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

AGENDA

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

December 10, 2025

6:00 PM – REGULAR MEETING

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

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

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

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

    If providing a written comment by email, you may submit your public comment to the City Council by emailing cityclerk@coachella.org. To comment by email, submit your comments no later than 12 p.m. on the day of the meeting by emailing your name, agenda item (if applicable), and your comment. Any correspondence received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter, during the meeting and upon request one (1) hard copy of the written public comments will be available for the public's view, and written comments will be retained for the official records. Written comments will not be read aloud at City Council meetings.

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

CALL TO ORDER: - 6:00 P.M.

ROLL CALL:

APPROVAL OF AGENDA:

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

PLEDGE OF ALLEGIANCE:

COUNCIL ORGANIZATION:

1. Nomination for the Position of Mayor Pro Tem

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

2. Cannabis Compliance Update
3. Synergy Zine & Live Art Festival Presentation
4. Coachella Library Presentation

WRITTEN COMMUNICATIONS:

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

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

CONSENT CALENDAR:

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

5. Regular City Council Meeting Minutes of November 12, 2025, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation
6. Special City Council Meeting Minutes of November 20, 2025, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella

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

7. Receipts, Disbursements, and Net Cash Flows

8. Voucher Listing- EFT's/Utility Billing Refunds/FY 2025-26 Expenditures as of December 10, 2025, $1,497,710.55

9. Investment Report – September 30, 2025

10. Authorization to File a Notice of Completion for the Avenue 52 Street Improvements From Tyler Street to the Whitewater Bridge, City Project No. ST-139

11. Authorize City Manager to Execute a Lease Agreement with the Latino Equity Advocacy & Policy Institute for Office Space at City Hall

12. Adopt Resolution No. 2025-58 Authorizing the City Manager to Accept a Proposition 56 Tobacco Grant Award from the State of California Department of Justice in the Amount of $126,000 to Conduct Retail Enforcement Operations in the City of Coachella

13. Introduce and Waive First Reading of Ordinance No. 1228, Amending Title 15 of the Coachella Municipal Code and Adopting the 2025 California State Building Standards Code by Reference

14. Adopt Resolution No. 2025-59 Adopting the City of Coachella Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (SETP)

15. Approving the Opening of the Business License Technician position in the Finance Department

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

16. Mayor's Appointments to Various Council Subcommittees, Coachella Valley Association of Government (CVAG) Committees, Other Agencies, etc.

17. Appoint one (1) Commissioner to the Coachella Youth Advisory Commission

18. Resolution No. WA-2025-03; A Resolution of the Board of Directors of the Coachella Water Authority Authorizing the Drinking Water State Revolving Fund Application for the Chromium-6 Treatment Project & Resolution No. WA-2025-04, A Resolution of the Board of Directors of the Coachella Water Authority Authorizing Reimbursement for Drinking Water State Revolving Fund Application for the Chromium-6 Treatment Project.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

19. Resolution No. 2025-60: 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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

Coachella Library

Brittany-Rose

Branch Manager



Riverside County Library System

RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

Benefits of Coachella Library

1. Highlight new and self-published authors
2. Provide a safe place for studying and resting
3. Teach children (and adults) how to use public spaces with cleanliness and independence.
4. Improve literacy and critical thinking skills (making good choices).
5. Assist with unhoused community to charge devices
6. Provide offices spaces and group study sessions
7. Volunteers: students, people with disabilities, people that want to enter the work force
8. Testimonials



Riverside County Library System

RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

County Programs

- Storytimes and coloring
- Reading Competitions
- Writing Challenges
- Summer Reading Adventure
- Lunch At The Library
- Computer Programs
- GED Graduation
- Art Contests



Riverside County Library System

RIVERSIDE COUNTY OFFICE OF ECONOMIC DEVELOPMENT

City Programs

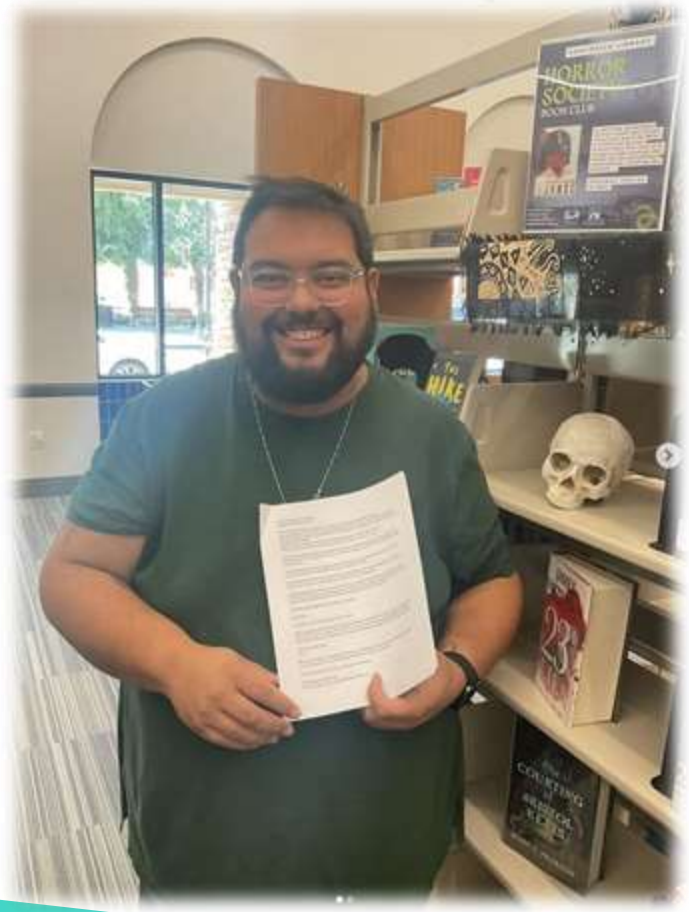
- Science Club
- Junk Journaling
- Baby Social
- Horror Society
- Hot Picks Book Club
- Anime Club
- Movie Club
- Story Time
- Children Area



Riverside County Library System

RIVERSIDE COUNTY OFFICE OF ECONOMIC DEVELOPMENT

Testimonials









Riverside County Library System

RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

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

MINUTES

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

November 12, 2025
5:00 PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

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

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

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

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

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

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

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

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

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

ROLL CALL:

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

City Clerk (arrived at 7:17p.m.) and City Treasurer

Absent: Mayor Hernandez

APPROVAL OF AGENDA:

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

Motion: To approve the agenda

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

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
   Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2)
   Two (2) Potential Cases

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Section 54957(b)(1))
   Title: City Manager

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

RECONVENE REGULAR MEETING: - 6:02 P.M.

The City Council reconvened into open session at 6:02 p.m.

PLEDGE OF ALLEGIANCE:

Councilmember Virgen led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

4. Imperial Irrigation District Presentation on the Formation of the Joint Powers Authority

5. Mexican Consulate 2026 Schedule Update

6. Update on the Coachella Boxing Club Activities and Introduce Boxers

7. Coachella City Facilities Self-Evaluation and Transition Plan Presentation for Americans with Disability Act (ADA) Title II Compliance.

8. Eligible Uses of Community Development Block Grant Funds

Councilmember Dr. Figueroa stepped away at 7:21 p.m. and returned at 7:22 p.m.

Councilmember Dr. Figueroa stepped away at 7:22 p.m. and returned at 7:23 p.m.

Councilmember Perez stepped away at 7:27 p.m. and returned at 7:28 p.m.

Councilmember Virgen stepped away at 7:30 p.m. and returned at 7:35 p.m.

WRITTEN COMMUNICATIONS:

1. Yumey Ochoa

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

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

1. Yumey Ochoa
2. Alan Carvalho
3. Stephen Nelson
4. James Rodriguez (via Zoom)

CONSENT CALENDAR:

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

9. Regular City Council Meeting Minutes of October 22, 2025, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

10. Voucher Listing- EFT's/Utility Billing Refunds/FY 2025-26 Expenditures as of November 12, 2025, $4,172,841.76

11. Quarterly Reports - First Quarter (July - September) FY2025-2026

12. Adopt Ordinance No. 1227 Amending Section 16.12.140 of the Coachella Municipal Code Regarding Extensions for the Filing of a Final Map (Second Reading)

13. Adopt Ordinance No. 1226 Amending Chapters 5.68 and 5.69 of the Coachella Municipal Code Pertaining to Cannabis Business Regulatory Permit Regulations (Second Reading)

Public Comment:

1. James Rodriguez (via Zoom)

14. Lease Agreement with Sixth Street Coffee for property located at 1500 Sixth Street.

Public Comment:

1. James Rodriguez (via Zoom)

15. Authorize the Annual Subscription to Microsoft Office 365 Cloud Services for the Amount of $83,945.00

16. Adopt Resolution No. 2025-56 Authorizing the Submittal of an Individual Grant Application for the California Department of Resources Recycling and Recovery (CalRecycle) Beverage Container Recycling City/County Program in the Amount of $11,282

17. Adopt Resolution No. 2025-55 Authorizing State of California Cannabis Equity Act Grant Funding

18. Adopt Resolution No. 2025-57 Approving a Professional Services Agreement with Optimize Investment Partners, LLC for Investment Advisory Services

Motion: To approve the Consent Calendar

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

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

19. Resolution No. 2025-47 Approving Reclassification Change From Construction Project Coordinator to Public Works Construction Manager

Motion: To approve Resolution No. 2025-47 Approving Reclassification Change From Construction Project Coordinator to Public Works Construction Manager

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

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

20. Provide Direction for Selection of 2025 Hometown Heroes Honorees and the Parade Grand Marshal

Councilmember Dr. Figueroa stepped away at 8:17 p.m. and returned at 8:19 p.m.

Motion: To approve nomination of 2025 Hometown Heroes are Sue Davis (Mama Sue) by Councilmember Perez, Maria Mendoza by Councilmember Dr. Figueroa, Gabriel D. Martin, PhD by Councilmember Virgen, Daniel Rodriguez by Mayor Pro Tem Delgado, and Hilario Torres by Mayor Hernandez, Maria Del Carmen by Council and the nomination of Lee Espinoza as Grand Marshall

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

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

NONE

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

Councilmember Dr. Figueroa stepped away at 8:28 p.m. and returned at 8:36 p.m.

Councilmember Virgen stepped away at 8:35 p.m. and returned at 8:41 p.m.

ADJOURNMENT:

Mayor Pro Tem Delgado adjourned the meeting at 8:42 p.m.

_____
Angela Zepeda
City Clerk

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

MINUTES

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

November 20, 2025
4:30 PM-Special Meeting

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

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

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

  - **In Real Time via Zoom:**

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

  - **In Writing via Email:**

    If providing a written comment by email, you may submit your public comment to the City Council by emailing cityclerk@coachella.org. To comment by email, submit your comments no later than 12 p.m. on the day of the meeting by emailing your name, agenda item (if applicable), and your comment. Any correspondence received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter, during the meeting and upon request one (1) hard copy of the written public comments will be available for the public's view, and written comments will be retained for the official records. Written comments will not be read aloud at City Council meetings.

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

CALL TO ORDER: - 4:30 P.M.

Mayor Pro Tem Delgado called the City Council Closed Session and Regular Meeting of the City of Coachella to order at 4:30 p.m.

ROLL CALL:

Present: Councilmember Perez, Councilmember Dr. Figueroa, Councilmember Virgen (arrived at 4:49 p.m.), and Mayor Pro Tem Delgado, and Mayor Hernandez (arrived at 4:32 p.m.)

Absent: City Clerk

APPROVAL OF AGENDA:

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

Motion: To approve the agenda

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

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

PLEDGE OF ALLEGIANCE:

City Attorney Guiboa led the Pledge of Allegiance.

WRITTEN COMMUNICATIONS:

None

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Section 54957(b)(1))
   Title: City Manager

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

RECONVENE SPECIAL MEETING:

The City Council reconvened into open session at 5:19 p.m.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

ADJOURNMENT:

Mayor Hernandez adjourned the meeting at 5:20 p.m.

_____
Delia Granados
Deputy City Clerk

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Lincoln Bogard, Finance Director
Mayra Perez, City Treasurer

SUBJECT: Receipts, Disbursements, and Net Cash Flows

STAFF RECOMMENDATION:

Receive and file Receipts, Disbursements, and Net Cash Flows report for FY 2025-26 Accounting Periods 3-4.

EXECUTIVE SUMMARY:

Staff intends to bring this report or its equivalent to City Council monthly going forward within 45 days of month end or as soon as practicable after any dark period of City Council.

BACKGROUND:

According to Government Code Section 41004, Regularly, at least once each month, the city treasurer shall submit to the city clerk a written report and accounting of all receipts, disbursements, and fund balances. The city treasurer shall file a copy with the legislative body.

DISCUSSION/ANALYSIS:

These reports were reviewed by the City Treasurer in advance of the City Council meeting and the City Treasurer has had the opportunity to have any questions answered in advance.

ALTERNATIVES:

1. Receive and file.

FISCAL IMPACT:

None. This is the result of past operations and fiscal impacts were previously approved.

ATTACHMENTS

1. Receipts Disbursements & Net Cash Flows FY2025-26 AP01-AP04
2. Disbursements By Vendor and Accounting Period AP2601-AP2604
3. Cash Balances as of October 31, 2025

Receipts, Disbursements Net Cash Flows

Row Labels		Column Labels 2026-01 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
101-11-101-00-000	CASH-GENERAL FUND	2,347,571.62	(5,989,471.15)	(3,641,899.53)
108-12-101-00-000	Cash-Road Maintenance-Dillon Rd	14,050.23	0.00	14,050.23
109-12-101-00-000	Cash - SB 1 Road Repair & Accountability	98,741.91	0.00	98,741.91
111-12-101-00-100	Cash-Special Gas Tax Account	103,775.89	0.00	103,775.89
112-12-101-00-000	CASH-AIR QUALITY IMPROV	0.00	(20,879.34)	(20,879.34)
117-12-101-00-000	CASH-LOCAL TRANSPORTATION FUND-MEASURE A	99,321.24	(3,544.80)	95,776.44
120-12-101-00-000	CASH-Devpnt Impact-Park Land-Quimby Fees	7,936.20	0.00	7,936.20
121-12-101-00-000	CASH - LIBRARY	5,200.92	0.00	5,200.92
126-12-101-00-000	CASH-Dev Impact-Park Improvement	37,326.78	0.00	37,326.78
127-12-101-00-000	CASH-Dev Impact-Streets & Transportation	706,173.24	0.00	706,173.24
128-12-101-00-000	CASH-Dev Impact Police Facilites	2,758.68	0.00	2,758.68
129-12-101-00-000	CASH-Dev Impact-General Gov-Facilities	21,218.49	(8,876.26)	12,342.23
130-12-101-00-000	CASH-Dev Impact-Fire Facillities	15,750.27	0.00	15,750.27
131-12-101-00-000	CASH-Dev Impact - Public Arts	6,870.84	0.00	6,870.84
152-12-101-00-000	CASH-STATE & LOCAL GRANTS	0.00	(134,643.10)	(134,643.10)
152-12-101-00-100	Cash- TCC Grant	1,431.66	0.00	1,431.66
160-12-101-00-000	CASH-Landscape & lighting districts	0.00	(23,298.99)	(23,298.99)
160-12-101-00-001	CASH 01-LLD1	0.00	(194.79)	(194.79)
160-12-101-00-002	CASH 02-LLD2	0.00	(2,158.72)	(2,158.72)
160-12-101-00-003	CASH 03-LLD3	0.00	(286.51)	(286.51)
160-12-101-00-004	CASH 04-LLD4	0.00	(87.10)	(87.10)
160-12-101-00-006	CASH 06	0.00	(255.67)	(255.67)
160-12-101-00-007	CASH 07	0.00	(245.35)	(245.35)
160-12-101-00-008	CASH 08	0.00	(159.64)	(159.64)
160-12-101-00-009	CASH 09	0.00	(58.15)	(58.15)
160-12-101-00-010	CASH 10	0.00	(127.57)	(127.57)
160-12-101-00-011	CASH 11	0.00	(137.29)	(137.29)
160-12-101-00-012	CASH 12	0.00	(131.39)	(131.39)
160-12-101-00-013	CASH 13	0.00	(456.10)	(456.10)
160-12-101-00-014	CASH 14	0.00	(3,183.71)	(3,183.71)
160-12-101-00-015	CASH 15	0.00	(2,225.49)	(2,225.49)
160-12-101-00-016	CASH 16	0.00	(6,285.09)	(6,285.09)
160-12-101-00-017	CASH 17	0.00	(2,141.17)	(2,141.17)
160-12-101-00-018	CASH 18	0.00	(1,613.51)	(1,613.51)
160-12-101-00-019	CASH 19	0.00	(423.11)	(423.11)
160-12-101-00-020	CASH 20	0.00	(1,370.76)	(1,370.76)
160-12-101-00-021	CASH 21	0.00	(167.51)	(167.51)
160-12-101-00-022	CASH 22	0.00	(828.07)	(828.07)
160-12-101-00-023	CASH 23	0.00	(2,829.70)	(2,829.70)
160-12-101-00-024	CASH 24	0.00	(7,222.06)	(7,222.06)

Receipts, Disbursements Net Cash Flows

Row Labels		Column Labels 2026-01 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
160-12-101-00-025	CASH 25	0.00	(5,404.42)	(5,404.42)
160-12-101-00-026	CASH 26			
160-12-101-00-027	CASH 27	0.00	(6,461.14)	(6,461.14)
160-12-101-00-028	CASH 28	0.00	(7,152.51)	(7,152.51)
160-12-101-00-029	CASH 29	0.00	(47,666.97)	(47,666.97)
160-12-101-00-030	CASH 30	0.00	(6,236.38)	(6,236.38)
160-12-101-00-031	CASH 31	0.00	(8,890.41)	(8,890.41)
160-12-101-00-032	CASH 32	0.00	(8,384.52)	(8,384.52)
160-12-101-00-033	CASH 33	0.00	(5,875.91)	(5,875.91)
160-12-101-00-034	CASH 34	0.00	(501.98)	(501.98)
160-12-101-00-035	CASH 35	0.00	(934.49)	(934.49)
160-12-101-00-036	CASH 36	0.00	(1,835.99)	(1,835.99)
160-12-101-00-038	CASH 38	0.00	(5,495.14)	(5,495.14)
160-12-101-00-039	CASH 39	0.00	(967.77)	(967.77)
160-12-101-00-040	CASH 40	0.00	(5,639.95)	(5,639.95)
177-21-101-00-000	CASH-WATER CONNECTION FEES	49,271.49	0.00	49,271.49
178-21-101-00-000	Cash - Water	757,136.45	(1,635,461.22)	(878,324.77)
179-21-101-00-000	CASH-REFUSE FUND			
182-13-101-00-000	CASH-CIP Project Fund	510,429.11	(811,829.87)	(301,400.76)
190-34-101-00-000	CASH-Government Investment Pool	23,613.84	0.00	23,613.84
195-12-101-00-000	Cash			
222-12-101-00-000	CASH-HOME Program Income			
240-12-101-00-000	CASH-FIRE PROTECTION DISTRICT	22,604.52	(7,318.47)	15,286.05
242-12-101-00-000	CASH-Community Facility District-Police			
360-21-101-00-000	CASH-SEWER CONNECTION FEES	53,749.60	0.00	53,749.60
361-21-101-00-000	Cash - Sanitary	372,147.31	(936,808.66)	(564,661.35)
755-00-101-00-000	Cash in Treasury	0.00	0.00	0.00
964-12-101-00-000	Cash-Coachella Parks & Rec Foundation			
961-12-101-00-000	Cash-JPA-Waste Transfer			
160-12-101-00-041	Cash 41 (Pyramid Ranch)			
Grand Total		**5,257,080.29**	**(9,716,167.90)**	**(4,459,087.61)**

Receipts, Disbursements Net Cash Flows

Row Labels		2026-02 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
101-11-101-00-000	CASH-GENERAL FUND	2,272,169.28	(3,117,886.27)	(845,716.99)
108-12-101-00-000	Cash-Road Maintenance-Dillon Rd			
109-12-101-00-000	Cash - SB 1 Road Repair & Accountability	108,872.76	0.00	108,872.76
111-12-101-00-100	Cash-Special Gas Tax Account	108,996.55	0.00	108,996.55
112-12-101-00-000	CASH-AIR QUALITY IMPROV			
117-12-101-00-000	CASH-LOCAL TRANSPORTATION FUND-MEASURE A	67,789.24	(59,594.43)	8,194.81
120-12-101-00-000	CASH-Devpnt Impact-Park Land-Quimby Fees			
121-12-101-00-000	CASH - LIBRARY			
126-12-101-00-000	CASH-Dev Impact-Park Improvement			
127-12-101-00-000	CASH-Dev Impact-Streets & Transportation	0.00	0.00	0.00
128-12-101-00-000	CASH-Dev Impact Police Facilites			
129-12-101-00-000	CASH-Dev Impact-General Gov-Facilities	0.00	(8,876.26)	(8,876.26)
130-12-101-00-000	CASH-Dev Impact-Fire Facillities			
131-12-101-00-000	CASH-Dev Impact - Public Arts			
152-12-101-00-000	CASH-STATE & LOCAL GRANTS	334,585.52	(424,329.98)	(89,744.46)
152-12-101-00-100	Cash- TCC Grant	1,422.08	(186,171.54)	(184,749.46)
160-12-101-00-000	CASH-Landscape & lighting districts	15,513.83	(26,481.61)	(10,967.78)
160-12-101-00-001	CASH 01-LLD1	0.00	(1,994.55)	(1,994.55)
160-12-101-00-002	CASH 02-LLD2	0.00	(2,226.53)	(2,226.53)
160-12-101-00-003	CASH 03-LLD3	0.00	(1,304.62)	(1,304.62)
160-12-101-00-004	CASH 04-LLD4	0.00	(756.65)	(756.65)
160-12-101-00-006	CASH 06	0.00	(2,123.47)	(2,123.47)
160-12-101-00-007	CASH 07	0.00	(1,171.49)	(1,171.49)
160-12-101-00-008	CASH 08	0.00	(98.01)	(98.01)
160-12-101-00-009	CASH 09	0.00	(1,477.93)	(1,477.93)
160-12-101-00-010	CASH 10	0.00	(1,041.98)	(1,041.98)
160-12-101-00-011	CASH 11	0.00	(566.82)	(566.82)
160-12-101-00-012	CASH 12	0.00	(790.71)	(790.71)
160-12-101-00-013	CASH 13	0.00	(6,123.09)	(6,123.09)
160-12-101-00-014	CASH 14	0.00	(2,168.04)	(2,168.04)
160-12-101-00-015	CASH 15	0.00	(1,797.85)	(1,797.85)
160-12-101-00-016	CASH 16	0.00	(24,959.90)	(24,959.90)
160-12-101-00-017	CASH 17	0.00	(7,888.93)	(7,888.93)
160-12-101-00-018	CASH 18	0.00	(5,108.43)	(5,108.43)
160-12-101-00-019	CASH 19	0.00	(4,566.24)	(4,566.24)
160-12-101-00-020	CASH 20	0.00	(3,318.38)	(3,318.38)
160-12-101-00-021	CASH 21	0.00	(2,406.35)	(2,406.35)
160-12-101-00-022	CASH 22	0.00	(8,493.57)	(8,493.57)
160-12-101-00-023	CASH 23	0.00	(5,525.43)	(5,525.43)
160-12-101-00-024	CASH 24	0.00	(39,578.71)	(39,578.71)

