	8,777	63,976,131
HBP VMT per capita	**11.4**	**18.7**

**Estimated using RIVCOM3 "with Project" model runs*
*** Estimated using GTS No Project RIVCOM3 model runs*

Based on the VMT analysis as shown in the above Table 1, the Project would not result in significant Increases in VMT. Therefore, the impacts would be less than significant.

c-d. Less than Significant Impact. Access to the Project site will be provided via one (1) full access driveway and one (1) emergency access only driveway along Van Buren Street. A loop road is proposed in the interior of the site to provide access to and from all of the proposed residential units. No sharp curves or dangerous roadway design features are being proposed for circulation on the site. Emergency access will be finalized and designed to the satisfaction of the City and County Fire Marshalls. Additionally, the Riverside County Fire Department, City Fire Services, and the City Police Department will review the proposed site plan to ensure that all safety design features and measures related to emergency access and geometric design are compliant with existing standards prior to final Project approval; therefore, with implementation of the on-site roadway and site access improvements listed above, the Project would not create hazards due to a geometric design and would not result in inadequate emergency access. Therefore, Project impacts would be less than significant.

3.18.2 Mitigation

No mitigation is required.

3.18.3 Level of Significance after Mitigation

Not applicable.

3.19 Tribal Cultural Resources

3.19.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES – Would the Project:				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

a.i – aii Less than Significant Impact with Mitigation Iincorporated. The Project area is a vacant, flat parcel within a mostly agricultural portion of the Coachella Valley (Figure 5-1).

Noted disturbances on the site include what appear to be decades of dumping (e.g., dirt piles, construction material, modern refuse), former agricultural infrastructure, and evidence of abandoned homeless encampments. The agricultural infrastructure includes concrete standpipes and fragments, and plastic lines that are scattered throughout the property and likely date to the 1980s and 1990s. Additionally, a small hill in the northeast corner of the property was observed. The hill appears to be a large push pile from working or clearing the parcel. As a result of these activities, the upper 1.5-2.0 ft of the ground surface across the Project site is likely disturbed.

No archaeological or built-environment resources were identified in the Project area during the Paleontological Resources Assessment conducted by Paleo West.

PaleoWest contacted the Native American Heritage Commission (NAHC) on February 25, 2022 for a review of the Sacred Lands File (SLF) (Appendix E, Paleontological Resource Assessment; 2022). The objective of

the SLF search was to determine if the NAHC had any knowledge of Native American cultural resources (e.g., traditional use or gathering area, place of religious or sacred activity, etc.) within the immediate vicinity of the Project area. The NAHC responded on April 14, 2022, stating that the SLF was completed with negative results. However, the NAHC suggested that 18 individuals representing 12 Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project (See Appendix E Paleontological Records Search Results, Paleontological Resource Assessment; 2022). PaleoWest sent outreach letters on behalf of the City of Coachella to the 12 recommended tribal groups on April 15, 2022.

To date three (3) responses have been received by the City of Coachella. The tribes pointed out that the Project area is part of the Desert Cahuilla cultural land use area and within the prehistoric Desert Cahuilla settlement pattern. The tribal coordination revealed that there are several cultural village sites located in the general Project vicinity that indicate that the area may be sensitive for cultural resources.

As a result of the cultural resource records search and survey conducted by PaleoWest, no archaeological or historic period built-environment resources were identified in the Project area. However, geological and geomorphic information indicates that the Project area has the potential to contain significant buried archaeological remains. As such, the Project area appears to be moderately sensitive for buried cultural resources. Therefore, it is recommended that an archaeological monitor be retained to observe ground-disturbing activities during the initial phases of construction.

With the incorporation of mitigation measures (MM) CU-1, CUL-2 and TRI-1, the proposed Project would have a less than significant impact to tribal cultural resources.

3.19.2 Mitigation

TRI-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. If the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), then monitoring shall be reduced or eliminated.

3.19.3 Level of Significance after Mitigation

With the incorporation of Mitigation Measures CUL-1 and CUL-2, impacts to cultural resources would be less than significant.

3.20 Utilities and Services

Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS – Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a-e. Less than Significant Impact.

Domestic Water

As discussed in section 2.10.1(b), the proposed Project will be served with potable water by Coachella Water Authority (CWA) (Coachella Valley Water District, accessed October 3, 2022). The City estimates a population growth of 116,377 by 2035, bringing the per capita water use to 200, total water use per day 23.28, total annual water use 8,496, this is a 27.8% increase; however the CWA is prepared for the increase in population and demand and has the current capacity to handle new development (2015 Urban Water Management Plan Final; 2016). The current demand for domestic water serves 55,783 people, per capita water use 200, total water use per day 11.16, total annual water use 4,072 (2015 Urban Water Management Plan Final; 2016). Based on the size of the proposed Project which would consist of 111 dwelling units with 81 of the 111 units to have single family homes with attached ADU's the Project will not have a substantial impact on water demand considering the city's projected growth of 116,377 people by 2035. Therefore, the Project would not substantially deplete groundwater supplies and the Project's impact to groundwater supplies would be less than significant.

Additionally, the Project will be required to implement all water conservation measures imposed by the CVWD under normal as well as drought conditions over the life of the Project. These include requirements of Executive Order B-29-15, mandating reductions in water use by 36% in the Coachella Valley. The Project will tie into existing domestic water lines. No new wells or additional water infrastructure or entitlements will be required. Therefore, the Project would have a less than significant impact and no mitigation is required.

Wastewater
Wastewater generated from the Project site would be treated through the Coachella Sanitation District (CSD). The Project would generate a minimal increase in wastewater and since the WWTP currently treats approximately 2.9 million gallons of wastewater per day, the Project would not result in a significant impact (City of Coachella General Plan Update 2035, 2015).

The Project will tie into existing sanitary sewer lines, and wastewater will be transported to Coachella's Wastewater Treatment Plant (WWTP). The WWTP implements all applicable requirements of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated. Therefore, the Project would have a less than significant impact and no mitigation is required.

Stormwater
The City requires on-site detention and/or retention basins for all new developments to manage surface water flows and reduce runoff from sources such as stormwater and landscape irrigation. The Project complies with this requirement by including on-site retention basins to ensure stormwater is retained on-site. Additional measures to address onsite stormwater management are described in Section 3.10, Hydrology and Water Quality. Project related impacts to stormwater management systems are expected to be less-than-significant. Therefore, the Project would have a less than significant impact and no mitigation is required.

Solid Waste
Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply with AB 939, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below. Solid waste generated by the Project would be collected by Burrtec Waste Industries and disposed at the Coachella Valley Transfer Station, which currently receives an average of 328 tons of waste per day and has a capacity of 1,100 tons of waste per day. Fees for solid waste removal would be paid by individual households residing at the proposed Project site.

Construction Impact Analysis
Solid waste requiring disposal would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (297,800 square feet of new single-family houses) and the United States Environmental Protection Agency's (U.S. EPA) construction waste generation factor of 4.39 pounds per square foot for residential uses, approximately 653.67 tons of waste is expected to be generated during the Project's construction phase. CalGreen requires that a minimum of 65% of all construction waste be diverted from landfills (by recycling, reusing, and other waste reduction strategies); therefore, the Project is estimated to generate a total of approximately 228.79 tons of solid waste requiring landfill disposal during Project construction.

Non-recyclable construction waste generated by the Project would be disposed of at the Coachella Valley Transfer Station. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, the relatively minimal construction waste generated by the Project is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Furthermore, the Coachella Valley Transfer Station is not expected to reach its total maximum permitted disposal

capacities during the Project's construction period. The Coachella Valley Transfer Station has sufficient daily capacity to accept solid waste generated by the Project's construction phase; therefore, impacts to landfill capacity associated with the Project's near-term construction activities would be less than significant.

Operational Impact Analysis
Based on a daily waste generation factor of 12.23 pounds of waste per household per day obtained from CalRecycle, 2022) long-term, on-going operation of the Project would generate approximately 0.7 tons of solid waste per day. Pursuant to AB 939, at least 50 percent of the Project's solid waste is required to be diverted from landfills; therefore, the Project would generate a maximum of 0.35 tons of solid waste per day requiring landfilling.

Non-recyclable solid waste generated during long-term operation of the Project would be disposed of at the Coachella Valley Transfer Station. As described above, the landfills that serve the city receive well below their maximum permitted daily disposal volume; thus, waste generated by the Project's operation is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities at receiving landfills, impacts to regional landfill facilities during the Project's long-term operational activities would be less than significant.

3.20.1 Mitigation

No mitigation is required.

3.20.2 Level of Significance after Mitigation

Not applicable.

3.21 Wildfire

3.21.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or	☐	☐	☒	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☒

a-d. No Impact. A State Responsibility Area (SRA) is the area in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires (California Fire Prevention Fee; 2022). Local Responsibility Areas (LRA) are incorporated cities, urban regions, agriculture lands, and portions of the desert where the local government is responsible for wildfire protection. Fire protection in LRAs is typically provided by city fire departments, fire protection districts, counties, and by California Fire (CAL FIRE) (Office of the State Fire Marshall; 2022). Classification of a wildland zone as Moderate, High or Very High fire hazard is made by the California Department of Forestry and Fire Protection (CAL Fire) and is based on the average hazard across the area included in the zone, which have a minimum size of 200 acres (Office of the State Fire Marshall; 2022).

The Project site is not located in or near a State Responsibility Area (SRA) or within a high, moderate, or Very High Fire Hazard Severity zone (VHFHS) (Office of the Sate Fire Marshall; 2022). Therefore, the Project would not exacerbate wildfire hazard risks or expose people or the environment to adverse environmental effects related to wildfires. No Impact

3.21.2 Mitigation

No mitigation is required.

3.21.3 Level of Significance after Mitigation

Not applicable.

3.22 Mandatory Findings of Significance

3.22.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a. Less than Significant with Mitigation Incorporated. All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study. Impacts to biological resources are discussed in Section 2.4. Compliance with applicable rules and regulations as well as implementation of the mitigation measures AIR-1. BIO-1, CUL-1, CUL-2, GEO-1 to GEO-4, and NOI-1, which are outlined in the following section, would reduce potential impacts to less than significant.

b. Less than Significant with Mitigation Incorporated. No known planned or pending projects are located in the immediate site vicinity that would substantially contribute to any additive effects in conjunction with the project. With adherence to all mitigation measures, the proposed Project's contribution to cumulative impacts with respect to such issues as aesthetics, air quality, GHG emissions, water quality, population growth, public services, and noise would not be substantial due to the project size, location, and design. Therefore, the proposed Project would not contribute to cumulative impacts related to any of the issues areas. Impacts would be reduced to less than significant levels with mitigation incorporated.

c. Less than Significant with Mitigation Incorporated. As detailed in the preceding sections of this ISMND, the proposed Project has the potential to result in impacts to Cultural and Paleontological Resources, Air Quality, and Noise levels. Compliance with applicable rules and regulations as well as implementation of the mitigation measures AIR-1, CUL-1, CUL-2, NOI-1, and TRI-1, would reduce potential impacts on human beings. Impacts would be reduced to less than significant levels with mitigation incorporated.

3.22.2 Mitigation

AIR-1 Paint used for indoor architectural coatings for the project shall have a maximum of 40 grams per liter of VOCs.

BIO-1 In order to reduce impacts to nesting birds located at the proposed Project site, a pre-construction nesting bird clearance survey shall be conducted by the proposed Project Applicant at the site prior to ground disturbance.

CUL-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to federal, State, and local guidelines. No further grading shall be permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.

CUL-2 In the event that human remains are uncovered during ground disturbing activities on the Project site, no further disturbance shall occur, and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:

1. The County Coroner has been contacted and determined that no investigation to the cause of death is required; and,
2. If the County Coroner determines that the remains are of Native American decent, the coroner shall notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.

GEO-1 Prior to the start of the proposed Project activities, all field personnel shall receive a worker's environmental awareness training on paleontological resources. The training shall provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, outline steps to follow if a fossil discovery is made and provide contact information for the Project Paleontologist. The training shall be developed by the Project Paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.

GEO-2 Prior to the commencement of ground disturbing activities, a professional paleontologist shall be retained to prepare and implement a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) for the proposed Project. The PRMMP shall describe the monitoring required during ground disturbing activities. Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. If the Project Paleontologist determines full-time monitoring is no longer warranted based on the geologic conditions at depth, they shall recommend that monitoring be reduced or cease entirely.

GEO-3 In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project paleontologist shall complete the following:

1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity shall be halted to allow the paleontological monitor, and/or Project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the Project paleontologist (or paleontological monitor) shall recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

2. Fossil Preparation and Curation. The PRMMP shall identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens shall be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens shall be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation shall be assessed by the repository and shall be the responsibility of the client.

GEO-4 Upon completion of ground disturbing activity (and curation of fossils if necessary) the Project paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

NOI-1 The proposed Project shall achieve a minimum of 20 dBA noise reduction in the residential building shell design to meet the City's 45 dBA CNEL interior residential requirement.

TRI-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. If the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), then monitoring shall be reduced or eliminated.

3.22.3 Level of Significance after Mitigation

Less than significant.

Chapter 4 Report Preparers

Lead Agency

Gabriel Perez – Development Services Director
City of Coachella Development Services
Phone: (760) 398-3502

The Altum Group

Anna Choudhuri, Environmental Planning Manager
Rich Malacoff, AICP, Project Manager
Madeline Luke, Assistant Planner

Subconsultants

Earth Systems Pacific (Geotechnical)
Rocio Carrillo, PA, Project Engineer
Mark S. Spykerman, EG, Principal Engineering Geologist

ELMT Consulting (Biological Resources)
Travis J. McGill – Director

General Technologies and Solutions (Traffic)
Rawad Hani– Principal/ Project Manager

MD Acoustics, LLC. (Air Quality, Greenhouse Gas, Energy, and Noise)
Tyler Klassen, EIT – Clean Air Specialist

PaeloWest (Cultural Resources)
Roberta Thomas, M.A., RPA – Senior Archeologist
Michael Mirro, M.A., RPA – Senior Geoarchaeologist
Gena Granger, M.A., RPA - Associate Archeologist
Evan Mills, M.A., RPA – Associate Archeologist
Benjamin Scherzer, M.S. Senior Paleontologist

Chapter 5 References

Documents

Coachella, City of. 2022. 17.30.030 Property Development Standards. Development Services, City of Coachella, California. June 2, 2022.

City of Coachella. 2016. 2015 Urban Water Management Plan Final. Utilities Department Water Division; City of Coachella, California. July 27 2015.

County of Riverside . 2020. Guidelines for Level of Service (LOS) and Vehicle Miles Traveled; County of Riverside Transportation Department.

Earth Systems. 2022. Geotechnical Engineering Report 110 to 120 Residential Units 20 Acres in Coachella West of Van Buren Street and 675 Feet North of Avenue 52 Coachella, Riverside County, California. May 27, 2022.

ELMT Consulting. 2022. Biological Resources Assessment for the approximately 20-Acre Site Located within Assessor's Parcel Number 779-360-001 in the City of Coachella, Riverside County, California. Santa Ana, Califoria. April 30, 2022.

General Technologies and Solutions. 2022. Memorandum Vehcile Miles Traveled (VMT) Analysis – Encanto Residential. Los Angeles, California. August 15, 2022.

Klassen, Tyler. MD Acoustics LLC. 2023. Encanto Residential Development Air Quallity, Greenhouse Gas, and Energy Impact Study. Simi Valley, California. September 9, 2023.

PaleoWest. 2022. Paleontological Resource Assessment for the Encanto Residential Development Project. Redlands California. May 11, 2022.

Transportation Federal Motor Carrier Safety Administration, United States Department of. 2022. National Hazardous Materials Route Registry by State. United States Department of Transportation, Washington D.C.; February 17, 2022.

Websites

California Department of Conservation. https://www.conservation.ca.gov/dlrp/fmmp (accessed October 2022).

California Department of Tax and Fee Administration. Fire Prevention Fee Program – Information (ca.gov). (accessed October 2022).

California Department of Toxic Substances Control EnviroStor. https://www.envirostor.dtsc.ca.gov/public/ (accessed October 2022).

California Office of Historic Preservation. https://ohp.parks.ca.gov/ (accessed October 2022).

California Office of the State Fire Marshall. https://egis.fire.ca.gov/FHSZ/ (accessed October 2022).

5 References

CalRecycle. CalRecycle Home Page. (Accessed October 2022).

City of Coachella. https://library.municode.com/ca/coachella/codes/code_of_ordinances (accessed October 2022).

City of Coachella. https://www.coachella.org/departments/community-development/maps (accessed October 2022).

City of Coachella. https://www.coachella.org/departments/general-plan-2035 (accessed October 2022).

City of Coachella. https://cityofcoachellageneralplanupdate.weebly.com/environmental-impact-report.html (accessed September 2022).

Coachella Valley Unified School District. https://www.cvusd.us/ (accessed October, 2022).

Coachella Valley Water District (CVWD). 2022. CVWD Map. https://www.cvwd.org/333/CVWD-Map (accessed October 2022).

Google Earth Pro. Google Inc. https://www.google.com/earth/versions/ (accessed October 2022).

United States Census Bureau. 2022. https://www.census.gov/quickfacts/coachellacitycalifornia (accessed October 2022).

United States Department of Transportation Federal Motor Carrier Safety Administration. https://www.fmcsa.dot.gov/regulations/hazardous-materials/national-hazardous-materials-route-registry-state (accessed October 2022).

Riverside County. 2019. https://planning.rctlma.org/CAP (accessed October 2022).

Riverside County Airport Land Use Commission. https://rcaluc.org/Plans/New-Compatibility-Plan (accessed September 2022).

Riverside County Flood Control and Water Conservation District. https://content.rcflood.org/floodplainmap (accessed October 2022).

Riverside County Information Technology. https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public (accessed October 2022).

Southern California Association of Governments. https://scag.ca.gov/sites/main/files/file-attachments/f2016rtpscs_execsummary.pdf (accessed September 2022).

State of California Colorado River Basin Regional Water Quality Control Board. https://www.waterboards.ca.gov/coloradoriver/water_issues/programs/ (accessed September 2022).

United States Census Bureau. Census.gov. (Accessed September 2023).

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
3.3 Air Quality			
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	Mitigation Measure: AQ-1: Paint used for architectural coatings for the Project shall have a maximum of 24 grams per liter of VOCs.	Responsibility: The City of Coachella Development Services Timing: During construction activities	Implementation: Confirm that the paint meets regulatory qualifications. Initials: __ Date: ___
3.4 Biological Resources			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Mitigation Measure: BIO-1 Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Construction activities may not occur inside the established buffers, which shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy	Responsibility: The City of Coachella Development Services Timing: Prior to construction activities	Implementation: Review and approve the survey provided and signed by applicant's qualified biologist. Initials: __ Date: __

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.		
	BIO-2 **Burrowing Owl Survey** Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according for to Burrowing Owl Mitigation prior to vegetation removal or ground-disturbing activities. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last	**Responsibility:** The City of Coachella Development Services **Timing:** Prior to construction activities	**Implementation:** Review and approve the survey provided and signed by applicant's qualified biologist. Initials: __ Date: __

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval. Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.		
	BIO-3 **Artificial Nighttime Lighting**	**Responsibility:** The City of Coachella Development Services	**Implementation:** Review and approve the

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	Throughout construction and the lifetime operations of the Project, the City of Coachella and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City of Coachella and Project proponent shall ensure that all lighting for the Project is fully shielded, cast downward and directed away from surrounding open-space and agricultural areas, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City of Coachella and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.	**Timing:** Prior to construction activities	survey provided and signed by applicant's qualified biologist. Initials: __ Date: __
	BIO-4 **CVMSHPCP Compliance** Prior to construction and issuance of any grading permit, the City of Coachella shall ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and its associated Implementing Agreement and shall ensure the collection of payment of the CVMSHCP Local Development Mitigation Fee and transfer of revenues to the Coachella Valley Conservation Commission.	**Responsibility:** The City of Coachella Development Services **Timing:** Prior to construction activities	**Implementation:** Review and approve the survey provided and signed by applicant's qualified biologist. Initials: __ Date: __

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
3.5 Cultural Resources			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? c) Disturb any human remains, including those interred outside of formal cemeteries?	**Mitigation Measure:** **CUL-1:** A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to federal, State, and local guidelines. No further grading is permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.	**Responsibility:** The City of Coachella Development Services **Timing:** During construction and grading activities	**Implementation:** Review documentation of survey methods, findings and treatment of archeological resources discovered. Initials: __ Date: __

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	Mitigation Measure: **CUL-2:** In the event that human remains are uncovered during ground disturbing activities on the Project site, no further disturbance shall occur and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed: The County Coroner has been contacted and determined that no investigation to the cause of death is required, and If the County Coroner determines that the remains are of Native American decent, the Coroner must notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.	Responsibility: The City of Coachella Development Services Timing: During construction and grading activities	Implementation: Review documentation of ground disturbing methods, findings and treatment of human remains discovered. The County Coroner shall coordinate with the NAHC, as appropriate. Initials: __ Date: __
3.7 Geology and Soils			
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	Mitigation Measure: **GEO-1:** Prior to the start of the proposed Project activities, all field personnel will receive a worker's environmental awareness training on paleontological resources. The training will provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, outline steps to follow if a fossil discovery is made, and provide contact information for the Project	Responsibility: The City of Coachella Development Services Timing: Prior to all pre-construction activities	Implementation: Review documentation of all training conducted and approved. Initials: __ Date: __

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	Paleontologist. The training will be developed by the Project Paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.		
	GEO-2: Prior to the commencement of ground disturbing activities, a professional paleontologist will be retained to prepare and implement a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) for the proposed Project. The PRMMP will describe the monitoring required during ground disturbing activities. Monitoring will entail the visual inspection of excavated or graded areas and trench sidewalls. If the Project Paleontologist determines full-time monitoring is no longer warranted based on the geologic conditions at depth, they may recommend that monitoring be reduced or cease entirely.	**Responsibility:** The City of Coachella Development Service **Timing:** Prior to construction and grading activities	**Implementation:** Review documentation of ground disturbing methods, findings and treatment of paleontological resources. Review PRMMP findings and implementation. Initials: __ Date: __
	GEO-3: In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project paleontologist shall complete the following: 1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor, and/or Project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the Project paleontologist (or	**Responsibility:** The City of Coachella Development Services **Timing:** During construction and grading activities	**Implementation:** Review documentation of ground disturbing methods, findings and treatment of paleontological resources. Project Paleontologist shall have authority to temporarily direct, divert or halt construction activity and may only proceed on approval by City's Development Services. Removal and delivery of fossil remain shall be made by Paleontologist Monitor to accredited museum or

Mitigation Monitoring and Reporting Program

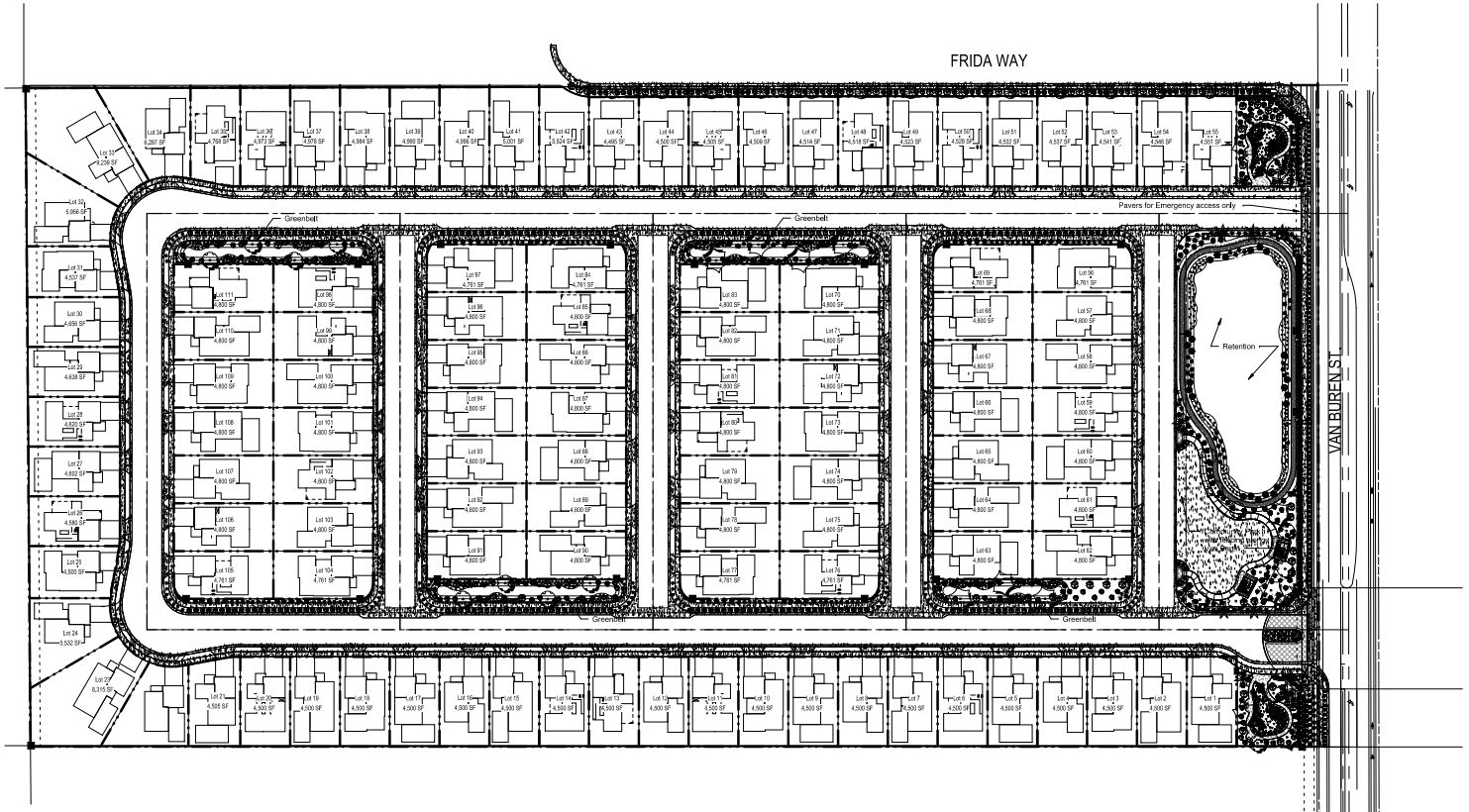
Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	paleontological monitor) should recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. 2. Fossil Preparation and Curation. The PRMMP will identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected will be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation will be assessed by the repository and will be the responsibility of the client.		repository no later than 90 days after all fieldwork is completed. Initials: __ Date: __

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	GEO-4: Upon completion of ground disturbing activity (and curation of fossils if necessary) the Project paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.	**Responsibility:** The City of Coachella Development Services **Timing:** After grading and construction activities	**Implementation:** . Review and approve final mitigation monitoring and report prepared by Project paleontologist Initials: __ Date: __
3.13 Noise			
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**NOI-1:** The Project shall achieve a minimum of 25 dBA noise reduction in the residential building shell design to meet the City's 45 dBA CNEL interior residential requirement.	**Responsibility:** The City of Coachella Development Services **Timing:** Prior to issuance of any grading or building permits	**Implementation:** Review and approve noise control plan, verifying that it is prepared by a qualified noise professional Initials: __ Date: __
	NOI-2: The Project shall consider the construction of a 6-feet tall wall to cover the northeast property line to mitigate the traffic noise impacting Lot 63 (See Exhibit 4, Site Plan).	**Responsibility:** The City of Coachella Development Services **Timing:** Prior to issuance of any grading or building permits	**Implementation:** Confirm location and height of noise wall Initials: __ Date: __
3.18 Tribal Cultural Resources			
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	**CUL-1:** A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to federal, State, and local guidelines. No further grading	**Responsibility:** The City of Coachella Development Services **Timing:** During construction and grading activities	**Implementation:** Review documentation of ground disturbing activities, findings and treatment of archeological resources discovered.

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	is permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.		Initials: __ Date: __
	CUL-2: In the event that human remains are uncovered during ground disturbing activities on the Project site, no further disturbance shall occur and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed: The County Coroner has been contacted and determined that no investigation to the cause of death is required, and If the County Coroner determines that the remains are of Native American decent, the Coroner must notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.	**Responsibility:** The City of Coachella Development Services **Timing:** During construction and grading activities	**Implementation:** Review documentation of survey methods, findings and treatment of human remains discovered. The County Coroner shall coordinate with the NAHC, as appropriate Initials: __ Date: __



1 Site Plan (SFU + ADU MIX)
1" = 50'-0"

111 Units Total

Unit A/ADU:	21
Unit B/ADU:	20
Unit C/ADU:	20
Unit D/ADU:	20
Unit E:	10
Unit F:	10
Unit G:	10

Lot Schedule	
Lot Number	Area
Lot 1	4,500 SF
Lot 2	4,500 SF
Lot 3	4,500 SF
Lot 4	4,500 SF
Lot 5	4,500 SF
Lot 6	4,500 SF
Lot 7	4,500 SF
Lot 8	4,500 SF
Lot 9	4,500 SF
Lot 10	4,500 SF
Lot 11	4,500 SF
Lot 12	4,500 SF
Lot 13	4,500 SF
Lot 14	4,500 SF
Lot 15	4,500 SF
Lot 16	4,500 SF
Lot 17	4,500 SF
Lot 18	4,500 SF
Lot 19	4,500 SF
Lot 20	4,500 SF
Lot 21	4,565 SF
Lot 22	5,257 SF
Lot 23	8,315 SF
Lot 24	5,532 SF
Lot 25	4,580 SF
Lot 26	4,580 SF
Lot 27	4,602 SF
Lot 28	4,620 SF
Lot 29	4,638 SF
Lot 30	4,656 SF
Lot 31	4,537 SF
Lot 32	5,956 SF
Lot 33	9,239 SF
Lot 34	6,287 SF
Lot 35	4,768 SF
Lot 36	4,973 SF
Lot 37	4,979 SF
Lot 38	4,984 SF
Lot 39	4,990 SF
Lot 40	4,996 SF
Lot 41	5,001 SF
Lot 42	5,524 SF
Lot 43	4,495 SF
Lot 44	4,500 SF
Lot 45	4,505 SF
Lot 46	4,509 SF
Lot 47	4,514 SF
Lot 48	4,518 SF
Lot 49	4,523 SF
Lot 50	4,528 SF
Lot 51	4,532 SF
Lot 52	4,537 SF
Lot 53	4,541 SF
Lot 54	4,546 SF
Lot 55	4,551 SF
Lot 56	4,761 SF
Lot 57	4,800 SF
Lot 58	4,800 SF
Lot 59	4,800 SF
Lot 60	4,800 SF
Lot 61	4,800 SF
Lot 62	4,800 SF
Lot 63	4,800 SF
Lot 64	4,800 SF
Lot 65	4,800 SF
Lot 66	4,800 SF
Lot 67	4,800 SF
Lot 68	4,800 SF
Lot 69	4,761 SF
Lot 70	4,800 SF
Lot 71	4,800 SF
Lot 72	4,800 SF
Lot 73	4,800 SF
Lot 74	4,800 SF
Lot 75	4,800 SF
Lot 76	4,761 SF
Lot 77	4,761 SF
Lot 78	4,800 SF
Lot 79	4,800 SF
Lot 80	4,800 SF
Lot 81	4,800 SF
Lot 82	4,800 SF
Lot 83	4,800 SF
Lot 84	4,761 SF
Lot 85	4,800 SF
Lot 86	4,800 SF
Lot 87	4,800 SF
Lot 88	4,800 SF
Lot 89	4,800 SF
Lot 90	4,800 SF
Lot 91	4,800 SF
Lot 92	4,800 SF
Lot 93	4,800 SF
Lot 94	4,800 SF
Lot 95	4,800 SF
Lot 96	4,800 SF
Lot 97	4,761 SF
Lot 98	4,800 SF
Lot 99	4,800 SF
Lot 100	4,800 SF
Lot 101	4,800 SF
Lot 102	4,800 SF
Lot 103	4,800 SF
Lot 104	4,761 SF
Lot 105	4,761 SF
Lot 106	4,800 SF
Lot 107	4,800 SF
Lot 108	4,800 SF
Lot 109	4,800 SF
Lot 110	4,800 SF
Lot 111	4,800 SF
Grand total: 111	534,729 SF

domusstudio architecture

Encanto Residential Development
Van Buren Street

Site Plan - PUD

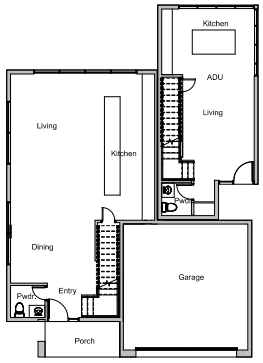
Revision Schedule

No.	Revision	Issue Date

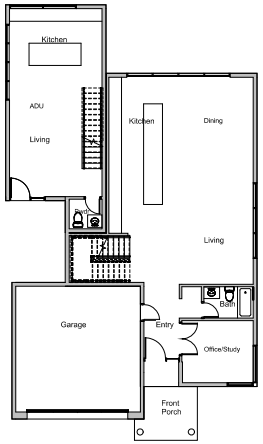
Drawing Set Issue Schedule

Description	Issue Date
Concepts	15 August 2023

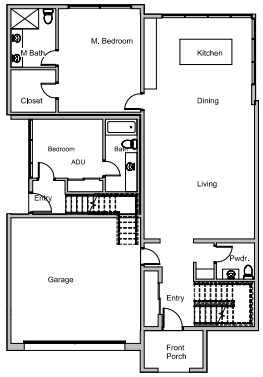
© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and copyright with domusstudio architecture and is the property of domusstudio architecture.
Project No.: 2105
8/31/2023 11:57:17 AM
G:\2105 Projects\2105 Customs\Development Set\Drawings\220831 Customs Development Set.rvt