Receipts, Disbursements Net Cash Flows

Row Labels		2026-02 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
160-12-101-00-025	CASH 25	0.00	(2,977.59)	(2,977.59)
160-12-101-00-026	CASH 26			
160-12-101-00-027	CASH 27	0.00	(3,825.13)	(3,825.13)
160-12-101-00-028	CASH 28	0.00	(7,265.03)	(7,265.03)
160-12-101-00-029	CASH 29	0.00	(9,550.35)	(9,550.35)
160-12-101-00-030	CASH 30	0.00	(7,688.34)	(7,688.34)
160-12-101-00-031	CASH 31	0.00	(4,623.47)	(4,623.47)
160-12-101-00-032	CASH 32	0.00	(16,216.98)	(16,216.98)
160-12-101-00-033	CASH 33	0.00	(6,232.17)	(6,232.17)
160-12-101-00-034	CASH 34	0.00	(8,908.67)	(8,908.67)
160-12-101-00-035	CASH 35	0.00	(4,672.82)	(4,672.82)
160-12-101-00-036	CASH 36	0.00	(9,792.14)	(9,792.14)
160-12-101-00-038	CASH 38	0.00	(16,206.05)	(16,206.05)
160-12-101-00-039	CASH 39	0.00	(5,999.82)	(5,999.82)
160-12-101-00-040	CASH 40	0.00	(3,657.76)	(3,657.76)
177-21-101-00-000	CASH-WATER CONNECTION FEES			
178-21-101-00-000	Cash - Water	762,848.18	(945,617.66)	(182,769.48)
179-21-101-00-000	CASH-REFUSE FUND	50,048.68	(43,794.60)	6,254.08
182-13-101-00-000	CASH-CIP Project Fund	115,845.49	(2,457,087.91)	(2,341,242.42)
190-34-101-00-000	CASH-Government Investment Pool	3,012,017.57	0.00	3,012,017.57
195-12-101-00-000	Cash	54.08	(54.08)	0.00
222-12-101-00-000	CASH-HOME Program Income	0.00	0.00	0.00
240-12-101-00-000	CASH-FIRE PROTECTION DISTRICT	46,957.88	(2,133.09)	44,824.79
242-12-101-00-000	CASH-Community Facility District-Police	8,268.55	0.00	8,268.55
360-21-101-00-000	CASH-SEWER CONNECTION FEES	532.54	0.00	532.54
361-21-101-00-000	Cash - Sanitary	405,890.87	(652,898.74)	(247,007.87)
755-00-101-00-000	Cash in Treasury	0.00	(2,502,523.07)	(2,502,523.07)
964-12-101-00-000	Cash-Coachella Parks & Rec Foundation	2,910.90	(198.75)	2,712.15
961-12-101-00-000	Cash-JPA-Waste Transfer	0.00	0.00	0.00
160-12-101-00-041	Cash 41 (Pyramid Ranch)			
Grand Total		**7,314,724.00**	**(10,660,751.99)**	**(3,346,027.99)**

Receipts, Disbursements Net Cash Flows

Row Labels		2026-03 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
101-11-101-00-000	CASH-GENERAL FUND	2,847,876.71	(2,946,833.89)	(98,957.18)
108-12-101-00-000	Cash-Road Maintenance-Dillon Rd			
109-12-101-00-000	Cash - SB 1 Road Repair & Accountability	98,155.31	(191,561.92)	(93,406.61)
111-12-101-00-100	Cash-Special Gas Tax Account	107,988.23	0.00	107,988.23
112-12-101-00-000	CASH-AIR QUALITY IMPROV	15,027.64	(11,270.73)	3,756.91
117-12-101-00-000	CASH-LOCAL TRANSPORTATION FUND-MEASURE A	59,606.15	0.00	59,606.15
120-12-101-00-000	CASH-Devpnt Impact-Park Land-Quimby Fees			
121-12-101-00-000	CASH - LIBRARY			
126-12-101-00-000	CASH-Dev Impact-Park Improvement			
127-12-101-00-000	CASH-Dev Impact-Streets & Transportation			
128-12-101-00-000	CASH-Dev Impact Police Facilites			
129-12-101-00-000	CASH-Dev Impact-General Gov-Facilities	0.00	(8,876.26)	(8,876.26)
130-12-101-00-000	CASH-Dev Impact-Fire Facillities			
131-12-101-00-000	CASH-Dev Impact - Public Arts			
152-12-101-00-000	CASH-STATE & LOCAL GRANTS	6,078,066.24	(3,660,010.37)	2,418,055.87
152-12-101-00-100	Cash- TCC Grant	25,780.59	(12,583.02)	13,197.57
160-12-101-00-000	CASH-Landscape & lighting districts	0.00	(145,528.15)	(145,528.15)
160-12-101-00-001	CASH 01-LLD1	0.00	(1,093.09)	(1,093.09)
160-12-101-00-002	CASH 02-LLD2	0.00	(798.46)	(798.46)
160-12-101-00-003	CASH 03-LLD3	0.00	(465.85)	(465.85)
160-12-101-00-004	CASH 04-LLD4	0.00	(5,417.40)	(5,417.40)
160-12-101-00-006	CASH 06	0.00	(1,148.55)	(1,148.55)
160-12-101-00-007	CASH 07	0.00	(684.50)	(684.50)
160-12-101-00-008	CASH 08	0.00	(102.00)	(102.00)
160-12-101-00-009	CASH 09	0.00	(761.84)	(761.84)
160-12-101-00-010	CASH 10	0.00	(190.42)	(190.42)
160-12-101-00-011	CASH 11	0.00	(339.01)	(339.01)
160-12-101-00-012	CASH 12	0.00	(447.37)	(447.37)
160-12-101-00-013	CASH 13	0.00	(1,972.78)	(1,972.78)
160-12-101-00-014	CASH 14	0.00	(871.72)	(871.72)
160-12-101-00-015	CASH 15	0.00	(1,282.53)	(1,282.53)
160-12-101-00-016	CASH 16	0.00	(27,401.22)	(27,401.22)
160-12-101-00-017	CASH 17	0.00	(4,864.26)	(4,864.26)
160-12-101-00-018	CASH 18	0.00	(10,156.14)	(10,156.14)
160-12-101-00-019	CASH 19	0.00	(3,182.15)	(3,182.15)
160-12-101-00-020	CASH 20	0.00	(2,200.38)	(2,200.38)
160-12-101-00-021	CASH 21	0.00	(1,202.11)	(1,202.11)
160-12-101-00-022	CASH 22	0.00	(4,747.33)	(4,747.33)
160-12-101-00-023	CASH 23	0.00	(3,230.02)	(3,230.02)
160-12-101-00-024	CASH 24	0.00	(28,668.79)	(28,668.79)

Receipts, Disbursements Net Cash Flows

Row Labels		2026-03 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
160-12-101-00-025	CASH 25	0.00	(1,547.34)	(1,547.34)
160-12-101-00-026	CASH 26	0.00	(223.21)	(223.21)
160-12-101-00-027	CASH 27	0.00	(4,733.10)	(4,733.10)
160-12-101-00-028	CASH 28	0.00	(4,674.54)	(4,674.54)
160-12-101-00-029	CASH 29	227.37	(19,058.73)	(18,831.36)
160-12-101-00-030	CASH 30	0.00	(2,639.03)	(2,639.03)
160-12-101-00-031	CASH 31	0.00	(2,575.52)	(2,575.52)
160-12-101-00-032	CASH 32	0.00	(6,659.83)	(6,659.83)
160-12-101-00-033	CASH 33	0.00	(20,264.56)	(20,264.56)
160-12-101-00-034	CASH 34	0.00	(561.13)	(561.13)
160-12-101-00-035	CASH 35	0.00	(798.09)	(798.09)
160-12-101-00-036	CASH 36	0.00	(2,819.12)	(2,819.12)
160-12-101-00-038	CASH 38	14.34	(1,761.32)	(1,746.98)
160-12-101-00-039	CASH 39	0.00	(4,446.34)	(4,446.34)
160-12-101-00-040	CASH 40	0.00	(1,648.48)	(1,648.48)
177-21-101-00-000	CASH-WATER CONNECTION FEES	41,527.86	0.00	41,527.86
178-21-101-00-000	Cash - Water	823,549.56	(773,030.88)	50,518.68
179-21-101-00-000	CASH-REFUSE FUND			
182-13-101-00-000	CASH-CIP Project Fund	3,684,814.06	(46,004.99)	3,638,809.07
190-34-101-00-000	CASH-Government Investment Pool	124.37	0.00	124.37
195-12-101-00-000	Cash			
222-12-101-00-000	CASH-HOME Program Income	7,000.00	0.00	7,000.00
240-12-101-00-000	CASH-FIRE PROTECTION DISTRICT	441,239.46	(1,651,456.48)	(1,210,217.02)
242-12-101-00-000	CASH-Community Facility District-Police	(0.01)	(467,247.00)	(467,247.01)
360-21-101-00-000	CASH-SEWER CONNECTION FEES	113,183.13	0.00	113,183.13
361-21-101-00-000	Cash - Sanitary	341,093.09	(1,087,689.94)	(746,596.85)
755-00-101-00-000	Cash in Treasury			
964-12-101-00-000	Cash-Coachella Parks & Rec Foundation	0.00	(200.00)	(200.00)
961-12-101-00-000	Cash-JPA-Waste Transfer			
160-12-101-00-041	Cash 41 (Pyramid Ranch)	0.00	(18.55)	(18.55)
Grand Total		**14,685,274.10**	**(11,177,950.44)**	**3,507,323.66**

Receipts, Disbursements Net Cash Flows

Row Labels		2026-04 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
101-11-101-00-000	CASH-GENERAL FUND	2,223,473.38	(2,570,747.08)	(347,273.70)
108-12-101-00-000	Cash-Road Maintenance-Dillon Rd	15,812.59	0.00	15,812.59
109-12-101-00-000	Cash - SB 1 Road Repair & Accountability	106,140.86	0.00	106,140.86
111-12-101-00-100	Cash-Special Gas Tax Account	121,673.21	0.00	121,673.21
112-12-101-00-000	CASH-AIR QUALITY IMPROV			
117-12-101-00-000	CASH-LOCAL TRANSPORTATION FUND-MEASURE A	79,984.01	0.00	79,984.01
120-12-101-00-000	CASH-Devpnt Impact-Park Land-Quimby Fees	6,172.60	0.00	6,172.60
121-12-101-00-000	CASH - LIBRARY	4,045.16	0.00	4,045.16
126-12-101-00-000	CASH-Dev Impact-Park Improvement	29,031.94	0.00	29,031.94
127-12-101-00-000	CASH-Dev Impact-Streets & Transportation	18,801.86	0.00	18,801.86
128-12-101-00-000	CASH-Dev Impact Police Facilites	2,145.64	0.00	2,145.64
129-12-101-00-000	CASH-Dev Impact-General Gov-Facilities	16,503.27	(8,876.26)	7,627.01
130-12-101-00-000	CASH-Dev Impact-Fire Facillities	12,250.21	0.00	12,250.21
131-12-101-00-000	CASH-Dev Impact - Public Arts	5,589.36	0.00	5,589.36
152-12-101-00-000	CASH-STATE & LOCAL GRANTS	0.00	(47,110.29)	(47,110.29)
152-12-101-00-100	Cash- TCC Grant	1,118.35	(502.56)	615.79
160-12-101-00-000	CASH-Landscape & lighting districts	0.00	(16,383.84)	(16,383.84)
160-12-101-00-001	CASH 01-LLD1	438.40	(151.99)	286.41
160-12-101-00-002	CASH 02-LLD2	268.89	(18.54)	250.35
160-12-101-00-003	CASH 03-LLD3	333.90	(354.60)	(20.70)
160-12-101-00-004	CASH 04-LLD4	141.63	(66.44)	75.19
160-12-101-00-006	CASH 06	107.14	0.00	107.14
160-12-101-00-007	CASH 07	611.60	(71.55)	540.05
160-12-101-00-008	CASH 08	101.04	0.00	101.04
160-12-101-00-009	CASH 09	176.42	(18.44)	157.98
160-12-101-00-010	CASH 10	122.79	(60.01)	62.78
160-12-101-00-011	CASH 11	84.76	(69.39)	15.37
160-12-101-00-012	CASH 12	7.96	(59.35)	(51.39)
160-12-101-00-013	CASH 13	412.64	(253.96)	158.68
160-12-101-00-014	CASH 14	209.76	(397.12)	(187.36)
160-12-101-00-015	CASH 15	0.00	(541.30)	(541.30)
160-12-101-00-016	CASH 16	4,725.00	(11,976.74)	(7,251.74)
160-12-101-00-017	CASH 17	312.50	(2,143.39)	(1,830.89)
160-12-101-00-018	CASH 18	1,049.34	(1,214.29)	(164.95)
160-12-101-00-019	CASH 19	0.00	(644.97)	(644.97)
160-12-101-00-020	CASH 20	372.03	(1,161.59)	(789.56)
160-12-101-00-021	CASH 21	86.43	(18.86)	67.57
160-12-101-00-022	CASH 22	0.00	(7,443.13)	(7,443.13)
160-12-101-00-023	CASH 23	1,717.25	(1,372.71)	344.54
160-12-101-00-024	CASH 24	854.92	(5,066.92)	(4,212.00)

Receipts, Disbursements Net Cash Flows

Row Labels		2026-04 Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
160-12-101-00-025	CASH 25	1,000.89	(2,881.54)	(1,880.65)
160-12-101-00-026	CASH 26			
160-12-101-00-027	CASH 27	337.50	(1,424.68)	(1,087.18)
160-12-101-00-028	CASH 28	2,362.50	(1,412.45)	950.05
160-12-101-00-029	CASH 29	1,375.00	(8,165.40)	(6,790.40)
160-12-101-00-030	CASH 30	950.00	(1,337.84)	(387.84)
160-12-101-00-031	CASH 31	1,100.00	(1,610.56)	(510.56)
160-12-101-00-032	CASH 32	1,499.99	(3,242.24)	(1,742.25)
160-12-101-00-033	CASH 33	800.90	(2,614.57)	(1,813.67)
160-12-101-00-034	CASH 34	0.00	(284.69)	(284.69)
160-12-101-00-035	CASH 35	400.00	(169.34)	230.66
160-12-101-00-036	CASH 36	1,190.00	(507.74)	682.26
160-12-101-00-038	CASH 38	955.11	(1,095.24)	(140.13)
160-12-101-00-039	CASH 39	0.00	(2,464.23)	(2,464.23)
160-12-101-00-040	CASH 40	0.00	(1,273.52)	(1,273.52)
177-21-101-00-000	CASH-WATER CONNECTION FEES	68,432.64	0.00	68,432.64
178-21-101-00-000	Cash - Water	770,174.58	(773,734.33)	(3,559.75)
179-21-101-00-000	CASH-REFUSE FUND	68,069.42	0.00	68,069.42
182-13-101-00-000	CASH-CIP Project Fund	1,553,779.78	(2,913,707.68)	(1,359,927.90)
190-34-101-00-000	CASH-Government Investment Pool	3,000,000.00	0.00	3,000,000.00
195-12-101-00-000	Cash	0.00	(330,362.47)	(330,362.47)
222-12-101-00-000	CASH-HOME Program Income	300.00	0.00	300.00
240-12-101-00-000	CASH-FIRE PROTECTION DISTRICT	41,984.15	(96.39)	41,887.76
242-12-101-00-000	CASH-Community Facility District-Police			
360-21-101-00-000	CASH-SEWER CONNECTION FEES	44,253.95	0.00	44,253.95
361-21-101-00-000	Cash - Sanitary	405,098.65	(714,188.18)	(309,089.53)
755-00-101-00-000	Cash in Treasury	0.00	(6,000.00)	(6,000.00)
964-12-101-00-000	Cash-Coachella Parks & Rec Foundation	0.00	(450.00)	(450.00)
961-12-101-00-000	Cash-JPA-Waste Transfer			
160-12-101-00-041	Cash 41 (Pyramid Ranch)			
Grand Total		**8,618,941.90**	**(7,443,748.41)**	**1,175,193.49**

Receipts, Disbursements Net Cash Flows

Row Labels		Total Sum of Receipts	Total Sum of Disbursements
101-11-101-00-000	CASH-GENERAL FUND	9,691,090.99	(14,624,938.39)
108-12-101-00-000	Cash-Road Maintenance-Dillon Rd	29,862.82	0.00
109-12-101-00-000	Cash - SB 1 Road Repair & Accountability	411,910.84	(191,561.92)
111-12-101-00-100	Cash-Special Gas Tax Account	442,433.88	0.00
112-12-101-00-000	CASH-AIR QUALITY IMPROV	15,027.64	(32,150.07)
117-12-101-00-000	CASH-LOCAL TRANSPORTATION FUND-MEASURE A	306,700.64	(63,139.23)
120-12-101-00-000	CASH-Devpnt Impact-Park Land-Quimby Fees	14,108.80	0.00
121-12-101-00-000	CASH - LIBRARY	9,246.08	0.00
126-12-101-00-000	CASH-Dev Impact-Park Improvement	66,358.72	0.00
127-12-101-00-000	CASH-Dev Impact-Streets & Transportation	724,975.10	0.00
128-12-101-00-000	CASH-Dev Impact Police Facilites	4,904.32	0.00
129-12-101-00-000	CASH-Dev Impact-General Gov-Facilities	37,721.76	(35,505.04)
130-12-101-00-000	CASH-Dev Impact-Fire Facillities	28,000.48	0.00
131-12-101-00-000	CASH-Dev Impact - Public Arts	12,460.20	0.00
152-12-101-00-000	CASH-STATE & LOCAL GRANTS	6,412,651.76	(4,266,093.74)
152-12-101-00-100	Cash- TCC Grant	29,752.68	(199,257.12)
160-12-101-00-000	CASH-Landscape & lighting districts	15,513.83	(211,692.59)
160-12-101-00-001	CASH 01-LLD1	438.40	(3,434.42)
160-12-101-00-002	CASH 02-LLD2	268.89	(5,202.25)
160-12-101-00-003	CASH 03-LLD3	333.90	(2,411.58)
160-12-101-00-004	CASH 04-LLD4	141.63	(6,327.59)
160-12-101-00-006	CASH 06	107.14	(3,527.69)
160-12-101-00-007	CASH 07	611.60	(2,172.89)
160-12-101-00-008	CASH 08	101.04	(359.65)
160-12-101-00-009	CASH 09	176.42	(2,316.36)
160-12-101-00-010	CASH 10	122.79	(1,419.98)
160-12-101-00-011	CASH 11	84.76	(1,112.51)
160-12-101-00-012	CASH 12	7.96	(1,428.82)
160-12-101-00-013	CASH 13	412.64	(8,805.93)
160-12-101-00-014	CASH 14	209.76	(6,620.59)
160-12-101-00-015	CASH 15	0.00	(5,847.17)
160-12-101-00-016	CASH 16	4,725.00	(70,622.95)
160-12-101-00-017	CASH 17	312.50	(17,037.75)
160-12-101-00-018	CASH 18	1,049.34	(18,092.37)
160-12-101-00-019	CASH 19	0.00	(8,816.47)
160-12-101-00-020	CASH 20	372.03	(8,051.11)
160-12-101-00-021	CASH 21	86.43	(3,794.83)
160-12-101-00-022	CASH 22	0.00	(21,512.10)
160-12-101-00-023	CASH 23	1,717.25	(12,957.86)
160-12-101-00-024	CASH 24	854.92	(80,536.48)

Receipts, Disbursements Net Cash Flows

Row Labels		Total Sum of Receipts	Total Sum of Disbursements
160-12-101-00-025	CASH 25	1,000.89	(12,810.89)
160-12-101-00-026	CASH 26	0.00	(223.21)
160-12-101-00-027	CASH 27	337.50	(16,444.05)
160-12-101-00-028	CASH 28	2,362.50	(20,504.53)
160-12-101-00-029	CASH 29	1,602.37	(84,441.45)
160-12-101-00-030	CASH 30	950.00	(17,901.59)
160-12-101-00-031	CASH 31	1,100.00	(17,699.96)
160-12-101-00-032	CASH 32	1,499.99	(34,503.57)
160-12-101-00-033	CASH 33	800.90	(34,987.21)
160-12-101-00-034	CASH 34	0.00	(10,256.47)
160-12-101-00-035	CASH 35	400.00	(6,574.74)
160-12-101-00-036	CASH 36	1,190.00	(14,954.99)
160-12-101-00-038	CASH 38	969.45	(24,557.75)
160-12-101-00-039	CASH 39	0.00	(13,878.16)
160-12-101-00-040	CASH 40	0.00	(12,219.71)
177-21-101-00-000	CASH-WATER CONNECTION FEES	159,231.99	0.00
178-21-101-00-000	Cash - Water	3,113,708.77	(4,127,844.09)
179-21-101-00-000	CASH-REFUSE FUND	118,118.10	(43,794.60)
182-13-101-00-000	CASH-CIP Project Fund	5,864,868.44	(6,228,630.45)
190-34-101-00-000	CASH-Government Investment Pool	6,035,755.78	0.00
195-12-101-00-000	Cash	54.08	(330,416.55)
222-12-101-00-000	CASH-HOME Program Income	7,300.00	0.00
240-12-101-00-000	CASH-FIRE PROTECTION DISTRICT	552,786.01	(1,661,004.43)
242-12-101-00-000	CASH-Community Facility District-Police	8,268.54	(467,247.00)
360-21-101-00-000	CASH-SEWER CONNECTION FEES	211,719.22	0.00
361-21-101-00-000	Cash - Sanitary	1,524,229.92	(3,391,585.52)
755-00-101-00-000	Cash in Treasury	0.00	(2,508,523.07)
964-12-101-00-000	Cash-Coachella Parks & Rec Foundation	2,910.90	(848.75)
961-12-101-00-000	Cash-JPA-Waste Transfer	0.00	0.00
160-12-101-00-041	Cash 41 (Pyramid Ranch)	0.00	(18.55)
Grand Total		**35,876,020.29**	**(38,998,618.74)**

Receipts, Disbursements Net Cash Flows

Row Labels		Total Sum of Net Cash Flow
101-11-101-00-000	CASH-GENERAL FUND	(4,933,847.40)
108-12-101-00-000	Cash-Road Maintenance-Dillon Rd	29,862.82
109-12-101-00-000	Cash - SB 1 Road Repair & Accountability	220,348.92
111-12-101-00-100	Cash-Special Gas Tax Account	442,433.88
112-12-101-00-000	CASH-AIR QUALITY IMPROV	(17,122.43)
117-12-101-00-000	CASH-LOCAL TRANSPORTATION FUND-MEASURE A	243,561.41
120-12-101-00-000	CASH-Devpnt Impact-Park Land-Quimby Fees	14,108.80
121-12-101-00-000	CASH - LIBRARY	9,246.08
126-12-101-00-000	CASH-Dev Impact-Park Improvement	66,358.72
127-12-101-00-000	CASH-Dev Impact-Streets & Transportation	724,975.10
128-12-101-00-000	CASH-Dev Impact Police Facilites	4,904.32
129-12-101-00-000	CASH-Dev Impact-General Gov-Facilities	2,216.72
130-12-101-00-000	CASH-Dev Impact-Fire Facillities	28,000.48
131-12-101-00-000	CASH-Dev Impact - Public Arts	12,460.20
152-12-101-00-000	CASH-STATE & LOCAL GRANTS	2,146,558.02
152-12-101-00-100	Cash- TCC Grant	(169,504.44)
160-12-101-00-000	CASH-Landscape & lighting districts	(196,178.76)
160-12-101-00-001	CASH 01-LLD1	(2,996.02)
160-12-101-00-002	CASH 02-LLD2	(4,933.36)
160-12-101-00-003	CASH 03-LLD3	(2,077.68)
160-12-101-00-004	CASH 04-LLD4	(6,185.96)
160-12-101-00-006	CASH 06	(3,420.55)
160-12-101-00-007	CASH 07	(1,561.29)
160-12-101-00-008	CASH 08	(258.61)
160-12-101-00-009	CASH 09	(2,139.94)
160-12-101-00-010	CASH 10	(1,297.19)
160-12-101-00-011	CASH 11	(1,027.75)
160-12-101-00-012	CASH 12	(1,420.86)
160-12-101-00-013	CASH 13	(8,393.29)
160-12-101-00-014	CASH 14	(6,410.83)
160-12-101-00-015	CASH 15	(5,847.17)
160-12-101-00-016	CASH 16	(65,897.95)
160-12-101-00-017	CASH 17	(16,725.25)
160-12-101-00-018	CASH 18	(17,043.03)
160-12-101-00-019	CASH 19	(8,816.47)
160-12-101-00-020	CASH 20	(7,679.08)
160-12-101-00-021	CASH 21	(3,708.40)
160-12-101-00-022	CASH 22	(21,512.10)
160-12-101-00-023	CASH 23	(11,240.61)
160-12-101-00-024	CASH 24	(79,681.56)

Receipts, Disbursements Net Cash Flows

Row Labels		Total Sum of Net Cash Flow
160-12-101-00-025	CASH 25	(11,810.00)
160-12-101-00-026	CASH 26	(223.21)
160-12-101-00-027	CASH 27	(16,106.55)
160-12-101-00-028	CASH 28	(18,142.03)
160-12-101-00-029	CASH 29	(82,839.08)
160-12-101-00-030	CASH 30	(16,951.59)
160-12-101-00-031	CASH 31	(16,599.96)
160-12-101-00-032	CASH 32	(33,003.58)
160-12-101-00-033	CASH 33	(34,186.31)
160-12-101-00-034	CASH 34	(10,256.47)
160-12-101-00-035	CASH 35	(6,174.74)
160-12-101-00-036	CASH 36	(13,764.99)
160-12-101-00-038	CASH 38	(23,588.30)
160-12-101-00-039	CASH 39	(13,878.16)
160-12-101-00-040	CASH 40	(12,219.71)
177-21-101-00-000	CASH-WATER CONNECTION FEES	159,231.99
178-21-101-00-000	Cash - Water	(1,014,135.32)
179-21-101-00-000	CASH-REFUSE FUND	74,323.50
182-13-101-00-000	CASH-CIP Project Fund	(363,762.01)
190-34-101-00-000	CASH-Government Investment Pool	6,035,755.78
195-12-101-00-000	Cash	(330,362.47)
222-12-101-00-000	CASH-HOME Program Income	7,300.00
240-12-101-00-000	CASH-FIRE PROTECTION DISTRICT	(1,108,218.42)
242-12-101-00-000	CASH-Community Facility District-Police	(458,978.46)
360-21-101-00-000	CASH-SEWER CONNECTION FEES	211,719.22
361-21-101-00-000	Cash - Sanitary	(1,867,355.60)
755-00-101-00-000	Cash in Treasury	(2,508,523.07)
964-12-101-00-000	Cash-Coachella Parks & Rec Foundation	2,062.15
961-12-101-00-000	Cash-JPA-Waste Transfer	0.00
160-12-101-00-041	Cash 41 (Pyramid Ranch)	(18.55)
Grand Total		**(3,122,598.45)**

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
3CMA	54978		400.00			400.00
4IMPRINT	42175				844.47	844.47
ACEVES, MIGUEL S	55717			350.00		350.00
ACTENVIRO	55327			5,320.04		5,320.04
ADMINSURE INC.	55124		1,141.93			1,141.93
ADVANCED AVANT-GARDE, INC	56483				862.50	862.50
ADVANTAGE LASER PRODUCTS, INC.	54921		464.93			464.93
AEC TECHNOLOGIES	54339	2,375.00				2,375.00
AGGREGATE PRODUCTS, INC.	02137	10,155.40				10,155.40
AGUILAR SOZA, OLGA	55718			300.00		300.00
AGUILAR, RICARDO	56382	57.08				57.08
AIR AND HOSE SOURCE, INC.	46835	700.98	610.64	184.88	120.71	1,617.21
AIR EXCHANGE, INC.	50148	1,841.24				1,841.24
AIR QUALITY TESTING SERVICES	54926			8,897.00		8,897.00
AKEL ENGINEERING GROUP, INC.	55142				6,368.00	6,368.00
ALARCON, ALEXANDREA	55267	300.00				300.00
ALBERT A. WEBB ASSOCIATES	48014	5,105.00				5,105.00
ALCANTAR, LETICIA	56458				3.54	3.54
ALDCO AIR CONDITIONING &	44502		7,075.00			7,075.00
ALIANZA COACHELLA VALLEY	53429		19,030.85	385.08	1,000.00	20,415.93
ALL DOOR TECH	55541		2,497.00		2,653.80	5,150.80
ALL VALLEY CRANE, INC.	56043			1,125.00		1,125.00
ALLIANT INSURANCE SERVICES,	51066				1,884.00	1,884.00
ALTA LANGUAGE SERVICES, INC.	52366		58.00			58.00
ALVAREZ, RONNIE	56437			43.52		43.52
ALVERNAZ PARTNERS LLC	56361	99.53				99.53
AMAZON CAPITAL SERVICES, INC.	54859	10,660.77	2,346.95	6,166.10	4,048.55	23,222.37
AMERICAN INTEGRATED SERVICES,	56334	12.71				12.71
AMERICAN PROMOTIONAL EVENTS	01355	500.00				500.00
AMERICAN WATER WORKS	02200	4,222.00		360.00		4,582.00
AMES CONSTRUCTION INC	56462				341.75	341.75
ANDREAS LLC	49989	4,320.73		1,380.08	1,586.90	7,287.71
ANGENIOUS ENGINEERING	53291	23,361.17	26,152.17	29,812.39	15,128.37	94,454.10
ARAUJO, RAYMOND	56453				100.00	100.00
ARB INC.	56408			837.57		837.57
ARC IMAGING RESOURCES	50599	1,976.00				1,976.00
ARCHA LAW P.C.	56355	359.00				359.00
ARCTIC GLACIER USA, INC.	50867	74.82			150.00	224.82
ARIAS, LAURA	56363	713.00				713.00
ARMOR TOWING	52280			185.00		185.00
ARMSTRONG GROWERS	54860				84.91	84.91
ARREOLA, BIANCA	56404			76.67		76.67
ASSOCIATION OF CALIFORNIA	53218			21,110.00		21,110.00
AT&T	53039		1,700.00			1,700.00
AVSU, INC.	54389				2,198.13	2,198.13
AYON, JESUS ARMANDO	56472				165.47	165.47

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
BAJA BOYZ TOWING	56195				170.00	170.00
BANC OF AMERICA PUBLIC CAPITAL	55796				398,167.06	398,167.06
BARBARA SINATRA CHILDREN'S CTR	03650			231.00		231.00
BECK OIL, INC.	45929	16,480.22	13,397.18	18,284.94	12,579.32	60,741.66
BEDOLLA INVESTMENT LLC	55472		190.00			190.00
BELTRAN, EDGAR	55265		753.88			753.88
BELTRAN'S TRUCK REPAIR	56400	2,803.13				2,803.13
BEST BEST & KRIEGER, LLP	43462		87,679.44	78,826.00	77,998.20	244,503.64
BIG DOOR STUDIO	56425			2,000.00	375.00	2,375.00
BIOSYSTEMS, INC.	55793		1,320.00			1,320.00
BIO-TOX LABORATORIES	00836		3,135.00	1,221.00	820.00	5,176.00
BLACK KNIGHT TECHNOLOGIES, LLC	54517		250.00		250.00	500.00
BLAIR AIR, INC.	56338	3,233.00	10,543.50	1,043.55	3,090.00	17,910.05
BOSS DESIGNS	50383		1,196.25			1,196.25
BOUND, INC.	55945		960.00			960.00
BRAWLEY ANALYTICAL, INC.	55648	124.50			3,825.00	3,949.50
BRC CONSTRUCTION	49486				80,774.00	80,774.00
BRENNTAG PACIFIC, INC	43862	11,743.79	19,812.56		12,270.31	43,826.66
BRISAS AIR CONDITIONING INC	50977	2,069.00	31,296.00	5,000.00	1,625.00	39,990.00
BRUDVIK, INC.	42459	1,885.00			1,609.00	3,494.00
BURRTEC WASTE & RECYCLING SVCS	44494	65.38	65.38	1,352.24	65.38	1,548.38
BURRTEC WASTE INDUSTRIES, INC.	42506				68,069.42	68,069.42
C.V. CONSERVATION COMMISSION	46356		15,325.20			15,325.20
CACEO	43634	1,490.00			100.00	1,590.00
CALIFORNIA BUILDING OFFICIALS	44451	330.00		150.00		480.00
CALPERS	02320	633,559.51	164,116.48	165,729.66	163,683.09	1,127,088.74
CALPERS	46730		700.00			700.00
CAMACHO, ELIZABETH	56460				75.93	75.93
CAMACHO, MYRKA	56380	71.58				71.58
CAMPOS, ESMERALDA	55723			250.00		250.00
CANNABIZ CONSULTING GROUP, LLC	53746			18,328.75	9,782.50	28,111.25
CARRANZA, CHRISTIAN	56463				89.92	89.92
CARROT-TOP INDUSTRIES INC.	01856	1,041.78				1,041.78
CASILLAS, MARIA E.	56087			100.00		100.00
CASTRO MHP, LLC	56420			80.47		80.47
CASTRO MHP, LLC	56421			95.55		95.55
CBE OFFICE SOLUTIONS	53423	1,305.97	1,397.49	1,565.42	417.25	4,686.13
CDW GOVERNMENT, INC.	02048	438.98		8,345.00		8,783.98
CELL BUSINESS EQUIPMENT	53426	581.50		696.74	614.58	1,892.82
CENTER FOR EMPLOYMENT TRAINING	53086		4,818.60			4,818.60
CERTIFIED LABORATORIES	43470	979.73				979.73
CHABOLLA, JESUS	53530	177.55		195.00		372.55
CHAPA, ISELA L.	56114			200.00		200.00
CHARGEPOINT, INC.	56426		3,780.00			3,780.00
CHARLES P CROWLEY COMPANY, INC	43710				24,329.55	24,329.55
CHARTER COMMUNICATIONS	56271		3,653.78	1,826.89	1,826.89	7,307.56

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
CICCS TRUST	55591	177.30	177.30	177.30	177.30	709.20
CITIGUARD, INC.	56178	6,788.00	36,859.00	35,929.00	31,392.00	110,968.00
CITY OF COACHELLA	07950	99,382.59	97,814.05	74,355.46		271,552.10
CIVICPLUS LLC	44307		6,848.00		4,824.75	11,672.75
COACHELLA ACE HARDWARE	53220	1,851.83	765.92	429.32	1,096.05	4,143.12
COACHELLA GREENERY	54082			6,622.68		6,622.68
COACHELLA VALLEY BOXING CLUB	08970	2,500.00	2,500.00	2,500.00		7,500.00
COACHELLA VALLEY VOLUNTEERS IN	52724			1,000.00		1,000.00
CODEX CREATION COMMITTEE	56000		45,000.00			45,000.00
COLLEEN EDWARDS, INC.	56249		1,485.00			1,485.00
COMPUTER CONSULTANTS, INC	44959	33,750.00			500.00	34,250.00
COMPUTERSHARE CORPORATE TRUST	54673			71,700.00		71,700.00
COMPUTERSHARE TRUST COMPANY,	54862				2,500.00	2,500.00
CONDOR INC.	54138			45,000.00		45,000.00
CONSERVE LANDCARE LLC	54137	62,027.87	69,806.45	77,437.14	65,812.55	275,084.01
CONSOLIDATED ELECTRICAL	01924	313.34			66.88	380.22
CONSTANTIAN, STACEY	55820	30.00				30.00
CORA CONSTRUCTORS INC.	01984		140,926.80			140,926.80
CORE & MAIN LP	52375	10,131.07	5,012.91	2,827.15	5,932.37	23,903.50
CORONA ENVIRONMENTAL	56233	34,779.12	110,842.25	78,935.16	25,971.95	250,528.48
CORONA, ELSA	54880				215.00	215.00
CORONET CONCRETE PRODUCTS INC.	00214		870.84	1,111.09		1,981.93
CORRALES, GIOVANNI	56417			42.29		42.29
CORREA, JESUS	56393		30.16			30.16
COULTER VENTURES, LLC	56336				20,209.02	20,209.02
COUNTY OF RIVERSIDE	00749		752,243.73	840,390.97	851,647.99	2,444,282.69
COUNTY OF RIVERSIDE	02191	6,319.65				6,319.65
COUNTY OF RIVERSIDE	11800			79,713.94		79,713.94
COUNTY OF RIVERSIDE	52279				36,562.50	36,562.50
CRUZ, LYDIA A.	56476				300.00	300.00
CULLIGAN QUENCH	56158	82.92	82.92	82.92	82.92	331.68
CULTURAS MUSIC & ARTS	54112		20,100.00			20,100.00
CV PIPELINE CORP.	49858		1,005.00		3,075.00	4,080.00
CVAG	09650	34,443.00	32,423.29			66,866.29
CVHS ATHLETIC BOOSTER CLUB INC	56388		1,000.00			1,000.00
CVWD	09950	22,750.00	58,748.28	57,107.75	42,827.20	181,433.23
CWEA	02115		476.00		370.00	846.00
D&H WATER SYSTEMS	50103		1,599.64		14,317.80	15,917.44
DAMARA'S FLOWERS	44718	168.56				168.56
DE FRANCISCO SHEK, ANDREA	54602				750.00	750.00
DE LAGE LANDEN PUBLIC	44036	608.51	626.94	752.78	785.22	2,773.45
DEAZTLAN CONSULTING LLC	49859	11,400.00			21,400.00	32,800.00
DEKRA-LITE INDUSTRIES, INC.	42500			1,312.62		1,312.62
DEL VALLE INFORMADOR INC	54135	625.00				625.00
DELARA III, ANTONIO	54742		75.00			75.00
DELGADO, JOSE SEVILLA	56419			87.53		87.53

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
DELL FINANCIAL SERVICES	42219				1,700.89	1,700.89
DEPARTMENT OF JUSTICE	12870		588.00	210.00	210.00	1,008.00
DEPARTMENT OF TRANSPORTATION	00118				4,524.03	4,524.03
DEPT OF ENVIRONMENTAL HEALTH	42761	3,247.60			1,720.00	4,967.60
DESERT CITY GLASS, INC	44836	464.96				464.96
DESERT ELECTRIC SUPPLY	01089	30,338.34	13,291.87	9,575.82	5,828.22	59,034.25
DESERT FIRE EXTINGUISHER CO,	13300	734.21				734.21
DESERT HOSE AND SUPPLY	54275		434.03	53.31		487.34
DESERT LIVE SCAN	47952	50.00				50.00
DESERT PROMOTIONAL &	53007	1,697.47	1,071.02	1,783.11	2,215.59	6,767.19
DESERT PUBLICATIONS, INC.	49765			4,850.00	3,995.00	8,845.00
DESERT RECREATION DISTRICT	48672	19,800.00	11,393.49			31,193.49
DESERT SEWER SUPPLY, INC.	49776	2,517.83		517.30	2,517.83	5,552.96
DESERT VALLEY POWER SYSTEMS	55841			1,305.00	2,655.00	3,960.00
DESERT VALLEY SERVICES INC	43672	2,450.98	2,860.98	720.58	3,171.66	9,204.20
DEWEY PEST CONTROL INC.	13700	8,534.50	3,841.00	5,847.00	8,174.50	26,397.00
DIRECTV	42442	129.23				129.23
DJ2A ENTERTAINMENT	54233				295.00	295.00
DLT SOLUTIONS, LLC	02139	15,083.23	995.00			16,078.23
DOKKEN ENGINEERING	55527	5,745.00		680.00	900.00	7,325.00
DOMINGUEZ, DIANA	55748			300.00		300.00
DUDEK	55683	9,500.37	50,439.75	19,680.00	12,221.71	91,841.83
DUNN-EDWARDS CORPORATION	14300	42.73				42.73
DXP ENTERPRISES, INC.	42223	3,016.01	6,604.29			9,620.30
E E SYSTEMS GROUP, INC.	55021	2,725.00	2,725.00			5,450.00
E SOURCE COMPANIES LLC	54908				3,000.00	3,000.00
E. S. BABCOCK & SONS, INC.	14700		9,081.95	24,145.85	8,617.42	41,845.22
EGAN CIVIL, INC.	52568	490.00				490.00
EISENHOWER MEDICAL CENTER	49635			2,000.00		2,000.00
EL TRANVIA RESTAURANT	54924			3,217.23	6,559.78	9,777.01
EM INVESTMENT GROUP LLC	56398		34.53			34.53
EMMERSON CONSTRUCTION	56394		915.89			915.89
EMPLOYMENT DEVELOPMENT DEPT.	36050				6,806.00	6,806.00
ENCORE COMMERCIAL PRODUCTS INC	54515			1,806.85		1,806.85
ENTERPRISE FM TRUST	53799		88,185.35	48,473.70	127,258.46	263,917.51
ESPARZA, YESENIA	56482				100.00	100.00
EVENTSCAPE INTERNATIONAL, INC	52416			1,500.00		1,500.00
EVERON, LLC	48977	3,791.85	10,405.02	1,926.61	3,484.13	19,607.61
FARMER BROTHERS CO.	44713	1,419.80	3,353.94	2,150.16	1,625.16	8,549.06
FEDEX	15750	23.77	21.23	300.65	12.04	357.69
FELIX, MONICA	56017			50.00		50.00
FENCEWORKS RENTAL SYSTEMS LLC	51141		12,042.08	1,456.00	1,456.00	14,954.08
FERGUSON ENTERPRISES, INC	44088		980.86			980.86
FERNANDEZ, ANAHI	54881			414.00	316.40	730.40
FIESTA FORD, INC.	15900			164.96		164.96
FIGUEROA, FRANK	51021				45.00	45.00

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
FORENSIC NURSE SPECIALISTS INC	56023		1,500.00			1,500.00
FRANKLIN TRUCK PARTS, INC.	02272			374.93	252.84	627.77
FRONTIER	51604	4,541.99	2,403.57	2,858.40	2,944.82	12,748.78
GALILEE CENTER INC.	47947				1,000.00	1,000.00
GALLAGHER BENEFIT SERVICES INC	55908			4,400.00		4,400.00
GAME TIME	01850	1,961.64				1,961.64
GANNETT CALIFORNIA LOCALIQ	55660	1,797.16	999.06	2,755.96		5,552.18
GARCIA, ROSA	56427			50.00		50.00
GARDA CL WEST, INC.	51494	2,889.80	1,491.42	4,343.79	1,888.16	10,613.17
GIRON, LEILA	56485				3,000.00	3,000.00
GNUSCHKE, TROY	56311				84.88	84.88
GOLDEN OPPORTUNITY INVESTMENTS	56410			106.97		106.97
GOLDMAN, RONALD A.	49100	5,308.00	856.00	2,538.00	1,464.50	10,166.50
GONZALES, JOANN	56390		563.94			563.94
GONZALEZ DE LEON, MARICELA	53650			50.00		50.00
GONZALEZ, MELISSA	56416			100.00		100.00
GRAINGER INC	00207	2,878.95	1,004.52	779.22	2,887.49	7,550.18
GRAJIOLA, ADELINE	56386		40.00			40.00
GRANILLO, CATHERYN	56457				35.99	35.99
GRANITE CONSTRUCTION	56399		811.03	123.97		935.00
GRANITE CONSTRUCTION COMPANY	25500	1,339.03	349.75			1,688.78
GREENWOOD, BRIANNA	52856	400.00				400.00
GROSSO, FRANK	56371	90.82				90.82
GUERRERO, DESTINY	56402		300.00			300.00
GUZMAN, YADIRA	56454				100.00	100.00
HAAKER EQUIPMENT COMPANY	01864		10,200.42	1,132.09		11,332.51
HABITAT FOR HUMANITY OF THE	56141		5,600.00			5,600.00
HADJINIAN, ARAM	56423			76.40		76.40
HARDESTY & ASSOCIATES, INC	56406			808.82		808.82
HCI ENVIRONMENTAL &	56385			2,105.29		2,105.29
HEPTAGON SEVEN CONSULTING, INC	54740		1,380.00	7,380.00	4,100.00	12,860.00
HERC RENTALS, INC.	51892	9,466.60	1,064.98	720.01	2,692.19	13,943.78
HERNANDEZ, PEDRO	52735		301.00			301.00
HERRERA, JESSICA	56455				100.00	100.00
HOME DEPOT	00996	572.51	1,492.89	1,220.50	1,818.84	5,104.74
HOWARD PETRILLA, TARA	55809		475.00			475.00
HR GREEN PACIFIC, INC.	52552			16,572.50		16,572.50
HUERTA, JR, ROBERTO	44204		753.88			753.88
HYDRO AG SYSTEMS	20150	678.05	73.79	134.93		886.77
HYDROPRO SOLUTIONS, INC.	54791	798.88	3,095.30		5,497.36	9,391.54
IBARRA LEON, KAREN	56405			43.85		43.85
IDS GROUP, INC.	55303			11,525.95	6,288.00	17,813.95
IMPERIAL IRRIGATION DISTRICT	20450	98.93	140,297.08	152,975.15	125,686.61	419,057.77
IMPERIAL IRRIGATION DISTRICT	45757	800.00				800.00
IMPERIAL SPRINKLER SUPPLY	45108	1,129.22	3,500.94	1,991.15	2,962.31	9,583.62
INDUSTRIAL HEALTH MEDICAL	55169	455.00	60.00	105.00	85.00	705.00

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
INDUSTRIAL TECHNICAL SERVICES	56475				3,510.00	3,510.00
INFOSEND, INC.	53801	2,847.81	6,908.82	5,824.81		15,581.44
INNOVATIVE PLAYGROUNDS	54443		6,996.12			6,996.12
INTERSTATE ALL BATTERY CENTER	53625	603.89				603.89
IRC BACKFLOW	56389		500.00			500.00
ISLAMIC SOCIETY OF PALM	56445			88.78		88.78
IVAN'S BLINDS AND MORE	53425				369.00	369.00
IWORQ SYSTEMS, INC.	50159		9,983.00			9,983.00
JACOBO DEL REAL, JUAN	56418			48.09		48.09
JADEWOOD VENTURES	56449			160.86		160.86
JERNIGANS SPORTING GOODS, INC.	42444	466.49	6,722.43		511.10	7,700.02
JESSOP HOLDING CO., LLC	56484			16,738.12		16,738.12
JOHNSON CONTROLS SECURITY	52906		1,829.88			1,829.88
KEENAN & ASSOCIATES	49860			1,000.00		1,000.00
KHODER, ANGELICA	56456				300.00	300.00
KILEY & ASSOCIATES, LLC	56498			6,000.00	4,000.00	10,000.00
KILGORE, KRAIG	56372	20.08				20.08
KIMLEY-HORN AND ASSOCIATES,	55978	750.00				750.00
KOA CORPORATION	48293		1,532.50			1,532.50
KONICA MINOLTA	47328	641.01		1,282.02	641.01	2,564.04
KONICA MINOLTA BUSINESS	44047			28.42	5.69	34.11
KOUNKUEY DESIGN INITIATIVE INC	52988		45,222.25			45,222.25
KUNA FM	44767			5,443.00	2,397.00	7,840.00
LAMAR OF PALM SPRINGS	45051	2,323.00	1,873.00	2,143.00	2,143.00	8,482.00
LANDMARK CONSULTANTS, INC.	42709	1,700.00	2,380.00		3,960.00	8,040.00
LAWYERS TITLE COMPANY	46357		2,250.00			2,250.00
LIEBERT CASSIDY WHITMORE	45257	17,881.75	1,840.00	3,371.50		23,093.25
LINDE GAS & EQUIPMENT INC.	54362		50.81	50.81	47.80	149.42
LOPES HARDWARE	24600	1,184.90	1,416.18	3,394.32	427.02	6,422.42
LOPEZ, ALEJANDRO	56439			46.34		46.34
LOPEZ, CASSANDRA	56364	536.00				536.00
LOPEZ, ESTHER	56403		300.00			300.00
LOPEZ, YESSICA	56365	300.00				300.00
LOPEZ, YOLANDA M.	53830		3,000.00	2,000.00		5,000.00
LOWE, ETHELYNN	56369	43.99				43.99
LUA, ANGEL GRANILLO	54971				2,805.00	2,805.00
MACHUCA, ADAN	56434			300.00		300.00
MACK, BERNARD	56446			704.40		704.40
MANNYS BUMPER REPAIR	56291	2,718.75	2,653.50	1,827.00		7,199.25
MANPOWER US INC.	49857	17,812.05	14,696.95	17,531.17	10,570.38	60,610.55
MARQUEZ & ASSOCIATES	55444				575.00	575.00
MARROTTE, CHRISTOPHER	56432			100.00		100.00
MARTIN MARIETTA MATERIALS, INC	55020		1,111.31	480.87	1,462.44	3,054.62
MATRIX NETWORKS	55538		536.43			536.43
MAXWELL, MARCIE	56356	300.00				300.00
MEDINA ZENDEJAS COMMUNICATIONS	55038		31,440.00	4,500.00		35,940.00