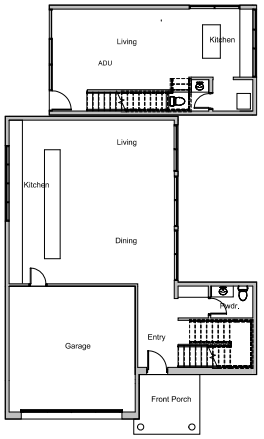
7 Plan A - Level 1
1/8" = 1'-0"



5 Plan B - Level 1
1/8" = 1'-0"



3 Plan C - Level 1
1/8" = 1'-0"



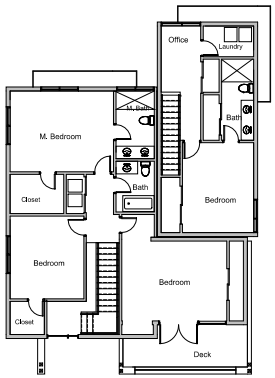
1 Plan D - Level 1
1/8" = 1'-0"

Plan A: 2,036 SF
3 Bedroom
2 1/2 Baths
ADU: 1,052 SF
1 Bedroom
1 1/2 Baths

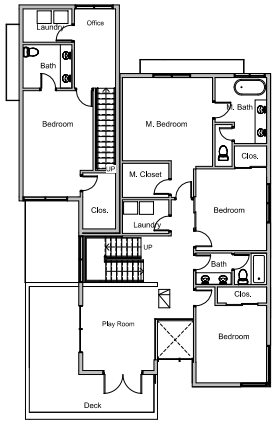
Plan B: 2,470 SF
4 Bedroom
3 Baths
ADU: 1,060 SF
1 Bedroom
1 1/2 Baths

Plan C: 2,270 SF
3 Bedroom
2 1/2 Baths
(Downstairs Master)
ADU: 964 SF
2 Bedroom
2 Baths

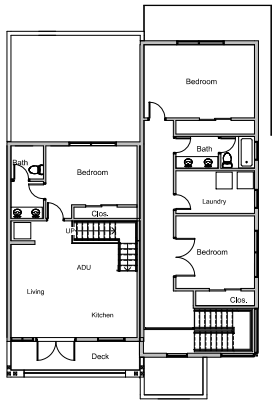
Plan D: 2,370 SF
3 Bedroom
2 1/2 Baths
ADU: 1,152 SF
2 Bedroom
1 1/2 Bath



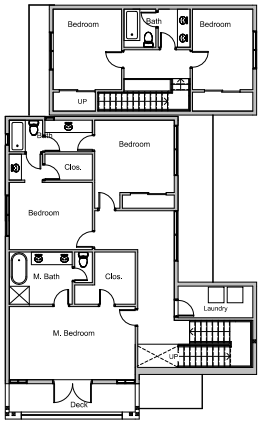
8 Plan A - Level 2
1/8" = 1'-0"



6 Plan B - Level 2
1/8" = 1'-0"



4 Plan C - Level 2
1/8" = 1'-0"



2 Plan D - Level 2
1/8" = 1'-0"

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, material contained herein and originating with domusstudio architecture shall be property of domusstudio architecture.
Project No.: 2105
8/31/2023 11:49:07 AM
G:\2-2 Projects\2105 Cadence\06-Development\01-Drawings\02023 Cadence Development Exhibit.pdf

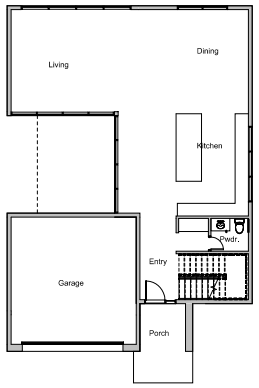
domusstudio architecture

Encanto Residential Development
Van Buren Street

Floor Plans - Single Family with ADU

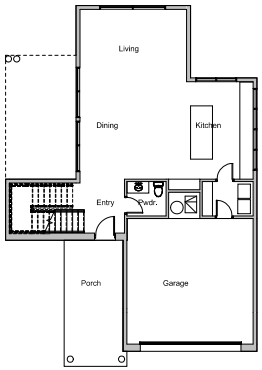
Revision Schedule
No. Revision Issue Date

Drawing Set Issue Schedule
Description Issue Date
Concepts 15 August 2023



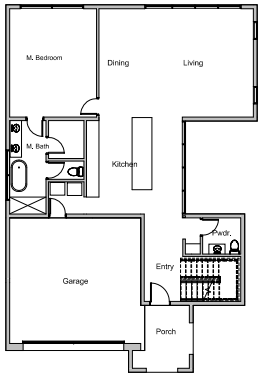
5 Plan E - Level 1
1/8" = 1'-0"

Plan E: 2,791 SF
4 Bedroom
3 1/2 Baths



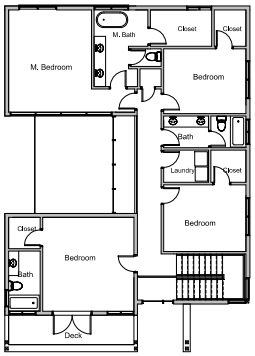
3 Plan F - Level 1
1/8" = 1'-0"

Plan F: 2,317 SF
4 Bedroom
3 1/2 Baths

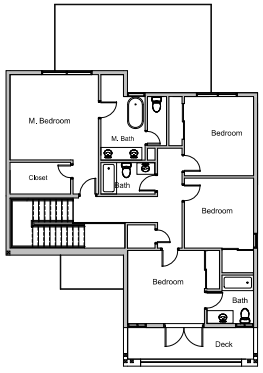


1 Plan G - Level 1
1/8" = 1'-0"

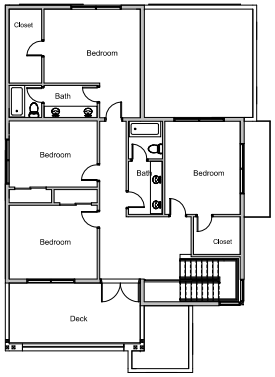
Plan G: 2,814 SF
5 Bedroom
3 1/2 Baths



6 Plan E - Level 2
1/8" = 1'-0"



4 Plan F - Level 2
1/8" = 1'-0"



2 Plan G - Level 2
1/8" = 1'-0"

domusstudio architecture

Floor Plans - Single Family Homes

Encanto Residential Development
Van Buren Street

Revision Schedule
No. Revision Issue Date

Drawing Set Issue Schedule
Description Issue Date
Concepts 15 August 2023

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and exclusive rights remain with domusstudio architecture and are property of domusstudio architecture.
Project No. 2105 8/31/2023 11:49:29 AM G:\2105 Projects\Arizona\2105 Cadmin\Architecture\2105design2023.rvt Cadmin Development 2105design2023.rvt Cadmin Development - Sheet Out



1 Typical Street Elevation
12" = 1'-0"



2 Typical Street View
12" = 1'-0"

domusstudio architecture

Encanto Residential Development
Van Buren Street

Street Elevation/ Views

Revision Schedule

No.	Revision	Issue Date

Drawing Set Issue Schedule

Description	Issue Date
Concepts	15 August 2023

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and rights with domusstudio architecture and is property of domusstudio architecture.
Project No. 2105
8/31/2023 11:49:29 AM
G:\2-2 Projects\1 Active\2105 Castlerock Development, 2105design2023 Castle Development 83023.pln



1 Aerial View
12" = 1'-0"

domusstudio architecture

Encanto Residential Development
Van Buren Street

Aerial View

Revision Schedule

No.	Revision	Issue Date

Drawing Set: Issue Schedule

Description	Issue Date
Concepts	15 August 2023

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and copyright with domusstudio architecture and is property of domusstudio architecture.
Project No. 2105
8/31/2023 11:49:29 AM
G:\2-2 Projects\Active\2105 Cashmere\Development_2105design2023.rvt Cashmere Development_2105design2023 Concepts



1 North Entry



2 South Entry
12" = 1'-0"

domusstudio architecture

Encanto Residential Development
Van Buren Street

North & South Entry

Revision Schedule

No.	Revision	Issue Date

Drawing Set Issue Schedule

Description	Issue Date
Concepts	15 August 2023

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and exclusive interest and originating with domusstudio architecture shall be exclusively of domusstudio architecture.
Project No. 2105
8/31/2023 11:49:24 AM
G:\2-2 Projects\2021\2105 Encanto\06-Development_Plan\Design\2023 Concepts\Development Site\Out



2 Green Space



1 Walking Garden

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and exclusive rights in connection with domusstudio architecture and the concepts of domusstudio architecture.
Project No. 2105 G:\2-2 Projects\1 Active\2105 Castlerock Development\2-20 Drawings\2023\7 Cases\4 Development Exhibit.pkt
8/31/2023 11:49:31 AM

domusstudio architecture

Encanto Residential Development
Van Buren Street

Outdoor Amenities

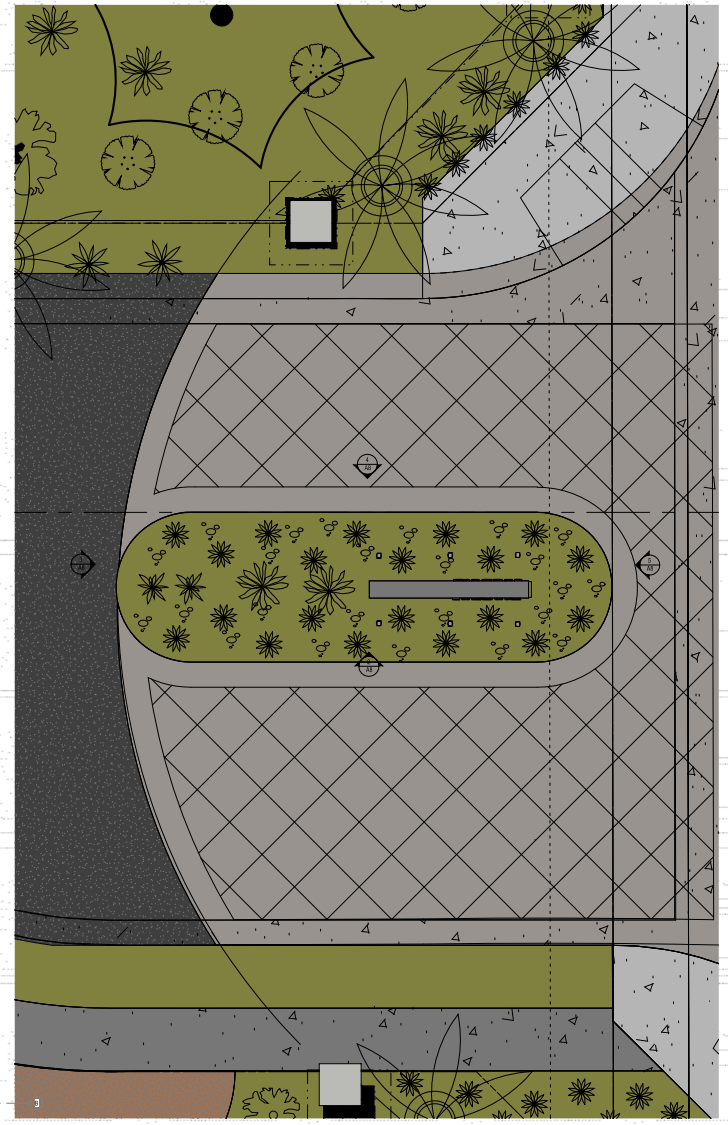
Revision Schedule

No.	Revision	Issue Date

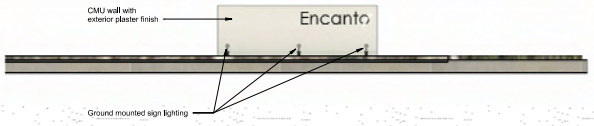
Drawing Set Issue Schedule

Description	Issue Date
Concepts	15 August 2023

domusstudio architecture



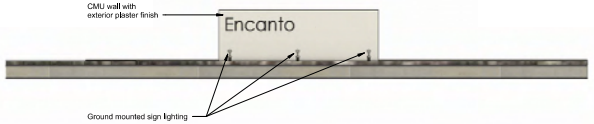
1 Signage Plan
1/4" = 1'-0"



2 Signage - Front
1/4" = 1'-0"



3 Signage - Left
1/4" = 1'-0"



4 Signage - Rear
1/4" = 1'-0"



5 Signage - Right
1/4" = 1'-0"

Encanto Residential Development
Van Buren Street

Signage

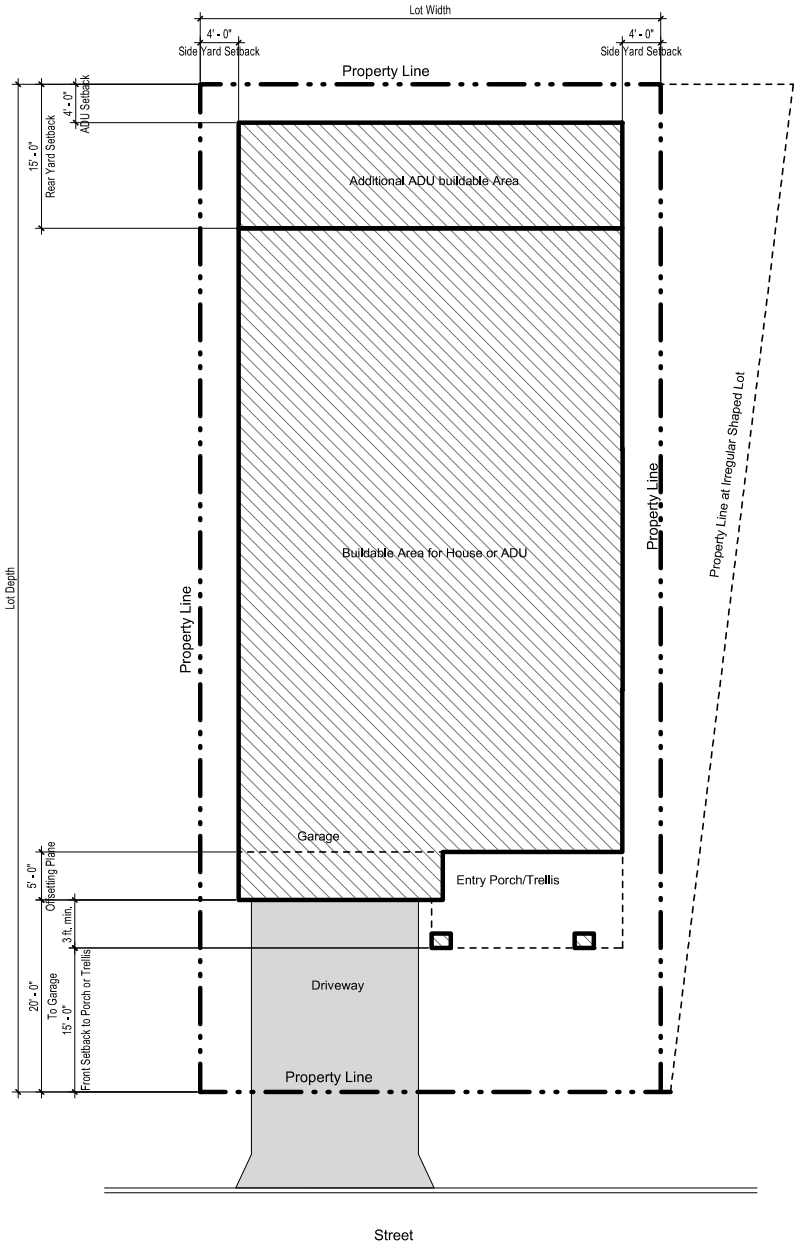
Revision Schedule

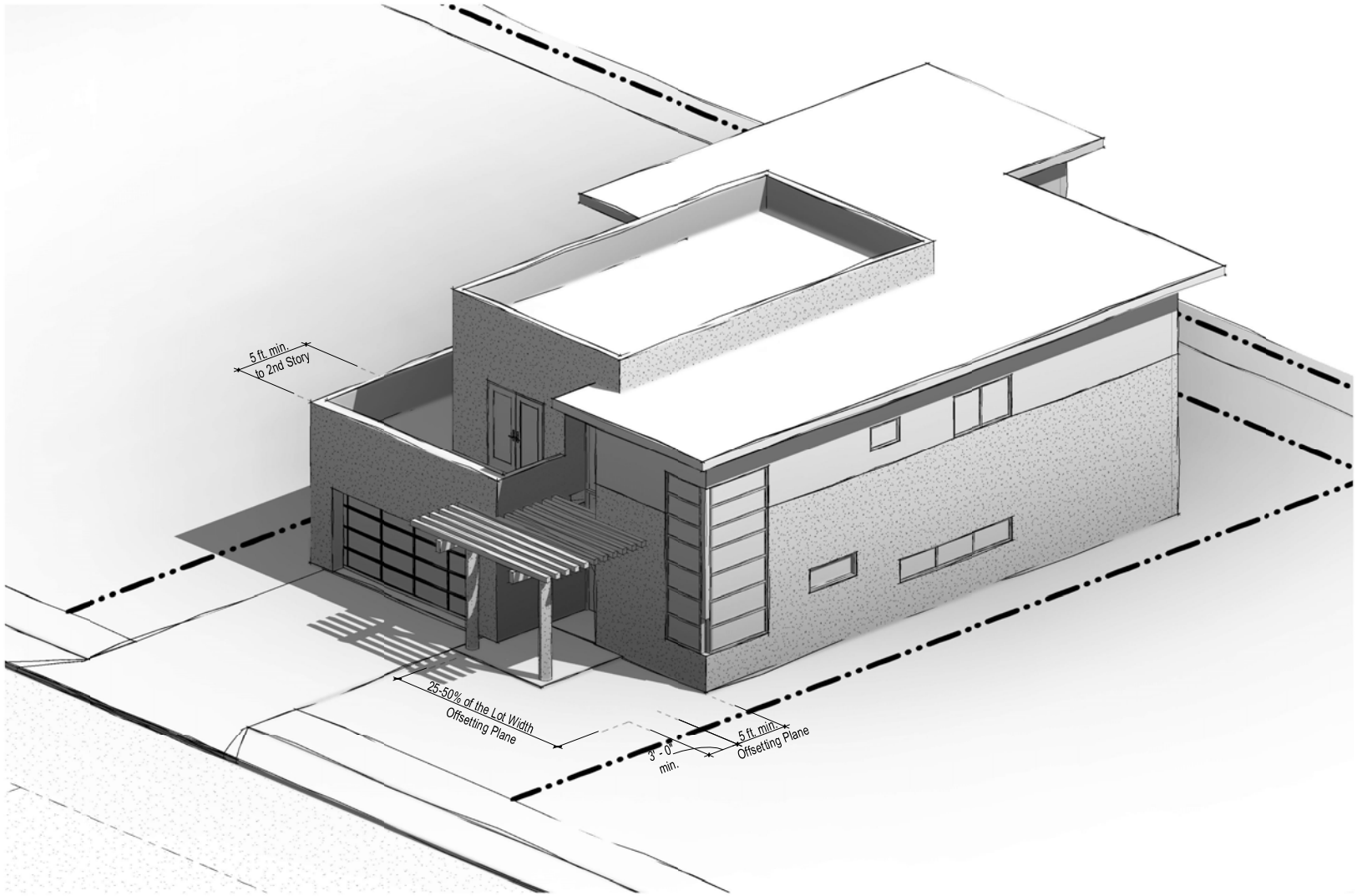
No.	Revised	Issue Date

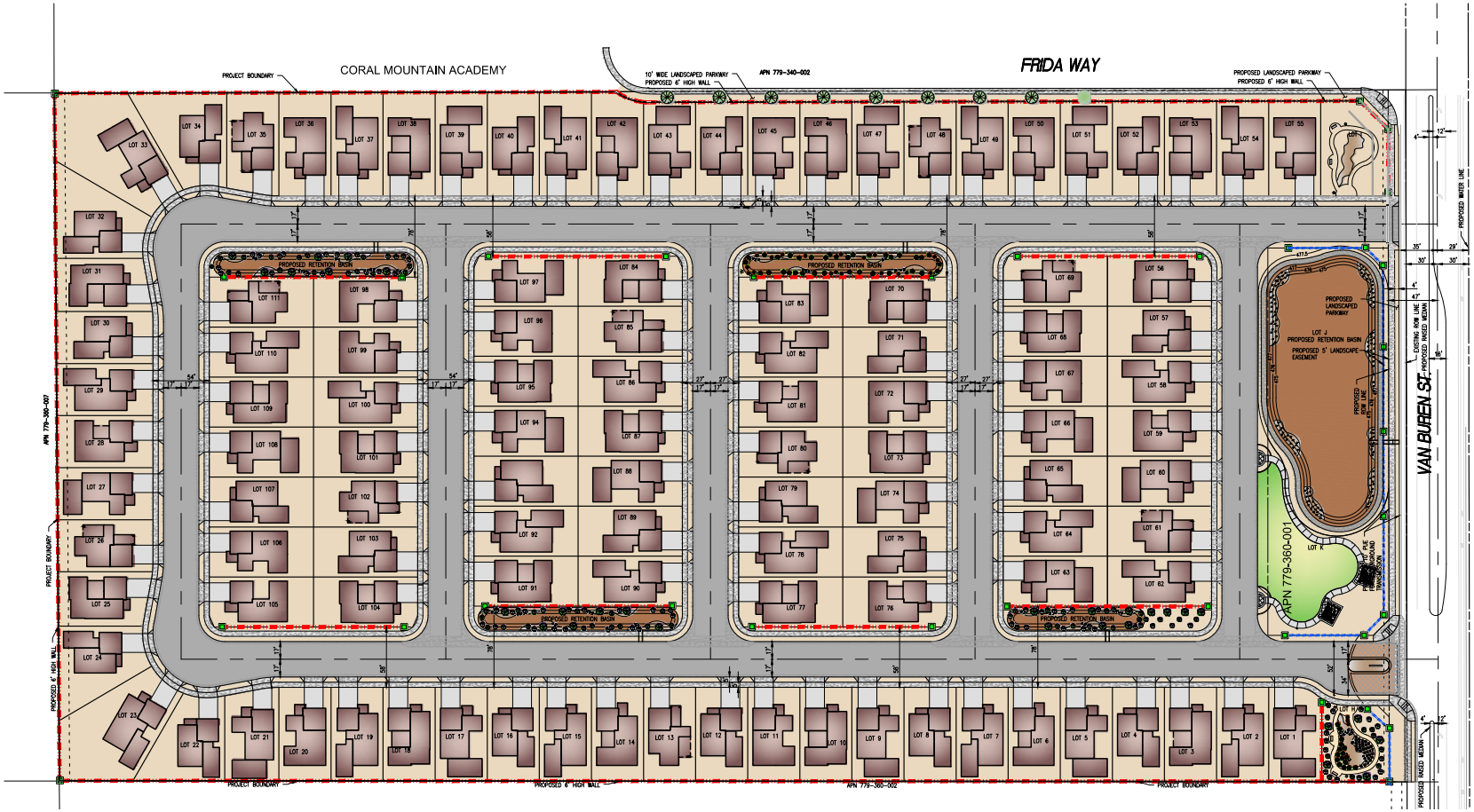
Drawing Set Issue Schedule

Description	Issue Date
Concepts	15 August 2023

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, interest conveyed herein and originating with domusstudio architecture and the economy of domusstudio architecture. Project No. 2109
G:\2021\Project Folder\2109 Cadence\04 Development 2023\Design\2023 Cadence Development 08AUG.pln
08/8/2023 11:41:48 AM


Lot Width
4' - 0"
Side Yard Setback
4' - 0"
Side Yard Setback
Property Line
4' - 0"
ADU Setback
15' - 0"
Rear Yard Setback
Additional ADU buildable Area
Buildable Area for House or ADU
Property Line
Property Line
Property Line at Irregular Shaped Lot
Lot Depth
Garage
5' - 0"
Offsetting Plane
Entry Porch/Trellis
3 ft. min.
20' - 0"
To Garage
15' - 0"
Front Setback to Porch or Trellis
Driveway
Property Line
Street


5 ft. min.
to 2nd Story
25-50% of the Lot Width
Offsetting Plane
3' - 0"
min.
5 ft. min.
Offsetting Plane


CORAL MOUNTAIN ACADEMY
FRIDA WAY
VAN BUREN ST
PROJECT BOUNDARY
10' WIDE LANDSCAPED PARKWAY
PROPOSED 6' HIGH WALL
APN 779-340-002
PROPOSED LANDSCAPED PARKWAY
PROPOSED RETENTION BASIN
PROPOSED LANDSCAPED PARKWAY
PROPOSED 5' LANDSCAPE EASEMENT
EXISTING ROW LINE
PROPOSED RAISED MEDIAN
PROPOSED WATER LINE
APN 779-360-001
APN 779-360-007
APN 779-360-002

The Applicant is also proposing flexibility with the following standards:

1. Articulation:
Pursuant to Section 17.19.020(D)(2)(B) the project is only required to meet the articulation elements per the attached elevations.

Analysis: The applicant does not provide three articulation elements per the above code section requirements. Elevations 1A, 2A, 3A provides decorative window elements, but are missing two other articulation elements per the code. Elevations 1B, 2B, and 3B provide decorative trim elements, but are missing two other articulation elements per the code. Elevations 1C, 2C, and 3C provides variation in texture (stone veneer) and decorative trim elements, but are missing one other articulation element per the code. For this reason, the applicant requests flexible development standards per the code.

Missing two articulation features, please revise plans.	
Missing two articulation features, please revise.	
Missing one articulation feature, please revise.	

2. Window Trim or Recess:
Pursuant to Section 17.19.020(D)(3) the project is only required to meet the window trim or recess elements per the attached elevations.

Analysis: Per the municipal code section above, trim at least two inches in depth shall be provided around **all** windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall. The project does not provide trim around all windows, see below highlighted elevations. For this reason, the applicant requests flexible development standards per the code.



Right Elevation | Rear Elevation | Left Elevation



Right Elevation "Enhanced" | Rear Elevation "Enhanced" | Left Elevation "Enhanced"



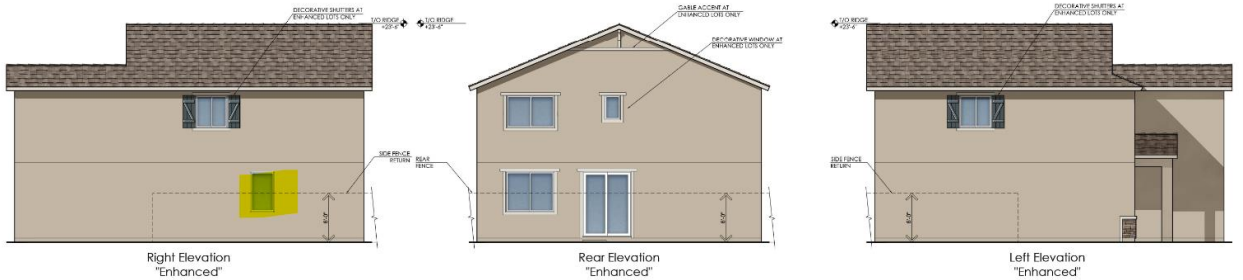
Right Elevation | Rear Elevation | Left Elevation



Right Elevation "Enhanced" | Rear Elevation "Enhanced" | Left Elevation "Enhanced"



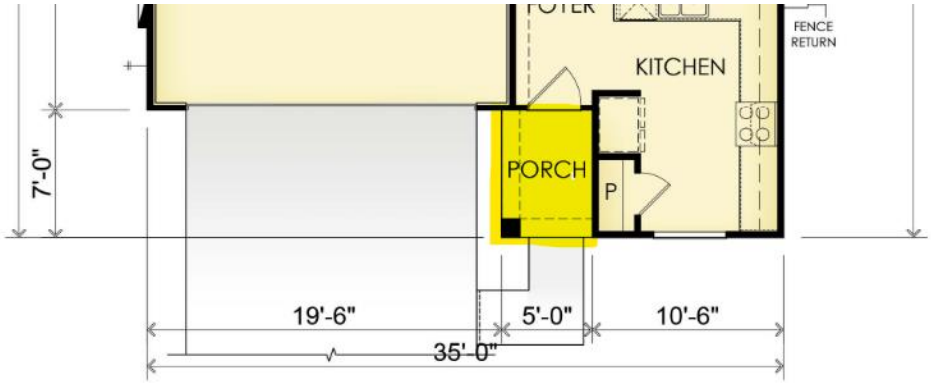
Right Elevation | Rear Elevation | Left Elevation



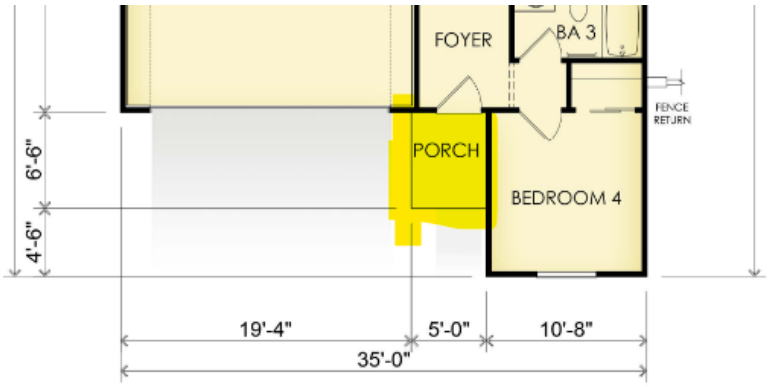
Right Elevation "Enhanced" | Rear Elevation "Enhanced" | Left Elevation "Enhanced"

3. Building Entry:
Pursuant to Section 17.19.020(D)(4) the project is only required to meet the building entry elements per the attached elevations.

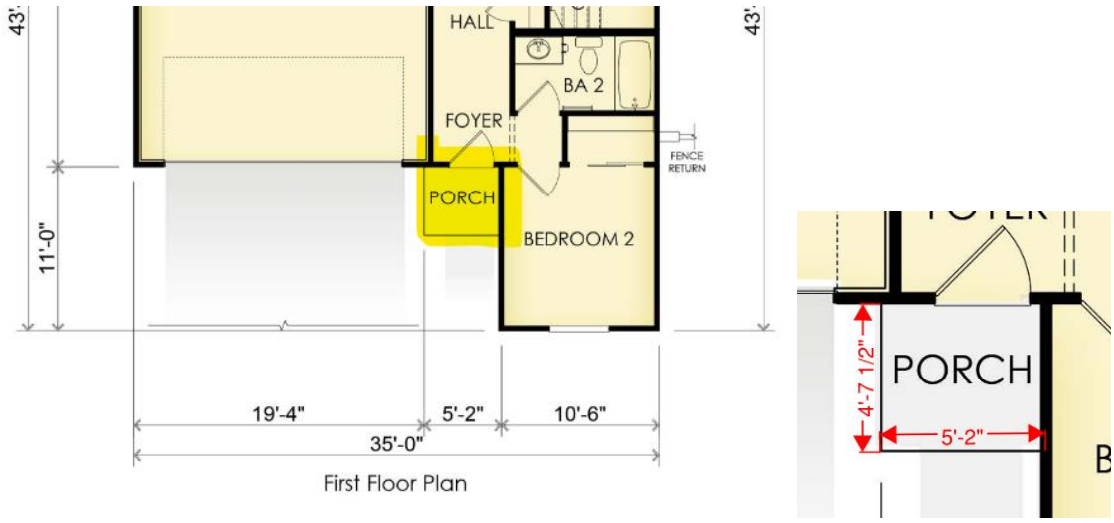
Analysis: Per the municipal code section above, building entries shall be 36 SF. The below highlighted building entries range from 22SF – 32.5 SF - 35 SF. For this reason, the applicant requests flexible development standards per the code.



First Floor Plan



First Floor Plan



4. Building Roofs:
Pursuant to Section 17.19.020(D)(5)(c) and (e) the project is only required to meet the gable overhang and roof vents per the attached elevations.

Analysis: Per the municipal code section above, gable overhangs should be 12 inches. Per the applicant Response to Architectural Comments Letter, this item will be met.

Per the municipal code section above, roof vents shall be flat or similar style. Per the applicant Response to Architectural Comments Letter, this item will be met.

5. Siding Materials:
Pursuant to Section 17.19.020(D)(6)(b) the project is only required to meet the colors and materials elements per the attached elevations.
Analysis: Per the municipal code section above, each home shall incorporate three siding materials. Plan A and Plan B only provide two unique siding materials including metal light fixtures and stucco. For this reason, the applicant requests flexible development standards per the code.

6. Window Placement:
Pursuant to Section 17.19.020(D)(7)(a) the project is only required to meet the window placement elements per the attached elevations.
Analysis: Per the municipal code section above, window placement shall be arranged to avoid direct site lines. While the applicant did provide a Response to Architectural Comments Letter that this will be addressed, staff requested an exhibit to show that this item was being addressed and staff never received this exhibit from the applicant. For this reason, the applicant requests flexible development standards per the code. However, they did state that this will be considered for their site plan.

7. Perimeter Landscape Setback:
Pursuant to Section 17.14.030(K) the project is only required to meet the landscape elements per the attached development plan set.

Analysis: Per the municipal code section above, the applicant is required to provide a 20-foot landscape setback for the entire frontage, 30% shade tree coverage over 10 years for the common area, and to provide native plants in 40% of landscape areas . This is provided by the applicant when including the portion behind the landscape common area which include landscape buffers, the retention basin area, and the public park. The applicant does not provide a calculation that shows that shade will provide 30% shade coverage, however ample shade is shown in the common area. Condition #84 of the project includes the requirement to incorporate native groundcover, shrubs, and trees. For this reason, the applicant requests flexible development standards per the code.

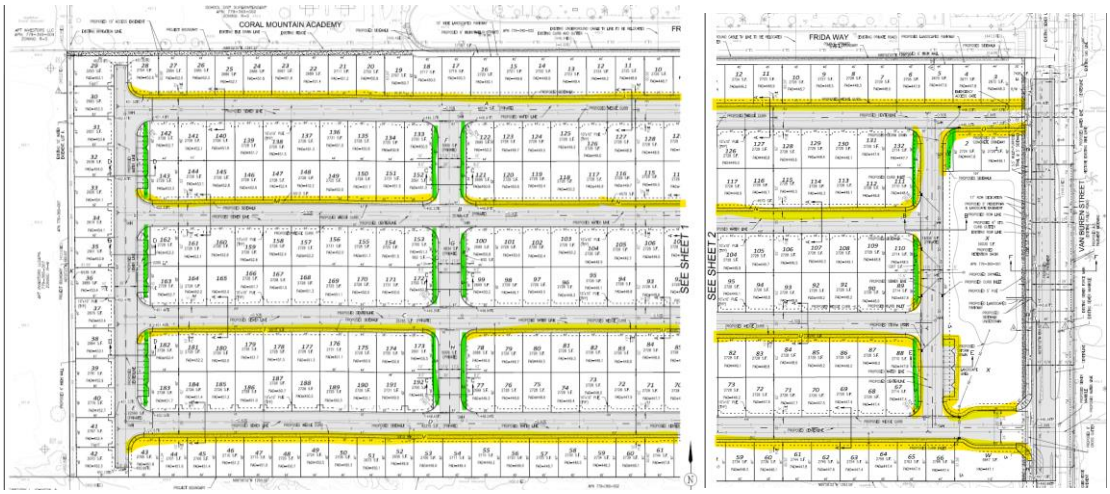
8. Equestrian and Agricultural Theme Improvements:
Pursuant to Section 17.14.030(M) the project is only required to meet the landscape elements per the attached development plan set.

Per the municipal code section above, the applicant is required to provide the following elements: Equestrian and agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10-foot-wide decomposed granite multi-purpose trail and date palms planted twenty (20) feet on center shall be incorporated with new development along Avenue 50, Avenue 52, Van Buren Street and Calhoun Street South of Avenue 50. The project does provide an equestrian fence design, however does not meet the specific requirements above. The equestrian design provided in the plans provides a 5' 6" decomposed granite trail instead of a 10-foot granite trail. The project also does not provide date palms. For this reason, the applicant requests flexible development standards per the code.

9. Street and Pathway Landscaping:
Pursuant to Section 17.14.020(C)(2) the project is only required to meet the landscape elements per the attached development plan set.

Per municipal code section 17.19.020 (C)(2), the applicant is required to provide the following elements: All publicly accessible private streets and pathways shall provide a combination of trees, shrubs, and ground cover in a minimum five-foot-wide planting strip. Trees shall be planted at a minimum of one tree for every forty (40) feet of linear street/path. Shrubs and groundcover shall cover at least thirty (30) percent of the planting strip. The project does not provide landscape planters or sidewalk for the entirety

of the site, and only provides them in certain areas. For this reason, the applicant requests flexible development standards per the code.



Yellow highlighted areas are internal sidewalk
Green highlighted areas are internal landscaping

10. Circulation:

Pursuant to Section 17.14.030(O) the project is only required to meet the circulation design per the attached development plan set.

Per the municipal code section above, the applicant is required to provide a circulation design that reduces traffic speeds. The project does not implement street diets, bulb-outs, or other circulation methods that may minimize traffic speed and reduce the need for speed bumps. For this reason, the applicant requests flexible development standards per the code.

Encanto Development

Response to
Architectural Comments

3517-1



A - PROGRESSIVE SPANISH
Color Scheme 1



B - DESERT CONTEMPORARY
Color Scheme 6



C - DESERT RANCH
Color Scheme 9

3518-1



Front Elevation 'A' - Progressive Spanish



Front Elevation 'B' - Desert Contemporary



Front Elevation 'C' - Desert Ranch

3520-1



A - PROGRESSIVE SPANISH
Color Scheme 3



B - DESERT CONTEMPORARY
Color Scheme 4



C - DESERT RANCH
Color Scheme 7

Architectural responses to attachment 1 dated 10/22/25

2.Architectural design – façade modulation and articulation

Many design elements that were considered to create a modern interpretation that respects traditional aesthetics. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling. Each home shall incorporate diverse style of facades. This encompasses unique front door, garage doors and coach lights per architectural style. we have focused the architectural elements toward the front of the home and towards common areas that are visible. For those conditions we have created corner enhancement elevations that will be noted on the plotting plan that defines where these will be required. (see architectural sheets for examples.)

Elevation A See example below that highlights articulation elements used

Complies with 1 stucco,2 trim and gable end details,3 metal coach light, decorative window trim

Elevation B See example below that highlights articulation elements used

Complies with 1 stucco, 2 trim and scored stucco accent with different body colors, 3 metal coach light, decorative window trim

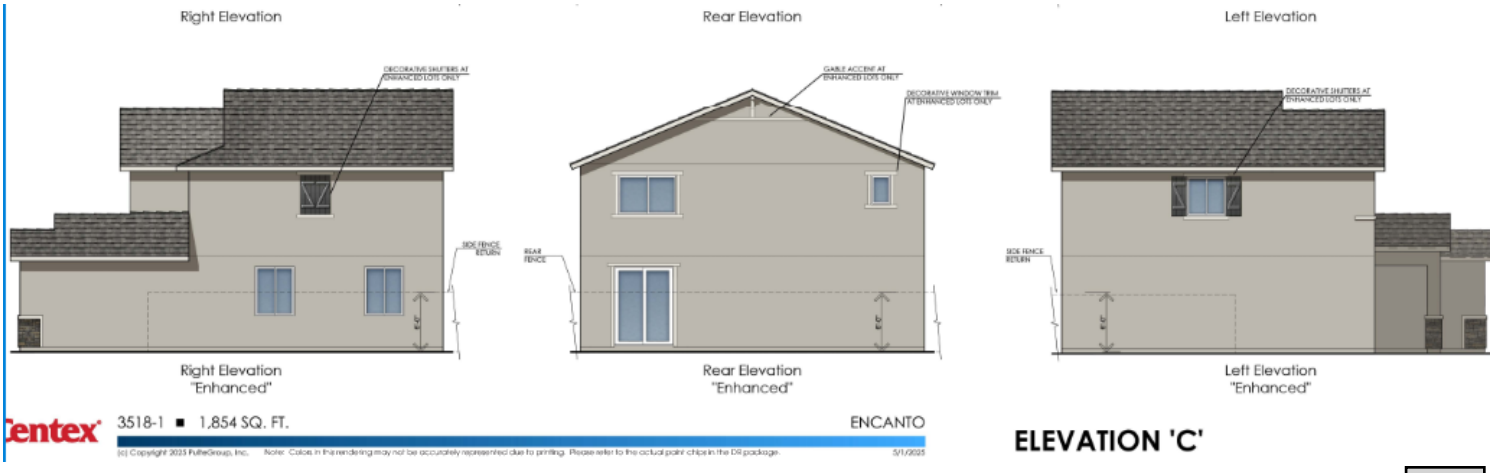
Elevation C See example below that highlights articulation elements used

Complies with 1 stucco, 2 trim and board and batten element with different body colors,3 metal coach light, decorative window trim

Section 5 increasing the roof overhangs - with the current lot configuration extending the eves would create fire separation issues and not achievable

To provide additional aesthetic diversity we have selected 3 unique and transitional elevation styles - Progressive Spanish, Desert Contemporary, and Desert Ranch with 3 separate color pallets for each series with 3 color selections for each – totaling 27 different home configurations for this community.

example of enhanced lots shown in plans



A -Spanish elevations

plan 3517

std pop out creating recessed windows at front elevations

Unique window grids

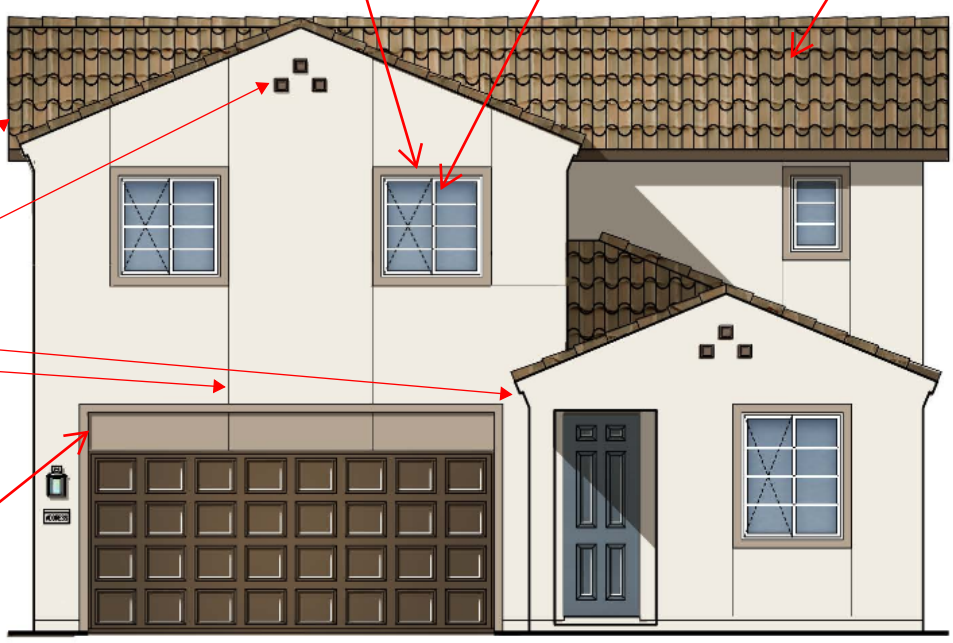
varied roof lines

Articulation elements unique to this style

Exterior Materials

A. STUCCO
B. CONCRETE 'S' TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. STUCCO PROJECTION AT FRONT EAVES
E. SCORED STUCCO ACCENTS
F. DISTINCT "A" ELEVATION COACH LIGHT
G. DISTINCT "A" ELEVATION FRONT DOOR
H. DISTINCT "A" ELEVATION GARAGE DOOR

Additional grange head detail and color



Front Elevation 'A' - Progressive Spanish



Front Elevation 'A' - Progressive Spanish

plan 3518



Front Elevation 'A' - Progressive Spanish

plan 3520

plan 3517

B -Desert contemporary elevations

Articulation elements unique to this style

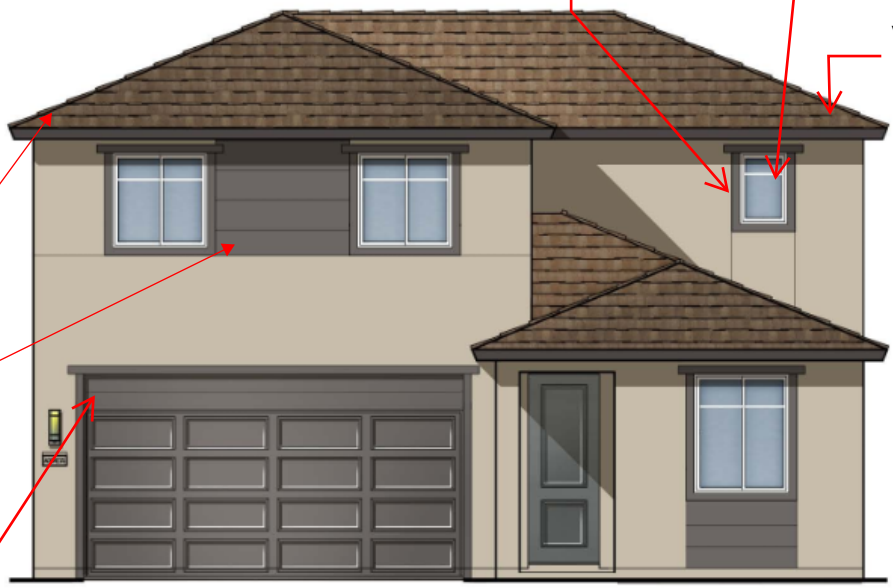
std pop out creating recessed windows at front elevations

Unique window grids

varied roof lines

Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. SCORED STUCCO ACCENTS
D. DISTINCT "B" ELEVATION COACH LIGHT
E. DISTINCT "B" ELEVATION FRONT DOOR
F. DISTINCT "B" ELEVATION GARAGE DOOR



Front Elevation 'B' - Desert Contemporary

Additional grange head detail and color



Front Elevation 'B' - Desert Contemporary

plan 3518



Front Elevation 'B' - Desert Contemporary

plan 3520

C -Desert ranch

plan 3517

std pop out creating recessed windows at front elevations

varied roof lines

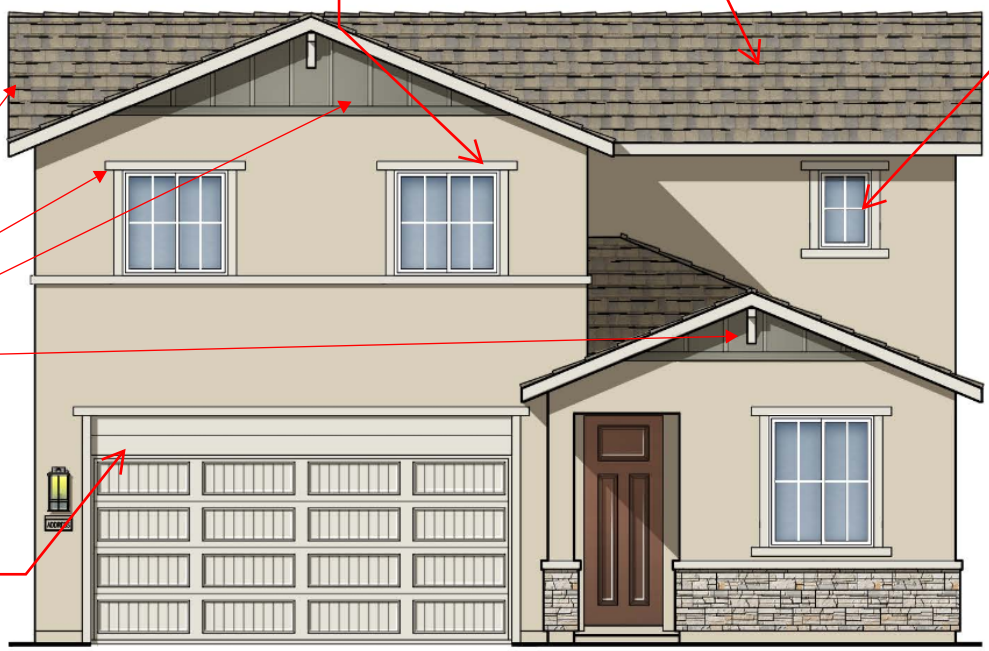
Unique window grids

Articulation elements unique to this style

Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. DECORATIVE VENEER
E. BOARD AND BATTEN STUCCO
F. DECORATIVE GABLE BRACKETS
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR

Additional grange head detail and color



Front Elevation 'C' - Desert Ranch



Front Elevation 'C' - Desert Ranch

plan 3518

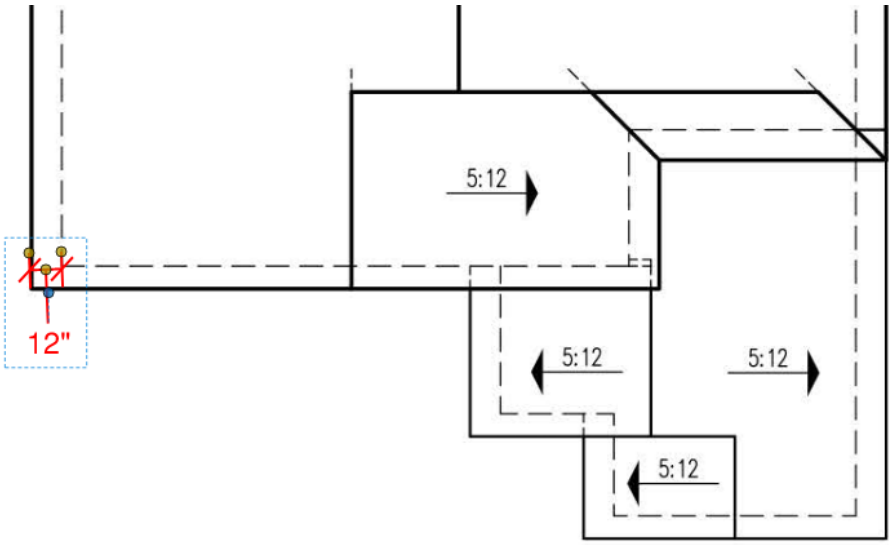


Front Elevation 'C' - Desert Ranch

plan 3520

Iii. Building entry's
Porches are proportional to the homes and help create undulation in the elevations. We feel they are adequate for the plans and lot coverage allowed

iv. All overhangs are 12" – see roof plans on floor plan sheet



v. Roof vents
Roofs will be un-vented spray foam for energy efficiency and we will utilize O'hagin vents over not livable portions of the homes that are integrated into the roof tiles.

vi. Siding materials
See elevation materials above for more information. we have provided color boards as part of the submittal

viii. Window placement
We have limited the windows on the side elevations to ensure that we avoid direct line if site to bedrooms. We are still completing the plotting plan but will take this consideration

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

Project Justification Statement

Encanto Housing Development – Planned Unit Development (PUD)

a. How the proposed development is superior to what is permitted by the underlying zone;

The underlying General Neighborhood (G-N) zoning designation allows for medium- to high-density residential development. If developed conventionally under base zoning, the site could result in a standard tract subdivision without coordinated open space, setbacks, sidewalks, amenities, or enhanced public improvements.

The PUD provides a superior outcome by:

- Providing Open space along Van Buren Street.
- Providing Parking for guests to prevent clutter in front yards.
- Providing needed housing to the City.
- Designing a walkable internal circulation system with sidewalks that connect directly to Coral Mountain Academy and Van Buren Street.
- Providing flexible lot standards that allow for attainable housing while maintaining potential for high-quality architecture, landscaping, and open space.

b. How the proposed project conforms to Chapter 17.38 – Planned Unit Developments

The project satisfies the intent of Chapter 17.38 by:

- Establishing custom development standards and design guidelines tailored to the site while remaining consistent with the General Plan.
- Demonstrating superior site design and amenities compared to the base zone, including coordinated landscaping, open space, and pedestrian circulation improvements.
- Providing defined public benefits as required by Section 17.38.035, including on-site public amenities, off-site infrastructure improvements, and contributions to community livability.
- Utilizing the PUD process to achieve flexibility in lot size and setbacks while ensuring compatibility with adjacent neighborhoods through perimeter landscaping, and walls.

c. Exceptions to the underlying zoning regulations being requested and why they are necessary;

The PUD seeks modest exceptions from the G-N standards to allow for a more efficient and attainable neighborhood design. These include:

- Minimum lot size 2,700 sq. ft. (vs. 4,000 sq. ft. required).
- Lot depth: 60 ft. (vs. 90 ft. required).
- Side yard setback: 4 ft. (vs. 10 ft. required).
- Rear yard setback: 10 ft. (vs. 20 ft. required).

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

These adjustments are necessary in the PUD to:

- Provide a broad range of housing types on smaller lots, consistent with General Plan goals of supporting attainable and diverse housing opportunities.
- Achieve a more efficient subdivision layout while preserving required parking, private yard space, and open space.
- Enable the project to contribute additional land and resources toward public benefits (park, landscaping, street and infrastructure improvements).

d. Public benefit provided that justifies exceptions to underlying zoning standards;

The project provides multiple, tangible public benefits that offset the requested zoning exceptions:

1. Open Space (1.14 acres) of open space with two gazebos that will be in the preserved open space adjacent to retention basin
2. Van Buren Street Improvements (665 frontage linear feet, Total Improvement length 1,060 feet) – Half-street improvements including new pavement, curb, gutter, undergrounding of existing overhead utilities, full street section striping, new streetlights, and a detached 6-foot sidewalks and landscaped parkway.
3. Provision of four parking areas to prevent front yards from being cluttered.
4. Provision of 10-foot Access Easement to Coral Mountain Academy
5. Stormwater Infrastructure – Construction of an above-ground retention basin adjacent to Van Buren Street to capture and retain 100% of off-site stormwater flows, providing a local benefit that supports future growth beyond the project site.

Collectively, the open space, street improvements, off-site stormwater facilities, and enhanced landscaping exceed the baseline requirements. These improvements represent substantial public benefits that justify the requested deviations from the base zoning and demonstrate compliance with the purpose and intent of the City's Planned Unit Development ordinance.

STAFF REPORT
11/19/2025

TO: Planning Commission Chair and Commissioners

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Resolution No. PC2025-19: Request for Conditional Approval of the Conditional Use Permit (Modification) application for Las Damas retail cannabis business and lounge to modify the existing use from a retail cannabis microbusiness with an indoor lounge to cannabis retail only with an indoor consumption lounge at 85995 Grapefruit Blvd. and determining that the proposed project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Las Damas, LLC.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC2025-19 approving Conditional Use Permit (CUP) No. 298 Modification modifying the existing use from a retail cannabis microbusiness and indoor cannabis lounge to a cannabis retail business and indoor cannabis lounge, removing cannabis manufacturing and distribution.

BACKGROUND:

The above referenced application is proposed in an existing commercial building at the NW corner of Grapefruit Blvd and 7th Street as illustrated on the aerial photograph.



On November 13, 2019, the City Council approved CUP No. 298 to convert an existing commercial tenant space into a retail cannabis microbusiness that included storefront retail, distribution, manufacturing, and an indoor cannabis lounge. The tenant space has been unoccupied since March 6, 2025. The new tenant is modifying the current use of the site to only include cannabis retail and an indoor cannabis lounge, removing manufacturing and distribution uses.

The photograph below is the existing building from Grapefruit Blvd. The cannabis retail business will be on the left side of the building and the existing Coachella Bar is located on the right side. There is no interior or exterior access between the two uses.



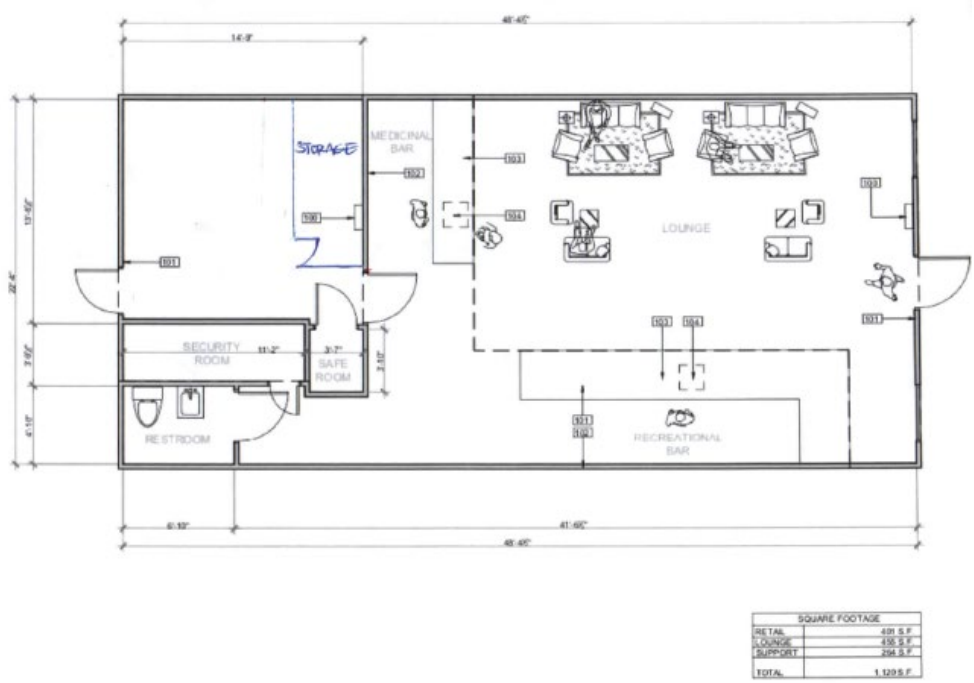
The photograph below is looking at the side of the building from 7th Street.



Overview of the Las Damas, LLC Retail Cannabis Business (CUP 298 MOD)

The project proposes a retail cannabis business consisting of the following uses as shown on the floor plan below:

- Approximately 400 square feet of retail cannabis showroom display.
- Approximately 455 square feet as an indoor cannabis lounge that includes on-site consumption of cannabis products.
- Approximately 265 square feet for office and receiving space.



DISCUSSION/ANALYSIS:

Conditions of approval for Conditional Use Permit No. 298 require new awnings above the windows and new signage satisfactory to the Development Services Director. These requirements will remain as part of CUP No. 298 modification.

GENERAL PLAN, ZONING, AND SURROUNDING EXISTING USE

	General Plan 2035	Zoning	Existing Use
Site:	Downtown Center	Downtown (DT-PV)	Commercial
North:	Urban Employment	Urban Employment (U-E)	Commercial
South:	Downtown Center	Downtown (DT-PV)	Commercial
East:	Urban Employment	Urban Employment (U-E)	Commercial
West:	Downtown Center	Downtown (DT-PV)	Commercial

PROPOSED FINDINGS:

Conditional Use Permit (Modification)

Pursuant to Coachella Municipal Code Sections 17.74 and 17.84.030, Conditional Uses and Retail Cannabis Businesses, changes in state license type, business owner, or operation will require an amendment to the approved conditional use permit and must be reviewed and approved by the Planning Commission. The Planning Commission must make the following findings for Conditional Use Permit modification approval:

1. The Conditional Use Permit is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035.

   The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use Element. The project is consistent with the development intensity permitted by the Downtown Center land use category. The Downtown Center allows for a mixed use of commercial, civic, and residential uses, providing spaces for gatherings and unique local goods.

2. The project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code.
   The project is consistent with the land use regulations and development standards of the City's Zoning Code. The site plans proposes a cannabis retail business including an indoor consumption lounge where cannabis products will be sold and consumed. The Project complies with applicable DT-PV (Downtown) zoning standards as proposed.

3. The proposed project is consistent with the City's Design Guidelines.

   The proposed project is so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The project site is within the Downtown Center land use designation of the City's General Plan. This category provides a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent land uses.

4. The project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments.

   The plans submitted for this project propose no significant changes to the exterior of the building. The building consists of a neutral color palette with variations of tan and white which is consistent with neighboring commercial properties.

ENVIRONMENTAL REVIEW:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will not expand the existing use. The site is consistent with the City of Coachella's General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

PUBLIC HEARING NOTICE:

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on November 9, 2025, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on November 5, 2025, pursuant to Section 17.70.050(F) of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ALTERNATIVES:

1) Approve Resolution No. PC 2025-19 Conditional Use Permit No. 298 (Modification) with the findings and conditions as recommended by Staff.

2) Approve Resolution No. PC 2025-19 Conditional Use Permit No. 298 (Modification) with modification to the proposed findings and conditions as recommended by Staff.

3) Deny Conditional Use Permit No. 298 (Modification).

4) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1.
Attachments:

1. Resolution No. PC 2025-19 for CUP No. 298 (MOD)
   Exhibit A: Conditions of Approval for CUP No. 298 (MOD)
   Exhibit B: Floor Plan
2. Site Photos

RESOLUTION NO. PC2025-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT 298 TO CHANGE THE EXISITING USE FROM A RETAIL CANNABIS MICROBUSINESS WITH AN INDOOR CONSUMPTION LOUNGE TO A RETAIL CANNABIS BUSINESS WITH AN INDOOR CONSUMPTION LOUNGE REMOVING CANNABIS DISTRIBUTION AND MANUFACTURING USES LOCATED AT 85-995 GRAPEFRUIT BLVD, SUITE #1 (APN 778-100-013) AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15301 (EXISITING FACILTIIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINE. LAS DAMAS, LLC (APPLICANT).

WHEREAS, Las Damas, LLC filed an application for Conditional Use Permit No. 298 (CUP 298) modification to amend the existing use from a retail cannabis microbusiness and indoor consumption lounge to a retail cannabis business and indoor consumption lounge, removing cannabis manufacturing and distribution uses located at the northwest corner of Grapefruit Blvd and 7th Street, 85-995 Grapefruit Blvd, Suite #1; Assessor's Parcel No. 778-100-013 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 298 modification on November 19, 2025 at the Council Chambers, 1515 Sixth 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 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 retail cannabis business and indoor consumption lounge; and,

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the planning Commission determine that the proposed project is exempt from the CEQA pursuant to State CEQA Guidelines Section 15301. This is recommended because the project will not expand the existing use and entails the operation, maintenance, leasing, and licensing of an existing facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination; 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 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 is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. This is recommended because the project will not expand the existing use and entails the operation, maintenance, leasing, and licensing of an existing facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination.

Section 3. Conditional Use Permit Findings.

A. With respect to Conditional Use Permit (CUP) 298 modification, the Planning Commission finds as follows for the proposed retail cannabis business:

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

2. The project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plans propose a cannabis retail business including an indoor lounge where cannabis products will be sold and consumed. The Project complies with applicable (DT-PV) Downtown zoning standards as proposed.

3. Every use, development of land and applicable 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 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. This category provides for a broad spectrum of commercial and residential uses. The proposed uses are compatible with existing adjacent land uses.

4. 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 Guidelines Section 15301. This is recommended because the project entails

the operation, maintenance, leasing, and licensing of an existing facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination.

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 (CUP) 298 modification, subject to the Conditions of Approval set forth in "Exhibit A" and floor plan in "Exhibit B" of this resolution.

PASSED APPROVED and ADOPTED this 19th day of November 2025.

_____
Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
BEST, BEST, AND KRIEGER
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-19, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of November 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

EXHIBIT A
CONDITIONS OF APPROVAL FOR LAS DAMAS, LLC
RETAIL CANNABIS BUSINESS (CUP 298 MOD)

General Conditions:

1. Conditional Use Permit No. 298 Modification hereby approves the establishment of a retail cannabis business including approximately 400 square feet of retail cannabis showroom display, 265 square feet of office and receiving space and 455 square feet as an indoor cannabis lounge including on-site consumption of cannabis products at 85-995 Grapefruit Blvd, Suite #1. The applicant shall secure building permits for tenant improvements for the new retail cannabis business through the City's Building Division and the Riverside County Fire Marshal's office prior to the commencement of business activities. Hours of operation for the microbusiness business may be from 6:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.

2. Conditional Use Permit No. 298 (MOD) shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.

3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Las Damas cannabis retail business and the conditions of approval imposed below:

    a. All exterior building materials and colors shall substantially match the exhibits submitted with the original Conditional Use Permit 298 development application.

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

    c. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.

    d. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City's Building Codes.

4. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, including architectural features, materials and site layout.

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

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

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

8. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:

   a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

   b) In the event any onsite structures are demolished, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:

    1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.

    2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.

    3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.

d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).

e) During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous material and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.

g) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.

h) The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.

i) The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

Engineering – Grading and Drainage:

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

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

Engineering – Street Improvements:

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

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

Engineering-Sewer and Water Improvements

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

Engineering – General:

15. Applicant shall take into consideration City's project titled "Grapefruit Boulevard Urban Greening & Connectivity Project" and match improvements proposed for Grapefruit Blvd. Engineering department will provide direction on this matter.

16. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be

subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of $2,000.00 per acre of gross area, and a one time cash deposit of $2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.

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

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

Engineering – Completion:

19. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the City Engineer prior to acceptance of improvements for maintenance by the City.

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

Environmental Compliance:

21. The applicant shall comply with the following items prior to issuance of building permits:

    a) Verify that asbestos has been mitigated and submit disposal and closure plan.

    b) Submit detailed plumbing and mechanical plans.

    c) Facility required to submit a source control survey.

    d) Backflows required on all nonresidential meters, backflow devices would require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.

    e) Install separate AMI metering system for each building.

    f) Install separate AMI water service meter for irrigation system.

    g) The project must implement the State's drought mandate which prohibits irrigation with

potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems.