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
MEREDITH & SIMPSON CONSTRCTION	25900		1,119.70	204.75	4,403.32	5,727.77
MEZA ONTIVEROS, JESUS HUMBERTO	56452			50.00		50.00
MEZA, JOSE A.	55950			473.00		473.00
MICHAEL BAKER INTERNATIONAL	51539				5,370.00	5,370.00
MIG, INC.	55842		3,346.25	4,376.25		7,722.50
MILLER, BRIDGET	54551		500.00			500.00
MIRANDA, EMILIA	56477				100.00	100.00
MISCOWATER	51633		1,628.69	2,064.89		3,693.58
MONTANO, SARA	54876		301.00			301.00
MORENO, ADRIAN	55357			414.00	65.46	479.46
MOTION INDUSTRIES, INC.	55377	5,587.30	2,049.23			7,636.53
MSA CONSULTING, INC.	45197	10,673.75	2,852.50	10,416.25		23,942.50
MULTI W. SYSTEMS, INC.	42240	374.65				374.65
MUNISERVICES LLC	54985		330.75	4,851.03		5,181.78
MURILLO, HORACIO	56366	300.00				300.00
MUSCO SPORTS LIGHTING, LLC	42525	950.00				950.00
MV A24 LLC	56378	93.84				93.84
MV A24 LLC	56379	86.96				86.96
MV A24 LLC	56396		84.96			84.96
MV A24 LLC	56397		85.77			85.77
MV A24 LLC	56442			95.55		95.55
MV A24 LLC	56443			96.62		96.62
MV A24 LLC	56444			93.14		93.14
NCA ENTERTAINMENT INC.	53042	13,000.00				13,000.00
NEGRETE, ARLENE	56428			50.00		50.00
NEWGEN STRATEGIES AND	56340		8,210.00	5,700.00		13,910.00
NICHOLS CONSULTING	54365			5,000.00		5,000.00
NORTHERN TOOL & EQUIPMENT	01882	1,275.86	98.60			1,374.46
NUNEZ, JENESIA	55751			300.00		300.00
OAK TREE APARTMENTS	56381	93.92				93.92
OLLIN STRATEGIES	52757	5,000.00	5,000.00	5,000.00		15,000.00
O'REILLY AUTO PARTS	47192	1,278.79	908.85	1,224.16	745.97	4,157.77
ORTMAN, PAULA ROSE	55921			350.00		350.00
OTIS ELEVATOR COMPANY	49099	1,923.90				1,923.90
PACIFIC LIGHTWAVE INC	50595	799.00	799.00	799.00	799.00	3,196.00
PALM SPRINGS AIR MUSEUM INC.	51868			6,300.00		6,300.00
PALM SPRINGS CLASSIC CARS	56496				875.00	875.00
PALM SPRINGS PARTY COMPANY LLC	56022				1,800.00	1,800.00
PALM SPRINGS PUMP, INC.	01736	500.00	4,529.00	670.00	1,185.00	6,884.00
PALMS TO PINES PRINTING AND	52650				2,275.26	2,275.26
PASTION INDUSTRIES, INC.	53427			210.00		210.00
PATTISON, JR., WILLIAM B.	54645				1,511.97	1,511.97
PATTON ENTERPRISES, INC	45055			430.00		430.00
PAX FITNESS REPAIR, LLC	54812	225.00	225.00		520.41	970.41
PEREZ, EVA	55952		150.00		200.00	350.00
PEREZ, FRANCISCO	56461				43.16	43.16

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
PEREZCHICA, HECTOR	56429			50.00		50.00
PERMA	09800	1,520,622.00				1,520,622.00
PETE'S ROAD SERVICE, INC.	02028	899.30	652.72	4,390.10	1,761.41	7,703.53
PETTY CASH	08050				264.16	264.16
PHANTOM FIREWORKS WESTERN	49473	400.00				400.00
PHPE SERVICES	55376	1,275.00	1,350.00		3,150.00	5,775.00
PLANIT PRINT WORKS	52596		686.61			686.61
POBLANO, CYNTHIA	56478				100.00	100.00
POK, KANTHANIE	56448			48.07		48.07
POLYDYNE INC.	49479		4,634.06	4,634.06	4,634.06	13,902.18
POOL & ELECTRICAL PRODUCTS INC	42433		503.77	520.27		1,024.04
PRECISION BACKFLOW	46837	534.00		12,575.00		13,109.00
PRIMO BRANDS	56322		156.27	382.46	222.63	761.36
PROPER SOLUTIONS, INC.	42759	2,658.00	3,167.45			5,825.45
PUEBLO UNIDO CDC	50333			5,000.00		5,000.00
PULTE GROUP CO LLC	56407			74.46	16.24	90.70
PULTE GROUP CO LLC	56422			10.55		10.55
PULTE GROUP CO LLC	56440			56.27		56.27
PULTE GROUP CO LLC	56441			0.88	14.99	15.87
PULTE GROUP CO LLC	56465				86.38	86.38
PULTE GROUP CO LLC	56470				88.11	88.11
PULTE GROUP CO LLC	56471				56.68	56.68
PULTE GROUP CO, LLC	56316	108.50				108.50
PULTE GROUP CO, LLC	56348	35.47				35.47
PULTE GROUP CO, LLC	56360	74.55				74.55
PULTE GROUP CO, LLC	56373	28.06		49.31		77.37
PULTE GROUP CO, LLC	56374	57.45		14.49		71.94
PULTE GROUP CO, LLC	56376	9.92	71.94			81.86
PULTE GROUP CO, LLC	56377	55.33		16.61		71.94
PULTE GROUP CO, LLC	56409			97.19		97.19
PULTE GROUP CO, LLC	56466				71.94	71.94
PULTE GROUP CO, LLC	56467				70.20	70.20
PULTE GROUP CO, LLC	56468				25.06	25.06
PULTE GROUP CO, LLC	56469				92.07	92.07
QUADIENT FINANCE USA, INC.	52344		3,356.61	2,059.03	2,059.55	7,475.19
QUADIENT LEASING USA, INC.	52327		1,067.39	723.39		1,790.78
QUADIENT, INC.	53898	270.68	40.24	462.84	2,025.35	2,799.11
QUINN COMPANY	52306	10,522.46	6,993.81	7,494.06	6,517.66	31,527.99
RAICES CULTURA	49809			20,000.00		20,000.00
RAMON, RAFAEL	56359	45.11				45.11
RAP FOUNDATION/SNR INSP AWARDS	42547				4,000.00	4,000.00
RDO EQUIPMENT CO.	42443	918.07	2,005.57	801.96		3,725.60
RED WING BUSINESS ADVANTAGE	52802	8,923.92	596.62		500.00	10,020.54
REGENTS OF THE UNIVERSITY OF	00466	287,220.00				287,220.00
REIF, KENDRA	56220				101.52	101.52
RELIABLE TRANSLATIONS CORP.	54500	2,790.28	842.46	1,882.38	859.00	6,374.12

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
REYES COCA-COLA BOTTLING, LLC	48608				576.96	576.96
REYES DOMINGUEZ, EVANGELINA	56450			100.00		100.00
REYES, ELSA	56415			400.00		400.00
RITE AID STORE NO. 5678	56435			4.64		4.64
RITE AID STORE NO. 5678	56436			31.27		31.27
RIVERSIDE COUNTY FIRE DEPT.	31705			1,651,456.48		1,651,456.48
RIVERSIDE COUNTY RECORDER	11080			100.00		100.00
RIVERSIDE COUNTY SHERIFF DEPT	55923	43,173.00				43,173.00
RIVERSIDE LAFCO	49802		1,061.00			1,061.00
RMC WATER AND ENVIRONMENT	51785			11,616.25		11,616.25
ROBERT HALF	44161	5,361.93	1,382.04			6,743.97
RODRIGUEZ, EFRAIN	53592			2,459.77		2,459.77
RODRIGUEZ, IRENE	56424			84.68		84.68
RODRIGUEZ, KARINA	55235		83.75			83.75
RODRIGUEZ, MARIA	56413			300.00		300.00
RODRIGUEZ, MICHAEL	56464				96.26	96.26
RODRIGUEZ, SUSANA	56431			300.00		300.00
ROMERO, CELINE	56479				300.00	300.00
ROSALES, RENE	43728		301.00			301.00
ROSAS, MAYRA	55759			1,450.00		1,450.00
ROSETTE, JOSE	54670	500.00				500.00
ROVE ENGINEERING, INC.	56335		1,012,211.02	2,683,801.46	129,317.55	3,825,330.03
RSVC COMPANY	56411			801.10		801.10
RUDY'S TERMITE & PEST CONTROL	45190	550.00			425.00	975.00
RUIZVA L. PEST CONTROL	47658	95.00				95.00
RUVALCABA, JOSE JC	56292	64.65				64.65
RYCO TOWING INC.	02296	185.00				185.00
S & D CAR WASH MANAGEMENT, LLC	52991	580.17	461.34	426.39		1,467.90
SAFEGUARD BUSINESS SYSTEMS	00382		946.48		156.53	1,103.01
SAFETY-KLEEN SYSTEMS, INC.	32950	303.14			303.67	606.81
SALAS, LAWRENCE Y.	55272	580.00		870.00	2,030.00	3,480.00
SALCIDO, SANDRA E.	55682		300.00	455.00	520.00	1,275.00
SAM'S FENCE INC.	01830			2,475.00	1,975.00	4,450.00
SANCHEZ, CLAUDIA IRENE	56447			74.47		74.47
SANCHEZ, ESMERALDA	56357	300.00				300.00
SANCHEZ, MIRELLA	56480				200.00	200.00
SANCHEZ, ROBERTO	49697				2,280.00	2,280.00
SANCHEZ-MEZA, VANESSA	56414			414.00	249.43	663.43
SARINANA, BRENDA	55657			50.00		50.00
SCAG	01310	6,350.00				6,350.00
SDC SOUND COMPANY LLC	50827			11,611.00	3,730.00	15,341.00
SEEK PERSONNEL STAFFING LLC	55651	1,398.40				1,398.40
SEPULVEDA HERNANDEZ, AIDE	56433			100.00		100.00
SERVIN, EDUARDO	56362	90.56				90.56
SHAY'S WARRIORS	56256			300.00	1,000.00	1,300.00
SHP DEVELOPMENT LLC	56497				5,000.00	5,000.00

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
SIGNARAMA	44581		5,695.42			5,695.42
SIGNATURE PARTY RENTALS	54429				3,135.78	3,135.78
SIGNATURE TRUCK TOPS	54666			4,800.00		4,800.00
SILENT 6 LLC	56052			996.00		996.00
SILLERS INSTITUTE INC.	55326		5,550.00			5,550.00
SILVA, CARMEN	56474				67.13	67.13
SILVERADO TOWING	55790	750.00	600.00	150.00	150.00	1,650.00
SIMENTAL, RITO	56370	43.30				43.30
SIMPLOT TURF & HORTICULTURE	46733	2,591.64	2,533.59		1,388.41	6,513.64
SIORDIA, ROSA	56392		49.02			49.02
SKL DBA KL VENTURES	56395		863.87			863.87
SLA PAVING INC	56401	13,755.00				13,755.00
SMARSH INC	56253	12,676.80		26,394.50		39,071.30
SMART & FINAL	35000			122.19	131.40	253.59
SOCALGAS	35450	377.48	397.68	405.50	392.99	1,573.65
SORIA, MAYELA M	55761			400.00		400.00
SOURDOUGH JOE'S ARTISAN BREADS	56384		420.00			420.00
SOUTH COAST A.Q.M.D.	35430			1,481.69		1,481.69
SOUTHWEST VALVE & EQUIPMENT	56368	2,041.49				2,041.49
SPICER CONSULTING GROUP, LLC	52471	8,282.00				8,282.00
STANDARD INSURANCE COMPANY	55590	16,576.08	17,964.25	16,341.23	16,910.75	67,792.31
STAPLES	55659	4,803.27	1,652.23	1,528.16	774.80	8,758.46
STATE BOARD OF EQUALIZATION	02207		4,000.00			4,000.00
STATE WATER RESOURCES CTRL BD	00582				228.00	228.00
STEWART TITLE OF CALIFORNIA,	56412		23,000.00			23,000.00
STOTZ EQUIPMENT	50384			934.49		934.49
STRATEGIC ENERGY EXPERTS LLC	56136	3,640.00				3,640.00
SUNLINE TRANSIT AGENCY	00102	890.06	800.06	540.57		2,230.69
SUPERB ENGINEERING INC	55420	12,453.09				12,453.09
SUSTAITA, JR., PEDRO	53743		121.00			121.00
SWEEPING CORP OF AMERICA	56438			954.48		954.48
SWRCB FEES	36300			474.00		474.00
TAG/AMS, INC.	52125		195.00	195.00	130.00	520.00
TBU INC.	54550			13,507.16	16,218.08	29,725.24
TERRA NOVA PLANNING & RESEARCH	43837		1,459.78	1,210.05		2,669.83
THE GREATER COACHELLA VALLEY	51918		13,375.00			13,375.00
THE LEAP INSTITUTE	54601		11,079.94			11,079.94
THE REINALT-THOMAS CORPORATION	54651	614.24	609.83		2,278.39	3,502.46
THE VAN DYKE CORPORATION	55354	240,442.90	193,407.65	257,221.15	211,071.00	902,142.70
TKE ENGINEERING, INC.	48152			4,001.30	8,081.50	12,082.80
T-MOBILE USA, INC.	51093				50.00	50.00
TOPS N BARRICADES	38250	2,194.59	7,749.66	3,284.64	3,034.03	16,262.92
TORRES, MA CLAUDIA	56481				200.00	200.00
TPX COMMUNICATIONS	52204	1,155.80	1,173.30	1,155.77	1,173.54	4,658.41
TRAINS ON THE MOVE	56536				4,400.00	4,400.00
TRINITY EQUIPMENT INC	55531		49,997.81			49,997.81

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
TRI-STATE MATERIALS, INC.	44978			2,638.10		2,638.10
TWENTY-NINE PALMS BAND OF	56132			0.24		0.24
TYLER TECHNOLOGIES, INC.	45053	307,139.00	2,400.00		12,800.00	322,339.00
UNDERGROUND SERVICE ALERT	38800		322.57	294.57	326.57	943.71
UNIVAR SOLUTIONS USA INC.	48436	1,276.61	12,616.60	21,080.36	525.38	35,498.95
URBAN HABITAT	50229	147,922.98	116,285.55			264,208.53
URBAN HABITAT	56375	861.06				861.06
URSA CONSTRUCTION	56473				705.90	705.90
US BANK	48066	9,731.31	22,091.26	22,823.55		54,646.12
US BANK	54400			3,000.00	3,532.00	6,532.00
US BANK N.A.	54432	2,502,523.07	45,488.04		133,898.93	2,681,910.04
USA BLUEBOOK	43751	1,914.78	3,615.86	1,594.47	1,582.67	8,707.78
USA SHADE & FABRIC STRUCTURES	45925	3,345.89	3,424.25			6,770.14
USAFACT, INC.	56367		228.60			228.60
USDA RURAL DEVELOPMENT	53858			183,643.66	86,488.45	270,132.11
V.M. POOL SERVICES AND REPAIRS	55885	610.00	4,925.97	610.00		6,145.97
VALLEY LOCK & SAFE	39640	1,554.72	2,492.74			4,047.46
VALLEY OFFICE EQUIPMENT, INC.	39645	353.01		582.40	600.73	1,536.14
VASQUEZ, JACQUELYNE	56430			150.00		150.00
VEGA, ABRAHAM	55669		1,200.60			1,200.60
VENLO RV	55530	25.10	45.56	23.94	25.48	120.08
VERDUSCO, MONICA	56391		19.72			19.72
VERIZON CONNECT FLEET USA LLC	55816		1,462.05	1,462.05	1,462.05	4,386.15
VERIZON WIRELESS	44966		9,331.98	8,581.63	7,418.46	25,332.07
VESTIS SERVICES, LLC	55817	6,989.41	5,687.94	5,459.64	7,037.37	25,174.36
VINTAGE ASSOCIATES, INC	50629	42,278.50	54,778.50	39,433.50	39,033.50	175,524.00
VIRTUAL CONNECT TECHNOLOGIES,	50158				2,980.80	2,980.80
VISIT GREATER PALM SPRINGS	55882	8,750.00				8,750.00
VISTA PAINT CORPORATION	44775	2,762.41	2,506.82	798.99	1,156.09	7,224.31
WAUSAU TILE, INC.	00896	11,920.14				11,920.14
WAXIE SANITARY SUPPLY	01732	791.60	2,022.97		466.38	3,280.95
WEST CALI PLUMBING	53200	1,117.86		1,536.00		2,653.86
WEST COAST ARBORISTS, INC.	49778	60,504.00	25,699.00	48,583.00	27,388.00	162,174.00
WEST COAST SAND & GRAVEL INC	44203	3,559.13			2,237.64	5,796.77
WEST COAST TURF	48364		40,563.80			40,563.80
WESTERN WATER WORKS SUPPLY	51697	6,356.43	13,573.42	28,570.91	5,238.92	53,739.68
WEX BANK	54433	1,967.68	2,921.75	2,724.01	3,155.93	10,769.37
WHITE CAP, L.P.	54464	239.30		655.58	219.49	1,114.37
WILD BILL'S SPRAY EQUIPMENT	54691			214.41		214.41
WILLDAN	54272		10,905.00	7,746.25	20,906.25	39,557.50
WILLDAN FINANCIAL SERVICES	00384	15,030.37	2,000.00	4,534.44	5,566.06	27,130.87
WILMINGTON TRUST N. A.	53800		217,820.92			217,820.92
WILMINGTON TRUST N. A.	54776	211,909.12				211,909.12
WILMINGTON TRUST N. A.	54777	602,617.09				602,617.09
WON-DOOR CORPORATION	51893	603.60				603.60
XPRESS GRAPHICS & PRINTING	48971	354.02	312.85	11,728.56	758.17	13,153.60

Disbursements By Vendor and Accounting Period

Sum of Total Amount		Accounting Period				
Vendor Name	Vendor #	2026-01	2026-02	2026-03	2026-04	Grand Total
YANG, KATHIE	56459				94.39	94.39
YEE, ELIZA	56451		301.00			301.00
YUNEX LLC	54719		3,598.50	6,333.50	8,148.35	18,080.35
ZAVALA, JESUS	55918			350.00		350.00
ZUMAR INDUSTRIES INC	42100	1,110.81	3,365.02		3,616.45	8,092.28
Grand Total		**7,489,032.65**	**4,384,106.10**	**7,402,480.33**	**3,278,946.42**	**22,554,565.50**

City of Coachella
Through October 2025

		Cash	Investments	Fund Total
101	GENERAL FUND	26,746,540.94	0.00	26,746,540.94
108	Road Maintenance-Dillon Rd.	476,492.71	0.00	476,492.71
109	SB 1 Road Repair & Accountability	2,588,515.54	0.00	2,588,515.54
111	STATE GAS TAX FUND	365,927.78	0.00	365,927.78
112	AIR QUALITY IMPROVEMENT FUND	126,985.02	0.00	126,985.02
116	SB 821 SIDEWALKS/BIKE PATHS TDA/ART 3	0.00	0.00	0.00
117	LOCAL TRANSPORTATION FUND-Measure A	1,045,554.23	0.00	1,045,554.23
120	Dev Impact-Park Land	298,747.04	0.00	298,747.04
121	Dev Impact-Library	10,664.28	0.00	10,664.28
122	Dev Impact-Bridge & grade separation	0.00	0.00	0.00
123	Dev Impact-Bus shelter	0.00	0.00	0.00
126	Dev Impact-Park Improvement	1,709,640.40	0.00	1,709,640.40
127	Dev Impact-Streets & Transportation	697,728.26	0.00	697,728.26
128	Dev Impact-Police Facilites	924,379.27	0.00	924,379.27
129	Dev Impact-General Government	131,990.45 CR	0.00	131,990.45 CR
130	Dev Impact - Fire Facilties	705,924.15	0.00	705,924.15
131	Dev Impact - Public Arts	456,015.34	0.00	456,015.34
152	GRANTS	7,351,491.06	0.00	7,351,491.06
160	Landscape & lighting districts	60,688.03 CR	0.00	60,688.03 CR
177	WATER CONNECTION FEES	12,331,540.18	0.00	12,331,540.18
178	WATER UTILITY	2,402,916.33	170,984.26	2,573,900.59
179	REFUSE FUND	110,814.72	0.00	110,814.72
182	CIP Project Fund	7,634,716.93 CR	0.00	7,634,716.93 CR
185	GENERAL DEPOSITS	360,229.24	0.00	360,229.24
187	CAPITAL FACILITIES-FLOOD CONTROL	2,469,247.73	0.00	2,469,247.73
190	Government Investment Pool	48,862,438.19 CR	48,971,701.25	109,263.06
195	Debt Service	108,427.51 CR	1,833,100.93	1,724,673.42
210	CDBG (Community Development Block Grant)	193,200.71	0.00	193,200.71
212	CDBG Program Income	249,361.98	0.00	249,361.98
222	HOME Program Income	1,898,581.01	0.00	1,898,581.01
232	CAL HOME Program Income	302,589.25	0.00	302,589.25
240	FIRE PROTECTION DISTRICT	533,542.99	0.00	533,542.99
242	Community Facility District-Police Servi	336,368.73 CR	0.00	336,368.73 CR
360	SEWER CONNECTION FEES	79,525.69	0.00	79,525.69
361	SANITARY DISTRICT	8,403,728.97	684,251.91	9,087,980.88
390	EDUCATION AND GOVT ACCESS FUND	0.00	0.00	0.00
755	Successor Agency RDA Oblig. Retirement	1,852,105.35 CR	2,504,648.95	652,543.60
961	JPA-WASTE TRANSFER	0.00	0.00	0.00
964	Coachella Parks and Rec. Foundation	12,379.21	0.00	12,379.21
965	Special Assesment CFD 2018-1 Glenroy	500,287.00	0.00	500,287.00
	Grand Total:	**14,365,815.84**	**54,164,687.30**	**68,530,503.14**

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123941	11/26/2025	56503	ADAKAMA, EMMANUEL	Ref000255635	11/17/2025	UB Refund Cst #00050899	98.55	98.55
123942	11/26/2025	56462	AMES CONSTRUCTION I	Ref000255637	11/17/2025	UB Refund Cst #00056459	593.25	593.25
123943	11/26/2025	56506	CERVANTES, ERICK	Ref000255643	11/17/2025	UB Refund Cst #00059540	83.15	83.15
123944	11/26/2025	56502	CHAU, CAU	Ref000255634	11/17/2025	UB Refund Cst #00049853	48.04	48.04
123945	11/26/2025	56504	GARCIA, BLANCA	Ref000255636	11/17/2025	UB Refund Cst #00056384	84.49	84.49
123946	11/26/2025	56499	LAMAS, EFREN	Ref000255631	11/17/2025	UB Refund Cst #00001543	0.11	0.11
123947	11/26/2025	56487	LIU, JUNJIE	Ref000255638	11/17/2025	UB Refund Cst #00057620	127.22	127.22
123948	11/26/2025	56511	MADRIGAL PRECIADO, E\	Ref000255649	11/17/2025	UB Refund Cst #00060075	12.69	12.69
123949	11/26/2025	56505	MARROQUIN, REBECCA	Ref000255640	11/17/2025	UB Refund Cst #00058465	8.40	8.40
123950	11/26/2025	56507	MV A24 LLC	Ref000255644	11/17/2025	UB Refund Cst #00059571	85.16	85.16
123951	11/26/2025	56501	PALERO, BERTHA	Ref000255633	11/17/2025	UB Refund Cst #00046436	75.45	75.45
123952	11/26/2025	56491	PULTE GROUP CO LLC	Ref000255645	11/17/2025	UB Refund Cst #00059739	77.17	77.17
123953	11/26/2025	56508	PULTE GROUP CO LLC	Ref000255646	11/17/2025	UB Refund Cst #00059744	74.07	74.07
123954	11/26/2025	56509	PULTE GROUP CO LLC	Ref000255647	11/17/2025	UB Refund Cst #00059757	51.32	51.32
123955	11/26/2025	56510	PULTE GROUP CO LLC	Ref000255648	11/17/2025	UB Refund Cst #00059759	77.97	77.97
123956	11/26/2025	56514	PULTE GROUP CO LLC	Ref000255652	11/17/2025	UB Refund Cst #00060156	13.22	13.22
123957	11/26/2025	56468	PULTE GROUP CO, LLC	Ref000255641	11/17/2025	UB Refund Cst #00059436	74.94	74.94
123958	11/26/2025	56469	PULTE GROUP CO, LLC	Ref000255642	11/17/2025	UB Refund Cst #00059437	7.93	7.93
123959	11/26/2025	56512	RODRIGUEZ GUTIERREZ	Ref000255650	11/17/2025	UB Refund Cst #00060095	75.35	75.35
123960	11/26/2025	56513	ROVE ENGINEERING INC	Ref000255651	11/17/2025	UB Refund Cst #00060141	790.00	790.00
123961	11/26/2025	56500	SAUCEDA, JOSE	Ref000255632	11/17/2025	UB Refund Cst #00042671	16.53	16.53
123962	11/26/2025	56488	SHETH, SAHIL	Ref000255639	11/17/2025	UB Refund Cst #00057741	30.16	30.16
123963	11/26/2025	56515	VINEYARD HOMES	Ref000255653	11/17/2025	UB Refund Cst #00060597	87.69	87.69
						Sub total for WELLS FARGO BANK:		2,592.86

23 checks in this report.