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

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

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

25. The applicant shall replace the existing windows and doors and add awnings above the windows, on the Grapefruit Boulevard frontage subject to review by the Development Services Director.

26. The owner/operator of the retail cannabis microbusiness shall assign an employee of the retail cannabis microbusiness to act as parking monitor to direct vehicles to parking spaces during business hours to improve traffic safety.

27. The applicant shall obtain separate sign permits for all wall signs. All signs may be channel lettering or logo signs with “halo” lighting and reduced illumination or backlit with gooseneck lamps.

28. The retail cannabis use shall not result in the creation of any odors detectable from anywhere off the property boundaries. The use of carbon filtration systems and other mitigation measures shall be used on all cannabis activities that cause such odors.

Floor Plan

EXHIBIT B

Building Frontage from Grapefruit Blvd.



Building from 7th Street



STAFF REPORT
11/19/2025

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

Kendra Reif, Community Development Director

SUBJECT: Resolution No. PC2025-20 and Resolution No. PC2025-21: Request for conditional approval of PC2025-20 for the architectural review application AR 25-12, for the 6th St. Senior Apartments for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St., and for the request for condition of approval of PC2025-21 for the variance application VAR 25-06 from municipal code standards including design requirements, and determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-fill Exemption - Applicant: Chelsea Investment Corporation

---

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC 2025-20 conditionally approving architectural review application AR 25-12 with the modification to include Engineering conditions of approval provide at the time of the meeting for the development of a 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86-acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St, and recommends that the Planning Commission approve Resolution No. PC 2025-21 conditionally approving a variance from municipal code standards including design requirements.

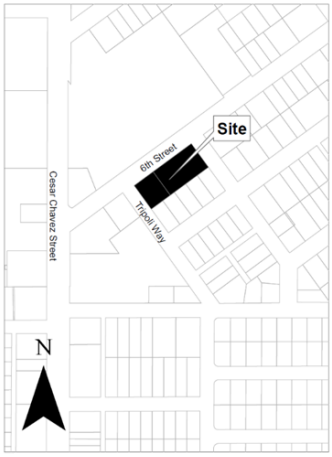


Figure 1 – Vicinity Map

BACKGROUND:

On May 24, 2024 the 6th Street Senior Apartments project was presented to City Council for preliminary design direction. On August 14, 2025, the applicant, Chelsea Investment Corporation submitted an architectural review application for the development of one 4-story 53 affordable senior apartment unit building with a

1,100 square foot community room, 4,375 square feet of ground floor commercial space and associated improvements at the southeast corner of Tripoli Ave. and 6th St.

The subject site is a currently vacant and heavily disturbed property along 6th Street, Tripoli Avenue, and Date Avenue. Historical aerial photographs show the property has been vacant since at least 1996. Chelsea Investment Corporation has recently completed the construction of the neighboring Covalda apartments which are comprised of 108-units and 2 commercial spaces and the Pueblo Viejo Village apartments which are comprised of 105-unit mixed-use development.

The Engineering Department's conditions of approval will be addressed and discussed during the Planning Commission meeting.

DISCUSSION/ANALYSIS:

The surrounding land uses and zoning designations are as follows:

North:	Existing Commercial Development and Pueblo Viejo Villas, (Downtown, DT-PV).
South:	Existing Single-Family Homes and Covalda Apartments, (Downtown, DT-PV, and General Neighborhood, G-N).
East:	Existing Commercial Development and Single-Family Homes (Downtown, DT-PV, and General Neighborhood, G-N).
West:	Existing Commercial Development and Covalda Apartments, (Downtown, DT-PV).
Site:	Vacant (Downtown, DT-PV).

Site Plan:

The applicant is proposing to develop a four-story mixed-use development consisting of 53 affordable senior apartment unit building with a 1,100 square foot community room, 4,375 square feet of ground floor commercial space. There will be 46 1-bedroom units and 7 2-bedroom units. The 1-bedroom units will be 578 square feet in size and the 2-bedroom units will be 733 sq ft in size. 49 on-site parking stalls are provided. The project includes a variance request from covered parking requirements; however, covered parking may be provided by the applicant to meet their funding requirements.

A copy of the site plan is included below:

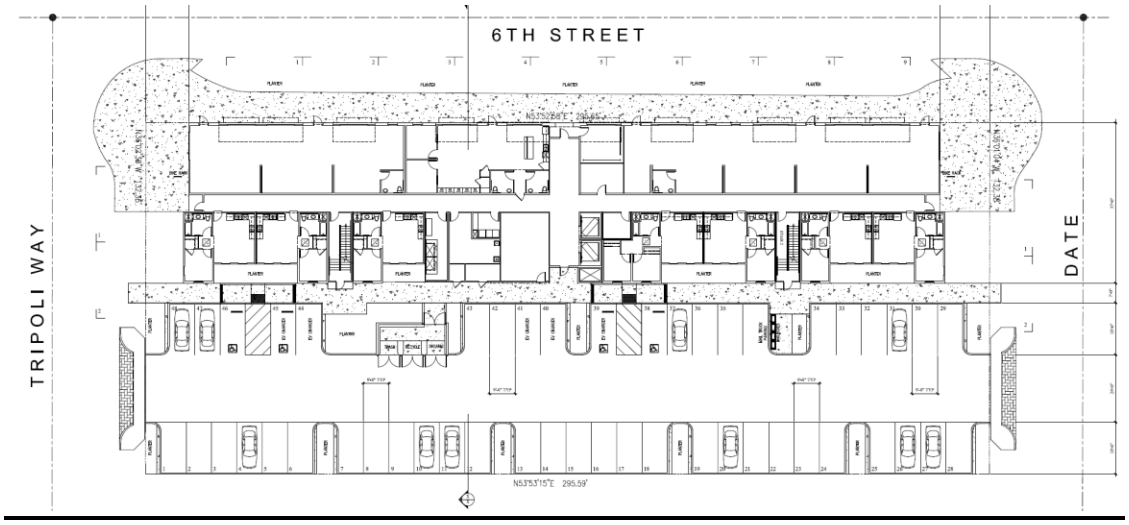


Figure 2 Site Plan

FINDINGS:

ARCHITECTURAL REVIEW:

Each determination granting architectural review approval shall be supported by written findings of fact showing how the determination meets the following criteria and requirements:

1. The proposed project is consistent with the general plan;

The proposed project is consistent with the general plan. The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 62 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

2.The proposed project complies with zoning regulations;

The proposed project complies with zoning regulations. The proposed project complies with the zoning regulations of Chapter 17.18 of the Coachella Municipal Code and the design regulations of Chapter 17.20 Objective Design Standards for Multi-Family Residential. The project is in compliance with Chapter 17.76 Variance Ordinance, for those municipal code and design standards requested as part of this project that include a design variance, open space variance, and covered parking variance.

3.The proposed project is consistent with the city's design guidelines;

The proposed project is consistent with the city's design guidelines. As noted in Architectural Review Finding #2 above, the proposed project is developed in accordance Chapter 17.76 Variance Ordinance in order to provide a design that includes a variance from city's design guidelines for vertical modulation, horizontal modulation, and roofs.

4.The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and

The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity as the project, a mixed-use residential development that includes first floor commercial uses is which is consistent with general plan guidelines for the Downtown Center general plan designation that recognizes the area will include mixed-use buildings. Further, the proposed mixed-use is compatible with the existing Pueblo Viejo Villas development to the north and the Covalda Apartments to the west. The proposed use is not known to create detrimental effects to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity.

5.The proposed project is 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 project is 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 use is compatible with the existing Pueblo Viejo Villas development to the north and the Covalda Apartments to the west. The proposed use is also compatible with the existing single-family residential uses to the south, and the existing commercial buildings to the north and east as the project and the adjacent uses are permitted uses in the DT-PV zone.

VARIANCE:

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 applicant requests design variances from design standards in subsections from Section 17.20.015(a) – Vertical Modulation to allow for more than maximum required three building heights and primary facades to comprise of more than 80 percent of the total façade area, Section 17.20.015(c) – Horizontal Modulation to allow for recesses and projection less than the minimum required 10 feet in depth, and Section 17.20.015(d) – Roof to allow for roofs that are not flat, open space variance from private and common open space standards in subsections from Section 17.18.030(a) - Usable Open Space Standards, and a covered parking variance from subsections

from Section 17.54.010(4)(a)(2) – Covered Parking Requirements for covered parking requirements.

The design variances are necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter to meet both the Pueblo Viejo Design Guidelines as required by Section 17.18.030(F) to meet Section 17.20 Objective Design Standards and to meet the design guidelines of the City of Coachella Multi-Family Objective Design Standards for residential development. Policies #1 and #2 of Subarea 2 – Downtown include direction to actively facilitate the implementation of the Pueblo Viejo Plan, and to ensure new development does not conflict with the Pueblo Viejo Plan. Land Use and Community Charter Policy 6.2 includes guidance to follow the Pueblo Viejo Revitalization Plan for the Downtown. Per the guidance of the general plan, the project provides massing and articulation elements that include changes in vertical modulation elements and horizontal modulation elements within every 35 feet per the guidance of Section 3.6.3.1 Massing and Articulation of the Pueblo Viejo Plan Design Guidelines. The project also provides gable roof design that is in conformance with the sloped roof design allowed per the guidance of Section 3.3.1.3 – Spanish Colonial Revival Architecture Roofs of the Pueblo Viejo Plan Design Guidelines. The city finds that the project meets the intention of the general plan guidelines for the Downtown Zone.

The open space variance is necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the chapter to meet the requirements of Section 17.18.030(a) - Usable Open Space Standards due to the size constraints of a small less than 1 acre lot at .86-acres lot. The practical difficulties that may occur if the applicant were to provide 150 SF of total private open space per unit and 10 feet per unit of common recreational open space would require a total accommodation of 8,480 SF of floor space dedicated to open space for the project to meet municipal code requirements. For comparison, the average floor plan square footage for the project is approximately 12,300 SF. This would require the project to remove required parking spaces, major site plan modifications that may require the construction of a parking structure to accommodate the additional square footage required to accommodate the private open space requirement, or provide an additional building story. This is a major hardship for a small less than one acre parcel. The project is required to provide development impact fees that contribute to park land and park improvement space, and the project is located within a .5 mile of Veteran's Park, Dateland Park, and the 9th Street Park that is under construction at this time which would provide sufficient open space for the project. This is in compliance with the Parks and Open Space guidelines of the Downtown Center general plan designation, where in limited instances mini parks and neighborhood parks would also be acceptable. The city finds that the several parks within a .5 mile distance of the project provides sufficient open space for the project.

The covered parking variance is necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the chapter to provide covered parking due to the constraints in size of the less than one acre site and proposed parking lot to meet municipal code parking requirements. The general plan and Pueblo Viejo Design Guidelines do not provide guidelines on covered parking in the zone.

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

As indicated in Variance Finding #1, the small less than one acre parcel is a special circumstance for the proposed mixed use senior housing development and due to its size, there is a constraint in meeting open space, design, and covered parking requirements listed above. The small parcel does not allow for the inclusion of open space on the property. However, there are nearby parks that future residents could utilize. The proposed design cannot add additional depth because the building design would need to be expanded and this is not feasible on a parcel that is less than one acre in size. The proposed project is exempt from parking requirements per SB35.

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

As indicated in Variance Finding #1 and Finding #2, the small less than one acre parcel is a special circumstance for the proposed mixed use senior housing development to provide safe, affordable, and healthy housing for every stage of life indicated as a broad goal per the Community Health and Wellness and as indicated by Community Health and Wellness Policy 2.6 to encourage the development of senior housing.

4.That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located, and;

The granting of the variance that includes variance from design standards, open space requirements, and covered parking requirements are not anticipated to 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.

5.That the granting of the variance will not adversely effect any element of the general plan.

As indicated in Variance Finding #1, the design variance, open space variance, and covered parking variance does not adversely affect any element of the general plan.

Architecture

The applicant proposes a Spanish Colonial Revival design that is similar to the design styles of the existing Pueblo Viejo Villas and Covalda Apartments immediately adjacent to the proposed project. The building roofline design integrates a flat roof line for the 1st floor commercial retail spaces and provides a mix of flat and gable rooflines for the residential floors. The gable roofline has concrete tile roof. The project has six different roof lines that include at the 3rd floor a roof height at approximately 38' to the flat roofline and 41' to the gable roof line, and the 4th floor provides a roof height at 49' to the flat roofline, 51' to the first gable roof line, 54' 6" to the 2nd gable roof line, and 58' to the top roof line. Per the Objective Design Standards Ordinance, gable roof designs are prohibited and a maximum of four roof lines are allowed. The applicant submitted a Variance from these design standards as part of this project, and the design of the roofline is consistent with the Pueblo Viejo Design Guidelines and consistent with the direction city council provided on May 24, 2024.

The project integrates articulation features that include decorative foam tile and a prominent stucco line at the top of the residential gable roof towers. All windows are recessed 2 inches from the façade, and some windows integrate shutters, awnings, stucco trim pop-out, or a Juliet balcony. Commercial tenant spaces feature a metal awning, and the main entrances on all elevations provide a 5-foot recess that provides a covered entrance design.

The project does provide vertical modulation with two primary heights being the 3rd and 4th floors, and the project does provide horizontal modulation that includes an approximately 6-foot recess between the primary façade and secondary façade elevation. A 10-foot minimum recess is required, however a variance from this standard is included for the project, and the project as designed is in compliance with the general plan.

Per the Objective Design Standards Ordinance, a maximum of four colors are allowed. From the beginning staff has recommend the applicant to provide a distinct and varied color palette for this project that would help this project differentiate from the white and brown color palette of the adjacent buildings. The proposed color design of the project includes white, black, and yellow shades for the primary façade colors and a blue accessory color for awnings and shade structures. Below are images of the Dolores Huerta Apartments provided to the applicant team as an example of a varied color scheme.



Figure 3 - Perspective Elevation



Figure 4 - Colored Elevations (Front)

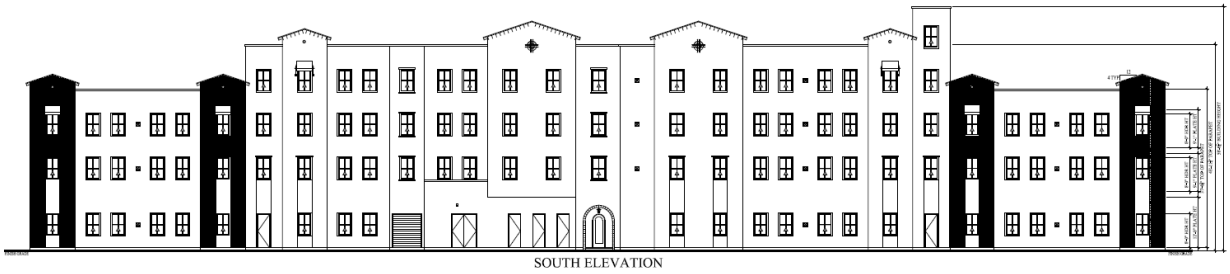


Figure 5 - Rear Elevation



Figure 6 - Side Elevation (East)

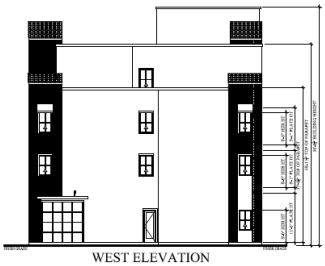


Figure 7 - Side Elevation (West)



Figure 8 Dolores Huerta Apartments Examples

Site Plan

The project is proposed between Tripoli and Date Avenue on 6th Street. The project site existing off-site improvements, that include the recently constructed separated sidewalk design on 6th street. As part of this project, the applicant will provide decorative pavers at the driveway entrances on Tripoli Way and Date Avenue. The building provides a lot coverage of 38 percent at 14,360 SF on a .86-acre lot. Per Chapter 17.18 DT-PV Ordinance, the project is required to provide 3 spaces for one 1,000 FT of gross floor area. The project at a total of 49,133 gross floor area would require 147 parking spaces. However, due to SB 35, parking for the project is not required as the project is within ½ mile of public transit hub.

Landscaping

The applicant proposes a drought tolerant landscape design with ¾ California Gold groundcover for the entirety of the landscape design. The proposed landscape palette shows a variety of trees including the "Hong Kong Orchid", "Desert Willow", "Texas Ebony", and "Drake Elm" that provide parking lot shade coverage and some sidewalk shade coverage for internal sidewalks and for sidewalk on Tripoli and Date Avenue. The planters will include water-efficient shrubs including "Oo-La-la Bougainvillea", "Compact Texas Ranger", "Mexican Bush Sage." Succulents will include "Dwarf Century Plant," "Blue Flame Agave," "Red Yucca", and "Toothless Desert Spoon". The initial submittal proposed a majority of pink and violet flowering varieties, and staff provided recommended a few changes to the plant palette that would provide a consistent pink a and violet plant palette theme.

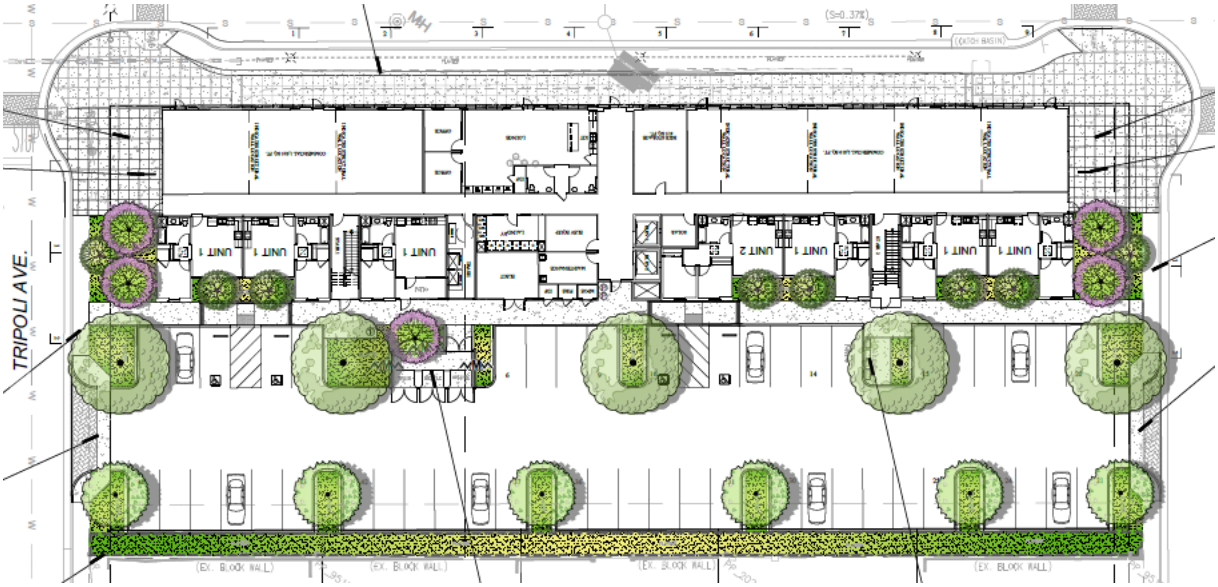


Figure 9 - Landscape Plan



Figure 10 - Landscape Palette

Signage

Signs programs are required for multi-tenant buildings and must obtain approval by the Planning Commission. The Planning Commission review of the sign programs includes, but not limited to, sign placement, color, architectural integrity, construction material, legibility, size and scale, and

illumination. The applicant proposes a sign program consisting of illuminated retail blade signs, and illuminated retail wall sign. There is a condition of approval to work with staff to revise the sign program to require individual channel lettering design for retail wall signage. All retail tenant identification signs are required to comply with the approved sign program consisting of "halo" illuminated individual channel letters.

Consistency with General Plan and Zoning

The project site is currently zoned Downtown (DT-PV) which implements the Downtown Center land use designation of the General Plan. The DT-PV zone permits mixed use development. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 62 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street. The project is compliant with municipal code standards, and in compliance with Chapter 17.76 – Variances.

CEQA

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing a four-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a heavily disturbed and currently vacant 0.86-acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St. The site does not serve as a viable habitat for wildlife and is consistent with the City of Coachella's General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 –In-fill Exemption. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

PUBLIC HEARING NOTICE:

A notice of a public hearing to consider the Architectural Review application (AR No. 25-12) and the Variance application (Variance No. 25-06) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on November 9, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a

public hearing notice to a certified list of property owners within 300 feet of the subject properties on November 5, 2025.

ALTERNATIVES – ARCHITECTURAL REVIEW

1) Adopt Resolution No. PC2025-20 approving Architectural Review No. 25-12 with the findings and modifications as recommended by Staff.

2) Adopt Resolution No. PC2025-20 approving Architectural Review No. 25-12 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.

3) Not approve Resolution No. PC 2025-20 and request that staff prepare a Planning Commission Resolution for denial of Architectural Review No. 25-12.

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

ALTERNATIVES – VARIANCE

1) Adopt Resolution No. PC2025-21 approving Variance No. 25-06 with the findings as recommended by Staff.

2) Adopt Resolution No. PC2025-21 approving Variance No. 25-06 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.

3) Not approve Resolution No. PC 2025-21 and request that staff prepare a Planning Commission Resolution for denial of Variance No. 25-06.

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

Attachments:

1. Resolution PC 2025-20
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Development Plan Set
2. Resolution PC 2025-21
3. Variance Request Letter
4. Site Photos

RESOLUTION NO. PC 2025-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 25-12 FOR THE SIXTH STREET SENIOR APARTMENTS FOR THE DEVELOPMENT OF 4-STORY 53 AFFORDABLE SENIOR APARTMENTS UNITS, 4,375 SQUARE FEET OF COMMERCIAL SPACE, 1,100 SQUARE FOOT COMMUNITY ROOM, AND ASSOCIATED IMPROVEMENTS ON A 0.86 ACRE LOT (APN #778-113-001 AND -002) AT THE SOUTHEAST CORNER OF TRIPOLI AVE. AND 6TH STREET, AND DETERMINING THAT THE PROPOSED PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 – IN-FILL EXEMPTION - APPLICANT: CHELSEA INVESTMENT CORPORATION

WHEREAS, Chelsea Investment Corporation filed application for Architectural Review and a Variance on a vacant 0.86 acre project site located at APN: 778-113-001 and -002 at the southeast corner of Tripoli Ave. and 6th Street; and

WHEREAS, the subject properties at APN: 778-113-001 and -002 have a land use designation of Downtown Center pursuant to the City of Coachella General Plan; and

WHEREAS, the subject properties at APN: 778-113-001 and -002 have a zoning designation of DT-PV Downtown pursuant to the City of Coachella Zoning Map; and

WHEREAS, on November 19, 2025, the Planning Commission conducted a duly noticed public hearing on Architectural Review No. 25-12 and Variance No. 25-06 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, a notice of a public hearing to consider the Architectural Review application (AR No. 25-12) and the Variance application (Variance No. 25-06) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on November 9, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on November 5, 2025; and

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for Architectural Review and Variance to allow the Project; and,

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

proposed use is to be located; and,

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

WHEREAS, the site for 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, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; 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. Compliance with the California Environmental Quality Act.
The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing a four-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a heavily disturbed and currently vacant 0.86-acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St. The site does not serve as a viable habitat for wildlife and is consistent with the City of Coachella's General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 –In-fill Exemption. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

SECTION 3. Architectural Review Findings.
With respect to Architectural Review No. 25-12, the Planning Commission finds as follows for the Sixth Street Senior Apartments, for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (apn #778-113-001 and -002) at the southeast

corner of Tripoli Ave. and 6th Street.

1. The proposed project is consistent with the general plan. The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 62 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

2. The proposed project complies with zoning regulations. The proposed project complies with the zoning regulations of Chapter 17.18 of the Coachella Municipal Code and the design regulations of Chapter 17.20 Objective Design Standards for Multi-Family Residential. The project is in compliance with Chapter 17.76 Variance Ordinance, for those municipal code and design standards requested as part of this project that include a design variance, open space variance, and covered parking variance.

3. The proposed project is consistent with the city's design guidelines. As noted in Architectural Review Finding #2 above, the proposed project is developed in accordance Chapter 17.76 Variance Ordinance in order to provide a design that includes a variance from city’s design guidelines for vertical modulation, horizontal modulation, and roofs.

4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity as the project, a mixed-use residential development that includes first floor commercial uses is which is consistent with general plan guidelines for the Downtown Center general plan designation that recognizes the area will include mixed-use buildings. Further, the proposed mixed-use is compatible with the existing Pueblo Viejo Villas development to the north and the Covalda Apartments to the west. The proposed use is not known to create detrimental effects to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity.

5. The proposed project is 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 use is compatible with the existing Pueblo Viejo Villas development to the north and the Covalda Apartments to the west. The proposed use is also compatible with the existing single-family residential uses to the south, and the existing commercial buildings to the north and east as the project and the adjacent uses are permitted uses in the DT-PV zone.

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 **conditionally approves** Architectural Review No. 25-12, 6th Street Senior Apartments, for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th Street and determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-fill Exemption. The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A", and the development plan set Exhibit "B". Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's conditional use permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 19th day of November 2025.

_____
Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC-2025-20, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of November, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

Exhibit A – Resolution No. PC2025-20

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 25-12

General Conditions

1. Architectural Review 25-12 is approved for a 53 residential unit mixed-use commercial and residential building located on .86 acres at APN 778-113-001 and -002; and the determination that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15332 – In-fill Development Projects.

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 should include within the first four pages a list of all conditions of approval included in this resolution.

4. 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 a building permit for construction.

5. The applicant shall submit detailed landscaping irrigation plans and sign plans for review, for approval by the Development Services Director and Utilities Director. Any damaged, dead or decayed landscaping landscape areas shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.

6. 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.

7. Screening Requirements. The project shall be in compliance with the screening requirements of Section 17.20.010 (F) of the Coachella Municipal Code. All exterior mechanical and electrical equipment, which includes, but is not limited to façade mounted or ground mounted Heating, Venting, and Cooling (HVAC) units, gas and electric utility meters, telecommunication equipment, backflow preventions, assemblies, irrigation control valves boxes, and electrical transformers shall be screened. Exterior utility panels and meters shall be located on building side yard or rear yard facades. Exposed mechanical equipment shall be visually screened by a seventy-five (75) percent (minimum) opaque or solid, non-reflective

visual barrier. Walls, landscaping, or the combination of these screens shall have a minimum of seventy-five (75) percent opacity and shall be a equal or exceed the height of the screened utilities. Screening walls shall utilize the same design elements, colors and materials of the building. Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens.

8. The applicant shall work with staff on revising the sign program to require all retail wall signage to provide an individual channel lettering design to the satisfaction of the Community Development Director.

9. The applicant should consider adding additional parking spaces if feasible at the direction of the Community Development Director and City Engineer. This may include the reduction of some parking lot landscape areas.

10. The applicant shall integrate Juliet balconies on all elevations per the direction of the Community Development Director.

Building

11. Show to highlight required EV charging spaces and accessible EV charging spaces on site plan. CGBSC 4.106.4.2 & 4.106.4.2.2

12. Consider providing the attached trash enclosure clearances to make the trash enclosure accessible.

13. Providing one accessible space for each mobility accessible unit is advisable.

14. CGBSC- 4.303.2 Submeters for Multifamily Buildings and Dwelling Units in Mixed-Use Residential/Commercial Buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

15. It is highly recommended to use walk in showers for the seniors safety.

16. Provide waste, recyclables and organic waste bins for waste disposal.

17. Highlight required solar on proposed plan. Will solar be roof mounted or on carports?

18. Consider incorporating architectural window shades to reduce the heat transmittal through glazing on the south elevation.

Fire

19. **Fire Protection Water Supplies/Fire Flow** - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease

the required fire flow. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

20. **Fire Protection Water Supplies/Hydrants** - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24. 3. **Fire Department Access -** Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended, Coachella City Ordinance, and Riverside County Fire Department Policies and Standards.

21. **Fire Lane marking:** Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.

22. **Fire Department Access Turn Around** – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

23. **Fire Department Building Construction Plan Review** - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.

24. **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.

25. **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.

26. **Traffic Calming Devices -** Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.

27. **Water Plans -** If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow.

28. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended. 11. **Fire Planning Review:** This planning case will also be reviewed by the Riverside County Fire Department's Fire Planning Division for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RVCPlanningSubmittals@fire.ca.gov.

Utilities

29. The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.

30. New water and sewer connections are subject to the collection of impact fees.

31. All fire lines require the installation of Double Check Detector Assemblies.

32. Backflow devices are required on all non-residential connections installed within 12" of the meter box.

33. All buildings may require individual meters.

34. Irrigation may require its own meter.

35. All water connections shall install 4G AMI master meters.

36. All service lines shall be copper tubing per the approved list of materials.

37. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.

38. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.

39. Trees/shrubs must have a minimum of 15’ separation distance from the Utilities water/sewer laterals. Or minimum 10’ separation distance from water/sewer laterals with root barrier.

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

41. Illustrate domestic water and sewer point of connection to the City’s utilities.

42. Provide plumbing code fixture schedule with total DFU’s listed.

43. Provide number of units with bedroom sizes and number of commercial units.

44. Complete Utilities Department’s wastewater discharge survey and submit to Development Services.

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

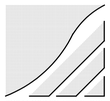
45. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
    a. Pretreatment Equipment Minimum Requirements:
        i. 750 gal minimum
        ii. Clean outs and vents before and after pretreatment equipment
        iii. Sample box immediately downstream of the pretreatment equipment
        iv. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
        v. Made from precast concrete form

46. Outside drains connected to the sanitary sewer are prohibited unless drains are protected from rain water by having a permanent berm within a shade structure. Storm water is prohibited from entering the sanitary sewer.

Engineering

INTENTIONALLY LEFT BLANK.

6TH STREET SENIOR DEVELOPMENT
CHELSEA INVESTMENT CORPORATION



OCTOBER 31, 2025



ARCHITECTURAL SITE PLAN

North

SCALE: 1" = 20'

PROJECT DATA

OCCUPANCY: R2
3 STORY STACKED FLATS
COMMUNITY BUILDING - COMMERCIAL - BIKE STORAGE

CONSTRUCTION: TYPE VA w/NFPA 13 FIRE SPRINKLERS

ACREAGE: 37,474 SQ. FT. - 0.86 ACRES

LOT COVERAGE: 37,474 SQ. FT. / 14,360 SQ. FT. = 38% COVERAGE

BUILDINGS: 1 BUILDING:
2 FLOOR PLAN TYPES

UNITS: 46 ONE BEDROOMS / 1 BATH:
578 SQ. FT

7 TWO BEDROOMS / 1 BATH:
733 SQ. FT.

TOTAL UNITS 53

PARKING: 44 STANDARD PARKING SPACES
4 ADA PARKING SPACES
1 MAIL TRUCK PARKING SPACE
13 OFF-STREET PARKING
62 TOTAL SPACES PROVIDED
1.16 SPACES PER UNIT

46/1BR X .5 = 23 PARKING SPACES
7/2BR X .5 = 3.5 PARKING SPACES

26.5 REQUIRED PARKING SPACES
62 PROVIDED PARKING SPACES

6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

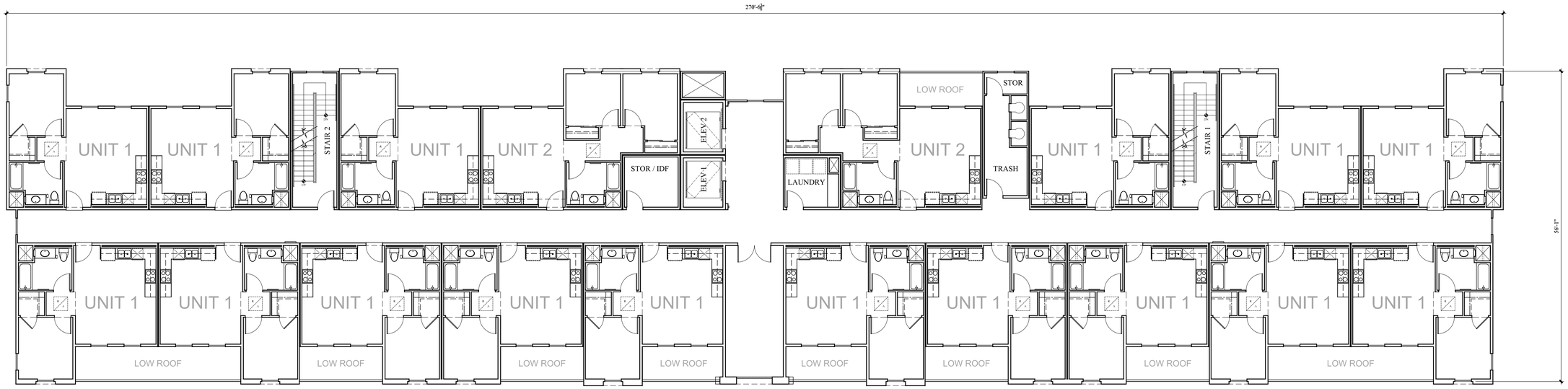
SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



FIRST FLOOR BUILDING PLAN



SECOND FLOOR BUILDING PLAN

BUILDING DATA

OCCUPACY: R-2 STACKED FLATS
CONSTRUCTION: TYPE VA WITH
NFPA 13 FIRE SPRINKLERS

UNIT DATA

46 1BR/1BA 578 SQ. FT
7 2BR/1BA 733 SQ. FT

53 TOTAL UNITS

COMMERCIAL	4,742 SQ. FT.
COMMUNITY BUILDING	1,290 SQ. FT.
BIKE STORAGE	415 SQ. FT.

BUILDING DATA

FIRST FLOOR:	14,360 SQ. FT
SECOND FLOOR:	13,253 SQ. FT
THIRD FLOOR:	13,253 SQ. FT
FOURTH FLOOR:	8,267 SQ. FT
TOTAL:	49,133 SQ. FT

North

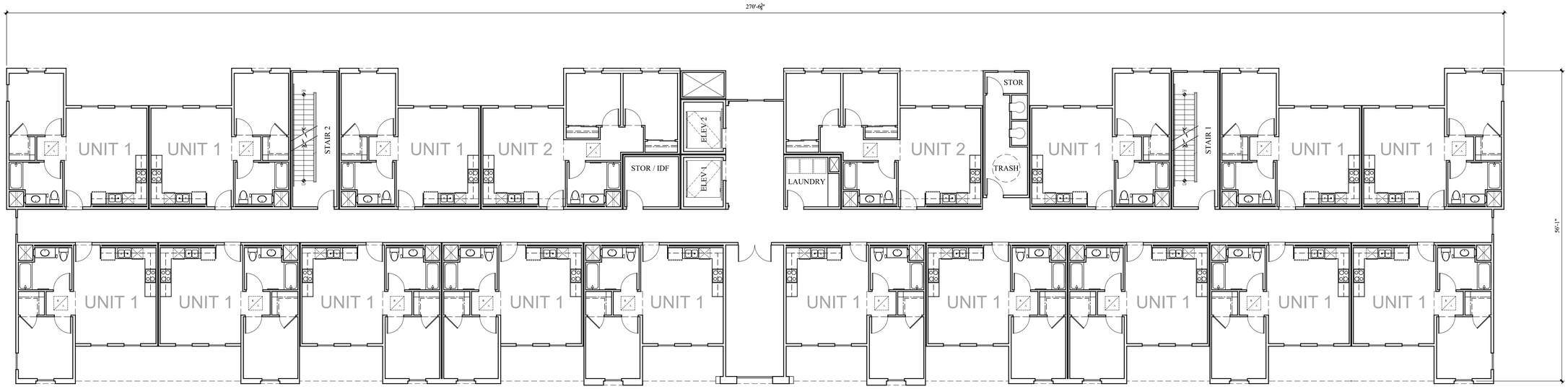
6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



THIRD FLOOR BUILDING PLAN



FOURTH FLOOR BUILDING PLAN

North

BUILDING DATA

OCCUPACY: R-2 STACKED FLATS
CONSTRUCTION: TYPE VA WITH
NFPA 13 FIRE SPRINKLERS

UNIT DATA

46 1BR/1BA 578 SQ. FT
7 2BR/1BA 733 SQ. FT

53 TOTAL UNITS

COMMERCIAL	4,742 SQ. FT.
COMMUNITY BUILDING	1,290 SQ. FT.
BIKE STORAGE	415 SQ. FT.

BUILDING DATA

FIRST FLOOR:	14,360 SQ. FT
SECOND FLOOR:	13,253 SQ. FT
THIRD FLOOR:	13,253 SQ. FT
FOURTH FLOOR:	8,267 SQ. FT
TOTAL:	49,133 SQ. FT

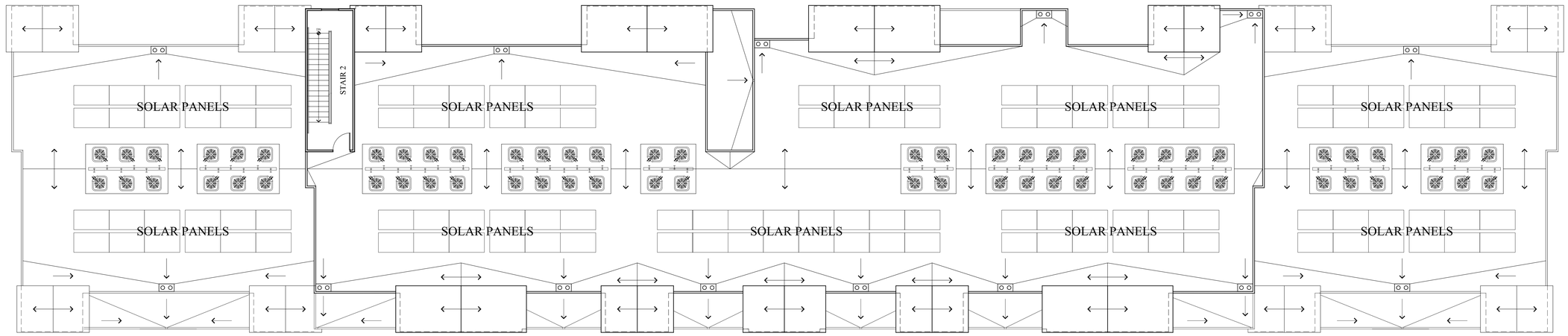
6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



ROOF PLAN

North

6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

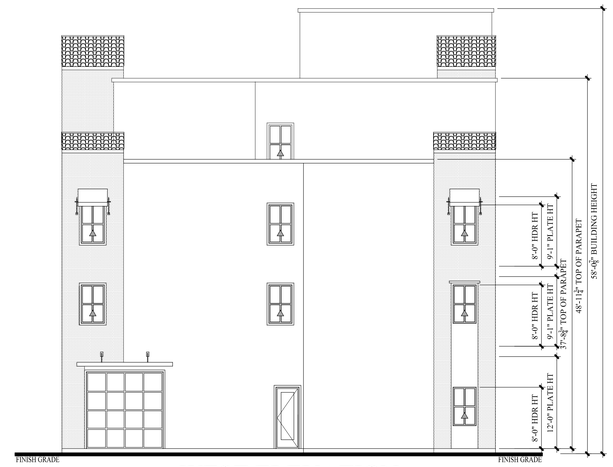
OCTOBER 31, 2025



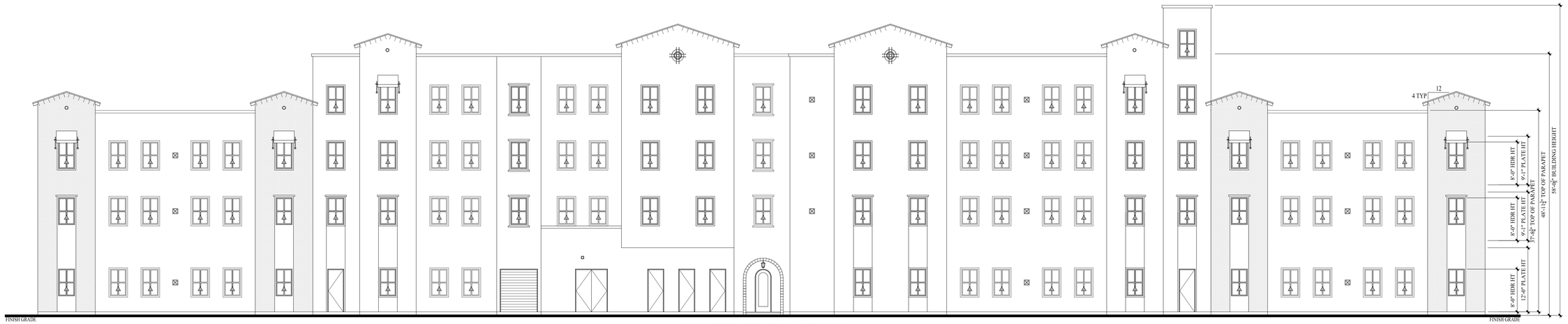
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



TWO BEDROOM UNIT

SCALE: 1/4" = 1'-0"

UNIT: 733 SQ. FT.



ONE BEDROOM UNIT

SCALE: 1/4" = 1'-0"

UNIT: 578 SQ. FT.

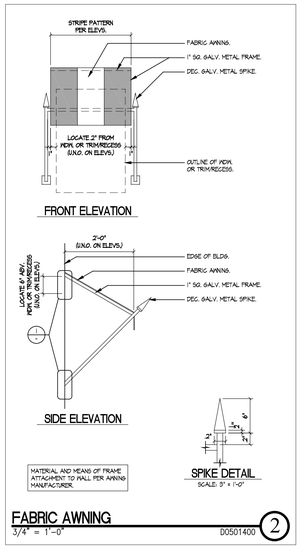
6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

SCALE: 1/4" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025

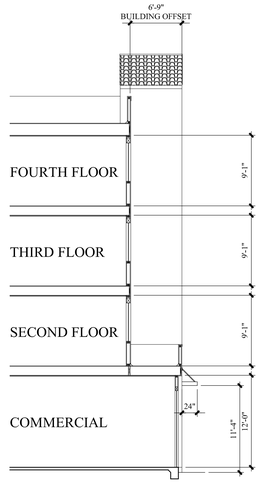


FABRIC AWNING

3/4" = 1'-0" D0501400 (2)



METAL AWNING (1)



WALL SECTION (A)

FRONT ELEVATION - HORIZONTAL MODULATION

FACADE LENGTH: 267'-0"
BUILDING RECESS: 148'-0" = 55%
WINDOW RECESS: 119'-0" = 46%

6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



WINDOW RECESS = -2"
WINDOW RECESS = -5 1/2"
WINDOW RECESS = -9"

FRONT ELEVATION - FENESTRATION PLAN



WINDOW OPENINGS AND GLAZED DOORS

FRONT ELEVATION - COMMERCIAL TRANSPARENCY PLAN

FIRST FLOOR FACADE AREA = 3,150 SQ. FT.
WINDOW OPENINGS AND GLAZED DOORS = 1,600 SQ. FT.

NOTE
PROHIBITED GLAZING. NO DARK-TINTED OR OPAQUE GLAZING FOR ANY REQUIRED WALL OPENING ALONG THE FIRST FLOOR PUBLIC REALM FACADES IS PERMITTED. DARK-TINTED AND OPAQUE WINDOWS SHALL BE DEFINED AS HAVING LESS THAN A MINIMUM VISIBLE TRANSMITTANCE OF FIFTY (50) PERCENT INCLUDING ANY TINT, TREATMENT, OR APPLICATION ON GLAZING

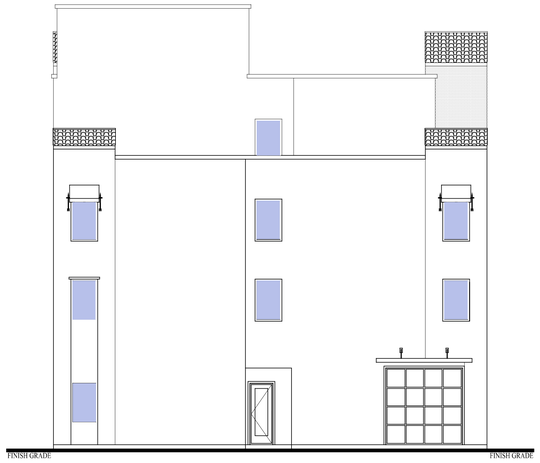
6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

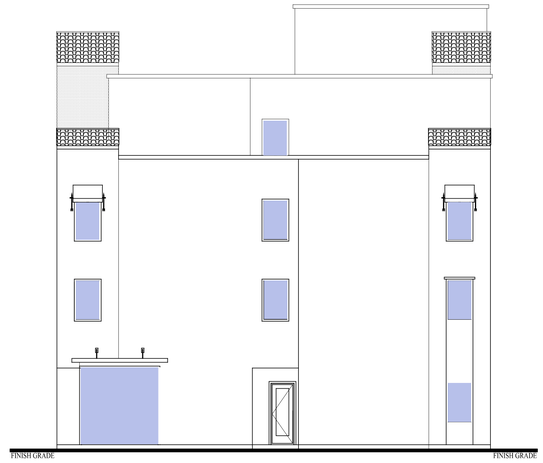
SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



RIGHT ELEVATION - FENESTRATION PLAN



LEFT ELEVATION - FENESTRATION PLAN



WINDOW RECESS = -2"

WINDOW RECESS = -5 1/2"

FRONT ELEVATION - FENESTRATION PLAN

6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025

STUCCO 1:
SW9541 WHITE SNOW

STUCCO 2:
SW9663 HONEY POT

STUCCO 3:
SW9554 GOING GREY

ACCENT 1:
SW9684 AZURE TIDE

ACCENT 2:
SW6250 TRICORN BLACK

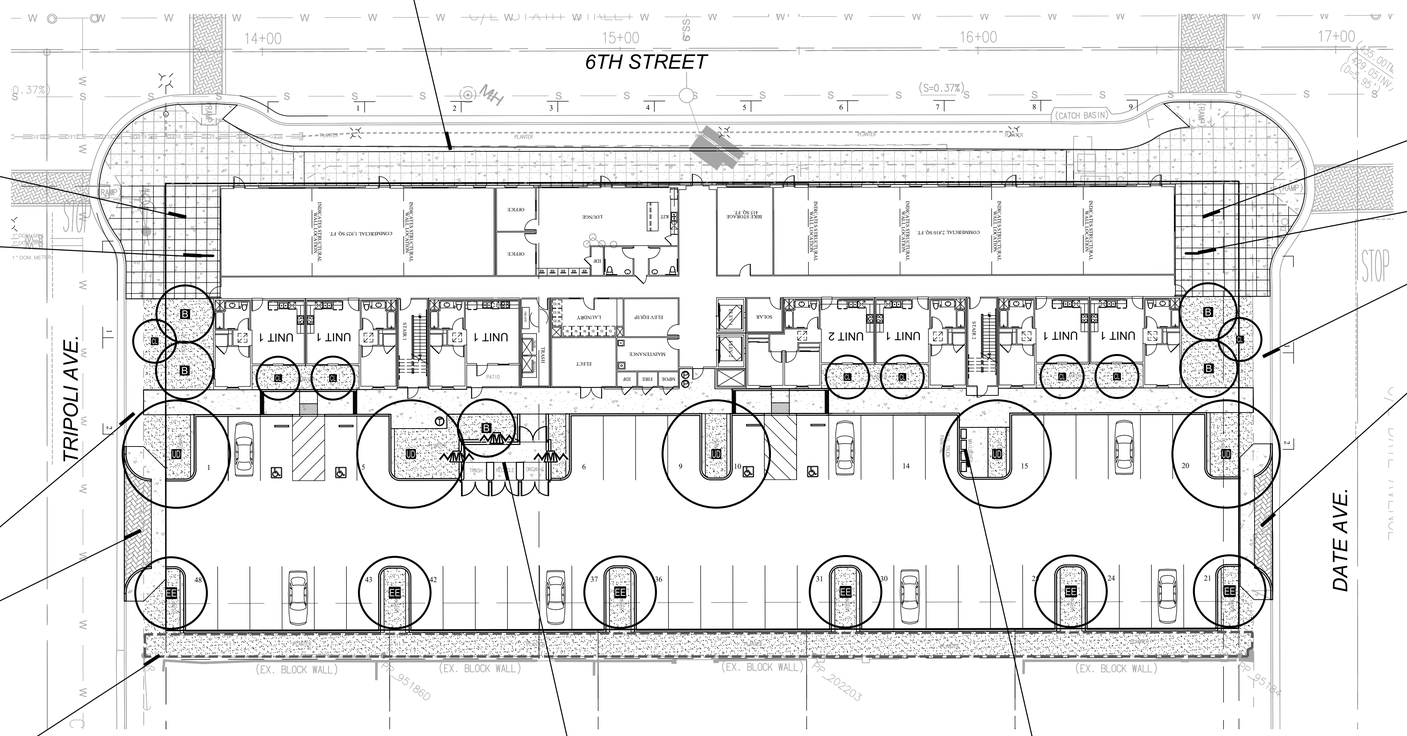


DECORATIVE TILE AT ENTRIES

TRIPOLI 6TH STREET SENIORS
COLOR BOARD
CHELSEA INVESTMENT CORPORATION

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



PAVING TO MATCH 6TH STREET SIDEWALK

BIKE RACK (2 BIKES)

EXISTING 5' SIDEWALK TO REMAIN

ENHANCED PAVERS AT DRIVE ENTRY

EASEMENT AREA TO RECEIVE DG ONLY, NO PLANTING

TRASH ENCLOSURE, SEE DETAIL ON SHEET L-04

MAILBOXES

PAVING TO MATCH 6TH STREET SIDEWALK

BIKE RACK (2 BIKES)

EXISTING 5' SIDEWALK TO REMAIN

ENHANCED PAVERS AT DRIVE ENTRY

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES				
B	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
X	CHILOPSIS L. `TIMELESS BEAUTY`	DESERT WILLOW	24"BOX	VL
EE	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
U	ULMUS PARVIFOLIA `DRAKE`	DRAKE ELM	24"BOX	M

	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS				
	BOUGAINVILLEA X `OO-LA-LA`	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCK ROSE	5 GAL	L
	LEUCOPHYLLUM F. `COMPACTA`	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS				
	PENNISETUM S. `CUPREUM`	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS				
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE 'PINK PARADE'	PINK PARADE RED YUCCA	5 GAL	VL
VINE/ESPALIER				
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	L
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
GROUND COVERS				
	3/4" GRAVEL	CALIFORNIA GOLD	SQ. FT.	

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'

6TH STREET SENIOR APARTMENTS

COACHELLA, CALIFORNIA

CHELSEA INVESTMENT COMPANY

LANDSCAPE CONCEPT PLAN

20 10 0 20 40 60

SCALE: 1"=20'-0"

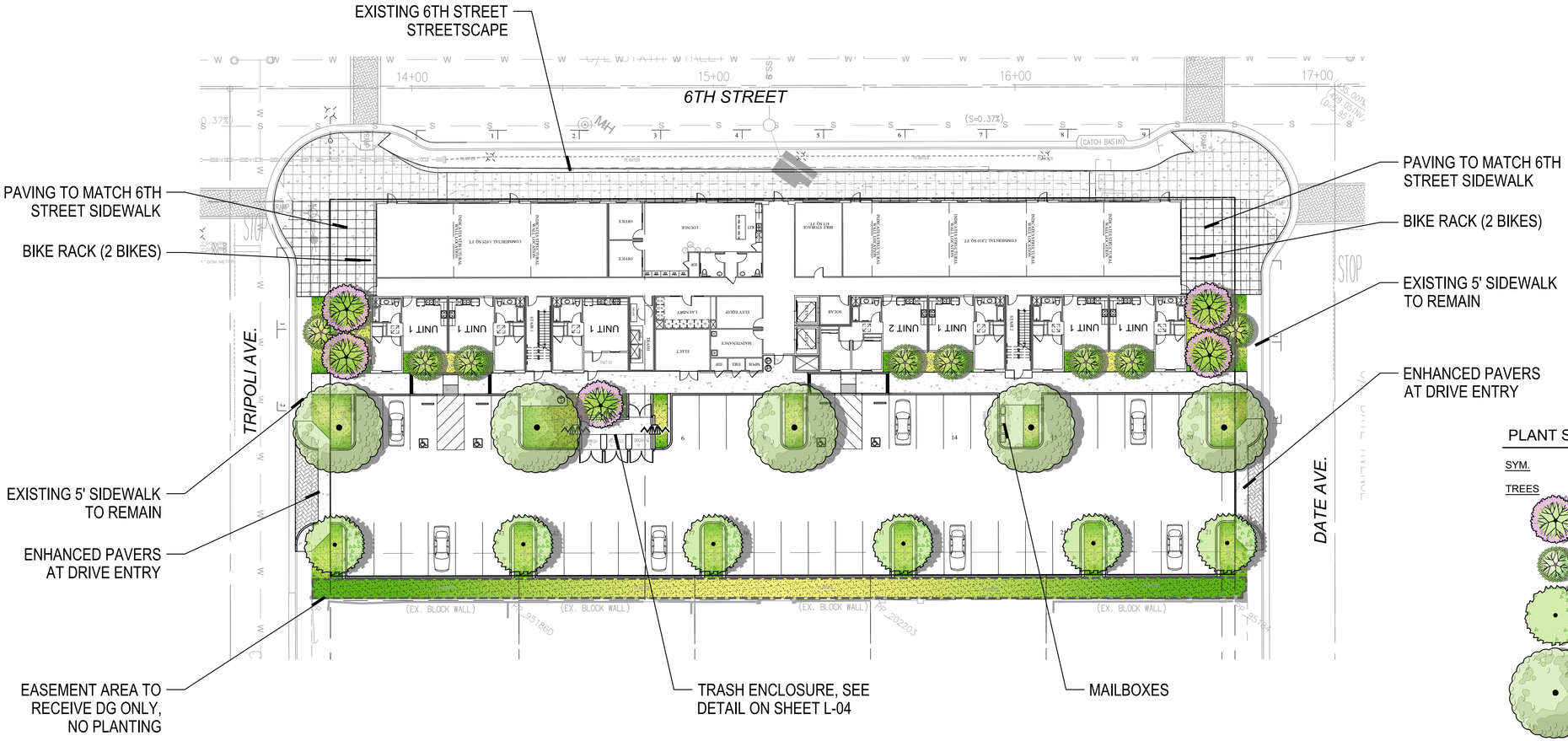
SHEET: L-01
PROJECT#: 23-030
DATE:10/10/2025

4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121

gmplandarch.com
T 858 558 8977

LANDSCAPE ARCHITECTURE & PLANNING

PROJECT NAME: 6TH STREET SENIOR APARTMENTS



PAVING TO MATCH 6TH STREET SIDEWALK

BIKE RACK (2 BIKES)

EXISTING 5' SIDEWALK TO REMAIN

ENHANCED PAVERS AT DRIVE ENTRY

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M

	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS				
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCK ROSE	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS				
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS				
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE 'PINK PARADE'	PINK PARADE RED YUCCA	5 GAL	VL
VINE/ESPALIER				
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	L

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
GROUND COVERS				
	3/4" GRAVEL	CALIFORNIA GOLD	SQ. FT.	

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'

SCALE: 1"=20'-0"

SHEET: L-02
PROJECT#: 23-030
DATE:10/10/2025

6TH STREET SENIOR APARTMENTS COACHELLA, CALIFORNIA

CHELSEA INVESTMENT COMPANY

LANDSCAPE - ILLUSTRATIVE PLAN

gmp
LANDSCAPE ARCHITECTURE & PLANNING
4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977

PLOT NAME: October-10-2025



Bauhinia x blackeana
Hong Kong Orchid Tree



Chilopsis linearis
Desert Willow



Ebenopsis ebano
Texas Ebony



Ulmus parvifolia 'Drake'
Drake Evergreen Chinese Elm



Bougainvillea 'Oo-la-la'
Oo-la-la Bougainvillea



Cistus p. 'Sunset'
Creeping Rock Rose



Leucophyllum c. `Thunder Cloud`
Thunder Cloud Texas Sage



Salvia leucantha
Mexican Sage



Pennisetum s. `Cupreum`
Fountain Grass



Agave desmetiana
Smooth Agave



Agave 'Blue Flame'
Blue Flame Agave



Calandrinia spectabilis
Pink Calandrinia



Dasylirion longissimum
Mexican Grass Tree



Hesperaloe 'Pink Parade'
Pink Parade Red Yucca



Macfadyena Unguis-Cati
Cat's Claw Creeper

6TH STREET SENIOR APARTMENTS COACHELLA, CALIFORNIA

CHELSEA INVESTMENT COMPANY

LANDSCAPE - PLANT MATERIAL IMAGES

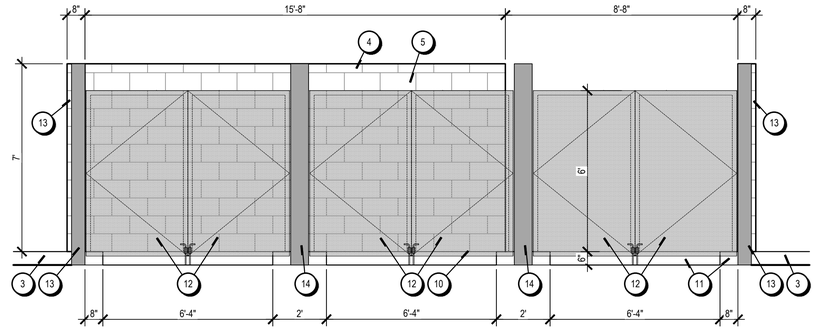
SHEET: L-03
PROJECT#: 23-030
DATE:10/10/2025

4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121

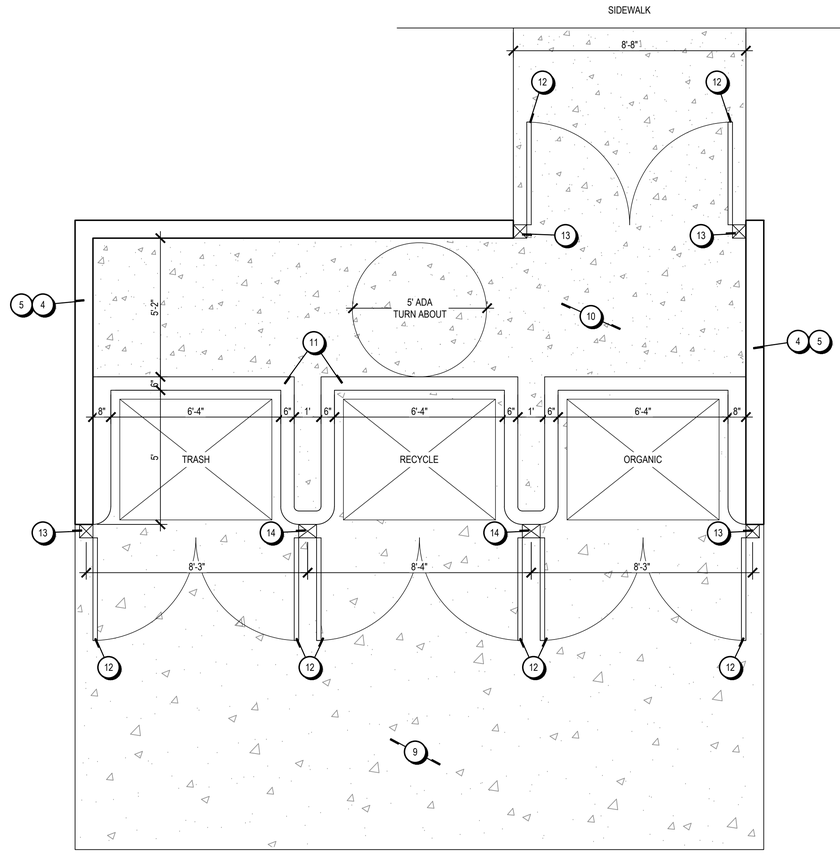
gmplandarch.com
T 858 558 8977

LANDSCAPE
ARCHITECTURE
& PLANNING

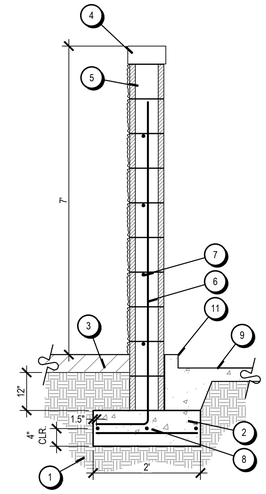
PROJECT NAME: October 2025



ELEVATION



PLAN VIEW



TYP. WALL SECTION

DETAIL LEGEND

1. COMPACTED SUBGRADE PER SOILS REPORT
2. (4) #4 REBAR HORIZ. AND VERTICAL CONTINUOUS WITH WALL
3. ADJACENT CURB PER CIVIL
4. 4X8X16 CMU CAP BY RCP BLOCK AND BRICK, COLOR: LA PAZ
5. 8X8X16 CMU SPLIT FACE BLOCK BY RCP BLOCK AND BRICK, COLOR: LA PAZ
6. #4 REBAR VERTICAL (WALL) AT 24" O.C. TYP.
7. #4 REBAR HORIZONTAL (WALL) EVERY OTHER CELL
8. CONCRETE FOOTING (TYP.)
9. CONCRETE APRON PER CIVIL DRAWINGS
10. CONCRETE INTERIOR FLOOR FLUSH WITH 6" CURB
11. 6" HIGH/WIDE CONCRETE CURB
12. (4) DOUBLE 6' HIGH HEAVY-GAUGE METAL FRAME GATES, W/ LAG & STRAP HINGES AND GALVANIZED DROP-PIN - CLADDING TO MATCH PUEBLO VIEJO VILLAS AND COVALDA ENCLOSURES
13. 6X6 GALV. STEEL POST (TYP.) TO ACCEPT GATES PER STRUCTURAL ENGINEER PLANS
14. 6X8 GALV. STEEL POST (TYP.) TO ACCEPT GATES PER STRUCTURAL ENGINEER PLANS

Ⓐ ACCESSIBLE TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

P-2303000-CN-42

6TH STREET SENIOR APARTMENTS COACHELLA, CALIFORNIA

CHELSEA INVESTMENT COMPANY

LANDSCAPE - DETAILS

SHEET: L-04
PROJECT#: 23-030
DATE:10/10/2025

gmp
4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

PROJECT NAME: October-10-2025



6TH STREET SENIOR DEVELOPMENT
CHELSEA INVESTMENT CORPORATION



GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE

1. ALL LIGHTING FIXTURES SHALL BE LABELED WITH THE APPROPRIATE UL LABEL (DAMP, WET, ETC) AS REQUIRED BY CODES AND LOCAL ORDINANCES.

2. SHOP DRAWING SUBMITTALS SHALL INCLUDE ALL FIXTURES, LAMPS, AND BALLAST INFORMATION. ANY SHOP DRAWINGS WHICH ARE SUBMITTED. WITHOUT ANY ONE OF THESE ITEMS WILL BE REJECTED AS INCOMPLETE AND WILL BE REQUIRED TO BE RESUBMITTED WITH THE REQUIRED INFORMATION.

3. ALL LIGHTING FIXTURE SPECIFIC INFORMATION (TYPE, CLAMP, BALLAST, COLOR, MOUNTING, ETC.) HAS BEEN SPECIFIED WITH THE CONSIDERATION OF SPECIFIC PERFORMANCE AND AESTHETIC REQUIREMENTS. ANY SUBSTITUTION OF THE SPECIFIED FIXTURES IS SUBJECT TO THE ARCHITECT AND ENGINEER OF RECORD'S FINAL APPROVAL AND ARE SUBJECT TO THE FOLLOWING CRITERIA:

   a. SUBMIT AN OPERABLE SAMPLE WITH THE SPECIFIED LAMP/BALLAST COMBINATION AND A 120V CORD AND PLUG.

   b. SITE LIGHTING FIXTURES - PROVIDE A COMPLETE PHOTOMETRIC REPORT WHICH INCLUDES THE FOLLOWING INFORMATION ON THE SITE PLAN, WHICH CLEARLY IDENTIFIES FOOT-CANDLE LEVELS. PLAN IS TO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATION (LAMP/BALLAST TYPE, LAMP LUMENS, LIGHT LOSS FACTOR, ETC.). IN SITUATIONS WHERE SUBSTITUTIONS AFFECT FIXTURES EQUIPPED WITH EMERGENCY BATTERY, PACKS, OR OTHER EMERGENCY SOURCES OF POWER, PROVIDE ADDITIONAL PHOTOMETRIC REPORT(S) WHICH CLEARLY IDENTIFY A MINIMUM 1.0 FOOT-CANDLES ALONG THE PATH(S) OF EGRESS - THIS REPORT SHALL ALSO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK). SEE BELOW FOR PHOTOMETRIC PLAN GUIDELINES:

      1) POINT BY POINT SPACING IS NOT TO EXCEED 10'-0" IN ANY DIRECTION.
      2) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.
      3) ASSOCIATED REPORT TO INCLUDE AN ENERGY COST MODEL WHICH IDENTIFIES ADDITIONAL ENERGY OR ENERGY COSTS FOR A 10-YEAR PERIOD AS COMPARED TO THE SPECIFIED ITEM. ALL ADDITIONAL EXPENSES WILL BE SUBTRACTED FROM THE CONTRACT COST.

   c. INTERIOR LIGHTING FIXTURES - SPECIFIC INTERIOR FIXTURES AS DETERMINED BY THE ENGINEER OF RECORD WILL REQUIRE SUPPLEMENTAL PHOTOMETRIC REPORTS CONFIRMING SUBSTITUTE FIXTURE LIGHT LEVELS EQUAL OR EXCEED DESIGNED LIGHT LEVELS IN SPACES IDENTIFIED. IF THE SUBSTITUTED FIXTURE IS AN EMERGENCY FIXTURE A PHOTOMETRIC REPORT SHALL BE SUBMITTED FOR ALL PATHS OF EGRESS WHICH CLEARLY IDENTIFIES 1.0 MINIMUM FOOT-CANDLES ALONG THE PATH. IN ADDITION, TEST SWITCH MOUNTING (INTEGRAL OR REMOTE) SHALL MATCH THE MOUNTING AS SPECIFIED ON THE DESIGN DOCUMENTS - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED COVER PLATES, TRIMS, REFLECTORS, ETC NECESSARY FOR THE SPECIFIC TEST SWITCH MOUNTING. ALL REPORTS SHALL INCLUDE INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK).