Grand Total All Checks: 2,592.86

Date: **November 26, 2025**

Finance Director: Lincoln Bogard

City Manager: William B. Pattison

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3197	11/26/2025	51066	ALLIANT INSURANCE SEI	3284429	10/20/2025	PLCY #IH3H672737, FY25/26 A	1,884.00	1,884.00
3198	11/26/2025	54859	AMAZON CAPITAL SERVI(	1D9X-6RWY-3Y	10/29/2025	BLUETTI AC200L PORTABLE I	1,792.99	
				1LRD-1TKP-1G\	10/7/2025	AVERY BINDER DIVIDERS	35.00	
				1RWQ-W7C9-4(	10/29/2025	WIRELESS KEYBOARD & MO	97.84	
				1Y4W-N4R7-7M	10/5/2025	APPLIED CREDIT MEMO #1H(	84.72	2,010.55
3199	11/26/2025	53291	ANGENIOUS ENGINEERIN	19-07A-060	10/31/2025	PE10/31 AVE 50 BRIDGE	4,190.23	
				19-07B-047	10/31/2025	PE10/31 SR-86/AVE 50 INTER(	10,938.14	15,128.37
3200	11/26/2025	45929	BECK OIL, INC.	185778	10/15/2025	PE10/15 SENIOR CNTR FUEL	250.76	
				187876	10/31/2025	PE10/31 BLDG/PLANNING DE	186.26	
				187878	10/31/2025	PE10/31 LLMD DEPT FUEL	245.32	
				187882	10/31/2025	PE10/31 STREETS DEPT FUE	654.93	
				187886	10/31/2025	PE10/31 PARKS DEPT FUEL	721.17	
				187900	10/31/2025	PE10/31 VEHICLE MAINT DEF	211.13	
				187901	10/31/2025	PE10/31 SENIOR CNTR FUEL	245.74	
				187909	10/31/2025	PE10/31 CODE ENF DEPT FU	530.10	
				187926	10/31/2025	PE10/31 BLDG MAINT DEPT F	255.33	
				187927	10/31/2025	PE10/31 ADMIN DEPT FUEL	88.83	
				187703	10/31/2025	PE10/31 INFO TECH DEPT FU	50.40	
				187883	10/31/2025	PE10/31 WATER DEPT FUEL	1,314.80	
				187920	10/31/2025	PE10/31 SANITARY DEPT FUE	1,439.63	
				187946	10/31/2025	PE10/31 GRAFFITI DEPT FUE	216.87	6,411.27
3201	11/26/2025	43462	BEST BEST & KRIEGER, L	1043680	10/31/2025	PE9/30, #80237, GENERAL RE	37,760.65	
				1043681	10/31/2025	PE9/30, #80237.00220, 1645 6	272.00	
				1043682	10/31/2025	PE9/30, #80237.00445, DESEF	1,775.60	
				1043683	10/31/2025	PE9/30, #80237.00500, PRA RI	17,660.00	
				1043684	10/31/2025	PE9/30, #80237.00810, LABOF	1,870.00	
				1043685	10/31/2025	PE9/30, #80237.00840, CANNA	306.00	
				1043686	10/31/2025	PE9/30, #80237.00857, RENEV	11,640.45	
				1043687	10/31/2025	PE9/30, #80237.00866, KPC SI	4,333.50	
				1043688	10/31/2025	PE9/30, #80237.00869, AFFOF	408.00	
				1043689	10/31/2025	PE9/30, #80237.00883, AIRPO	1,972.00	77,998.20
3202	11/26/2025	56338	BLAIR AIR, INC.	364326	10/20/2025	10/20 SVC'D VRF SYSTEM, E1	2,975.00	
				364431	10/22/2025	10/22 DIAGNOSTIC TEST @ F	115.00	3,090.00

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3203	11/26/2025	49486	BRC CONSTRUCTION	1284	10/23/2025	RPLC'D FENCE POSTS @ DIS	3,200.00	
				1286	10/23/2025	RPLC'D BBQ, POST & FOOTIN	735.00	
				1287	10/24/2025	RPR'D BLOCK WALL @ DIST	1,708.00	
				1288	10/24/2025	RPR'D BLOCK WALL @ DIST :	512.00	
				1289	10/24/2025	RPLC'D FENCING @ DIST 35	5,200.00	
				1290	10/24/2025	INSTLL'D POWER LINES ON (	4,800.00	
				1291	10/31/2025	RPLC'D CONCRETE SIDEWAI	1,827.00	
				1275	10/23/2025	RMV'D CONCRETE SIDEWAL	3,930.00	
				1276	10/23/2025	INSTLL'D A/C CONDENSER C	1,307.00	
				1272	10/23/2025	CONVERT RESTROOM INTO	8,650.00	
				1273	10/23/2025	MEN/WOMEN RESTROOM UF	18,400.00	
				1277	10/23/2025	INSTLL'D BIKE RACK, ETC @	1,745.00	
				1278	10/23/2025	RPR'D WROUGHT IRON FEN(	5,800.00	
				1279	10/23/2025	INSTLL'D BOLLARDS IN CATC	960.00	
				1280	10/23/2025	INSTLL'D SOLAR LIGHT POLE	7,200.00	
				1281	10/23/2025	INSTLL'D SOLAR LIGHT POLE	7,200.00	
				1282	10/23/2025	PAINTED BLOCK WALL @ DIS	6,750.00	
				1283	10/23/2025	INSTLL'D PICNIC TABLES @ D	850.00	80,774.00
3204	11/26/2025	43862	BRENNTAG PACIFIC, INC	BPI559568	10/31/2025	APPLIED CREDIT MEMO #BPI	5,392.63	5,392.63
3205	11/26/2025	50977	BRISAS AIR CONDITIONIN	2025-8835	10/31/2025	TRBLSHT/RPR'D A/C UNIT @	1,625.00	1,625.00
3206	11/26/2025	56233	CORONA ENVIRONMENT/	U-9338	10/31/2025	PE10/31 TESTING/EVALUATIC	25,971.95	25,971.95
3207	11/26/2025	49858	CV PIPELINE CORP.	S3782	10/28/2025	10/24 VIDEO PIPE INSPECTIC	1,005.00	
				S3793	11/10/2025	WATERLINE POTHOLING @ F	1,575.00	
				S3783	10/29/2025	10/24 VIDEO PIPE INSPECTIC	1,005.00	3,585.00
3208	11/26/2025	43672	DESERT VALLEY SERVICI	681793	10/9/2025	NITRILE GLOVES	96.79	
				682730	10/21/2025	HAND SOAP, TOWEL ROLL, E	471.31	
				682744	10/21/2025	DISP PROLINE CURVE 1LT BL	10.88	
				682879	10/22/2025	NITRILE GLOVES, AIR FRESH	1,115.82	
				682907	10/23/2025	TISSUE TOILET 2PL	1,306.88	
				683810	11/3/2025	S/O CLNR DISINFECT PINE	1,028.79	4,030.47
3209	11/26/2025	02139	DLT SOLUTIONS, LLC	SI707126	8/22/2025	AUG2025/26 SILVER SUPPOR	995.00	995.00
3210	11/26/2025	54908	E SOURCE COMPANIES L	14267	10/15/2025	10/1-31 LEVEL 1 WATER AUDI	3,000.00	3,000.00
3211	11/26/2025	53799	ENTERPRISE FM TRUST	FBN5487651	11/5/2025	NOV2025 LEASE CHRGS (FOI	48,584.16	48,584.16

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3212	11/26/2025	44713	FARMER BROTHERS CO.	95678445	11/10/2025	COFFEE, TEA & CUPS	488.43	
				95678006	8/19/2025	COFFEE, CREAMER, JACKET	1,263.17	
				95678377	10/27/2025	COFFEE, CREAMER & STIR S	650.72	
				95678380	10/27/2025	COFFEE, CREAMER, SUGAR	974.44	3,376.76
3213	11/26/2025	49100	GOLDMAN, RONALD A.	Oct2025	10/31/2025	OCT2025 SVCS: KPC	1,464.50	1,464.50
3214	11/26/2025	00207	GRAINGER INC	9678172736	10/16/2025	LONG REACH PLIERS, ETC	139.02	
				9685819238	10/23/2025	LEATHER GLOVES & DIGITAL	718.79	
				9700880488	11/5/2025	HXHDCPSCRW	12.99	
				9700880496	11/5/2025	NEOPRENE SHEET	19.87	890.67
3215	11/26/2025	51892	HERC RENTALS, INC.	35831919-002	11/1/2025	10/2-11/1 BACKHOE RNTL	2,420.31	2,420.31
3216	11/26/2025	00996	HOME DEPOT	6021244	10/22/2025	2GAL BUCKET, BEHR PREM F	417.42	
				3172640	10/15/2025	2X8-10 GDF	12.89	
				4014092	10/14/2025	2X6-10 GDF	9.73	
				6014866	10/22/2025	1000W OTDR TMR W/ PHOTC	130.41	
				7172720	10/21/2025	APPLIED CREDIT MEMO #615	330.30	
				9010811	10/29/2025	DEFIANT 300LM 3PK FLASHL	52.10	952.85
3217	11/26/2025	54791	HYDROPRO SOLUTIONS,	IN0004331	10/22/2025	1.5" FLG MS-LESS REGISTER	5,497.36	5,497.36
3218	11/26/2025	42709	LANDMARK CONSULTAN	LP1125-62	10/28/2025	PE10/22 SOIL TSTNG @ SHAI	2,100.00	
				LP1225-25	11/11/2025	PE11/5 SOIL TSTNG @ SHAD	600.00	2,700.00
3219	11/26/2025	51539	MICHAEL BAKER INTERN	1264010	10/16/2025	PE9/28 CEQA COMPLIANCE S	5,370.00	5,370.00
3220	11/26/2025	49479	POLYDYNE INC.	1973486	10/28/2025	CLARIFLOC WE-1238	4,634.06	4,634.06
3221	11/26/2025	52802	RED WING BUSINESS AD	2025103000343	10/30/2025	7/9 EMPLOYEE WORK BOOTS	500.00	500.00
3222	11/26/2025	32950	SAFETY-KLEEN SYSTEMS	98260853	10/10/2025	10/8 SVC	303.67	303.67
3223	11/26/2025	55682	SALCIDO, SANDRA E.	4	10/3/2025	SEPT2025 ZUMBA CLASSES	520.00	
				5	11/10/2025	OCT2025 ZUMBA CLASSES	520.00	1,040.00
3224	11/26/2025	55354	THE VAN DYKE CORPOR/	4	10/31/2025	PE10/31 SHADY LN MOBILE H	211,071.00	211,071.00
3225	11/26/2025	48436	UNIVAR SOLUTIONS USA	53430350	10/27/2025	SODIUM HYPOCHLORITE	525.38	
				53448527	11/3/2025	SODIUM HYPOCHLORITE	11,648.82	12,174.20
3226	11/26/2025	54400	US BANK	7944592	10/24/2025	COA SAN DISTRICT CUSTOD	1,200.00	
				7944598	10/24/2025	RDVLPMNT AGENCY SUBORI	2,332.00	3,532.00
3227	11/26/2025	55817	VESTIS SERVICES, LLC	OCT2025	10/31/2025	PE10/31, CUST #792282344/4	4,206.85	
				OCT2025 CC	10/31/2025	PE10/31, CUST #792567364, M	1,141.30	
				OCT2025 SAN	10/31/2025	PE10/31, CUST #792282347, L	1,419.75	
				OCT2025 GRFT	10/31/2025	PE10/31, CUST #6136434, UNI	152.55	6,920.45

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3228	11/26/2025	50629	VINTAGE ASSOCIATES, IN	238348	9/30/2025	RPLC'D IRRGTN VALVE @ DE	225.00	
				238466	10/15/2025	OCT2025 LNDSCPE MAINT @	10,135.00	
				238462	10/15/2025	OCT2025 LNDSCPE MAINT @	5,247.00	
				238463	10/15/2025	OCT2025 LNDSCPE MAINT @	13,017.50	
				238465	10/15/2025	OCT2025 LNDSCPE MAINT @	5,201.50	
				238349	9/30/2025	RPLC'D IRRGTN VALVE @ DA	175.00	
				238460	10/15/2025	OCT2025 LNDSCPE MAINT @	5,432.50	39,433.50
3229	11/26/2025	51697	WESTERN WATER WORK	1413239-00	10/24/2025	ANGLE BALL MTR VLV INSTA	4,959.00	
				1412885-00	9/18/2025	SOFT COPPER TUBING 100F	2,842.73	7,801.73
3230	11/26/2025	54272	WILLDAN	002-36304	11/4/2025	OCT2025 BLDG AND SAFETY	9,870.00	9,870.00
3231	11/26/2025	00384	WILLDAN FINANCIAL SER	010-64126	11/17/2025	PE10/31 COST ALLOCATION F	1,050.00	1,050.00
3232	11/26/2025	54719	YUNEX LLC	90005537	10/24/2025	SEPT2025 TRAFFIC SIGNAL M	3,028.50	
				5610006607	10/24/2025	SEPT2025 TRAFFIC SIGNAL C	5,119.85	8,148.35
						T FOR WELLS FARGO BANK -SEPARATE CHECK:		609,632.01

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123964	11/26/2025	55142	AKEL ENGINEERING GRC	251409-01	10/29/2025	PE10/7 CABAZON TRAVEL CE	6,368.00	6,368.00
123965	11/26/2025	55541	ALL DOOR TECH	3187	8/27/2025	8/25 INSTLL'D DOOR SENSOF	1,304.06	
				3318	10/17/2025	10/16 INSTLL'D DUMMY CYLIN	665.24	1,969.30
123966	11/26/2025	50867	ARCTIC GLACIER USA, IN	3990530307	10/30/2025	10LB BLOCK ICE (42)	150.00	150.00
123967	11/26/2025	54860	ARMSTRONG GROWERS	WB-51692	10/15/2025	LANTANA NEW GOLD	84.91	84.91
123968	11/26/2025	56516	AYON, SERGIO	Refund	11/13/2025	DEPOSIT REFUND- 11/1 RLF S	100.00	100.00
123969	11/26/2025	56195	BAJA BOYZ TOWING	25-02863	10/29/2025	10/28 TOWING: 53990 ENTER	170.00	170.00
123970	11/26/2025	00836	BIO-TOX LABORATORIES	48143	10/23/2025	8/25 LAB SERVICES	310.00	
				48144	10/23/2025	9/22, 10/6 LAB SERVICES	510.00	820.00
123971	11/26/2025	54517	BLACK KNIGHT TECHNOL	997557816290B	10/22/2025	SEPT2025 SITXPRO SBSCRP	250.00	250.00
123972	11/26/2025	56517	BLUESTEIN, LAVINDA	Refund	11/12/2025	DEPOSIT REFUND- 12/4/21 RI	100.00	100.00
123973	11/26/2025	42459	BRUDVIK, INC.	61355	10/29/2025	10/22-23 GENERATOR+ETC R	1,609.00	1,609.00
123974	11/26/2025	44494	BURRTEC WASTE & REC	BD 10/1/25	10/1/2025	AC 44-BS 405340, 85075 AVE	65.38	65.38
123975	11/26/2025	46356	C.V. CONSERVATION COI	Oct 2025	11/19/2025	OCT2025 LDMF MULTI-SPECI	11,919.60	11,919.60
123976	11/26/2025	46445	CALIFORNIA BUILDING ST	July-Sep 2025	11/19/2025	JULY-SEP2025, SB1473 QTRL	342.54	342.54
123977	11/26/2025	53746	CANNABIZ CONSULTING	Oct 2025	10/31/2025	OCT2025 SOCIAL EQUITY SU	9,782.50	9,782.50
123978	11/26/2025	43710	CHARLES P CROWLEY C	34524	10/27/2025	BALDOR (150 HP, 1800, 445 L	24,329.55	24,329.55
123979	11/26/2025	55591	CICCS TRUST	2025-11	11/5/2025	NOV2025 CICCS TRUST EAP	177.30	177.30
123980	11/26/2025	07950	CITY OF COACHELLA	Sept 2025	9/30/2025	SEPT2025 WATER- ST, PARK	61,516.37	
				Sept 2025-LLD's	9/30/2025	SEPT2025 WATER- LLD'S	12,839.09	74,355.46
123981	11/26/2025	53220	COACHELLA ACE HARDW	9755/1	10/14/2025	PAINT SCRAPER CS HD 4", E	42.38	
				9795/1	10/22/2025	CLN VINEGAR EUCLYP, HED	160.90	
				9811/1	10/27/2025	MARK PAINT IC SB FLR GRN	56.50	
				9819/1	10/29/2025	C+K EXT FLT UWB 1G, BARB	76.99	
				9844/1	11/3/2025	CASTR HRDRBR	143.51	
				9767/1	10/16/2025	HEAT GUN DIGITAL, AUTO CL	98.38	
				9773/1	10/17/2025	LOPPER BYPASS DROP FOR	135.87	
				9783/1	10/20/2025	HI-VELOCITY FLR FN 12"	50.01	
				9786/1	10/21/2025	HANDHELD FERTLZR SPREA	93.47	
				9788/1	10/21/2025	KEY CAPS 4PK, ETC	37.78	
				9814/1	10/27/2025	ACE BEST RLR M	23.46	
				9827/1	10/30/2025	ACE GLOVES BLK/RED, ETC	228.24	
				9841/1	11/1/2025	COOLER LEGEND RD/WHT 9	32.61	1,180.10
123982	11/26/2025	56000	CODEX CREATION COMM	Refund	11/13/2025	DEPOSIT REFUND- 10/30-11/3	300.00	
				Refund	11/13/2025	DEPOSIT REFUND- 10/30-11/3	200.00	500.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123983	11/26/2025	54137	CONSERVE LANDCARE L	533434	10/31/2025	OCT2025 LNDSCPE MAINT @	60,697.00	
				535410	10/31/2025	RPLC'D VALVE @ DIST 25	199.50	
				533462	10/31/2025	EROSION CLEAN-UP @ DIST	1,656.00	
				533463	10/31/2025	RPR'D EROSION/INSTLL'D DC	2,999.66	
				535409	10/31/2025	RPLC'D VALVE @ DIST 19	260.39	65,812.55
123984	11/26/2025	52375	CORE & MAIN LP	X780530	9/30/2025	1X3 REP CLP FULL CIRCLE 1.	716.23	
				X995903	10/24/2025	B242581N 1 ANG BALL MTR V	5,932.37	6,648.60
123985	11/26/2025	00214	CORONET CONCRETE PI	1211115	9/30/2025	6.0 SACK EQ 60/40 FA, EFC FI	557.76	557.76
123986	11/26/2025	11800	COUNTY OF RIVERSIDE	AN0000003217	11/18/2025	AUG2025 ANL SHLTR+FIELD+	47,741.61	47,741.61
123987	11/26/2025	09650	CVAG	CV25117-24	12/4/2024	PE8/24 ATP- ARTS & MUSIC L	3,107.97	
				CV25223-25	1/29/2025	NOV2024 ATP- ARTS & MUSIC	238.45	
				CV25348-25	3/25/2025	PE2/28 ATP- ARTS & MUSIC L	62.46	
				CV25435-25	5/28/2025	PE3/31 ATP- ARTS & MUSIC L	12.78	
				CV25226-25	1/29/2025	PE12/28 ATP- ARTS & MUSIC	1,267.53	
				CV25230-25	1/29/2025	DEC2024 ATP- ARTS & MUSIC	268.68	
				CV25480-25	6/12/2025	PE4/30 ATP- ARTS & MUSIC L	1,780.28	
				Oct2025	11/19/2025	OCT2025 TUMF FEES	19,880.00	
				CV25659-25	11/18/2025	NV24-MY25 AV48 WIDENING (	14,304.13	40,922.28
123988	11/26/2025	09950	CVWD	Oct 2025	11/3/2025	CN 332543, OCT2025 WELL R	45,674.64	45,674.64
123989	11/26/2025	02115	CWEA	DF-12/31/25	10/21/2025	12/31 CERT RNWL CSM2: D. F	119.00	
				EB-11/30/25	10/21/2025	MBRSHP RNWL: E. BELTRAN	251.00	370.00
123990	11/26/2025	50103	D&H WATER SYSTEMS	I2025-1443	10/27/2025	MAINT/RPLCMNT SVCS ON S	14,317.80	14,317.80
123991	11/26/2025	44718	DAMARA'S FLOWERS	16995	11/4/2025	SPRAY ARRANGEMENT- MAF	127.00	127.00
123992	11/26/2025	54602	DE FRANCISCO SHEK, AI	25020	11/17/2025	CUSTOM SOMOS COACHELL	500.00	
				25017	11/4/2025	DESIGN UPDATE TO COACHE	150.00	
				25018	11/4/2025	DESIGN COACHELLA HOLIDA	150.00	800.00
123993	11/26/2025	00118	DEPARTMENT OF TRANS	SL260160	10/20/2025	JULY-SEPT2025 TRAFFIC SIG	4,524.03	4,524.03