      1) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.

   d. MANUFACTURER'S CATALOG CUT SHEET WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING INFORMATION: 1) LAMP TYPES AND QUANTITIES; BALLAST OPTIONS; 3) VOLTAGES; 4) EPA RATING (WHERE APPLICABLE); 5) FIXTURE DIMENSIONS; 5) EMERGENCY BATTERY PACK AND TEST SWITCH OPTIONS (WHERE APPLICABLE); AND 6) FIXTURE FINISHES.

   e. FOR ALL SITE LIGHTING FIXTURES PROVIDE POLE SPECIFICATIONS WITH SUPPLEMENTAL DOCUMENTATION IDENTIFYING POLE SIZE IS RATED ACCORDINGLY BASED ON FIXTURE(S) EPA AND A WIND RATING FOR THE PROJECT ZONE.

   f. A SIGNED COPY OF THE "SUBSTITUTION COMPLIANCE FORM" LOCATED IN THE DIVISION 1 SPECIFICATION WHICH STATES THAT IF THE PROPOSED SUBSTITUTION IS ACCEPTED, THEN THE PROJECT SCHEDULE WILL NOT BE NEGATIVELY AFFECTED. IF THE COMPLETION OF THE PROJECT IS DELAYED DUE TO THE PROPOSED SUBSTITUTION THEN THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL ESTABLISHED LIQUIDATED DAMAGES.

   g. CONTRACTOR TO PROVIDE ARCHITECT AND ENGINEER OF RECORD WITH ALL SUBSTITUTE INFORMATION REFERENCED ABOVE NO LATER THAN TWO WORKING WEEKS PRIOR TO THE BID DEADLINE.

4. CATALOG NUMBERS AS REFERENCED ON THE FIXTURE SCHEDULE PROVIDE GENERAL FIXTURE INFORMATION. CONTRACTOR SHALL REVIEW LIGHTING PLANS AND SPECIFICATIONS TO VERIFY ALL FIXTURE ASSOCIATED DESIGN INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. ANY DISCREPANCIES BETWEEN DESCRIPTIONS, SPECIFICATIONS, AND CATALOG NUMBERS ARE TO BE PRESENTED TO THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE BID PROCESS FOR CLARIFICATION.

5. ALL COLOR SPECIFIC INFORMATION WHICH RELATES TO LIGHTING FIXTURES AND/OR THEIR RELATED PARTS ARE TO BE REVIEWED AND COMMENTED ON BY THE ARCHITECT. FIXTURES WHICH REQUIRE A CUSTOM COLOR WILL HAVE A CUSTOM COLOR PAINT WHICH WILL BE INCLUDED IN THE ARCHITECT'S SHOP DRAWING REVIEW COMMENTS.

6. ALL LIGHTING EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ORDERING AND INSTALLING.

7. ALL FIXTURES TO BE MOUNTED IN FIRE RATED CEILINGS ARE TO BE PROVIDED AND INSTALLED WITH AN APPROVED FIRE RATED ENCLOSURE.

8. ENSURE COMPATIBILITY OF ALL DIMMING SYSTEM AND INDIVIDUAL LIGHTING CONTROLS WITH LAMPS, BALLASTS, AND FIXTURES. ALL COMPONENTS ARE TO BE FACTORY CERTIFIED COMPATIBLE FOR A FULL RANGE OF DIMMING

9. LIGHTING FIXTURE CLEARANCES FROM COMBUSTIBLE MATERIALS ARE TO BE A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR NON-IC RATED RECESSED LIGHTING FIXTURES.

10. ALL LIGHTING FIXTURES TO BE MOUNTED IN A SUSPENDED CEILING ARE TO BE SUPPORTED BY T-BAR CLIPS AND (2)#12 SUPPORT WIRES ATTACHED TO THE BUILDING FRAME. IN ADDITION, LIGHTING FIXTURES ARE TO BE SECURED TO THE CEILING GRID WITH (4) SHEET METAL SCREWS ((1) AT EACH CORNER OF THE FIXTURE) - SCREWS SHALL BE NEITHER VISIBLE NOR IMPEDE THE INSTALLATION OF CEILING TILES.

11. ALL LIGHTING FIXTURES WHICH ARE TO BE MOUNTED IN FOOD SERVICE AREAS SHALL BE PROVIDED WITH THE FOLLOWING CHARACTERISTICS: DOOR TO FRAME GASKETS; LENS TO FRAME GASKETS; INVERTED LENS; AND A FOOD SERVICE RATING.

12. ALL FIXTURES, TRIMS, AND LAMPS SHALL BE CLEANED AND FREE FROM DIRT, DUST, LABEL/ADHESIVE, AND FINGER PRINTS.

13. FIXTURES REFERENCED ON THE PLANS TO BE WIRED IN TANDEM (MASTER/SATELLITE) ARE TO BE INSTALLED FOLLOWING THE GUIDELINES REFERENCED BELOW :

   a. FIXTURES ARE TO BE PROVIDED WITH MULTIPLE BALLASTS AS REQUIRED. FIXTURES TO BE PROVIDED WITH FACTORY SPECIFIED AND INSTALLED WIRING HARNESS OF LENGTHS SPECIFIED ON THE PLANS. ALL AREAS WITH TANDEM FIXTURES ARE TO BE PROVIDED WITH THE REQUIRED QUANTITY AND TYPE OF CONTROL DEVICES AS INDICATED ON PLANS.

   b. 3-LAMP FIXTURES TO BE TANDEM WIRED WITH ELECTRONIC BALLAST CONFIGURATIONS AS FOLLOWS:

      1) "M" REFERENCES A MASTER FIXTURE WHICH IS TO PROVIDED WITH (1) 4-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 2-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMPS - OF BOTH THE MASTER ("M") AND THE SATELLITE ("S") FIXTURES.

      2) "S" REFERENCES A SATELLITE FIXTURE WHICH IS CONNECTED TO THE MASTER ("M") FIXTURE VIA FACTORY PROVIDED WIRING HARNESS OR WHIP.

      3) "O" REFERENCES AN ODD FIXTURE WHICH IS TO BE PROVIDED WITH (1) 2-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 1-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMP.

      4) FIXTURES DESIGNATED AS "EMERGENCY" ARE TO BE PROVIDED WITH THE APPROPRIATE EMERGENCY BATTERY PACK (SEE EMERGENCY BATTERY PACK SPECS BELOW) AND ARE TO BE FED WITH SPECIFIED SWITCH LEGS, AS WELL AS A CONSTANT HOT CIRCUIT. EM BATTERY PACK IS TO BE MOUNTED IN THE MASTER FIXTURE.

      5) CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE LAMP AND BALLAST TYPE AND QUANTITY BASED ON THE FIXTURE SPECIFICATION AND SWITCHING CONFIGURATIONS.

14. EMERGENCY LIGHTING FIXTURES AND BATTERY PACKS ARE TO BE PROVIDED BASED ON FOLLOWING THE CRITERIA:

   a. FIXTURES SPECIFIED WITH INTEGRAL EMERGENCY BATTERY PACKS ARE TO BE FED USING THE FOLLOWING GUIDELINES:

      1a,1* - FOR EMERGENCY FIXTURES SPECIFIED WITH AN EMERGENCY BATTERY PACK REPRESENTS A FIXTURE WITH A NORMAL BALLAST TO BE CONNECTED TO SWITCH LEG "a" AND AN EMERGENCY BALLAST TO BE CONNECTED TO A CONSTANT HOT LEG "1* (CONSTANT HOT CIRCUITS ARE TO BE TAPPED AHEAD OF AN TIME CLOCK /PHOTO CELL CONTROLLED DEVICES).

      1* - REPRESENTS ONE OF THE FOLLOWING FIXTURE TYPES WHICH ARE TO BE CONNECTED TO A CONSTANT HOT CIRCUIT *1*: a) NORMAL FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY TIME-CLOCK/PHOTO-CELL CONTROLLED DEVICES)

   b. EMERGENCY BATTERY PACKS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:

LED LAMPS:

BODINE #BSL23 OR #BSL722 OR EQUAL IF AVAILABLE

NOTE: ALL LED FIXTURES EQUIPPED WITH EMERGENCY BATTERY PACKS SHALL HAVE THE BATTERY PACKS FACTORY INSTALLED AND TESTED AT THE FIXTURE MANUFACTURER'S FACILITY TO ENSURE UL LISTING OF THE FIXTURE IS MAINTAINED. FIELD INSTALLATION OF LED EMERGENCY BATTERY PACKS IS STRICTLY PROHIBITED. NOTIFY ENGINEER OF RECORD SHOULD SPECIFIED FIXTURE NOT HAVE ADEQUATE SPACE TO ACCOMMODATE THE EMERGENCY BATTERY PACK. CONTRACTOR TO MODIFY BASE BID TO INCLUDE ALL NECESSARY EQUIPMENT FOR A COMPLETE AND OPERATIONAL, ADEQUATELY SIZED MINIATURE INVERTER SYSTEM TO BE MOUNTED IN NEAREST ELECTRICAL ROOM IN THE EVENT THE BATTERY PACK CAN NOT BE INSTALLED IN THE FIXTURE.

NOTE: ALL BATTERY PACKS ARE TO BE FACTORY INSTALLED IN FIXTURE ASSEMBLIES WHEN APPLICABLE. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING FIXTURE MANUFACTURERS TO VERIFY SPECIFIED (OR APPROVED SUBSTITUTE) FIXTURE HAS ADEQUATE SPACE WITHIN THE FIXTURE TO MOUNT THE EMERGENCY BATTERY PACK. IF IT IS DETERMINED THE BATTERY PACK CANNOT BE MOUNTED IN THE FIXTURE THEN CONTRACTOR SHALL INCLUDE ALL COSTS REQUIRED FOR REMOTE MOUNTING THE EMERGENCY BATTERY PACK ABOVE NEAREST ACCESSIBLE CEILING. ENSURE DISTANCE FROM FIXTURE TO REMOTE BATTERY PACK LOCATION DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED DISTANCES. COORDINATE ALL ACCESS PANELS WITH ARCHITECT OF \ RECORD PRIOR TO INSTALL.

c. ALL LIGHTING FIXTURES WITH EMERGENCY BATTERY PACKS ARE TO BE PROVIDED WITH INTEGRAL TEST SWITCHES AND CHARGE LIGHTS UNLESS OTHERWISE NOTED OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ). IN THE EVENT INTEGRAL TEST SWITCHES ARE NOT ALLOWED NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION OF REMOTE TEST SWITCHES. TEST SWITCHES TO BE INSTALLED IN FIXTURES WITH A MINIMUM OF 18" OF ADDITIONAL WIRING TO ALLOW FOR GENERAL FIXTURE MAINTENANCE.

15. INSTALL ALL EXIT SIGNS IN ACCORDANCE WITH THE LOCAL AHJ AND FIRE AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PARTS, PIECES, AND MOUNTING HARDWARE FOR EXIT SIGNS, AS WELL AS, ENSURING THE EXIT SIGNS ARE MOUNTED IN AN APPROVED VISIBLE LOCATION. VERIFY ALL REQUIRED CHEVRONS, MIRRORS, AND FACES AS REFERENCED ON THE ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO ORDERING OF EQUIPMENT.

16. TRACK LIGHTING FIXTURE SPECIFICATIONS ARE TO BE COORDINATED, VERIFIED AND CONFIRMED WITH EQUIPMENT MANUFACTURER AND/OR DISTRIBUTOR PRIOR TO ORDERING AND INSTALLING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES FOR A COMPLETE, FUNCTIONAL AND OPERATIONAL INSTALLATION. TRACK LENGTHS ARE AS SPECIFIED ON THE FIXTURE SCHEDULE.

17. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES PER LOCAL AND NATIONAL BUILDING, ELECTRICAL AND SEISMIC CODES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED MOUNTING HARDWARE AND BRACING MATERIALS FOR COMPLETE AND CODE COMPLIANT INSTALLATION. COORDINATE REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

18. CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE LOCATIONS AND QUANTITIES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IN ADDITION, CONTRACTOR SHALL ALSO COORDINATE ANY FIXTURE SPECIFIC DIMENSIONS WITH ARCHITECTURAL RCP. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO FINALIZING FIXTURE ORDER WITH THE DISTRIBUTOR.

19. CONTRACTOR TO INCLUDE IN BASE BID A MINIMUM OF 2-HOURS FOR A ONE TIME AIMING AND ADJUSTMENT TIME OF ALL MULTI-HEAD AND DIRECTIONAL FIXTURE ASSEMBLIES. AIMING AND ADJUSTMENT TO BE SCHEDULED FOR AT NIGHT AND AFTER HOURS WITH THE ARCHITECT, ENGINEER, AND OWNER PRESENT. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AN APPROPRIATE TIME PRIOR TO ORDERING THE FINAL PUNCH WALK FOR THE PROJECT.

20. SUPPLEMENTARY OVERCURRENT PROTECTION PANEL FOR TRACK LIGHTING SYSTEMS TO BE PROMINENTLY LABELED AS FOLLOWS:

NOTICE: THIS PANEL FOR TRACK LIGHTING ENERGY CODE COMPLIANCE ONLY. THE OVERCURRENT PROTECTION DEVICES IN THIS PANEL SHALL ONLY BE REPLACED WITH THE SAME OR LOWER AMPERAGE. NO OTHER OVERCURRENT PROTECTIVE DEVICE SHALL BE ADDED TO THIS PANEL, ADDING TO, OR REPLACEMENT OF EXISTING OVERCURRENT PROTECTIVE DEVICE(S) WITH HIGHER CONTINUOUS AMPERE RATING, WILL VOID THE PANEL LISTING AND REQUIRE RESUBMITTAL AND RE-CERTIFICATION OF CALIFORNIA TITLE 24, PART 6 COMPLIANCE DOCUMENTATION.

LIGHTING CONTROL SYSTEM REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, AND SERVICES, IN CONNECTION WITH THE INSTALLATION OF A COMPLETE LIGHTING CONTROL SYSTEM AND CODE COMPLIANT INSTALLATION.

2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC FORMAT, TO PROVIDE CONTRACTOR INFORMATION THAT SUPPLEMENTS AND ENHANCES THE GENERALLY ACCEPTED CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED IN CONNECTION WITH INSTALLATION OF THIS TYPE OF PRODUCT / SYSTEM.

3. THE CONTRACTOR SHALL ALSO INCORPORATE THE REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS / WARRANTY REQUIREMENTS AS PART OF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE CONTRACT DOCUMENT REQUIREMENTS AND THE MANUFACTURERS INSTALLATION REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY - UNLESS THE MORE STRINGENT REQUIREMENT VOIDS APPLICABLE WARRANTIES OR VIOLATES THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. ANY SUCH CONFLICT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING THROUGH THE FORMAL RFI PROCESS.

4. REFER TO THE ASSOCIATED SCHEDULES, SCHEMATICS, DRAWINGS, AND SPECIFICATIONS FOR DETAILED INFORMATION / REQUIREMENTS ON THIS PRODUCT / SYSTEM.

5. THE LIGHTING CONTROL PANEL (LCP) SYSTEM SHALL BE LEVITON.

6. LIGHTING CONTROL SYSTEM MUST INTEGRATE WITH DISTRICT APPROVED ENERGY MANAGEMENT SYSTEM.

GENERAL NOTES

PER SECTION 130.0 (C) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW.

1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
2. TIME CLOCK FOR SCHEDULING
3. MOTION SENSING CONTROLS FOR LIGHT LESS THAN OR EQUAL TO 24FIT

   - CAPABLE OF REDUCING POWER BY 50% - 90%, AND SEPARATELY TURNING OFF
   - 15 MINUTES MAX OF VACANCY, MUST GO TO DIMMER OR OFF STATE (HIGH / LOW)
   - EXCEPTIONS: LUMINARIES LESS THAN OR EQUAL TO 40W; BUILDING FACADE, ORNAMENTAL, OUTDOOR DINING, OUTDOOR SALES FRONTAGE LIGHTING

EXCEPTIONS: PER SECTION 140.7 LIGHTING FOR PUBLIC STREET.

ELECTRICAL SHEET INDEX

NO.	SHEET	DESCRIPTION
1	E-1.1	SITE LIGHTING NOTES
2	E-1.2	SITE LIGHTING PLAN
3	E-1.3	PHOTOMETRIC SITE PLAN
4	E-1.4	LIGHTING SPECIFICATIONS

GOUVIS engineering consulting group, inc.®

15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER — MEHRI HOSSEINZADEH — E 22037 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: 10/13/25

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECT OF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:

6th Street Senior Development

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Chelsea Investment Corporation

ARCHITECT:

The McKinley Assoc., Inc.
Architecture & Planing

LOCATION:

Coachella
Riverside
CA

REVISIONS

NO.	DATE	DESCRIPTION
	10/10/25	PLAN CHECK

SHEET NAME:

SITE LIGHTING NOTES

PROJECT NUMBER:

66598

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.1

ISSUED DATE: XX/XX/XX

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING

DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	30:14		
	B	U	G
ALLOWED	N/A	U0	G3
PROPOSED	B0	U0	G1

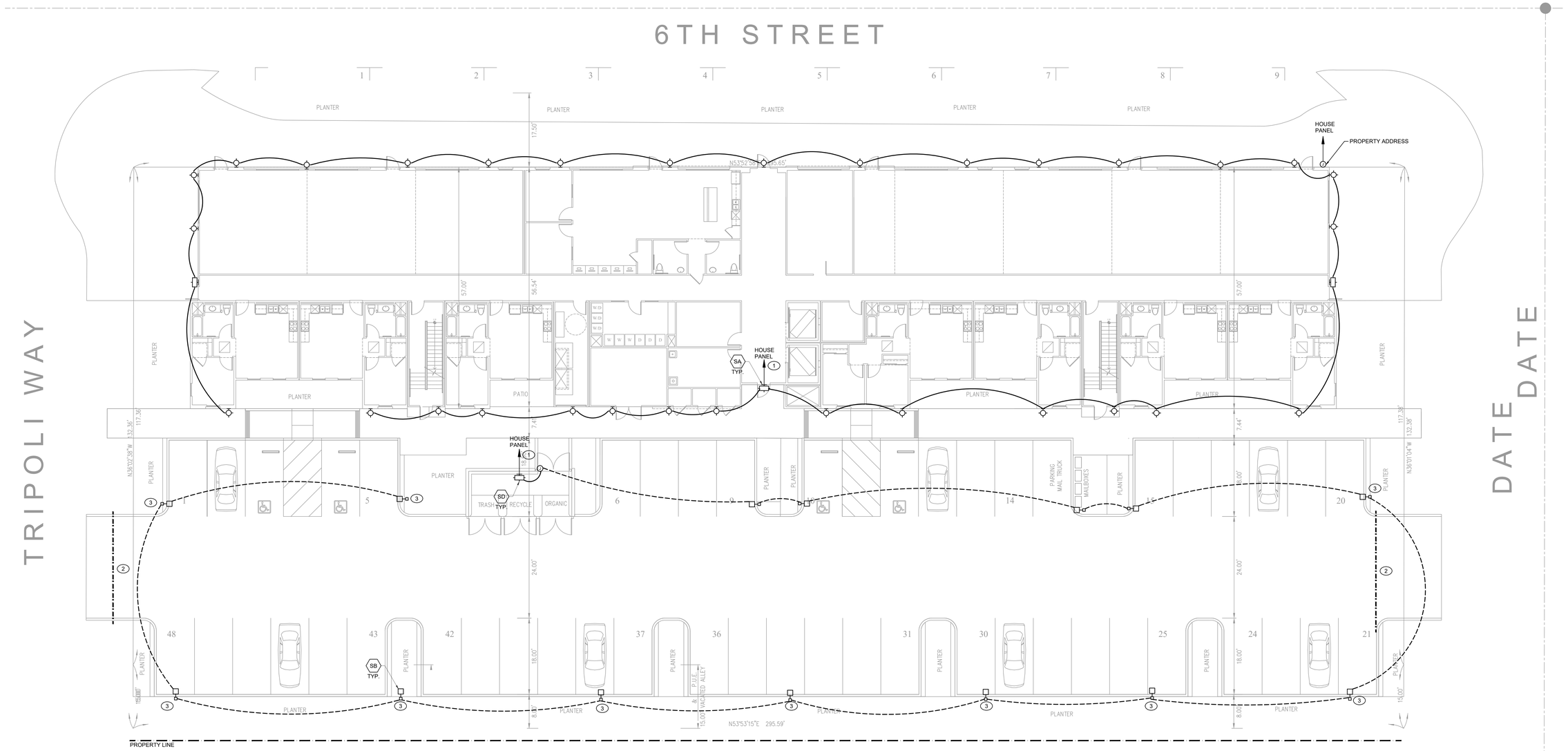
- THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTTY LINE.
- THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.
- THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.
- THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.
- THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

SITE LIGHTING FIXTURE SCHEDULE

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	INPUT WATTS	NOTES
SA		120	WALL	LED WALL SCONE LIGHT	BROWNLEE LIGHTING	7601-C17-VB1-30K FULLY SHIELDER GLARE RESTRICTION	16	HEIGHT: 8'-0" REFER TO MANUFACTURE SPEC SHEET FOR MORE DETAIL
SB		120	POLE	LED POLE LIGHT DIMMABLE AND CONTROLED BY SENSOR EXTERNAL 360 FULL VISOR	LITHONIA LIGHTING	RSX1-LED-P1-30K-R4S-MVOLT EXTERNAL 360 FULL VISOR	51	HEIGHT: 18'-0" REFER TO MANUFACTURE SPEC SHEET FOR MORE DETAIL
SD		120	WAL PACK	LED WALL PACK LIGHT	LSI LIGHTING	XWM-FT-LED-3L-30K	22.6	HEIGHT: 6'-6" REFER TO MANUFACTURE SPEC SHEET FOR MORE DETAIL

KEYED NOTES

1. PER SECTION 130.2(C).ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
   1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
   2. TIME CLOCK
   3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
2. PROVIDE (1) 2" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE. COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.
3. SHELDED THE POLE SENSOR FROM ANY MOVEMENT OF OF PROPERTY



NORTH

0 5' 10' 20' 30'
1/10" = 1'-0"

DATE

DATE

SITE LIGHTING PLAN

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
MEHRDAD HOSSEINZADEH
E 22037
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: 10/13/25

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:

6th Street Senior Development

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Chelsea Investment Corporation

ARCHITECT:

The McKinley Assoc., Inc.
Architecture & Planing

LOCATION:

Coachella
Riverside
CA

REVISIONS

NO.	DATE	DESCRIPTION
	10/10/25	PLAN CHECK

SHEET NAME:

SITE LIGHTING PLAN

PROJECT NUMBER:

66598

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.2

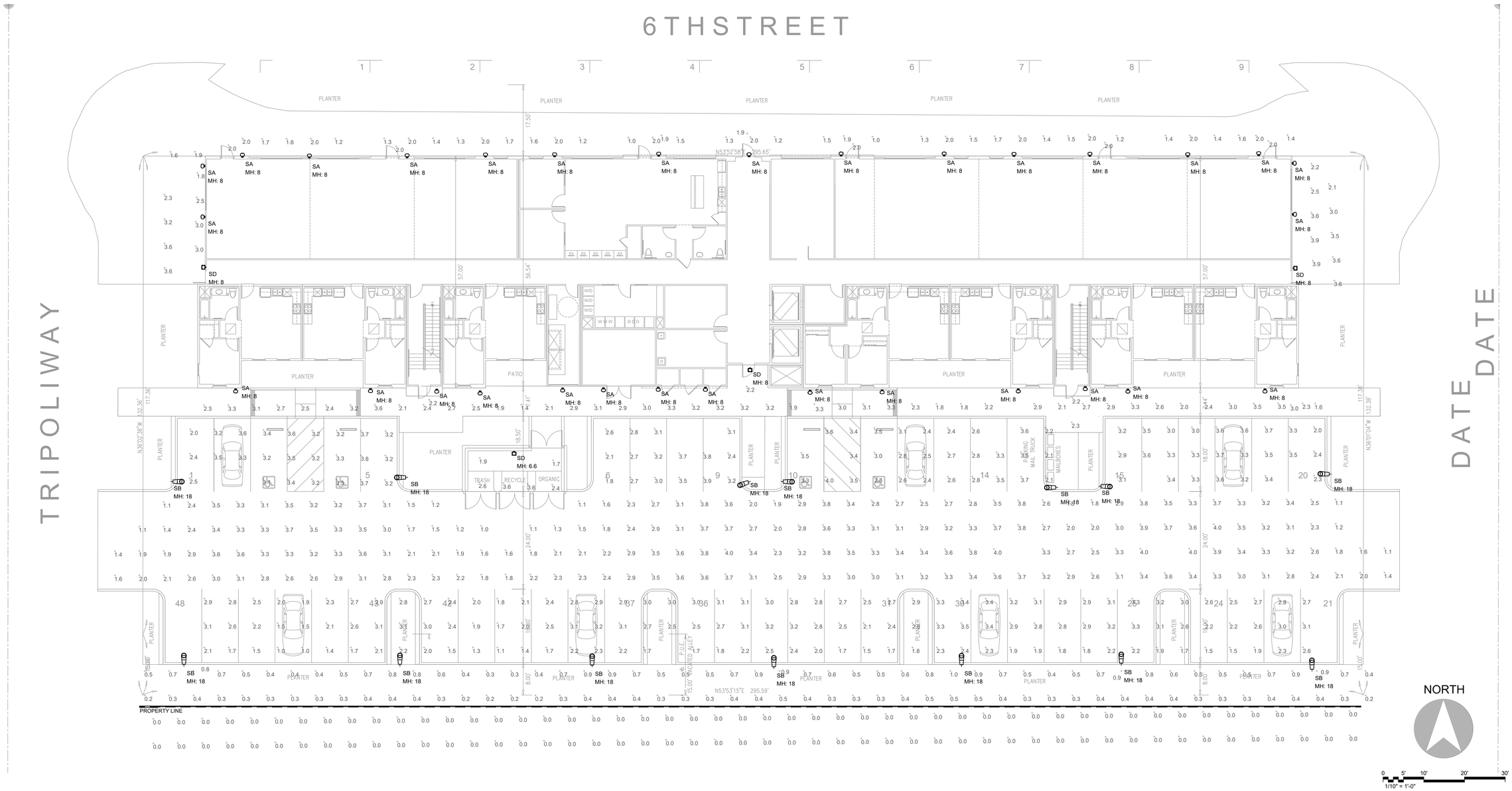
ISSUED DATE:XX/XX/XX

Luminaire Schedule							
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	31	SA	7601-C17-35K	Led Wall Scone Light	0.850	1594	16
	14	SB	RSX1 LED P1 30K R4S HS	Led Pole Light	0.850	4427	51
	4	SD	XWM-FT-LED-03L-30	Led Wall Pack Light	0.850	2825	22.6

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Driveway	2.81	4.0	1.0	2.81	4.00
Entry Door 1	2.00	2.0	2.0	1.00	1.00
Entry Door 9	2.25	2.3	2.2	1.02	1.05
Entry Door 10	2.00	2.0	2.0	1.00	1.00
Entry Door 2	2.00	2.0	2.0	1.00	1.00
Entry Door 3	2.00	2.0	2.0	1.00	1.00
Entry Door 4	2.00	2.0	2.0	1.00	1.00
Entry Door 5	2.00	2.0	2.0	1.00	1.00
Entry Door 6	2.00	2.0	2.0	1.00	1.00
Entry Door 7	2.00	2.0	2.0	1.00	1.00
Entry Door 8	2.20	2.2	2.2	1.00	1.00
Parking Area 1	2.45	3.5	1.0	2.45	3.50
Parking Area 2	3.24	3.8	2.0	1.62	1.90
Parking Area 3	3.07	4.0	1.8	1.71	2.22
Trash Rm	2.63	3.6	1.7	1.55	2.12
Walkway 1	2.68	3.6	1.4	1.91	2.57
Walkway 2	1.59	2.0	1.0	1.59	2.00
Walkway 3	3.05	3.9	2.1	1.45	1.86
Walkway 4	2.49	3.6	1.6	1.56	2.25
Walkway 5	2.30	3.0	1.6	1.44	1.88
Planter Area	0.49	1.0	0.2	2.45	5.00
Property Line	0.00	0.0	0.0	N.A.	N.A.

PHOTOMETRIC PLAN DISCLAIMER

RESULTS GENERATED BY THIS TOOL ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT ANY WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. THE CALCULATED RESULTS MAY BE DEPENDENT ON USER PROVIDED DATA OR DATA PROVIDED FROM PUBLICLY AVAILABLE SOURCES AND DO NOT TAKE INTO ACCOUNT ALL FACTORS AND CIRCUMSTANCES. PHOTOMETRIC VALUES HAVE BEEN CALCULATED USING METHODS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) AND/OR STANDARD INDUSTRY PRACTICE. PHOTOMETRIC CALCULATIONS PERFORMED USING THIS TOOL ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THE CALCULATED PHOTOMETRIC PERFORMANCE IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED, END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER.



PHOTOMETRIC SITE PLAN

ISSUED DATE:XX/XX/XX

GOUVIS engineering consulting group, inc.

15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
MEHDI HOSSEINZADEH
E 22037
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: 10/13/25

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:

6th Street Senior Development

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Chelsea Investment Corporation

ARCHITECT:

The McKinley Assoc., Inc.
Architecture & Planing

LOCATION:

Coachella
Riverside
CA

REVISIONS

NO.	DATE	DESCRIPTION
	10/10/25	PLAN CHECK

SHEET NAME:

PHOTOMETRIC SITE PLAN

PROJECT NUMBER:

66598

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.3

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

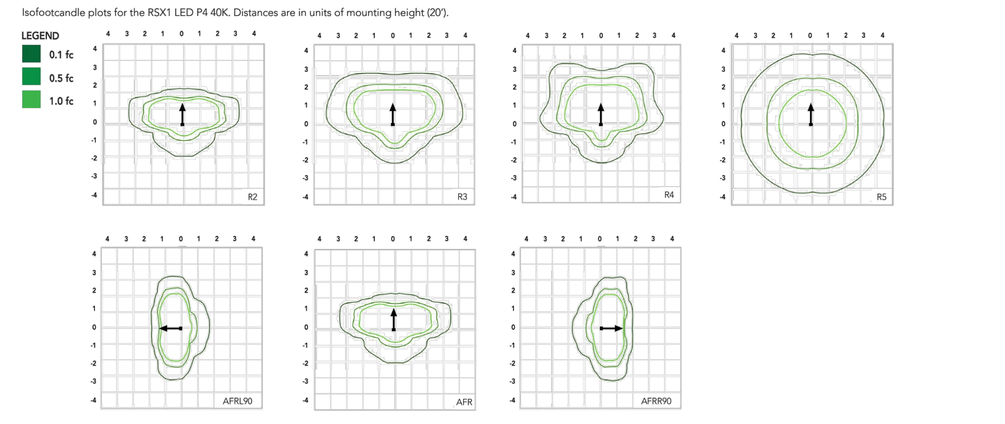
© 2018-2023 Acuity Brands Lighting, Inc. All rights reserved.

SB 66598

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A) 120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

© 2018-2023 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

SB 66598

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

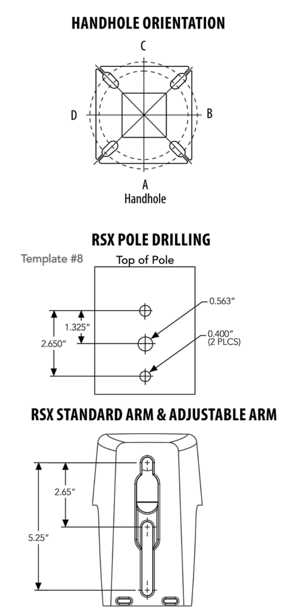
NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2-7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

SB

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Mounting Type	Tilt	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0°	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor	0°	0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

© 2018-2023 Acuity Brands Lighting, Inc. All rights reserved.



SB 66598

RSX1 LED

Area Luminaire

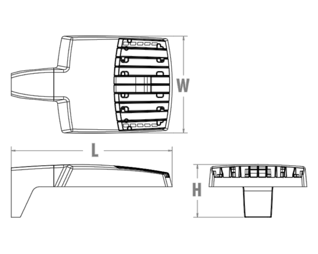
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series: RSX1 LED

Performance Package: P1, P2, P3, P4

Color Temperature: 30K 3000K; 40K 4000K; 50K 5000K

Distribution:
- R2 Type 2 Wide
- R3 Type 3 Wide
- R3S Type 3 Short
- R4 Type 4 Wide
- R4S Type 4 Short
- R5 Type 5 Wide [1]
- R5S Type 5 Short [1]
- AFR Automotive Front Row
- AFRR90 Automotive Front Row Right Rotated
- AFRL90 Automotive Front Row Left Rotated

Voltage:
- MVOLT (120V-277V) [2]
- HVOLT (347V-480V) [3]
- XVOLT (277V-480V) [4]
- (use specific voltage for options as noted) 120 [3], 277 [5], 208 [3], 347 [5], 240 [3], 480 [5]

Mounting:
- SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
- RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
- MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
- IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
- WBA Wall bracket [1]
- WBASC Wall bracket with surface conduit box
- AASP Adjustable tilt arm square pole mounting [6]
- AARP Adjustable tilt arm round pole mounting [6]
- AAWB Adjustable tilt arm with wall bracket [6]
- AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed
- HS House-side shield [7]
- PE Photocontrol, button style [8,9]
- PER7 Seven-wire twist-lock receptacle only (no controls) [9,10,11]
- SF Single fuse (120, 277, 347) [5]
- DF Double fuse (208, 240, 480) [5]
- SPD20KV 20KV Surge pack (10KV standard)
- FAO Field adjustable output [9]
- DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)
- NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9,12,13,14]
- BAA Buy America(n) Act Compliant
- CCE Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)
- EGS External glare shield [7]
- EGFV External glare full visor (360° around light aperture) [7]
- BS Bird spikes [16]

Finish
- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured Dark Bronze
- DBLBXD Textured Black
- DNATXD Textured Natural Aluminum
- DWHGXD Textured White

© 2018-2023 Acuity Brands Lighting, Inc. All rights reserved.