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
123994	11/26/2025	01089	DESERT ELECTRIC SUPF	S128853107.003	10/20/2025	LEV 8750 POS ORIENTED LM	645.16	
				S128880716.001	10/9/2025	HID REPLACEMENT FIELD AD	740.48	
				S128903755.001	10/1/2025	COLOR & POWER SELECTAB	57.58	
				S128903755.002	10/1/2025	COLOR & POWER SELECTAB	403.08	
				S128911367.001	10/6/2025	COLOR & POWER SELECTAB	287.92	
				S128937031.001	10/17/2025	COLOR & POWER SELECTAB	115.17	
				S128937154.001	10/9/2025	80W LED WALL PACK W/ PHC	1,167.38	
				S128951118.001	10/8/2025	TEMPO 501 TRACKER II-CABI	929.98	
				S128954152.001	10/8/2025	TORK ZB124 305V PHOTOCO	35.87	
				S128954152.002	10/9/2025	TORK ZB124 305V PHOTOCO	251.06	
				S129003181.001	10/15/2025	INT WP7000BR 1G WP COVEI	61.35	
				S129003181.002	10/20/2025	LEV GFWT2-W WHITE GFCI 2	629.88	
				S129003246.001	10/15/2025	LEV GFWT2-W WHITE GFCI 2	314.94	
				S129003916.001	10/15/2025	DOT SHR RND PT SHOVEL, E	188.37	5,828.22
123995	11/26/2025	53007	DESERT PROMOTIONAL (	107357	10/22/2025	6FT TABLE COVER W/ CITY S	1,879.10	
				107442	10/27/2025	ROSEWOOD WALL CLOCK W	336.49	2,215.59
123996	11/26/2025	49776	DESERT SEWER SUPPLY	39264	9/25/2025	CAST IRON COVER-SEWER,	517.30	
				39323	10/1/2025	FRAME & COVER	2,517.83	3,035.13
123997	11/26/2025	56518	DIANA DOMINGUEZ &	Refund	11/12/2025	DEPOSIT REFUND- 9/25/21 D/	100.00	100.00
123998	11/26/2025	54233	DJ2A ENTERTAINMENT	739	11/12/2025	12/5 DJ @ HOLIDAY PARADE	750.00	750.00
123999	11/26/2025	55527	DOKKEN ENGINEERING	49608	7/9/2025	PE6/30 GRPFRT/AIRPORT BL	5,745.00	
				50625	10/24/2025	PE9/30 GRPFRT/AIRPORT BL	900.00	6,645.00
124000	11/26/2025	55683	DUDEK	202509049	10/30/2025	PE9/26 DEVELOPMENT OF W	12,221.71	12,221.71
124001	11/26/2025	14700	E. S. BABCOCK & SONS, I	CJ51841-0076W	10/30/2025	AUG-SEPT2025 LAB SAMPLE	5,344.51	
				CJ51843-0076D	10/30/2025	SEPT2025 LAB SAMPLES FOI	3,272.91	8,617.42
124002	11/26/2025	36050	EMPLOYMENT DEVELOPI	L0558827568	10/29/2025	AC 944-0806-9, JULY-SEPT20	6,806.00	6,806.00
124003	11/26/2025	51401	ENCHANTED MEMORIES	7905	11/18/2025	12/3 MR & MRS CLAUSE, ELF	1,905.00	
				7912	11/18/2025	12/5 SANTA CLAUSE IMPERS(	707.50	2,612.50
124004	11/26/2025	51141	FENCEWORKS RENTAL S	145403	10/15/2025	10/15-11/15 TEMP FENCE RN	1,022.00	
				145404	10/15/2025	10/15-11/15 TEMP FENCE RN	434.00	1,456.00
124005	11/26/2025	55164	FIGUEROA, MARITZA	Refund	11/13/2025	DEPOSIT REFUND- 10/26 DE	100.00	100.00
124006	11/26/2025	48148	FORD HALL COMPANY, IN	2479	6/23/2023	VL BRUSH HOLDER, BL BRUS	979.42	979.42
124007	11/26/2025	47947	GALILEE CENTER INC.	2025	10/29/2025	COMMUNITY BASED GRANT	1,000.00	1,000.00
124008	11/26/2025	55660	GANNETT CALIFORNIA L(	0007412001	9/30/2025	OCT2025 PUBLISHED ADS	2,755.96	2,755.96
124009	11/26/2025	56520	GARCIA, VICTOR	Refund	11/13/2025	DEPOSIT REFUND- 2021+202	400.00	400.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124010	11/26/2025	51494	GARDA CL WEST, INC.	10832505	11/1/2025	NOV2025 ARMORED TRANSF	1,378.15	
				20653072	10/31/2025	OCT2025 EXCESS LIABILITY/I	499.41	1,877.56
124011	11/26/2025	25500	GRANITE CONSTRUCTIO	3031619	8/29/2025	14731-D270-10R25 & ENV FEE	349.75	349.75
124012	11/26/2025	56522	GUDINO, JASMINE	Refund	11/13/2025	DEPOSIT REFUND- 5/5+10+12	100.00	100.00
124013	11/26/2025	01864	HAAKER EQUIPMENT CO	INV21519	11/4/2025	TRBLSHT/RPLC'D HYDRAULI(	2,751.76	2,751.76
124014	11/26/2025	56523	HERNANDEZ, ELENA	Refund	11/13/2025	DEPOSIT REFUND- 10/25 BGI	100.00	100.00
124015	11/26/2025	20450	IMPERIAL IRRIGATION DI:	50035755-OT25	11/3/2025	AC50035755, 9/28-10/29, PUM	10,571.80	
				50035836-OT25	11/5/2025	AC50035836, 10/4-11/3, WELL	37.24	
				50217597-OT25	11/5/2025	AC50217597, 10/4-11/3	60.12	
				50387122-OT25	11/6/2025	AC50387122, 10/4-11/3, SEWE	45,848.02	
				50408460-OT25	11/3/2025	AC50408460, 10/1-28, WELL #	10,886.50	
				50487676-OT25	11/5/2025	AC50487676, 10/4-11/3, LIFT S	21.20	
				50509172-OT25	11/5/2025	AC50509172, 10/4-11/3, CORP	2,556.84	
				50705542-OT25	11/5/2025	AC50705542, 10/4-11/3, PERM	1,446.30	
				50705544-OT25	11/5/2025	AC50705544, 10/4-11/3, PERM	227.15	
				50035560-OT25	11/3/2025	AC50035560, 10/1-29, ST LIGH	20,831.89	
				50371785-OT25	10/31/2025	AC50371785, 10/1-28, LIFT ST.	697.28	
				50434217-OT25	10/31/2025	AC50434217, 10/1-29	70.21	
				50459795-OT25	10/31/2025	AC50459795, 10/1-29	67.72	
				50459796-OT25	10/31/2025	AC50459796, 10/1-29	56.72	
				50459819-OT25	10/31/2025	AC50459819, 10/1-29	39.39	
				50522793-OT25	10/31/2025	AC50522793, 10/1-28, SCADA	53.73	93,472.11
124016	11/26/2025	45108	IMPERIAL SPRINKLER SU	0023681286-001	10/15/2025	IPS PVC PRIMER, ETC	42.85	
				0023681286-002	10/23/2025	SCH40 PVC CAP SLIP	27.43	
				0023712762-001	10/16/2025	MARKING FLAGS (BLUE, GRE	65.25	
				0023775874-001	10/21/2025	KELL TOPPER SOD PREP	319.46	
				0023836574-001	10/24/2025	AQUALINE QUICK COUPLER	69.87	524.86
124017	11/26/2025	55169	INDUSTRIAL HEALTH MEI	00016416	11/12/2025	NOV2025 DOT PHYSICAL SVC	65.00	
				00016329	10/31/2025	OCT2025 DRUG TEST	20.00	85.00
124018	11/26/2025	56475	INDUSTRIAL TECHNICAL	1116145F	10/14/2025	TRBLSHT & SVC MOTOR/DRI'	1,395.00	1,395.00
124019	11/26/2025	56475	INDUSTRIAL TECHNICAL	1116177F	10/31/2025	STARTUP OF MITSUBISHI F8(	720.00	720.00
124020	11/26/2025	53625	INTERSTATE ALL BATTER	1920701019983	11/3/2025	SLA0961 IB 6 12 SLA 187	166.32	166.32
124021	11/26/2025	53425	IVAN'S BLINDS AND MORI	4212335	10/27/2025	RPR'D SHADES (12) @ CIVIC	369.00	369.00
124022	11/26/2025	42444	JERNIGANS SPORTING G	20376	10/28/2025	OCT2025 EMPLOYEE WORK	511.10	511.10

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124023	11/26/2025	56498	KILEY & ASSOCIATES, LL	CCA 250902	9/2/2025	PE8/31 FEDERAL LEGISLATIV	6,000.00	
				CCA 251001	10/1/2025	PE9/30 FEDERAL LEGISLATIV	4,000.00	
				CCA 251103	11/3/2025	PE10/31 FEDERAL LEGISLATI	4,000.00	14,000.00
124024	11/26/2025	47328	KONICA MINOLTA	48057117	10/31/2025	C550I, 1515 6TH ST, OCT 202	641.01	641.01
124025	11/26/2025	44047	KONICA MINOLTA BUSINE	9010649193	10/29/2025	BIZHUB 282, FIRE DEPT, 9/23	5.69	5.69
124026	11/26/2025	45051	LAMAR OF PALM SPRING	117608644	10/27/2025	10/27-11/23 POSTER ADVERT	1,273.00	
				117608647	10/27/2025	10/27-11/23 POSTER ADVERT	870.00	2,143.00
124027	11/26/2025	54623	LIFT TO RISE	Refund	11/13/2025	DEPOSIT REFUND- JAN-JUNE	300.00	300.00
124028	11/26/2025	54362	LINDE GAS & EQUIPMENT	52751632	10/22/2025	9/20-10/20 IND HIGH PRESSU	47.80	47.80
124029	11/26/2025	24600	LOPES HARDWARE	0001809	9/26/2025	PADLOCKS, 2001 LOCKS, CH/	935.28	
				1934	10/28/2025	NUMBER STICKERS	5.38	
				1965	11/12/2025	2001 LOCKS	123.91	1,064.57
124030	11/26/2025	56524	LOPEZ, RAFAEL	Refund	11/13/2025	DEPOSIT REFUND- 8/17+24+3	100.00	100.00
124031	11/26/2025	47919	M AND H CONSTRUCTION	4798	11/3/2025	APN #778-130-015 VACANT LO	6,000.00	6,000.00
124032	11/26/2025	56525	MAGANA, FELIPE	Refund	11/13/2025	DEPOSIT REFUND- 3/17+24+3	100.00	100.00
124033	11/26/2025	49857	MANPOWER US INC.	39757574	11/2/2025	WE 11/2: GUTIERREZ+RAYA	2,058.81	
				39730941	10/19/2025	WE 10/19: M. GALLEGOS	1,096.26	
				39744664	10/26/2025	WE 10/26: GUTIERREZ+RAYA	2,477.70	
				39755584	11/2/2025	WE 11/2: GALLEGOS+VEGA	3,369.00	
				39770485	11/9/2025	WE 11/9: M. GALLEGOS	1,408.20	
				39770491	11/9/2025	WE 10/19+26: GALLEGOS+VE	4,331.56	14,741.53
124034	11/26/2025	56110	MARIACHI BANDS OF THE	0027	11/4/2025	12/3 PERFORMANCE @ TREE	2,499.00	2,499.00
124035	11/26/2025	55020	MARTIN MARIETTA MATE	47584073	10/20/2025	1/2" MM TY A PG70-10	432.08	
				47663863	10/27/2025	TACK 5GAL BUCKET	64.65	
				47663864	10/27/2025	1/2" GB T3C3 PG70-10	420.19	916.92
124036	11/26/2025	56526	MELGOZA, JOSE GERARI	Refund	11/13/2025	DEPOSIT REFUND- 9/18+20+2	100.00	100.00
124037	11/26/2025	25900	MEREDITH & SIMPSON C	261031	10/28/2025	TRBLSHT/TEST THE CPX900(	615.00	
				261037	10/31/2025	ELECTRICAL SVC FOR DEEP	3,788.32	4,403.32
124038	11/26/2025	54722	MY LITTLE CARNIVAL, INC	5672	11/13/2025	12/5 CARNIVAL GAME BOOTH	6,890.00	6,890.00
124039	11/26/2025	56521	NICOLE GAYLER &	Refund	11/12/2025	DEPOSIT REFUND- 4/16/22 RI	100.00	100.00
124040	11/26/2025	56527	OCHOA, ISA M	Refund	11/13/2025	DEPOSIT REFUND- 11/8 BGDI	200.00	200.00
124041	11/26/2025	52757	OLLIN STRATEGIES	378	11/15/2025	NOV2025 CONSULTING SVCS	5,000.00	5,000.00
124042	11/26/2025	56022	PALM SPRINGS PARTY C(	2458	11/12/2025	12/5 GINGERBREAD SLIDE, E	2,000.00	2,000.00
124043	11/26/2025	01736	PALM SPRINGS PUMP, IN	25-5854	7/30/2025	7/29 SVC CALL FOR WELL #1	500.00	
				25-5980	10/22/2025	10/14+22 SVC CALLS @ WELI	1,185.00	1,685.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124044	11/26/2025	52650	PALMS TO PINES PRINTI	1021COCCHCO	11/13/2025	2-SIDED BRASS COINS	1,179.45	
				1022COCEFHT-	11/8/2025	KNITTED ELF HATS	3,202.68	4,382.13
124045	11/26/2025	02028	PETE'S ROAD SERVICE, I	25-0874728-00	10/16/2025	FLAT REPAIRS	81.23	
				25-0875873-00	10/21/2025	TRUCK ALIGNMENT	129.00	
				25-0875922-00	10/21/2025	DISMOUNT/MOUNT NEW TIR	959.43	
				25-0876437-00	10/23/2025	DISMOUNT/MOUNT NEW TIR	337.47	
				25-0877593-00	10/29/2025	MOUNT/BALANCE NEW TIRE	213.67	1,720.80
124046	11/26/2025	55376	PHPE SERVICES	2025-125-02	10/29/2025	8/30, 9/26 SVC CALLS @ WEL	3,150.00	3,150.00
124047	11/26/2025	01395	PJ'S DESERT TROPHIES	28602	11/13/2025	HOLIDAY PARADE TROPHIES	3,654.49	3,654.49
124048	11/26/2025	56322	PRIMO BRANDS	05I8700083738	9/26/2025	8/25-9/24 DELIVERY SVCS @	382.46	
				05J8700083738	10/28/2025	9/25-10/24 DELIVERY SVCS @	222.63	605.09
124049	11/26/2025	52306	QUINN COMPANY	33288301	10/20/2025	9/23-10/21 DUMP TRUCK RNT	4,273.38	
				33492201	10/23/2025	10/16-22 REACHLIFT RNTL	2,244.28	6,517.66
124050	11/26/2025	55446	RAMIREZ, LOIDA	Refund	11/13/2025	DEPOSIT REFUND- 11/9 BGDI	100.00	100.00
124051	11/26/2025	56528	RAMIREZ, LUIS	Refund	11/13/2025	DEPOSIT REFUND- 10/17+24-	100.00	100.00
124052	11/26/2025	56529	RAMIREZ, NANCY	Refund	11/13/2025	DEPOSIT REFUND- 11/1 BGDI	100.00	100.00
124053	11/26/2025	54500	RELIABLE TRANSLATION:	32366	11/13/2025	11/13 DOCUMENT TRANSLAT	80.00	
				32162	10/22/2025	10/22 CC MTG SVCS	588.00	668.00
124054	11/26/2025	48608	REYES COCA-COLA BOT	49528200026	10/29/2025	SOFT DRINKS	576.96	576.96
124055	11/26/2025	56532	REYES VIEYRA, EDUARD	Refund	11/13/2025	DEPOSIT REFUND- 11/1 BGDI	200.00	200.00
124056	11/26/2025	56534	S.R. BRAY LLC	716394DS	11/5/2025	INSTLL'D TEMP POLE/PANEL	7,685.00	7,685.00
124057	11/26/2025	55272	SALAS, LAWRENCE Y.	Oct-25	10/6/2025	OCT2025 CITIZENSHIP CLAS:	870.00	870.00
124058	11/26/2025	01830	SAM'S FENCE INC.	22448	10/14/2025	INSTLL'D GATE @ SANITARY	1,975.00	
				22415	9/26/2025	INSTLL'D CHAIN LINK FENCE	2,475.00	4,450.00
124059	11/26/2025	56530	SANCHEZ, SERVANDO	Refund	11/13/2025	DEPOSIT REFUND- 10/25 BGI	200.00	200.00
124060	11/26/2025	50827	SDC SOUND COMPANY L	1177	10/8/2025	12/3 SOUND SYSTEM @ TREI	1,580.00	
				1178	10/8/2025	12/5 SOUND SYSTEM @ HOL	1,400.00	2,980.00
124061	11/26/2025	55326	SILLERS INSTITUTE INC.	00501	11/12/2025	CLASS B DRIVER TRAINING:	5,000.00	5,000.00
124062	11/26/2025	55420	SUPERB ENGINEERING II	1121	7/10/2025	RETENTION- WESTERFIELD	12,453.09	12,453.09
124063	11/26/2025	54550	TBU INC.	51855	10/6/2025	RPR'D MAIN, ETC @ AVE 51/M	16,218.08	16,218.08
124064	11/26/2025	53127	THE LGBTQ COMMUNITY	Refund	11/13/2025	DEPOSIT/FEES REFUND- 10/2	790.00	790.00
124065	11/26/2025	56342	THE POTTER'S HOUSE	Refund	11/13/2025	DEPOSIT REFUND- 10/25 BGI	300.00	300.00
124066	11/26/2025	54651	THE REINALT-THOMAS C	5049898439	10/16/2025	INSTLL'D TIRES (4) ON 2022 F	583.33	
				5050505099	10/23/2025	INSTLL'D TIRES (4) ON 2018 F	582.85	
				5051102851	10/29/2025	INSTLL'D TIRE ON 2020 FORI	158.81	1,324.99

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124067	11/26/2025	48152	TKE ENGINEERING, INC.	2025-1480	11/12/2025	PE9/30 SVCS, PARCEL MAP 3	108.40	108.40
124068	11/26/2025	51093	T-MOBILE USA, INC.	L2510300292	10/30/2025	7/23-8/12 TIME DIFFERENCE	50.00	50.00
124069	11/26/2025	38250	TOPS N BARRICADES	1116427	10/13/2025	9/26-10/12 CHNGBLE MSG SI(	2,580.00	
				1116500	10/16/2025	BUTYL PADS 8"	195.75	
				1116419	10/10/2025	BUTYL PADS 8" & ORANGE B/	258.28	3,034.03
124070	11/26/2025	56536	TRAINS ON THE MOVE	690297760653a	10/29/2025	DEPOSIT- 12/3 MINI TRAIN @	2,200.00	2,200.00
124071	11/26/2025	56536	TRAINS ON THE MOVE	690297760653a	10/29/2025	BAL DUE- 12/3 MINI TRAIN @	2,200.00	2,200.00
124072	11/26/2025	45053	TYLER TECHNOLOGIES,	045-543492	11/6/2025	10/29 ERP MIGRATION	1,600.00	
				045-541903	10/23/2025	10/13 ADDL IMP-R AND PM	2,400.00	
				045-541904	10/23/2025	10/14-16 ERP MIGRATION	4,800.00	8,800.00
124073	11/26/2025	38800	UNDERGROUND SERVICI	25-261254	11/1/2025	CA STATE FEE FOR REGULAT	68.57	
				1020250130	11/1/2025	OCT2025- 55 NEW TICKETS+	230.00	298.57
124074	11/26/2025	43751	USA BLUEBOOK	INV00869641	10/28/2025	ACETATE BUFFER SOLUTION	873.06	873.06
124075	11/26/2025	55816	VERIZON CONNECT FLEE	382000074093	11/3/2025	OCT2025 VEHICLE TRACKINC	1,462.05	1,462.05
124076	11/26/2025	44966	VERIZON WIRELESS	6127366439	11/1/2025	AC371867190-00002, 10/2-11/	230.22	230.22
124077	11/26/2025	56531	VIDALES, JOSE	Refund	11/13/2025	DEPOSIT REFUND- 2019+202	200.00	200.00
124078	11/26/2025	44775	VISTA PAINT CORPORATI	2025-131789-00	10/15/2025	RAGS	304.89	
				2025-139015-00	10/20/2025	COVERALL EXT FLAT WHITE-	171.65	
				2025-142958-00	10/23/2025	HANDTITE RAC X GUARD, ET	180.53	657.07
124079	11/26/2025	01732	WAXIE SANITARY SUPPL'	83590591	10/22/2025	CAR WASH N WAX	135.89	
				83596238	10/24/2025	WAXIE SELECT NO-TOUCH P	330.49	466.38
124080	11/26/2025	49778	WEST COAST ARBORIST:	235398	10/15/2025	10/1-15 TREE MAINT @ DIST	20,379.00	
				235401	10/15/2025	10/1-15 TREE MAINT @ DIST	2,245.00	
				235399	10/15/2025	10/1-15 TREE MAINT @ DIST	4,529.00	
				235400	10/15/2025	10/1-15 TREE MAINT @ DIST	235.00	27,388.00
124081	11/26/2025	44203	WEST COAST SAND & GF	892015	10/9/2025	FILL SAND & CLASS 2 AGGRE	2,237.64	2,237.64
124082	11/26/2025	54464	WHITE CAP, L.P.	50033859528	10/16/2025	BLUE STEEL WALKING EDGE	219.49	219.49
124083	11/26/2025	48971	XPRESS GRAPHICS & PR	25-74869	11/4/2025	VETERAN'S PANCAKE BREAK	42.81	
				25-74892	11/4/2025	AGVISION GARDEN TO GO C	49.04	
				25-75094	11/11/2025	AGVISION EVENT PROGRAM	61.68	
				25-75112	11/11/2025	AGVISION TOUR FLYERS	76.28	
				25-75154	11/12/2025	AGVISION TOUR BOARD	79.52	
				25-74911	11/5/2025	CODE ENFORCEMENT BUSIN	69.14	378.47
124084	11/26/2025	56537	YOUR MAGICAL PARTY IN	69159ebaca4c3	11/13/2025	DEPOSIT- FACE PAINTER/BAI	1,900.00	1,900.00
124085	11/26/2025	56537	YOUR MAGICAL PARTY IN	69159ebaca4c3	11/13/2025	BAL DUE- FACE PAINTER/BAL	1,900.00	1,900.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124086	11/26/2025	56533	ZAMUDIO, MARQUES A	Refund	11/13/2025	DEPOSIT REFUND- 2/13+15+2	100.00	100.00
124087	11/26/2025	56519	ZAVALA-GARCIA, EZEQUI	Refund	11/12/2025	DEPOSIT REFUND- 1/6/24 BG	100.00	100.00
124088	11/26/2025	42100	ZUMAR INDUSTRIES INC	11183	10/22/2025	SPECIAL FACE-TRIMMED, ET	655.96	655.96
						Sub total for WELLS FARGO BANK:		712,158.79

161 checks in this report.

Grand Total All Checks: 1,321,790.80

Date: **November 26, 2025**

Finance Director: Lincoln Bogard

City Manager: William B. Pattison

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3233	12/2/2025	01372	SOUTH WEST PUMP & DI	1	10/30/2025	PE10/3 DRILLING & CONSTRU	167,841.25	167,841.25
						Γ FOR WELLS FARGO BANK -SEPARATE CHECK:		167,841.25

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124104	12/2/2025	56550	COACHELLA FIREHOUSE	12/3 Event	12/1/2025	12/3 CATERING @ TREE LIGH	3,900.00	3,900.00
124105	12/2/2025	56496	PALM SPRINGS CLASSIC	Bal Due	12/2/2025	BAL DUE- 12/5 CLASSIC CAR	500.00	
				Bal Due	12/2/2025	BAL DUE- 12/3 CLASSIC CAR	375.00	875.00
						Sub total for WELLS FARGO BANK:		4,775.00

3 checks in this report.