66598 - SD

Type: ______

Mirada Wall Sconce (XWM)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 30 UE BRZ ALSC**

Luminaire Prefix	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Wall Sconce	**2** - Type 2 **3** - Type 3 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 lms **4L** - 4,000 lms **6L** - 6,000 lms **8L** - 8,000 lms **12L** - 12,000 lms Custom Lumen Packages[6]	**30** - 3000K **40** - 4000K **50** - 5000K	**UE** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)

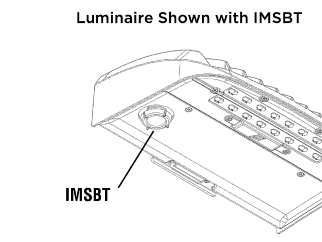
Finish	Controls (Choose One)	Options
BRZ - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green	**Wireless Controls** **ALSC** - Airlink Synapse Control System[2] **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor[2] **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor[2] **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[2] **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[2] **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1**- Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height[2,4] **IMSBT2**- Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height[2,4] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V **Lutron Limelight Controls** **LLC** – LimeLight Integral Wireless Radio Control by Lutron[2] **LLCS1** – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-15' mt height[2] **LLCS2** – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 16-30' mt height[2] **LLCS3** – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 31-40' mt height[2]	**BB** - Battery Back-up[2] **CWBB** - Cold Weather Battery Backup[2] **XPMA** - Pole Mounting Bracket **SP1** - 10kV Surge Protection **TB** - Terminal Block

ACCESSORY ORDERING INFORMATION[6]

Description	Order Number	Description	Order Number
XWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK - Double Fusing	DFK208[6]
FK120 - Single Fusing	FK120[5]	DFK - Double Fusing (240V)	DFK240[6]
FK277 - Single Fusing	FK277[5]	DFK - Double Fusing (480V)	DFK480[6]
FK347 - Single Fusing	FK347[5]	10' Linear Bird Spike Kit (2' Recommended per Luminaire)	736795

FOOTNOTES:
1. Consult Factory for availability.
2. Not available in HV.
3. Consult Factory for Site Layout.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Fusing must be located in a hand hole for pole or in the junction box.
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

Luminaire Shown with IMSBT



 ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

Catalog #: ______ Project: 66598 - SD

Prepared By: ______ Date: ______ Type: ______

Mirada Wall Sconce (XWM)

Outdoor LED Wall Sconce



OVERVIEW	
Lumen Range	3,000 - 12,000
Wattage Range	23 - 102
Efficacy Range (LPW)	107 - 140
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).

Installation
- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- State of California Title 24 Compliant
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

 ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

7601 LED

Mini 7600

PROJECT:	66598
MODEL #:	
FIXTURE TYPE:	SA

STANDARD SPECIFICATIONS

FRAME
Heavy duty aluminum with roll formed aluminum bands. The optional trim bars are solid 0.250" thick aluminum, held in place by fasteners.

DIFFUSER
Translucent, UV stabilized, white acrylic. Diffuser is form molded allowing for a uniform standard thickness of 0.100" throughout.

PAN
Heavy duty formed aluminum, featuring thread inserts to prevent rusting of fasteners.

LED PERFORMANCE - 3500K STANDARD
120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
B06 - 6W nominal, .05 A input - 484 lm. Non-dimming.
B12 - 12W nominal, .10 A input - 957 lm. Dimmable (0-10V).
C09 - 9W nominal, .10 A input - 675 lm. Dimmable (0-10V).
C17 - 16W nominal, .15 A input - 1594 lm. Dimmable (0-10V).
C24 - 23W nominal, .20 A input - 2186 lm. Dimmable (0-10V).

MOUNTING
Directly to j-box (by others). Mounting hardware included.

FINISH
All 7601 parts are prepared using a three step pre-treatment/sealing process, followed by a powder coat primer prior to applying any of the Brownlee paint finishes.

WARRANTY
5 year limited warranty on this LED product. Consult factory for details.



ORDERING INFORMATION

7601 (Model) - ______ (2.) - C24 (3.) - ______ (4.) - 35K (5.) - ______ (6. (if required))

2. FINISH

STANDARD
- AB Antique Bronze
- AS Antique Silver
- BL Black
- BZ Bronze
- DB Desert Bronze
- GM Gun Metal
- MB Metallic Bronze
- NT Nickel Tone
- PL Platinum
- WH White

CUSTOM
Provide color sample or RAL code to match

3. WATTAGE
- B06 6W B Series LED
- B12 12W B Series LED
- C09 9W C Series LED
- C17 16W C Series LED
- C24 23W C Series LED

4. TRIM
- VB0 No trim
- VB1 1 vertical bar*
- VB2 2 vertical bars*

*Does not meet ADA requirements

5. COLOR TEMPERATURE
- 35K 3500K standard color temperature
- 27K 2700K color temperature
- 30K 3000K color temperature
- 40K 4000K color temperature

6. AVAILABLE OPTIONS
- BAC[1] Buy American Compliant
- BBI[2*] Integral Battery Backup (adds 1.5" to depth)
- BBC[2*] Integral Battery Backup, Cold Weather (adds 1.5" to depth)
- BLD[3**] Bi-Level Dimming (All except B06)
- DTR[4] Triac (Line Voltage) Dimming (120V) (All except B06)
- ECW[5] Extreme Cold Weather (-40°C / -40°F min.)
- ES[6] ENERGY STAR®
- EXT Extended Housing (Intended to match BBI(C) aesthetic) (Adds 1.5" to depth)
- FCL[7] French Canadian Labels
- OCC[8] Occupancy Sensor
- T24[9] Title 24 Compliant (B12 & C24 in 3000K only)

Notes: (0) 90R - cannot be combined with ES or T24 (1) BAC - cannot be combined with FCL (2) BBI/BBS/BBC - cannot be combined with DTR, ECW, EXT, or T24 (3) BLD - cannot be combined with DTR, OCC, or T24 (4) DTR - cannot be combined with BBI, BBC, BBS, BLD or T24 (5) ECW - cannot be combined with BBI, BBC, or DTR (6) ES - cannot be combined with 90R, DTR, FCL, or T24 (7) FCL - cannot be combined with BAC, ES, or T24 (8) OCC - cannot be combined with BLD (9) T24 - cannot be combined with 90R, BBI, BBC, BBS, BLD, DTR, ES, or FCL (10) BBS - cannot be combined with BLD, DTR, ECW, EXT, OCC, or T24 (11) PCH/PC4 cannot be combined with BLD or OCC
Add'l Notes: *BBI/BBS/BBC - standard BBI (and BBS) option has a minimum operating temperature of 10C/50F. BBC option has a minimum operating temperature of -20C/-4F. **BLD - Bi-Level Dimming is field adjustable from 100% to a dimmed light level of 10, 20, 30, or 50%. All units are factory set at 50%.

Specifications and dimensions subject to change without notice.
Consult your Brownlee Lighting representative for availability and ordering information.

GOUVIS engineering consulting group, inc.®
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHDI HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 10/13/25

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF GOUVIS ENGINEERING CONSULTING GROUP. THEY ARE THE SUBJECTOF COPYRIGHT AND OTHER LEGAL PROTECTION. THEY MAY BE USED ONLY BY THEIR INTENDED RECIPIENT AND ONLY FOR THE PROJECT DEPICTED HEREIN. NO PART OF THESE DRAWINGS ARE TO BE COPIED, TRANSFERRED, REPRODUCED, NOR CAN THEY BE USED, IN WHOLE OR IN PART, BY ANY OTHER PERSON OR FOR ANY OTHER PROJECT OR STRUCTURE, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF GOUVIS ENGINEERING CONSULTING GROUP

© 2017 GOUVIS ENGINEERING CONSULTING GROUP INC. - ALL RIGHTS RESERVED

PROJECT:
6th Street Senior Development

NOT FOR BID OR CONSTRUCTION

DEVELOPER:
Chelsea Investment Corporation

ARCHITECT:
The McKinley Assoc., Inc. Architecture & Planing

LOCATION:
Coachella
Riverside
CA

REVISIONS

NO.	DATE	DESCRIPTION
	10/10/25	PLAN CHECK

SHEET NAME:
LIGHTING SPECIFICATIONS

PROJECT NUMBER:
66598

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-1.4

LIGHTING SPECIFICATIONS

ISSUED DATE:XX/XX/XX

6th Street Apartments
Sign Program

South side of 6th Street
between Tripoli Ave & Date Ave

8-29-25

Refined Signs & Mailboxes
LIC#1116218
4055 Oceanside Blvd Suite K
Oceanside, CA 92056

LANDLORD: 6th Street Seniors CIC, LP
6339 Paseo Del Lago
Carlsbad, CA 92011

SIGN CONSULTANT: Refined Signs & Mailboxes
4055 Oceanside Blvd. Suite K
Oceanside, CA 92056

TABLE OF CONTENTS

DESIGN GUIDELINES....1
CONSTRUCTION REQUIREMENTS....3
EXHIBITS....4
PROJECT SIGN CRITERIA....5
PROJECT SITE PLAN....6
BUILDING FRONTAGE AND ELEVATIONS....7
SECONDARY SITE SIGNAGE....8
RETAIL TENANT SIGN CRITERIA....9
RETAIL TENANT IDENTIFICATION SIGNS....11
RETAIL TENANT WINDOW SIGNS....15
ANCILLARY SIGNS....16
TEMPORARY SIGNAGE....17
REQUIRED SUBMITTALS AND APPROVALS....18

INTRODUCTION
The objective of the Sign Program for 6th Street Apartments is to provide comprehensive design standards and specifications that assure consistency in quality, color, size, placement, and configuration for signage and to provide for project identification and retail tenant identification.

DESIGN GUIDELINES

A. Acceptable Sign Treatments
Only sign types specified in the Sign Program or approved in writing by the Owner and the City are allowed. Sizes and quantities must follow the criteria and exhibits for each sign type.
See details for each sign type below.

A strong connection shall be maintained between all signage and the project architecture. Elements of color, materials, scale, form and detail shall be reflected in the signage. Signs shall fit comfortably, never crowding the architectural or landscaping elements in immediate vicinity.

B. Lighting
- Wall signs may be internally illuminated to provide back-lighting behind individually mounted letters and symbols (halo-lit). Blade signs are externally illuminated with incorporated spot lights. Lighting shall be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site.

- All electrical housings and posts for signs must be painted to match adjacent building surfaces.

- Internally illuminated cabinet signs (where the entire sign background is illuminated) are prohibited.

C. Colors
Sign colors must contrast sufficiently with background colors. Corporate colors may be used with prior written approval.

D. Copy / Typestyles
-Copy and layout are subject to Owner's prior written approval.

DI. Sizes and Quantities
Sizes and quantities for signs shall be as outlined in the criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided so that signs appear balanced and in scale in relation to their backgrounds and adjacent signage.

-Sign area shall be calculated as follows:
Sign Area: The area of that triangle, square, or polygon formed on a plane from the least number of straight lines (not to exceed eight in number) all parts of which are measured at least six (6) inches from, and enclosing, all writing, trade-marks, illustrations, backing lighting and those backing structures except building walls and monument base, columns or architectural supports.

Individual letters: The area of wall or window signs composed of individual letters is considered to be the area within the single continuous perimeter encompassed by a straight-line geometric figure which encloses the extreme limits of the letters or other characters.

DII. Prohibited Signs

- Any sign not in accordance with this Sign Program and the Specific Plan.

- Abandoned signs

- Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.

- Vehicles, trailers or other signs or devices when used exclusively or primarily as advertising devices or displays.

- Off-premise signs (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located.

- Signs that create a safety hazard or resemble or conflict with any traffic control device.

- Flags, pennants, streamers, spinners, festoons, windsocks, valances or similar displays without prior approval by the Owner and City.

- Balloons or other inflatable devices.

- Roof Signs

- Signs promoting immoral or unlawful activities.

- Billboards or Outdoor Advertising devices and advertising displays.

- Freestanding "A" frame signs or "Human" signs.

- Internally illuminated box signs (signs where the background is illuminated.)

- Face-lit channel letters.

-Any signs not address in the this sign plan and specifically prohibited by the CIty of Coachella Zoning and Signage Regulations.

G. Owner's Right to Enforce
The Owner may, at it's sole discretion and at the violator's , correct, replace or remove any sign that is installed without written approapproved by the Owner, or erected without appropriate governmental agency approval or permits.

H. Abandoned Signs
An abandoned sign is that whose use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 30 days. The Owner may, at its sole discretion and at the violator's cost, replace or remove any abandoned sign.

I. Logos
All references to logos are registered trademark logos.

CONSTRUCTION REQUIREMENTS
The following requirements:

A. Materials

- Signs must use durable, rust-inhibited materials that are appropriate and complementary to the building architecture. All materials must be new.

- All ferrous and non-ferrous metals must be separated with non-conductive gaskets and stainless steel fasteners be used to secure ferrous to non-ferrous metals.

- All bolts and fastenings shall consist of stainless steel, galvanized steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials are allowed.

B. Processes and Installation

- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous, smooth and filled. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable. Finished surfaces of metal shall be free from canning, warping and other imperfections.

- Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are shown on approved shop drawings.

- Penetrations into building walls, where required, shall be made waterproof, subject to Owner's review. Immediately upon abandonment or removal, building walls shall be restored at tenant's expense.

- In no case shall any manufacturer's label be visible from the street or from normal viewing angles unless required on UL label.

- Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.

- All logo images and typestyles once approved by Owner, shall be accurately reproduced. Lettering that approximates intended typestyles shall not be acceptable.

- Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel or building wall. Angle clips attached to letter sides are not permitted.

C. Paint
- Color coatings shall exactly match the colors specified on the approved plans. Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte, gloss, or semi-gloss finish. All finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface.

- Finishes shall be semigloss unless otherwise called out on shop drawings & approved by Owner.

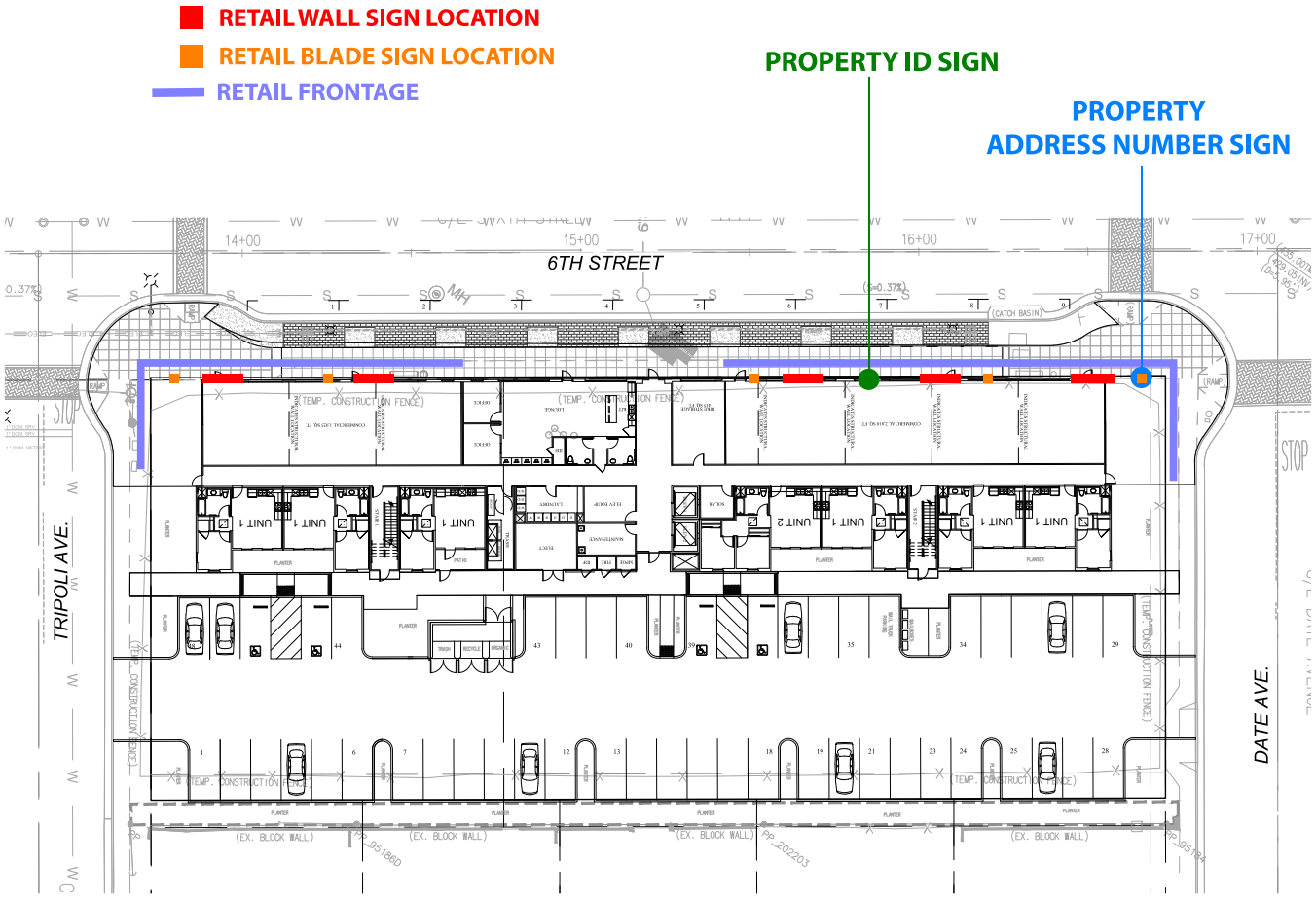
EXHIBITS

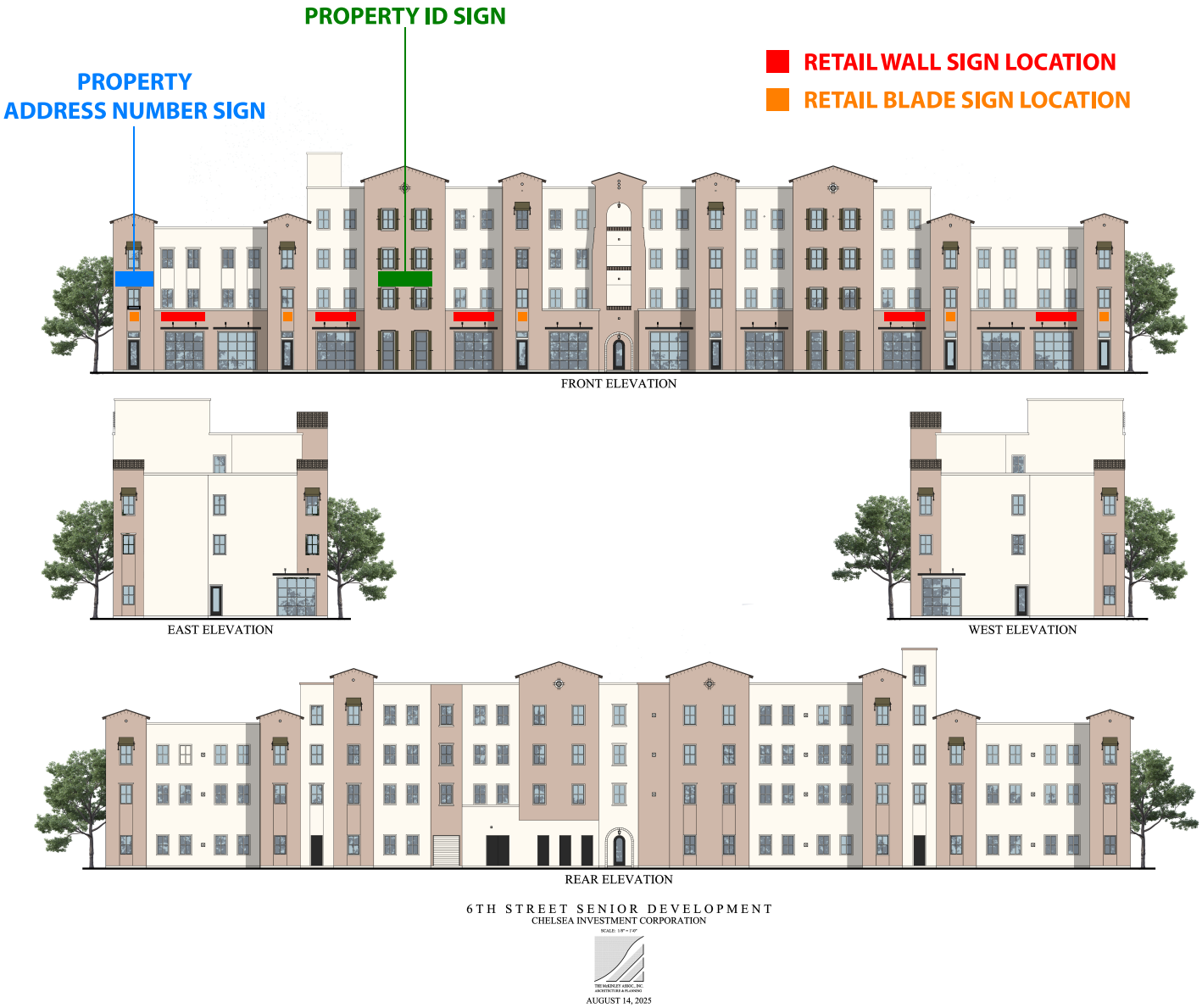
Note: All maps and figures indicate typical design concepts and locations and are subject to change. Exhibits are not intended to suggest final sign designs or exact locations, depending on final site development and/or entry drive configuration.

PROJECT SIGN CRITERIA

6TH STREET APARTMENTS
SITE MAP

FUTURE SIGNAGE PACKAGE SUBMITTAL ANTICIPATED



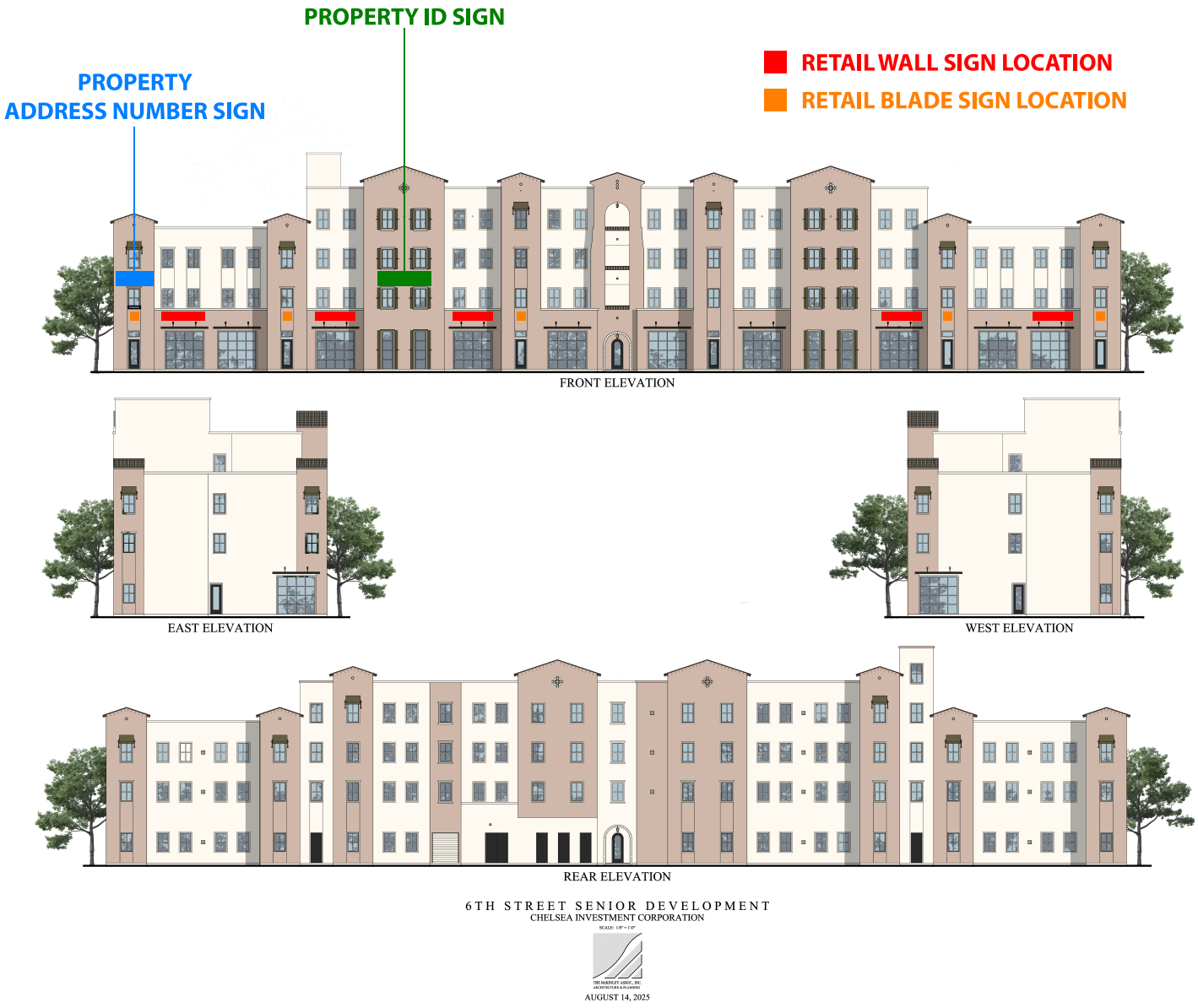


6TH STREET SENIOR DEVELOPMENT
CHELSEA INVESTMENT CORPORATION

AUGUST 14, 2025

FUTURE SIGNAGE PACKAGE SUBMITTAL ANTICIPATED

FUTURE SIGNAGE PACKAGE SUBMITTAL ANTICIPATED



6TH STREET SENIOR DEVELOPMENT
CHELSEA INVESTMENT CORPORATION
SCALE: 1/8" = 1'-0"
AUGUST 14, 2025

SECONDARY SITE SIGNAGE

Secondary site signage are signs other than the primary project or tenant identification signs and may include:

- address signage
- suite number signs
- other code-required signs

The number and locations of secondary signs shall be subject to city review. Sizes shall not exceed allowances per city code.

RETAIL TENANT SIGN CRITERIA

SIGN TYPE (C) RETAIL TENANT IDENTIFICATION SIGN

QUANTITY

Each tenant occupying a Retail Suite shall be limited to a maximum of one (1) wall sign and one (1) blade sign.

LOCATION

May be located on the face of the tenant lease space wall, or projecting from the wall (blade sign), as appropriate.

COPY

Tenant names/logo.

SIZE

Each tenant is allowed a total aggregate of 2 sq. ft per linear foot of tenant lease frontage, or 50 sq. ft. whichever is less, for all signs except window signs.

MATERIALS

Reverse channel letters; dimensional letters; or other materials compatible with building architecture.

COLORS

Bronze Lettering and Hardware. Custom colors with Owner approval, though Colors shall be compatible with the building architecture.

TYPE FACE

Custom tenant logotype/name with Owner approval.

LIGHTING

Halo lit letters. Externally illuminated Blade Sign.

SAMPLES OF SIGN SIZE/SHAPE FOR ILLUMINATED SIGNS

(NON-ILLUMINATED SIGNS DO NOT REQUIRE A SIGN BACKER)

ALL ILLUMINATED SIGNS MUST HAVE A DIMENSIONAL WEATHERPROOF SIGN BACKER
FABRICATED FROM ALUMINUM OR STAINLESS STEEL
WITH PAINT OR POWDERCOAT FINISH

ALL ELECTRICAL CONNECTIONS TO BE CONTAINED WITHIN WEATHERPROOF BACKER



CONTOUR CUT WEATHER PROOF SIGN BACKER

ALUMINUM OR STAINLESS STEEL CONSTRUCTION

CONTAINS ALL ELECTRICAL CONNECTIONS

MAX SIZE: 48" HEIGHT X 120" WIDTH

40 SQ FT



RECTANGULAR WEATHER PROOF SIGN BACKER

ALUMINUM OR STAINLESS STEEL CONSTRUCTION

CONTAINS ALL ELECTRICAL CONNECTIONS

MAX SIZE: 48" HEIGHT X 120" WIDTH

40 SQ FT



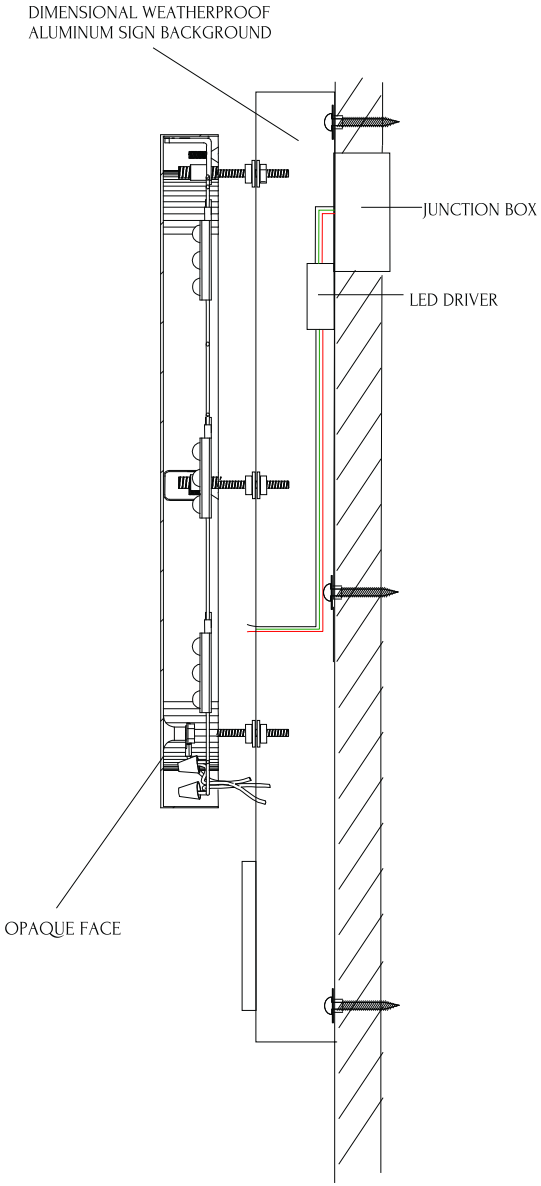
OVAL CUT WEATHER PROOF SIGN BACKER

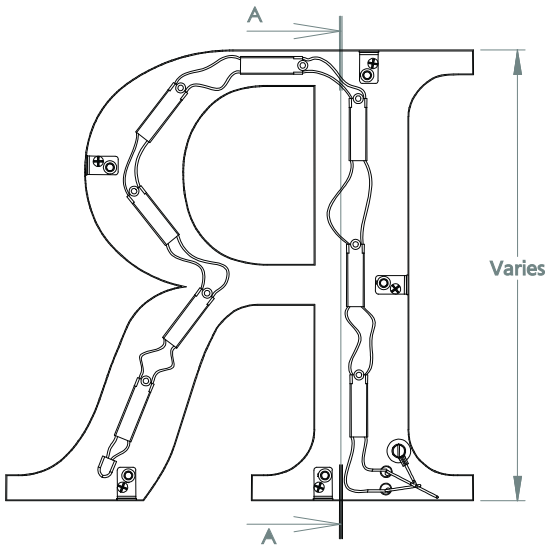
ALUMINUM OR STAINLESS STEEL CONSTRUCTION

CONTAINS ALL ELECTRICAL CONNECTIONS

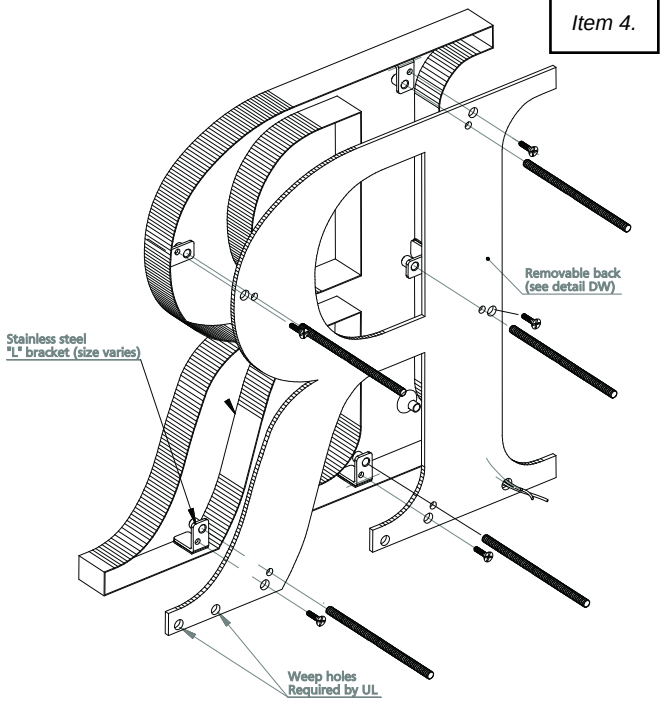
MAX SIZE: 48" HEIGHT X 120" WIDTH

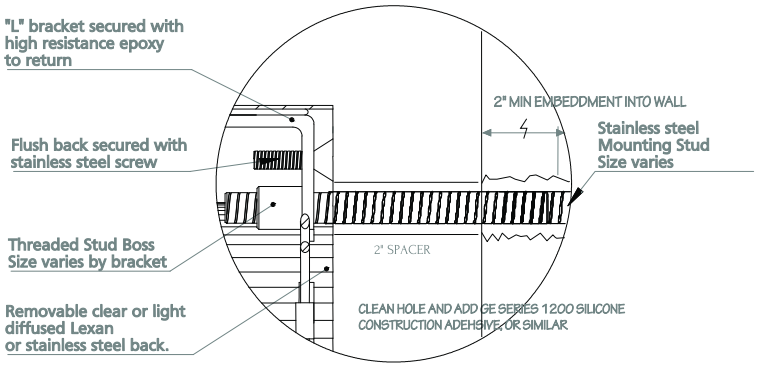
40 SQ FT





FRONT VIEW II SCALE

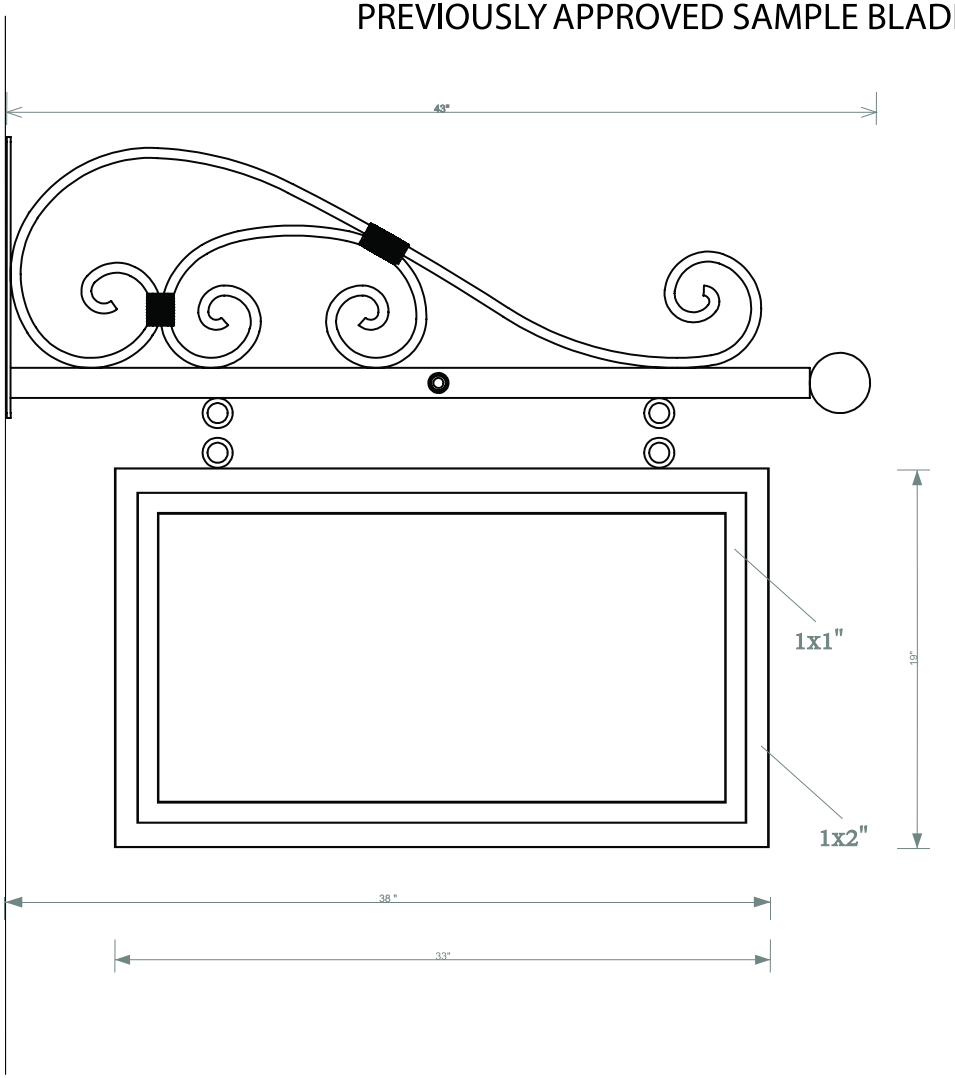


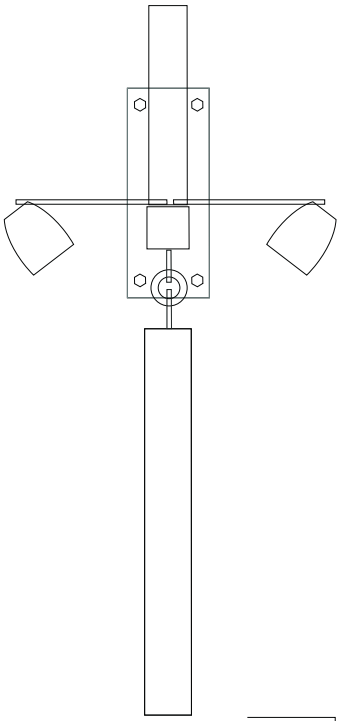


DETAIL DW II SCALE 1:1

Previously Approved Sample Halo-Lit Channel Letter

PREVIOUSLY APPROVED SAMPLE BLADE SIGN OVERVIEW

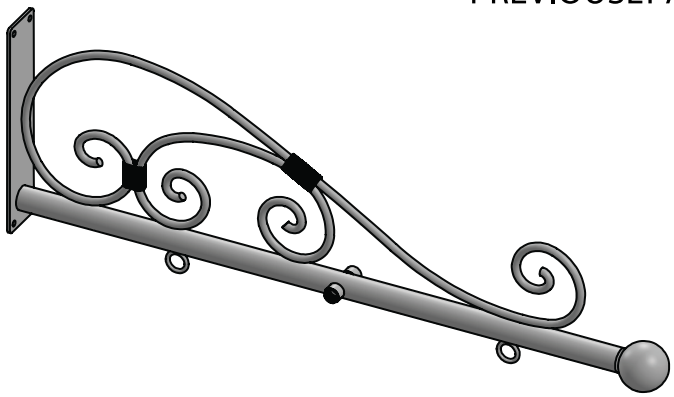




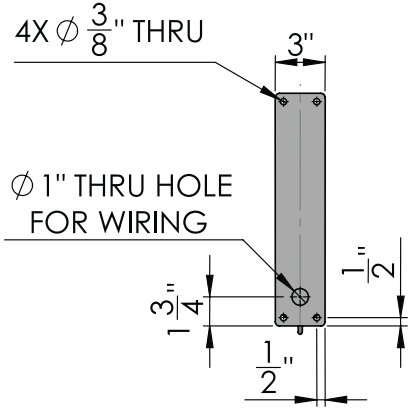
POWDER COATED STEEL SIGN FRAME
1X2" RECTANGULAR TUBE OUTER FRAME
1X1 SQUARE TUBE INNER FRAME
EYELETS ON TOP WITH 22" O/C SPACING TO MATCH BRACKET
17X31" SIGNS TO ATTACH TO FACE OF 1X1 INNER FRAME WITH 3M VHB TAPE

MINIMUM 8" CLEARANCE
FROM FINISHED FLOOR

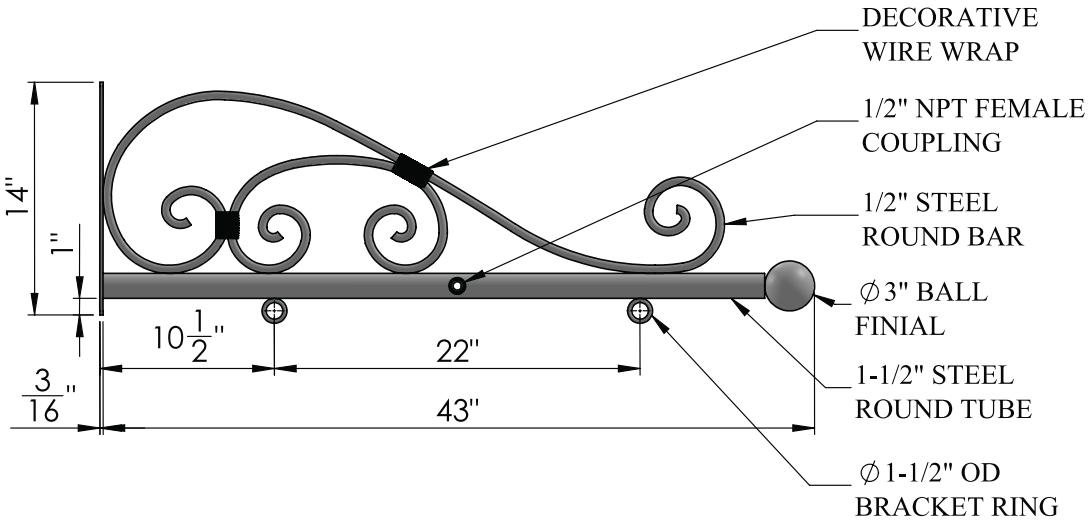
PREVIOUSLY APPROVED BLADE SIGN BRACKET DETAIL







SIDE VIEW



FRONT VIEW

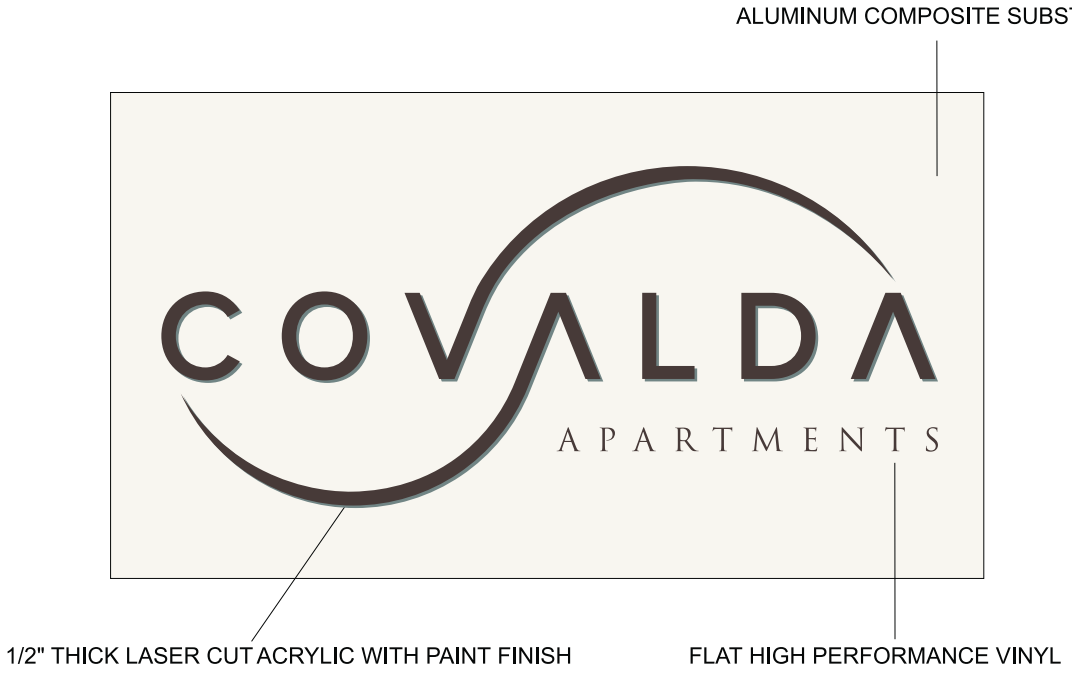
Content: 43" Classic Lighted Sign Bracket

Color/Finish: Textured Black Powder Coat

Design by Sign Bracket Store. All visual representations and designs are the intellectual property of Sign Bracket Store and protected under copyright law. Any duplication of this design is in direct violation of the law and will result in legal action.

© Copyright 2008-2015

PREVIOUSLY APPROVED COVALDA APARTMENTS
BLADE SIGN PANEL DETAIL



17"x31" SIGN PANEL

TWO PER BLADE SIGN

SIGN TYPE (E) WINDOW SIGNS

QUANTITY
Not limited provided total sign area square footage allowance is not exceeded. May be used in combination with other tenant identification sign types.

LOCATION
On tenant storefront window. Window signs shall only be used on windows for non-residential uses.

COPY
Tenant names/ logo. Window signs include posters for advertisements and sales, product merchandise posters, open and closed signs. and painted or etched business names and logos.

SIZE
All window signs combined shall not occupy more than one-third (1/3) the area of window frontage.

MATERIALS
Permanent window signs shall be created with permanent or fade resistant materials, paint, gold leaf lettering, vinyl or glass etching.

COLORS
Custom colors with Owner approval. Colors shall be compatible with the building architecture.

TYPE FACE
Custom tenant logotype/ name with Owner approval.

LIGHTING
Direct or indirect

Ancillary Signs
Ancillary signs are signs other than primary tenant identification signs, and are not included in maximum tenant signage area. Typical ancillary signage includes:

Tenant Door Signs
Each Tenant will be permitted to place upon the main entrance to its premises not more than 3 sq. ft. aggregate area of lettering indicating hours of business, emergency phone numbers, accepted credit cards, etc. Letter height shall be limited to 1-1/2 inches.

Delivery Entrance Identification Signs
Tenants may identify their rear service door for delivery and emergency purposes. Copy shall be limited to identification of the tenant, service or building operation.

TEMPORARY SIGNAGE

Project Leasing / Construction / Future Facilities

Temporary signs are permitted for various activities during and after completion of the development phase:

· May be ground mounted.

· May be internally or externally illuminated at Owner's discretion and approval.

· Size and quantity per city zoning ordinances

Temporary Identification / Coming Soon

Temporary signs may be allowed at individual lease spaces for displaying "for lease", "coming soon" and similar messages subject to Owner and City's approval. Tenant is responsible for City approvals or permits if applicable.

Tenants may be allowed use of a temporary identification banner for a period of time not to exceed 30 consecutive days:

• One sign per street frontage

· (2) signs maximum not to exceed a combined total of 60 sq. ft.

· Placed below roof eave line

REQUIRED SUBMITTALS AND APPROVALS

A. Submittals and Approvals

There is a formal process for the creation, review and approval of all signage at the project. Prior to submittal to the City, plans for all proposed signage shall be submitted to the Owner or his Authorized Agent who will review plans for conformance with the sign program. T**he Owner shall have the discretionary authority to deny approval for any submittal.**

I. For signage approval, such submissions shall include (**4**) sets of the following:

- Name, address and phone number of tenant / user

- Name, address and phone number of Sign Contractor

- Elevation of structure showing all proposed signs indicating sign type, design, location, size and layout of sign drawn to scale and indicating dimensions, attachment devices and construction details, colors, materials and lighting details.

- Section detail of letters and/or sign element showing the dimensioned projection of the face of letters, method and intensity of illumination.

- Color board with actual sample colors (8-1/2" x 11" format).

II. Requests to establish signs that vary from the provisions of this sign program shall be submitted to the Owner in writing for approval prior to being submitted to the City. All proposed variances in an application to the Owner must be clearly identified as such.

III. Following approval of proposed signage by the Owner, applications for all permits for fabrication and installation by Sign Contractor may be submitted to the City for approval, along with applicable sign permit applications.

IV. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and working drawings. No sign shall be fabricated prior to approval.

B. Required Insurance and Permits

Prior to installation, the tenant shall provide to the Owner an original certificate of insurance from his sign contractor naming the Owner as an additional insured for liability coverage and a copy of the sign permits issued by the City.

SIGN PROGRAM CONDITIONS

A. The applicant shall be responsible for enforcing the sign program to ensure tenant compliance including ensuring that window signage does not exceed maximum coverage.

B. Any modification to proposed signs that propose to depart from the bronze color wall sign theme as internally illuminated shall also be reviewed and approved by the Development Services Director.

- Sign program shall be revised to include:

I. Window signs combined shall not occupy more than 15% of the 1/4 area of the window frontage unless otherwise approved by the Development Services Director insofar that the signage does not detract for the visibility to the store and the exterior architectural integrity of the tenant space.

II. For abandoned signs the owner shall be responsible for ensuring abandoned wall and blade signs are removed and any damaged stucco repaired and painted to match uniformly with exterior stucco.

III. Blade Sign lettering and images shall be embossed from the sign blade.

IV. The projecting pole for the blade sign shall incorporate a twisted metal design.

V. Feather signs shall be listed as prohibited signs.

RESOLUTION NO. PC 2025-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING VARIANCE NO. 25-06 FOR THE VARIANCE FROM MUNICIPAL CODE STANDARDS INCLUDING DESIGN REQUIREMENTS, FOR THE SIXTH STREET SENIOR APARTMENTS, FOR THE DEVELOPMENT OF 4-STORY 53 AFFORDABLE SENIOR APARTMENT UNITS, 4,375 SQUARE FEET OF COMMERCIAL SPACE, 1,100 SQUARE FOOT COMMUNITY ROOM, AND ASSOCIATED IMPROVEMENTS ON A 0.86 ACRE LOT (APN #778-113-001 AND -002) AT THE SOUTHEAST CORNER OF TRIPOLI AVE. AND 6TH STREET, AND DETERMINING THAT THE PROPOSED PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 – IN-FILL EXEMPTION - APPLICANT: CHELSEA INVESTMENT CORPORATION

WHEREAS, Chelsea Investment Corporation filed application for Architectural Review and a Variance on a vacant 0.86 acre project site located at APN: 778-113-001 and -002 at the southeast corner of Tripoli Ave. and 6th Street; and

WHEREAS, the subject properties at APN: 778-113-001 and -002 have a land use designation of Downtown Center pursuant to the City of Coachella General Plan; and

WHEREAS, the subject properties at APN: 778-113-001 and -002 have a zoning designation of DT-PV Downtown pursuant to the City of Coachella Zoning Map; and

WHEREAS, on November 19, 2025, the Planning Commission conducted a duly noticed public hearing on Architectural Review No. 25-12 and Variance No. 25-06 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, a notice of a public hearing to consider the Architectural Review application (AR No. 25-12) and the Variance application (Variance No. 25-06) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on November 9, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on November 5, 2025; and

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for Architectural Review and Variance to allow the Project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not

detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

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

WHEREAS, the site for 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, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; 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. Compliance with the California Environmental Quality Act.
The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing a four-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a heavily disturbed and currently vacant 0.86-acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St. The site does not serve as a viable habitat for wildlife and is consistent with the City of Coachella's General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 –In-fill Exemption. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

SECTION 3. Architectural Review Findings.

With respect to Variance No. 25-06, the Planning Commission finds as follows for the variance from municipal code standards including design requirements, for the Sixth Street

Senior Apartments, for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (apn #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th Street.

1. The applicant requests design variances from design standards in subsections from Section 17.20.015(a) – Vertical Modulation to allow for more than maximum required three building heights and primary facades to comprise of more than 80 percent of the total façade area, Section 17.20.015(c) – Horizontal Modulation to allow for recesses and projection less than the minimum required 10 feet in depth, and Section 17.20.015(d) – Roof to allow for roofs that are not flat, open space variance from private and common open space standards in subsections from Section 17.18.030(a) - Usable Open Space Standards, and a covered parking variance from subsections from Section 17.54.010(4)(a)(2) – Covered Parking Requirements for covered parking requirements.

   The design variances are necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter to meet both the Pueblo Viejo Design Guidelines as required by Section 17.18.030(F) to meet Section 17.20 Objective Design Standards and to meet the design guidelines of the City of Coachella Multi-Family Objective Design Standards for residential development. Policies #1 and #2 of Subarea 2 – Downtown include direction to actively facilitate the implementation of the Pueblo Viejo Plan, and to ensure new development does not conflict with the Pueblo Viejo Plan. Land Use and Community Charter Policy 6.2 includes guidance to follow the Pueblo Viejo Revitalization Plan for the Downtown. Per the guidance of the general plan, the project provides massing and articulation elements that include changes in vertical modulation elements and horizontal modulation elements within every 35 feet per the guidance of Section 3.6.3.1 Massing and Articulation of the Pueblo Viejo Plan Design Guidelines. The project also provides gable roof design that is in conformance with the sloped roof design allowed per the guidance of Section 3.3.1.3 – Spanish Colonial Revival Architecture Roofs of the Pueblo Viejo Plan Design Guidelines. The city finds that the project meets the intention of the general plan guidelines for the Downtown Zone.

   The open space variance is necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the chapter to meet the requirements of Section 17.18.030(a) - Usable Open Space Standards due to the size constraints of a small less than 1 acre lot at .86-acres lot. The practical difficulties that may occur if the applicant were to provide 150 SF of total private open space per unit and 10 feet per unit of common recreational open space would require a total accommodation of 8,480 SF of floor space dedicated to open space for the project to meet municipal code requirements. For comparison, the average floor plan square footage for the project is approximately 12,300 SF. This would require the

project to remove required parking spaces, major site plan modifications that may require the construction of a parking structure to accommodate the additional square footage required to accommodate the private open space requirement, or provide an additional building story. This is a major hardship for a small less than one acre parcel. The project is required to provide development impact fees that contribute to park land and park improvement space, and the project is located within a .5 mile of Veteran's Park, Dateland Park, and the 9th Street Park under construction at this time which would provide sufficient open space for the project. This is in compliance with the Parks and Open Space guidelines of the Downtown Center general plan designation, where in limited instances mini parks and neighborhood parks would also be acceptable. The city finds that the several parks within a .5 mile distance of the project provides sufficient open space for the project.

The covered parking variance is necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the chapter to provide covered parking due to the constraints in size of the less than one acre site and proposed parking lot to meet municipal code parking requirements. The general plan and Pueblo Viejo Design Guidelines do not provide guidelines on covered parking in the zone.

2. As indicated in Variance Finding #1, the small less than one acre parcel is a size constraint and special circumstance for the proposed mixed use senior housing development in meeting open space and covered parking requirements listed above, and provides some constraints in combination to meeting the design requirements listed above.

3. As indicated in Variance Finding #1 and Finding #2, the small less than one acre parcel is a special circumstance for the proposed mixed use senior housing development to provide safe, affordable, and healthy housing for every stage of life indicated as a broad goal per the Community Health and Wellness and as indicated by Community Health and Wellness Policy 2.6 to encourage the development of senior housing.

4. The granting of the variance that includes variance from design standards, open space requirements, and covered parking requirements are not anticipated to 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.

5. As indicated in Variance Finding #1, the design variance, open space variance, and covered parking variance does not adversely effect any element of the 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 Variance No. 25-06, for the variance from municipal code standards including design requirements, for the 6th Street Senior Apartments, for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th Street and determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-fill Exemption. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 19th day of November 2025.

_____
Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC-2025-20, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of November, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

Fin
Development
Management

6339 Paseo Del Lago
Carlsbad, CA 92011
Tel (760) 456-6000
Fax (760) 456-6001
www.chelseainvestco.com

November 11th, 2025
City of Coachella
Planning Department

Chelsea Investment Corporation is requesting the following variances for it's 100% Affordable Senior Housing Project on 6th Street in the City of Coachella. They project will deliver 53 residential units and Street Level Commercial Space.

- Vertical Modulation. The applicant requests a Variance from **Section 17.20.015(a),** and requests the planning commission to approve the elevations as proposed in the project plan set.
    - Variation—A minimum of two and a maximum of three building heights shall be required for all building façades. For sloped sites of more than five percent, a maximum of four façade height shall be permitted.
    - Arrangement—The primary façade shall not comprise more than eighty (80) percent of the total façade area.
- Horizontal Modulation. The applicant requests a Variance from **Section 17.20.015(c),** and requests the planning commission to approve the elevations as proposed in the project plan set. **The applicant requests to install Juliet balconies as proposed in the project plan set and requests a variance from full open space balconies as required by the code.**
    - Depth—Recesses and projections shall be a minimum of ten (10) feet and a maximum of thirty (30) feet in depth, measured from the primary façade of the building.
- Roof. The applicant requests a Variance from **Section 17.20.015(d),** and requests the planning commission to approve the elevations as proposed in the project plan set.
    - Flat Roof Forms—All roofs shall be flat. Roofs shall permit minimal sloping to meet drainage requirements. All roofs shall have a uniform height for a minimum of eighty (80) percent of the building area. Parapets no greater than four feet in height are permitted. All roofs shall overhang a minimum of six-foot bond the building's primary façade.

- Accent Roof Forms—Raised, angled shed, or lowered roofs shall be limited to roofs over the lobbies, stair and elevator vertical circulation, and rooftop common areas.
- Prohibited—Hipped, gable, and mansard sloped roof forms.

- Open Space. The applicant requests a Variance from **Section 17.18.030(a) - Usable Open Space Standards,** and requests the planning commission to approve the elevations as proposed in the project plan set.
    - Multifamily developments: One hundred fifty (150) square feet total of private open space per unit minimum.
    - Ten (10) square feet per unit or one thousand (1,000) square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area.
- Carports. Due to easements and Staff's request for maximum parking fields the applicant requests a Variance from Section 17.54.010(4)(a)(2) – Covered Parking Requirement, and requests the planning commission to approve the elevations as proposed in the project plan set.
    - Covered Parking Requirements.

Site Photos























CHELSEA
INVESTMENT CORPORATION

CHELSEA INVESTMENT CORPORATION
6339 PASEO DEL LAGO
CARLSBAD, CA 92011
PHONE: (760) 456-6000
FAX: (760) 456-6001

MEMORANDUM

TO: CITY MANAGER, BILL PATTISON
FROM: CHELSEA INVESTMENT CORPORATION
SUBJECT: 6TH STREET SENIORS ("PROJECT")
DATE: JUNE 12, 2025

I. Purpose:

The purpose of this memo is to confirm municipal support to proceed with the proposed design for the Project.

II. Background

In 2023, the City and Chelsea collaborated to include the 53-apartment 6th Street Seniors development as part of the City's Transformative Climate Communities ("TCC") Grant, Coachella Prospera, application which successfully resulted in the award of a $22,125,000 grant to the City. Since the awarding of the TCC grant in December 2023, the Project has been trying to successfully apply for and obtain the tax credits necessary to close on financing and ultimately begin construction.

An unsuccessful 2024 second round 9% tax credit application was submitted in July 2024 with a tiebreaker score of 59.77%. Another unsuccessful 2025 first round 9% tax credit application was submitted on March 18, 2025 with a tiebreaker score of 68.07%. Based on the historical winning tiebreakers for the last 3 years, Chelsea believes the tiebreaker needs to be increased further in order to secure a tax credit allocation in the 2025 second round. In order to increase the project's tiebreaker, we need to reduce hard costs.

III. Path Forward

The Project is requesting three concessions allowed in the City of Coachella Municipal Code Chapter 17.88 – Density Bonus and Development Incentives from the City of Coachella's adopted codes and standards in order to increase its current 9% tiebreaker score. These concessions / waivers are a modifications to the adopted codes and standards above the California Building Standards that do not have an adverse impact to the public health or safety of the physical environment and represent actual cost reductions that make the units economically feasible and these concessions / waivers are: 1) The Objective Design Standards require floor-to-floor heights of 15 feet on the ground-floor commercial area. The Project is proposing to construct floor-to-floor heights of 13 feet on the ground-floor commercial area instead. This will result in 10 foot clear ceilings. 2) The Objective Design Standards require balconies for all upper floor residential units. The Project is proposing no balconies for all residential units. 3) Building articulation. The Project is also requesting that we be held to the California Building Standards. Both the concessions and assurance that there will not be additional design requirements are critical to the project achieving the higher tiebreaker score which we believe is necessary to be competitive for an award in the 9% 2025 second round.

Above and beyond City of Coachella code and standards, the Project will include two material improvements that Chelsea understands to be of significant importance to the City and Strategic Growth Council. First, the ground-floor commercial spaces will be finished to a "warm shell" condition (e.g. finished restroom, insulation, dry wall, paint, electrical, HVAC, fire sprinklers) which is more conducive to attracting small businesses. Second, the Project will be providing enclosed and conditioned corridors to help make more comfortable living conditions for the senior residents.

Lastly, Chelsea is also requesting that the overhead utility poles on the south side of the project's site not be required to be undergrounded as a condition of approval. This will result in a further increase to the project's tiebreaker and increase the likelihood for an award.

IV. Concurrence of Approach

Chelsea respectfully requests the City's concurrence and support for the current proposed design of the project and path forward as stated above.

City Manager, Bill Pattison



FRONT ELEVATION

SUPPLEMENTAL DOCUMENT MEMO
11/19/2025

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

Kendra Reif, Community Development Director

SUBJECT: Supplemental Document for Resolution No. PC2025-20 and Resolution No. PC2025-21

INFORMATION:

As indicated in the staff report for Resolution No. PC2025-20 and Resolution No. PC2025-21, attached are the staff recommended Engineering Conditions of Approval for the project. The Engineering Department's conditions of approval will be addressed and discussed during the Planning Commission meeting.

Attachments:

1. Engineering Conditions of Approval

CITY OF COACHELLA
ENGINEERING DEPARTMENT
Architectural a. Review No. 25-12, APN# 778-113-001 and 002,51392
6th Street Senior Apartments

Request for Agency Comments

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

GENERAL:

1. Applicant shall prepare and submit a Lot Merger application and submit to the Engineering Department along with all necessary applications and payment of fees. Prior to issuance of building permits, APN 778-113-001 and 778-113-002 shall be merged and the merger shall be recorded. Applicant shall be responsible for all recordation fees.

2. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

3. A comprehensive 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 pre- and post-development hydrology maps 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. The design of the on site retention 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 the project boundaries. The retention shall be designed to evacuate a 10-year storm event within 72 hours. 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. Underground retention under the proposed parking area will be considered for surface retention subject to the approval of the City Engineer.

4. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

5. 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.

6. 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.

7. 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.

8. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.

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

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

11. 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:

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

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

14. All projects disturbing 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:

15. 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.

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

17. 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.

18. 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:

19. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

20. 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.

21. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

    1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

        a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.

        b. Applicant shall provide a 1 tenth mill and overlay of the existing asphalt on to the centerline to match the existing crown of the street.

        c. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances

by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

d. Applicant shall protect all unmodified street improvements in place but shall be responsible to replace all damaged curb, gutter or sidewalk panels and all panels that are deemed to be non ADA complaint during construction.

e. Decorative pavers Elements shall be added at all driveway locations.

f. One decorative "Pueblo Viejo" Street Lights shall be incorporated into the street improvements on Tripoli Way.

g. Street frontage landscaping shall be installed per planning department conditions and guidelines and installed per the satisfaction of the Development Director and City Engineer.

h. Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.

i. Applicant shall underground existing dry utilities at northbound lane on Tripoli Way adjacent to the project frontage, such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6th Street- Public Roadway as shown on the RAC and per these comments shall include the following:

a. Applicant shall protect in place all appurtenant roadway components on South side of 6th Street between Tripoli Way and Date Ave such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.

b. Applicant shall underground all existing and proposed dry utilities that are proposed to serve the project to the satisfaction of the City Engineer.

c. Applicant shall replace in kind any improvements along the project frontage that are damaged or modified in anyway as a result of the project activity. Items to be protected in place and replaced if modified include but are not limited to: .landscaping, irrigation,

decorative pavers, striping, pavement, sidewalks, curbs, signage, lighting, etc.

3) Date Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:

   a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.

   b. Applicant shall provide a 1 tenth mill and overlay of the existing asphalt on to the centerline to match the existing crown of the street.

   c. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

   d. Applicant shall protect all unmodified street improvements in place but shall be responsible to replace all damaged curb, gutter or sidewalk panels and all panels that are deemed to be non ADA complaint during construction.

   e. Decorative pavers Elements shall be added at all driveway locations.

   f. One decorative “Pueblo Viejo” Street Lights shall be incorporated into the street improvements on Tripoli Way.

   g. Street frontage landscaping shall be installed per planning department conditions and guidelines and installed per the satisfaction of the Development Director and City Engineer.

   h. Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.

   i. Applicant shall underground existing dry utilities at northbound lane on Date Ave. adjacent to the project frontage, such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

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

23. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

24. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

25. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

26. Prior to issuance of building permits, all required public improvements, including landscaping and lighting areas along the exterior streets, shall be secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "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.

27. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

28. Prior to issuance 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. "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.