Grand Total All Checks: 172,616.25

Date: **December 2, 2025**

Finance Director: Lincoln Bogard

City Manager: William B. Pattison

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124089	12/10/2025	55364	CARRASCO, WINSER	Ref000255894	12/2/2025	UB Refund Cst #00040143	2.94	2.94
124090	12/10/2025	56547	CORDOVA, FRANCISCO	Ref000255903	12/2/2025	UB Refund Cst #00059801	73.12	73.12
124091	12/10/2025	56540	GONZALEZ, EDITH	Ref000255895	12/2/2025	UB Refund Cst #00049614	0.53	0.53
124092	12/10/2025	56543	GUTIERREZ, LESSLY	Ref000255899	12/2/2025	UB Refund Cst #00058478	95.17	95.17
124093	12/10/2025	56546	MV A24 LLC	Ref000255902	12/2/2025	UB Refund Cst #00059580	94.69	94.69
124094	12/10/2025	56539	NEPITA LINARES, MANUE	Ref000255893	12/2/2025	UB Refund Cst #00019381	9.30	9.30
124095	12/10/2025	56541	PARRA, JESUS	Ref000255896	12/2/2025	UB Refund Cst #00057143	86.83	86.83
124096	12/10/2025	56544	PULTE GROUP CO LLC	Ref000255900	12/2/2025	UB Refund Cst #00059101	69.74	69.74
124097	12/10/2025	56545	PULTE GROUP CO, LLC	Ref000255901	12/2/2025	UB Refund Cst #00059438	16.17	16.17
124098	12/10/2025	56542	QUINTANA VELARDE, ED(	Ref000255898	12/2/2025	UB Refund Cst #00058324	0.31	0.31
124099	12/10/2025	56512	RODRIGUEZ GUTIERREZ	Ref000255904	12/2/2025	UB Refund Cst #00060095	19.72	19.72
124100	12/10/2025	56549	RODRIGUEZ, ANGELA MA	Ref000255907	12/2/2025	UB Refund Cst #00060677	95.17	95.17
124101	12/10/2025	56513	ROVE ENGINEERING INC	Ref000255905	12/2/2025	UB Refund Cst #00060141	89.03	89.03
124102	12/10/2025	56488	SHETH, SAHIL	Ref000255897	12/2/2025	UB Refund Cst #00057741	30.16	30.16
124103	12/10/2025	56548	TO, SAM SIK HO	Ref000255906	12/2/2025	UB Refund Cst #00060219	27.76	27.76
						Sub total for WELLS FARGO BANK:		710.64

15 checks in this report.

Grand Total All Checks: 710.64

Date: **December 10, 2025**

Finance Director: Lincoln Bogard

City Manager: William B. Pattison

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Lincoln Bogard, Finance Director

SUBJECT: Investment Report – September 30, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and file the investment report for September 2025.

EXECUTIVE SUMMARY:

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

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

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

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

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the months ended September 30, 2025. In addition, this report includes detailed information and current activity on individual investments.

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

There was no unusual investment activity to report.

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

FISCAL IMPACT:

None, this report is to receive and file only.

City of Coachella
Bank Reconciliation - Wells Fargo Bank A/C#7100772636
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
Bank Statement	4,750,113.26	9,218,302.89	6,968,416.15	7,000,000.00	1
Cleared Deposits in Transit					
Cash & Checks	233,240.04	(233,240.04)		-	2
ACH Receipt Correction In-Transit		-		-	
Credit Cards	23,476.00	(23,476.00)			
Deposits in Transit					
Cash & Checks		419,319.89		419,319.89	3
				-	
Credit Cards		40,101.59		40,101.59	4
Last Month's O/S Checks	(463,560.66)		(463,560.66)	-	
Outstanding Checks			494,470.37	(494,470.37)	5
Reconciled Bank Balance	**4,543,268.64**	**9,421,008.33**	**6,999,325.86**	**6,964,951.11**	
Book Balance	**4,543,268.64**			**4,543,268.64**	
Daily Cash Received					
Cash Receipts		9,226,736.43		9,226,736.43	6
Book Transfers In		191,561.92		191,561.92	7
Adjusting Journal Entries		(150.00)		(150.00)	8
Other Fees And Revenues Affecting Cash					
NSF/Chargeback			6,940.59	(6,940.59)	9
Merchant Fees			12,208.46	(12,208.46)	10
Client Analysis			1,355.38	(1,355.38)	11
Currency Purchase and Increase Drawers			835.00	(835.00)	12
Cash Disbursements					
Payroll transfers			1,093,575.22	(1,093,575.22)	13
Check Disbursements			4,788,893.71	(4,788,893.71)	14
Voided check(s)			(2,973.38)	2,973.38	15
WF Adjustments		2,735.61	2,735.61	-	16
AJEs for EFT Payments			8,876.26	(8,876.26)	17
Transfers to SWEEP INVESTMENT		124.37	1,086,879.01	(1,086,754.64)	18
US Bank In Transit				-	
				-	
		-		-	
	4,543,268.64	9,421,008.33	6,999,325.86	6,964,951.11	
DIFFERENCE (Short)Over	**-**	**(0.00)**	**0.00**	**(0.00)**	

City of Coachella
Bank Reconciliation - Wells Fargo Bank A/C#7100772636
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
GL Balance - Wells Fargo Bank A/C#7100772636					
9/30/2025 GL Balance				13,190,515.35	19
Less Road Maint. & Rehab (Wells Fargo)				(2,482,374.68)	20
Less Gas Tax (Wells Fargo Bank)				(600,854.57)	21
STAGECOACH SWEEP Ending Balance				(919,145.67)	22
Funds Pending Investment				(167,733.34)	23
TCC Grant Account				(2,295,584.37)	24
Less Payroll (WFB)				240,128.39	25
G/L Balance WF only				**6,964,951.11**	

DIFFERENCE (Short)Over -

Completed by: Lourdes Marron **Date:** 10/23/2025

Reviewed By: **Date:**

Commercial Checking Acct Public Funds

Account number: **7100772636** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 9

CITY OF COACHELLA
GENERAL OPERATING ACCOUNT
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
San Francisco Wholesale
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
7100772636	$4,750,113.26	$9,218,302.89	-$6,968,416.15	$7,000,000.00

Credits

1

Deposits

Effective date	*Posted date*	*Amount*	*Transaction detail*
09/02	09/03	1,117.86	Reversal of Check Posted 9-02-25 Reposted 9-03-25 as Serial 0000123396 Our Ref: 9-02-25 00000000
09/02	09/03	1,600.00	Reversal of Check Posted 9-02-25 Reposted 9-03-25 as Serial 0000123387 Our Ref: 9-02-25 00000000
09/26	09/29	17.75	Reversal of Check Posted 9-26-25 Stale Date Our Ref: 9-26-25 00000000
		$2,735.61	**Total deposits**

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/02	1,000.00	Cvag123456 Payment 250902 1400 City of Coachella
	09/02	1,947.08	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693
	09/02	2,013.77	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693
	09/02	2,622.12	Ecs E-Box Settle Ebx Settle 090225 City of Coachel x
	09/02	3,147.05	09/02Bankcard Deposit -0482213064
	09/02	3,336.69	09/02Bankcard Deposit -0482213064
	09/02	4,278.00	09/02Bankcard Deposit -0482213064
	09/02	7,131.82	09/02Bankcard Deposit -0482213064
	09/02	14,854.83	Global Payments Global Dep 202508 8788240061822 City of Coachella Util
	09/02	124.37	Sweep Transfer From Investment
	09/03	44.09	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693
	09/03	1,433.44	Cash Vault Deposit
	09/03	4,570.83	Ecs E-Box Settle Ebx Settle 090325 City of Coachel x
	09/03	5,433.93	09/03Bankcard Deposit -0482213064
	09/03	8,349.13	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

(114)
Sheet Seq = 0041253
Sheet 00001 of 00009

City of Coachella
Wells Fargo -Operating Account
September-2025
Cleared Deposits in Transit

Date	Acc #	Description	Amount	
09/03/25	7100772636	COMMERCIAL DEPOSIT	219,244.26	**Aug. O/S**
09/03/25	7100772636	COMMERCIAL DEPOSIT	12,562.34	**Aug. O/S**
09/03/25	7100772636	COMMERCIAL DEPOSIT	1,433.44	**Aug. O/S**

09/03/25	219,244.26
09/03/25	12,562.34
09/03/25	1,433.44
	233,240.04

Total **233,240.04**

2

City of Coachella
Daily Cash Receipt Reconciliation
September 1st to September 30th 2025

From Tyler Cashiering	09/01/25 Mon	09/02/25 Tue	09/03/25 Wed	09/04/25 Thu	09/05/25 Fri	09/06/25 Sat	09/07/25 Sun	09/08/25 Mon	09/09/25 Tue	09/10/25 Wed	09/11/25 Thu	09/12/25 Fri	09/13/25 Sat	09/14/25 Sun	09/15/25 Mon	09/16/25 Tue	09/17/25 Wed	09/18/25 Thu
Total Safe Deposit		-	-	-				-	-	-	-				-	-	-	-
Cash Deposit		6,888.41	3,258.82	3,809.55				6,946.08	5,036.89	7,369.31	4,383.40				11,756.30	3,903.50	3,882.32	2,085.97
Check Deposit		29,146.89	18,685.22	4,275.04				2,872,918.33	October-2151	7,095.25	9,918.66				197,127.10	69,987.22	18,432.87	11,679.05
Other Deposit		-	-	-				-	-	-	-				-	-	-	-
ACH/EFT Receipts General Fund		-	108,988.23	12,985.64				3,399.36	-	-	-				66,364.10	377,122.91	-	-
Credit Cards		6,191.13	5,462.86	2,615.07				9,692.36	February-1913	2,170.25	5,327.33				7,717.54	2,037.15	5,422.36	1,428.44
WF ECS E-Box																		
WF E Bill Express		27,211.01	24,356.16	13,913.09	36,367.57			38,269.63	29,510.97	84,262.38	34,025.60	10,495.24			73,250.29	24,318.30	29,563.88	8,905.43
Auto Pay										15,761.18								
Total Receipts	**-**	**69,437.44**	**160,751.29**	**37,598.39**	**36,367.57**	**-**	**-**	**2,931,225.76**	**131,321.34**	**116,658.37**	**53,654.99**	**10,495.24**	**-**	**-**	**356,215.33**	**477,369.08**	**57,301.43**	**24,098.89**
ACH/EFT Receipts Fund 755																		
ACH/EFT Receipts Fund 112																		
ACH/EFT Receipts Fund 111																		
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UB Refunds		(2,895.70)						(4,650.00)							(418.51)			
Permit Refund																		
Total Refunds	**-**	**(2,895.70)**	**-**	**-**	**-**	**-**	**-**	**(4,650.00)**	**-**	**-**	**-**	**-**	**-**	**-**	**(418.51)**	**-**	**-**	**-**
C/R Adjustments																		
Adj. Total C/R	**-**	**66,541.74**	**160,751.29**	**37,598.39**	**36,367.57**	**-**	**-**	**2,926,575.76**	**131,321.34**	**116,658.37**	**53,654.99**	**10,495.24**	**-**	**-**	**355,796.82**	**477,369.08**	**57,301.43**	**24,098.89**
G/L		66,541.74	160,901.29	37,598.39	36,367.57			2,926,575.76	131,321.34	116,658.37	53,654.99	10,495.24			355,796.82	477,369.08	57,301.43	24,098.89
G/L Adj.																		
Difference	**-**	**-**	**(150.00)**	**-**	**0.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(0.00)**	**-**	**-**	**-**
Safe Deposit Per Bank																		
Difference (Under) Over	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank & Check Dep/Per Bank		36,035.30	21,944.04	8,084.59				2,879,864.41	97,017.05	14,464.56	14,302.06				208,883.40	73,890.72	22,315.19	13,765.02
Difference (Under) Over	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

City of Coachella
Daily Cash Receipt Reconciliation
September 1st to September 30th 2025

From Tyler Cashiering	09/19/25 Fri	09/20/25 Sat	09/21/25 Sun	09/22/25 Mon	09/23/25 Tue	09/24/25 Wed	09/25/25 Thu	09/26/25 Fri	09/27/25 Sat	09/28/25 Sun	09/29/25 Mon	09/30/25 Tue		
Total Safe Deposit				-	-	-	-				-	-		-
Cash Deposit				4,524.78	5,272.07	5,257.30	6,923.43				8,936.91	4,800.35		**95,035.39**
Check Deposit				17,443.83	2,710.59	640,307.35	334,473.23				58,523.41	5,662.56		**4,390,366.76**
Other Deposit				-	-	-	-				-	-		-
ACH/EFT Receipts General Fund				1,073,653.55	784,412.97	5,000.00	-				1,611,569.86	187,982.03		**4,231,478.65**
Credit Cards				4,157.80	3,157.55	3,633.82	3,869.95				7,589.52	13,034.20		**88,300.65**
WF ECS E-Box														-
WF E Bill Express	10,064.02			23,254.93	12,887.89	8,416.77	49,877.94	14,288.95			18,870.61	24,996.51		**597,107.17**
Auto Pay							14,680.17							**30,441.35**
Total Receipts	**10,064.02**	**-**	**-**	**1,123,034.89**	**808,441.07**	**662,615.24**	**409,824.72**	**14,288.95**	**-**	**-**	**1,705,490.31**	**236,475.65**	**-**	**9,432,729.97**
ACH/EFT Receipts Fund 755														
ACH/EFT Receipts Fund 112														-
ACH/EFT Receipts Fund 111														-
	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
UB Refunds												(2,761.89)		**(10,726.10)**
Permit Refund														-
Total Refunds	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(2,761.89)**	**-**	**(10,726.10)**
C/R Adjustments														-
Adj. Total C/R	**10,064.02**	**-**	**-**	**1,123,034.89**	**808,441.07**	**662,615.24**	**409,824.72**	**14,288.95**	**-**	**-**	**1,705,490.31**	**233,713.76**	**-**	**9,422,003.87**
G/L	10,064.02			1,123,034.89	808,441.07	662,505.14	409,367.82	14,288.95			1,706,057.31	233,713.76		**9,422,153.87**
G/L Adj.														-
Difference	**-**	**-**	**-**	**0.00**	**0.00**	**110.10**	**456.90**	**-**	**-**	**-**	**(567.00)**	**-**	**-**	**(150.00)**
Safe Deposit Per Bank														-
Difference (Under) Over	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank & Check Dep/Per Bank				21,968.61	7,982.66	645,564.65								**4,066,082.26**
Difference (Under) Over	-	-	-	-	-	-	(341,396.66)	-	-	-	(67,460.32)	(10,462.91)	-	**(419,319.89)**

09/03/25	341,396.66
09/03/25	67,460.32
09/03/25	10,462.91
	419,319.89

3

City of Coachella
Credit Card Reconciliation
For the Month of 4-O-S CC's

	Sales					Deposits		
Date	Walk in	Web	ECS E-box	E-Bill	Total	Date	MC/VISA	AMEX
Beginning Balance								
09/01/25	-	-	-	-	-		335,455.95	
09/02/25	6,191.13	27,211.01			33,402.14		192,012.75	
09/03/25	5,462.86	24,356.16			29,819.02		58,279.23	
09/04/25	2,615.07	13,913.09			16,528.16		83,034.30	
09/05/25	-	36,367.57			36,367.57			
09/06/25	-	-			-			
09/07/25	-	-			-			
09/08/25	9,692.36	38,269.63			47,961.99			
09/09/25	4,793.32	29,510.97			34,304.29			
09/10/25	2,170.25	84,262.38			86,432.63			
09/11/25	5,327.33	34,025.60			39,352.93			
09/12/25	-	10,495.24			10,495.24			
09/13/25	-	-			-			
09/14/25	-	-			-			
09/15/25	7,717.54	73,250.29			80,967.83			
09/16/25	2,037.15	24,318.30			26,355.45			
09/17/25	5,422.36	29,563.88			34,986.24			
09/18/25	1,428.44	8,905.43			10,333.87			
09/19/25	-	10,064.02			10,064.02			
09/20/25	-	-			-			
09/21/25	-	-			-			
09/22/25	4,157.80	23,254.93			27,412.73			
09/23/25	3,157.55	12,887.89			16,045.44			
09/24/25	3,633.82	8,416.77			12,050.59			
09/25/25	3,869.95	49,877.94			53,747.89			
09/26/25	-	14,288.95			14,288.95			
09/27/25	-	-			-			
09/28/25	-	-			-			
09/29/25	7,589.52	18,870.61			26,460.13			
09/30/25	13,034.20	24,996.51			38,030.71			
	-	-			-			
					-			
					-			
	88,300.65	***597,107.17***	***-***	***-***	***685,407.82***	***-***	***668,782.23***	***-***
				VISA/MC Receipts	(668,782.23)			
				AMEX Receipts	-			
				VISA/MC Fees	-			
				AMEX Fees	-			
				O/S Last Month	23,476.00			
				Current Month O/S Credit Cards	**40,101.59**			

4

City of Coachella
Operating Account
Outstanding checks as of September-25

Check date	Ck #	Payee	Outstanding
04/28/21	169	MCCALL'S METER SALES & SERVICE	60.32
07/26/23	117079	RAMOS, SAMANTHA	300.00
08/09/23	117208	BELMONTES, ALMA	93.37
08/09/23	117215	GARCIA, MARIA	8.17
08/09/23	117218	KOONS, JOANN	75.00
08/09/23	117219	LOPEZ, ALBERTO	44.77
08/09/23	117220	MADUENO, CONRADO	24.85
08/09/23	117222	NIEBLAS, EMMANUEL	64.44
09/13/23	117357	ACEVES, ELIANA	50.98
09/13/23	117358	AVILES, VERONICA	87.85
09/13/23	117401	SALAZAR, ANTHONY	89.51
09/27/23	117484	CARRASCO, WINSER	2.94
09/27/23	117490	ELENES, JAIME	56.04
09/27/23	117491	HERNANDEZ, ADRIANA	80.17
09/27/23	117501	SANTANA, NATALIE	26.68
09/27/23	117553	GARDA CL WEST, INC.	467.61
10/11/23	117632	NB COACHELLA PROPERTIES, INC	135.75
10/11/23	117708	PALMIERI, MADELINE	300.00
10/25/23	117749	MONZON, DANIEL	73.90
10/25/23	117751	OROZCO, MAURICIO	48.46
10/25/23	117755	RODRIGUEZ, CESAR	10.61
11/08/23	117917	PEREZ, YOANA	17.50
11/08/23	117986	PULTE HOMES CO, LLC	26.68
11/22/23	118140	GARCIA, GABRIEL	57.75
11/22/23	118144	MIEN TAO CHURCH OF HEALTH,	36.99
11/22/23	118145	ORCHARD VILLAS APTS	377.74
11/22/23	118147	PERALES, ARLEEN	53.02
11/22/23	118166	YEGHIKYAN, SARGIS	0.73
12/13/23	118168	WINROW, MICHAEL	46.14
12/13/23	118171	FARIAS, ALBERTO	1.00
12/14/23	118306	OCHOA, JOSE	17.75
01/10/24	118398	RESORT PARKING SERVICES, INC.	335.00
01/24/24	118425	BERNARD MACK	763.98
01/24/24	118433	LI, ZUTAO	27.89
01/24/24	118447	ZARRAGOZA, JOSE ALBERTO	13.52
02/14/24	118615	CASTRO, FERNANDO J	6.97
02/21/24	118690	AGUILAR, ISMAEL	52.01
03/06/24	118868	GUTIERREZ, DALIA	41.29
03/06/24	118870	LERMA, OCAMPO	127.60

City of Coachella
Operating Account
Outstanding checks as of September-25

Check date	Ck #	Payee	Outstanding
03/20/24	118999	GONZALEZ, EPIFANIA	89.43
03/20/24	119011	BALLET FOLKLORICO SOL DEL	395.00
04/04/24	119201	REYES, JAVIER	1,492.49
04/04/24	119202	RODRIGUEZ, MIGUEL	1,167.10
05/01/24	119433	ISPEROV, VLADFIMIR	14.49
05/15/24	119503	DESERT PRESCHOOL ACADEMY	300.00
05/22/24	119553	BARAJAS, JAIME	44.17
05/22/24	119554	DAZA, CARLOS	54.07
05/22/24	119559	GONZALEZ HERRERA, IRIS MARIBEL	13.40
06/12/24	119760	J.L. ENDICOTT, INC.	261.86
06/19/24	119798	ACEVES, ELIZABETH	67.15
06/19/24	119800	BERON, JENNIFER	72.05
06/19/24	119803	COTA QUINONEZ, ELIZABETH	53.41
06/19/24	119806	PULTE GROUP	15.19
06/19/24	119807	PULTE GROUP	14.71
07/03/24	119912	AGUILAR, STEFANY	48.16
07/03/24	119915	HERNANDEZ, ALEXIS	55.43
07/03/24	119920	SOTELO, ALICIA	32.75
07/17/24	120023	45800 DILLON ROAD LLC	197.44
07/17/24	120029	MOLINA, MARIA	71.09
07/17/24	120039	ROSALES, ZARINA	45.27
07/24/24	120126	DELGADO, DENISE	8.89
08/07/24	120246	GARCIA, ABEL	16.65
08/21/24	120369	RIVERA, MARIA	107.92
08/21/24	120370	SORIA, JAVIER	17.26
09/18/24	120570	DE LEON, JOE	2.41
09/18/24	120589	BRISAS AIR CONDITIONING INC	925.00
10/02/24	120649	ALVAREZ LUCERO, IGNACIO	6.02
10/02/24	120651	GALEANA LOPEZ, TOMAS ANDRES	38.02
10/16/24	120848	MIRANDA, ADOLFO	9.05
10/16/24	120849	MORALES, ALLAN	11.00
11/06/24	121025	SOLIZ, ADRIANNA	67.94
11/06/24	121026	TAJ, ELLIE	90.06
12/04/24	121261	NAVARRO, CLAUDIA	62.49
12/11/24	121334	DOMINGUEZ, DIANA	100.00
12/11/24	121337	NUNEZ, JENESIA	275.00
12/18/24	121388	CANCHOLA, SANTIAGO	81.86
12/18/24	121392	LOPEZ, ANDREA A.	63.24
12/18/24	121393	PRESTO PROPERTIES GROUP LLC	1,656.00

City of Coachella
Operating Account
Outstanding checks as of September-25

Check date	Ck #	Payee	Outstanding
01/08/25	121492	SANCHEZ, BRENDA	57.70
02/12/25	121721	CUELLAR, SOCORRO	71.48
02/12/25	121726	NAVA, HUMBERTO	13.56
02/26/25	121806	BOJORQUEZ, LUZ	59.59
02/26/25	121808	GUILLEN, JOSE	92.56
03/12/25	121903	TORRES, CELIA	2.87
03/26/25	122025	GONZALEZ, ADELA A	48.51
03/26/25	122034	TORRES, CELIA	130.69
03/26/25	122102	LOPEZ, CRISTINA	25.00
04/09/25	122229	CHAVEZ JIMENEZ, EVA	31.90
04/09/25	122230	CLINE, CHARLOTTE	0.01
04/09/25	122235	INZUNZA, DOLORES	48.35
04/23/25	122360	DIARTE MORENO, ALBERTO	26.68
04/23/25	122367	PIEDRA ALVAREZ, FIDEL	67.86
04/23/25	122374	REYES, FRANCISCO	67.61
05/14/25	122378	ACEVES, MIGUEL S	100.00
05/14/25	122381	ALVARADO, CARLOS	9.96
05/14/25	122388	HARO, KATTE	40.07
05/14/25	122396	ORTIZ, JAVIER	14.78
05/14/25	122405	SAMAYOA, CARLOS	1.05
05/14/25	122430	CLASSIC AUTO TRANSPORT	370.00
05/28/25	122536	ALVARENGA, ANTHONY	37.61
05/28/25	122539	GARCIA, JIMMY	17.92
05/28/25	122540	GRACE REAL ESTATE	52.79
05/28/25	122577	DEPARTMENT OF INTERIOR	100.00
06/11/25	122647	ESPINOZA, CRISTOROBERT	18.39
06/25/25	122754	PLUGAR, ALEXANDER	35.84
07/09/25	122924	COACHELLA VALLEY HOUSING	171.43
07/23/25	122979	BOUND, INC.	1,080.00
07/23/25	123023	INDIO CAR WASH, INC.	60.00
08/06/25	123122	DAMARA'S FLOWERS	168.56
08/13/25	123165	CAMACHO, MYRKA	71.58
08/13/25	123181	RUVALCABA, JOSE JC	64.65
08/13/25	123186	BOUND, INC.	960.00
08/27/25	123268	CORREA, JESUS	30.16
08/27/25	123283	BIO-TOX LABORATORIES	2,315.86
09/10/25	123408	BRISAS AIR CONDITIONING INC	4,831.00
09/10/25	123458	ARREOLA, BIANCA	21.81
09/10/25	123460	GRANITE CONSTRUCTION	89.20

City of Coachella
Operating Account
Outstanding checks as of September-25

Check date	Ck #	Payee	Outstanding
09/10/25	123462	IBARRA LEON, KAREN	43.85
09/24/25	123468	ACEVES, MIGUEL S	350.00
09/24/25	123469	AGUILAR SOZA, OLGA	300.00
09/24/25	123470	CAMPOS, ESMERALDA	250.00
09/24/25	123472	CASTRO MHP, LLC	38.61
09/24/25	123473	CHAPA, ISELA L.	200.00
09/24/25	123474	CORRALES, GIOVANNI	42.29
09/24/25	123475	DELGADO, JOSE SEVILLA	87.53
09/24/25	123476	DOMINGUEZ, DIANA	300.00
09/24/25	123477	HADJINIAN, ARAM	76.40
09/24/25	123478	JACOBO DEL REAL, JUAN	48.09
09/24/25	123479	NUNEZ, JENESIA	300.00
09/24/25	123481	PULTE GROUP CO LLC	10.55
09/24/25	123482	PULTE GROUP CO, LLC	16.61
09/24/25	123483	REYES, ELSA	400.00
09/24/25	123484	RODRIGUEZ, IRENE	84.68
09/24/25	123485	ROSAS, MAYRA	1,450.00
09/24/25	123486	SORIA, MAYELA M	400.00
09/24/25	123487	ZAVALA, JESUS	350.00
09/24/25	123490	ALL DOOR TECH	1,192.94
09/24/25	123493	ARMOR TOWING	185.00
09/24/25	123494	BIG TEX TRAILER WORLD, INC	10,814.12
09/24/25	123495	BIO-TOX LABORATORIES	3,135.00
09/24/25	123497	BOUND, INC.	960.00
09/24/25	123498	CALIFORNIA BUILDING OFFICIALS	150.00
09/24/25	123500	CDW GOVERNMENT, INC.	8,345.00
09/24/25	123501	CENTER FOR EMPLOYMENT TRAINING	4,818.60
09/24/25	123502	CICCS TRUST	177.30
09/24/25	123504	CITY OF COACHELLA	99,382.59
09/24/25	123505	COACHELLA ACE HARDWARE	300.71
09/24/25	123506	COACHELLA VALLEY BOXING CLUB	7,500.00
09/24/25	123508	CORA CONSTRUCTORS INC.	140,926.80
09/24/25	123510	CORONET CONCRETE PRODUCTS INC.	870.84
09/24/25	123511	COUNTY OF RIVERSIDE	79,713.94
09/24/25	123513	CVAG	11,270.73
09/24/25	123516	CWEA	476.00
09/24/25	123519	DEPARTMENT OF JUSTICE	98.00
09/24/25	123522	DESERT RECREATION DISTRICT	11,393.49
09/24/25	123523	DESERT SEWER SUPPLY, INC.	2,517.83

City of Coachella
Operating Account
Outstanding checks as of **September-25**

Check date	Ck #	Payee	Outstanding
09/24/25	123525	E. S. BABCOCK & SONS, INC.	9,081.95
09/24/25	123526	EGAN CIVIL, INC.	490.00
09/24/25	123527	EVERON, LLC	75.00
09/24/25	123528	FENCEWORKS RENTAL SYSTEMS LLC	3,952.12
09/24/25	123533	GONZALEZ DE LEON, MARICELA	50.00
09/24/25	123534	GONZALEZ, MELISSA	100.00
09/24/25	123539	INDUSTRIAL HEALTH MEDICAL	85.00
09/24/25	123541	INNOVATIVE PLAYGROUNDS	1,579.18
09/24/25	123543	LAWYERS TITLE COMPANY	2,250.00
09/24/25	123544	LIEBERT CASSIDY WHITMORE	30,942.70
09/24/25	123546	LOPES HARDWARE	239.06
09/24/25	123547	LOPEZ, YOLANDA M.	2,000.00
09/24/25	123550	MEDINA ZENDEJAS COMMUNICATIONS	10,470.00
09/24/25	123551	MEREDITH & SIMPSON CONSTRCTION	1,119.70
09/24/25	123556	NEWGEN STRATEGIES AND	4,105.00
09/24/25	123560	PLANIT PRINT WORKS	686.61
09/24/25	123562	PRIMO BRANDS	156.27
09/24/25	123563	QUADIENT LEASING USA, INC.	1,067.39
09/24/25	123567	RODRIGUEZ, MARIA	300.00
09/24/25	123568	RYCO TOWING INC.	185.00
09/24/25	123570	SANCHEZ-MEZA, VANESSA	414.00
09/24/25	123571	SDC SOUND COMPANY LLC	5,805.50
09/24/25	123574	SOUTH COAST A.Q.M.D.	745.12
09/24/25	123576	STATE BOARD OF EQUALIZATION	2,000.00
09/24/25	123579	TERRA NOVA PLANNING & RESEARCH	1,210.05
09/24/25	123585	USA BLUEBOOK	2,588.23
09/24/25	123588	VENLO RV	25.10
09/24/25	123594	WILD BILL'S SPRAY EQUIPMENT	214.41
			-
			-
			-
			-
			-
			-
			-
		Total Outstanding Checks	494,470.37

5

Fund: 361
Account: 361-21-101-00-000 Cash - Sanitary

Doc Date	Jrnl	Type	Doc #	Ref #	Line	Description	Project String	Actual	D/C	Encumbrance	Budget Adj
9/16/2025	ub	RC	942273	361	2	Automatic Summary		53,714.23	D	0.00	0.00
9/17/2025	ub	RC	942788	361	2	Automatic Summary		15,517.64	D	0.00	0.00
9/18/2025	ub	RC	942845	361	2	Automatic Summary		3,689.88	D	0.00	0.00
9/19/2025	ub	RC	942880	361	2	Automatic Summary		1,178.59	D	0.00	0.00
9/22/2025	ub	RC	942889	361	2	Automatic Summary		10,190.46	D	0.00	0.00
					4	Automatic Summary		163.37	C	0.00	0.00
9/23/2025	ub	RC	942959	361	2	Automatic Summary		2,729.80	D	0.00	0.00
9/23/2025	GJ	GJ	942980	361	2	Automatic Summary		0.46	D	0.00	0.00
9/24/2025	ub	RC	943003	361	2	Automatic Summary		587.18	D	0.00	0.00
9/25/2025	ub	RC	943108	361	2	Automatic Summary		50,676.04	D	0.00	0.00
9/26/2025	ub	RC	943085	361	2	Automatic Summary		1,339.57	D	0.00	0.00
9/29/2025	ub	RC	943827	361	2	Automatic Summary		26,582.49	D	0.00	0.00
9/30/2025	ub	RC	943887	361	2	Automatic Summary		13,766.08	D	0.00	0.00
							TOTAL 361-21-101-00-000	**330,988.42**		**0.00**	**0.00**
							Fund 361 TOTAL	**330,988.42**		**0.00**	**0.00**
							GRAND TOTAL	**9,422,153.87**		**0.00**	**0.00**

G/L Report	$	9,422,153.87
Add: UB/PM Refunds		10,726.10
Deduct Fund 109 Dep		(98,155.31)
Deduct Fund 111 Dep		(107,988.23)
Bldg Permit CR Adjust		
Cash Receipt Adjust		
Currency Purcashes		-
Total G/F Revenue	$	9,226,736.43

6

City of Coachella
Wells Fargo -Operating Account
September-2025
Book Transfers In

AJE #	Date	Account	Amount	
2526-09016	9/23/2025	From Rd Maint & Rehab-	141,561.93	ST-131 Ave48 Wid
2526-09018	9/24/2025	From Rd Maint & Rehab-	50,000.00	ST-141 Airport Blvd
				7
			191,561.93	

FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

WELLS FARGO **Wires**

Freeform Book Transfer Confirmation

Payment Information

Payment ID
516

Type
Book Transfer

Status
Awaiting approval

Modified
09/23/2025 10:31 am ET by LOURDES1

Debit Account

Debit Account
Road Repair & Accountability
Acct No 4144869831 USD

Credit Account

Credit Account
General Account
Acct No 7100772636 USD

Payment Details

Debit Currency
USD - United States Dollar

Credit Currency
USD - United States Dollar

Amount
141,561.92 USD

Value Date
09/23/2025

Cutoff
09/23/2025 08:00 pm ET

References

Originator to Beneficiary Information

OBI
ST-131 Ave48 Widening

OBI
2025 Budget

Originator

CITY OF COACHELLA
1515 6TH ST
COACHELLA CA 922361757
United States of America (US)

Payment References

ID or Acct No
4144869831

Internal Reference

	Fund 182 - Analysis (06/30/21)	FY 2024-25 Rev	FY 2024-25 Exp	Ending Balance @ 0630-25	Project Totals @ 0630-25
	ST-109 ST-69 ST-81 ST-130 F-7	(4,614,691.00)	2,849,843.10	-	
293	ST-131 Avenue 48 Widening Pr-Constructio				
*	182-11-293-10-737-000		141,561.92	141,561.92	
*				-	
	2122-06090 From 109 SB1			-	
	2223-06101 Tfer Fund 109			-	
	2324-06094 Tfer Fund 109			-	
	Tfer Fund 109		(141,561.92)	(141,561.92)	
				-	
				-	
293					-

CITY OF COACHELLA

Capital Improvement Program Project Details

Project Title: ***Avenue 48 Widening Project (Van Buren to Dillon)***

Project Description: Widening of Avenue 48 from 2 lanes to 5 lanes (1 lane in each direction to 3 lanes on Coachella side 2 lanes on County side) from Dillon to Van Buren Street including street lighting, drainage improvements, electrical undergrounding, sidewalk and bicycle lanes and landscaping. County is the Lead.

Project Number:
ST-131

Managing Department
Engineering



Project Status:

- □ New
- ■ Pending
- □ In Design
- □ Out to Bid
- □ Under Construction

Impact on Future Operating Costs

- ■ Increase
- □ Decrease
- □ Minimal

Project Statistics:

Project related to: Origination Yr. FY 21/22

- ■ Safety & Health
- ■ Masterplan
- □ Council Goal

Financial Requirements:

Initial Cost Estimate by Category	*Estimate*
Planning/Permits	
Design/Bid	625,000
Construction/Contingency	1,108,000
Administration	
Construction Management	
Right-of-Way	
Total	1,733,000

Project Summary

Total Funded $	-
Total Project Costs $	279,107
Sub-total $	(279,107)
Available Funds $	(279,107)

Restricted Funding ■ Yes □ No

Funding Allocation

Funding Source(s)	Fund	Prior	2018/19	2019/20	2020/21	Budget 2021/22	Plan 2022/23	Beyond	Total
Street & Trans DIF	127							154,250	154,250
SB1	109					28,975	27,312	403,938	460,224
									-
									-
Total		-	-	-	-	28,975	27,312	558,188	614,474

Budget and Resolution

Date	Budget/Resolution Number	Adopted Budget	Amendment	Amended Budget
				$ -

FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Item 9.

WELLS FARGO **Wires**

Freeform Book Transfer Confirmation

Payment Information

Payment ID
517

Type
Book Transfer

Status
Awaiting approval

Modified
09/24/2025 02:12 pm ET by LOURDES1

Debit Account

Debit Account
Road Repair & Accountability
Acct No 4144869831 USD

Credit Account

Credit Account
General Account
Acct No 7100772636 USD

Payment Details

Debit Currency
USD - United States Dollar

Credit Currency
USD - United States Dollar

Amount
50,000.00 USD

Value Date
09/24/2025

Cutoff
09/24/2025 08:00 pm ET

References

Originator to Beneficiary Information

OBI
ST-141 Airport Blvd Bridge

OBI
ST-141 Airport Blvd Bridge

Originator

CITY OF COACHELLA
1515 6TH ST
COACHELLA CA 922361757
United States of America (US)

Payment References

ID or Acct No
4144869831

Internal Reference

CITY OF COACHELLA
BANK RECONCILIATION
September-2025
ADJUSTING JOURNAL ENTRIES

AJE #	DESCRIPTION	AMOUNT
2526-09023	August 2025 Voided Cash Receipt	(150.00)
	Total	(150.00)

8

Document #: 944920 **Date:** 9/30/2025 **Reference:** 2425-09023 **Posting #:** 38962 **Group:** loum

Description: VOIDED C/R AUG CARRYOVER

Doc Source: genjrnl **Summarize:** Y **Reverse:** N **Reversing date:**

Comments: Carryover Voided C/R from April 2025.

		Account Number	Account Title	Description	Amount		Posted Into
	R	178-21-211-90-369-000	OVER/SHORT	CASH OVR/SHRT-VOIDED C/R 08-25	150.00	DB	03/2026
	B	178-21-101-00-000	Cash - Water	CASH OVR/SHRT-VOIDED C/R 08-25	150.00	CR	03/2026
S*	B	178-21-172-01-000	Revenue Control	Automatic Summary	150.00	DB	03/2026

Balance Sheet Totals: 150.00 DB 150.00 CR Difference: 0.00

S* = Automatic Summary

City of Coachella
Wells Fargo -Operating Account
September-2025
NSF's , Returns & Reversals

9/3/2025	7100772636	MISCELLANEOUS ACH DEE	87.77	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/5/2025	7100772636	MISCELLANEOUS ACH DEE	30.16	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/8/2025	7100772636	MISCELLANEOUS ACH DEE	4,931.00	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/9/2025	7100772636	MISCELLANEOUS ACH DEE	100.08	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/10/2025	7100772636	MISCELLANEOUS ACH DEE	163.34	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/11/2025	7100772636	MISCELLANEOUS ACH DEE	78.91	ACH RETURNS	- CITY OF COACHELL - FILE 1956000693 COID 1
9/11/2025	7100772636	MISCELLANEOUS ACH DEE	230.00	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/15/2025	7100772636	MISCELLANEOUS ACH DEE	144.51	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/17/2025	7100772636	MISCELLANEOUS ACH DEE	137.48	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/18/2025	7100772636	MISCELLANEOUS ACH DEE	140.00	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/24/2025	7100772636	MISCELLANEOUS ACH DEE	38.86	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/25/2025	7100772636	MISCELLANEOUS ACH DEE	625.29	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/26/2025	7100772636	MISCELLANEOUS ACH DEE	59.14	ACH RETURNS	- CITY OF COACHELL - FILE 1956000693 COID 1
9/29/2025	7100772636	MISCELLANEOUS ACH DEE	33.65	ACH RETURNS	- CITY OF COACHELL - FILE 1956000693 COID 1
9/29/2025	7100772636	MISCELLANEOUS ACH DEE	106.75	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39
9/30/2025	7100772636	MISCELLANEOUS ACH DEE	33.65	ACH RETURNS	- CITY OF COACHELL - FILE EBILLXPRSS COID 39

6,940.59

9

City of Coachella
Wells Fargo -Operating Account
September-2025
Credit Card Fees

Date	Acc #	Description	Amount	
9/2/2025	7100772636	MISCELLANEOUS ACH DEBIT	6,805.24	GLOBAL PAYMENTS - 202509 8788240061822-CITY OF COACHELLA UTIL
9/3/2025	7100772636	MISCELLANEOUS ACH DEBIT	25.00	PAYPAL INC PAYPAL P2655851646 WELLS FARGO BANK
9/11/2025	7100772636	MISCELLANEOUS FEE DEBIT	4.96	BANKCARD DISCOUNT FEE - 0482213064
9/11/2025	7100772636	MISCELLANEOUS FEE DEBIT	974.98	BANKCARD FEE - 0482213064
9/11/2025	7100772636	MISCELLANEOUS FEE DEBIT	4,398.28	BANKCARD INTERCHANGE FEE - 0482213064

	12,208.46		
50%	6,104.23	Fund 101	10
38%	4,639.21	Fund 178	
12%	1,465.02	Fund 361	
	12,208.46		

6,102.23
4,639.21
1,465.02
12,206.46

City of Coachella
Wells Fargo -Operating Account
September-2025
Wells Fargo Bank Fees

Date	Description	Amount	
09/11/25	MISCELLANEOUS FEE DE	1,355.38	CLIENT ANALYSIS SRVC CHRG
		1,355.38	

11

City of Coachella
Wells Fargo -Operating Account
September-2025
Currency Purchase

Date	Description	Amount	
9/3/2025	COIN AND CURRENCY DE	145.00	Cash Vault - Currency and/or Coin order
9/3/2025	COIN AND CURRENCY DE	50.00	Cash Vault - Currency and/or Coin order
9/15/2025	COIN AND CURRENCY DE	65.00	Cash Vault - Currency and/or Coin order
9/22/2025	COIN AND CURRENCY DE	104.00	Cash Vault - Currency and/or Coin order
9/24/2025	COIN AND CURRENCY DE	171.00	Cash Vault - Currency and/or Coin order
9/29/2025	COIN AND CURRENCY DE	200.00	Cash Vault - Currency and/or Coin order
9/29/2025	COIN AND CURRENCY DE	100.00	Cash Vault - Currency and/or Coin order
		835.00	

12

City of Coachella
Wells Fargo -Operating Account
September-2025
Wells Fargo Payroll Transfer

Date	Description	Amount	
9/2/2025	ZBA DEBIT TRANSFER	138.52	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/3/2025	ZBA DEBIT TRANSFER	218,112.69	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/4/2025	ZBA DEBIT TRANSFER	9,798.65	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/5/2025	ZBA DEBIT TRANSFER	3,124.92	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/9/2025	ZBA DEBIT TRANSFER	284,392.58	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/10/2025	ZBA DEBIT TRANSFER	1,220.78	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/11/2025	ZBA DEBIT TRANSFER	11,426.41	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/12/2025	ZBA DEBIT TRANSFER	68,509.04	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/15/2025	ZBA DEBIT TRANSFER	1,312.45	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/17/2025	ZBA DEBIT TRANSFER	66,226.43	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/18/2025	ZBA DEBIT TRANSFER	3,030.36	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/19/2025	ZBA DEBIT TRANSFER	4,791.90	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/23/2025	ZBA DEBIT TRANSFER	279,203.08	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/24/2025	ZBA DEBIT TRANSFER	46.00	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/25/2025	ZBA DEBIT TRANSFER	78,146.85	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/26/2025	ZBA DEBIT TRANSFER	63,988.84	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
9/29/2025	ZBA DEBIT TRANSFER	105.72	ZBA FUNDING ACCOUNT TRANSFER TO 4943186197
		1,093,575.22	

13

General Account
Check Disbursements
September-2025

Check Date	Check Number	Vendor Name	Amount
9/10/2025	3052	AMAZON CAPITAL SERVICES, INC.	367.66
9/10/2025	3053	BRENNTAG PACIFIC, INC	1,526.22
9/10/2025	3054	CALPERS	164,116.48
9/10/2025	3055	CHARTER COMMUNICATIONS	3,653.78
9/10/2025	3056	COUNTY OF RIVERSIDE	752,243.73
9/10/2025	3057	DE LAGE LANDEN PUBLIC	410.53
9/10/2025	3058	DESERT VALLEY SERVICES INC	603.90
9/10/2025	3059	E SOURCE COMPANIES LLC	2,700.00
9/10/2025	3060	ENTERPRISE FM TRUST	88,185.35
9/10/2025	3061	HOME DEPOT	248.22
9/10/2025	3062	SAFETY-KLEEN SYSTEMS, INC.	303.14
9/10/2025	3063	SALCIDO, SANDRA E.	300.00
9/10/2025	3064	TRIMAX SYSTEMS LLC	1,845.00
9/10/2025	3065	WEST COAST TURF	11,832.02
9/10/2025	3066	WEX BANK	2,921.75
9/10/2025	3067	WILLDAN FINANCIAL SERVICES	2,000.00
9/10/2025	3068	YUNEX LLC	3,598.50
9/24/2025	3070	ALIANZA COACHELLA VALLEY	19,415.93
9/24/2025	3071	ALTA LANGUAGE SERVICES, INC.	58.00
9/24/2025	3072	AMAZON CAPITAL SERVICES, INC.	1,228.78
9/24/2025	3073	ANDREAS LLC	1,102.27
9/24/2025	3074	ANGENIOUS ENGINEERING	26,152.17
9/24/2025	3075	BECK OIL, INC.	6,833.67
9/24/2025	3076	BEST BEST & KRIEGER, LLP	87,679.44
9/24/2025	3077	BLAIR AIR, INC.	115.00
9/24/2025	3078	BRENNTAG PACIFIC, INC	13,983.71
9/24/2025	3079	CALPERS	700.00
9/24/2025	3080	DE LAGE LANDEN PUBLIC	253.40
9/24/2025	3081	DESERT VALLEY SERVICES INC	664.33
9/24/2025	3082	ENTERPRISE FM TRUST	48,473.70
9/24/2025	3083	FARMER BROTHERS CO.	1,070.22
9/24/2025	3084	GALLAGHER BENEFIT SERVICES INC	4,400.00
9/24/2025	3085	GRAINGER INC	1,715.86
9/24/2025	3086	GRANICUS	3,331.95
9/24/2025	3087	HERC RENTALS, INC.	1,775.12
9/24/2025	3088	HOME DEPOT	1,046.79
9/24/2025	3089	HYDROPRO SOLUTIONS, INC.	3,894.18
9/24/2025	3090	KOUNKUEY DESIGN INITIATIVE INC	45,222.25
9/24/2025	3091	LANDMARK CONSULTANTS, INC.	2,380.00
9/24/2025	3092	MATRIX NETWORKS	536.43
9/24/2025	3093	NORTHERN TOOL & EQUIPMENT	822.39
9/24/2025	3094	POLYDYNE INC.	4,634.06
9/24/2025	3095	RIVERSIDE COUNTY FIRE DEPT.	1,651,456.48

General Account
Check Disbursements
September-2025

Check Date	Check Number	Vendor Name	Amount
9/24/2025	3096	THE LEAP INSTITUTE	11,079.94
9/24/2025	3097	THE VAN DYKE CORPORATION	193,407.65
9/24/2025	3098	UNIVAR SOLUTIONS USA INC.	12,616.60
9/24/2025	3099	USA SHADE & FABRIC STRUCTURES	3,424.25
9/24/2025	3100	VESTIS SERVICES, LLC	5,571.02
9/24/2025	3101	VINTAGE ASSOCIATES, INC	49,483.50
9/24/2025	3102	WEST COAST TURF	28,731.78
9/24/2025	3103	WESTERN WATER WORKS SUPPLY	11,805.80
9/24/2025	3104	WILLDAN	7,746.25
9/24/2025	3105	GOLDMAN, RONALD A.	856.00
9/26/2025	3107	USDA RURAL DEVELOPMENT	183,643.66
9/4/2025	3136	US BANK	22,091.26
9/10/2025	123402	3CMA	400.00
9/10/2025	123403	ADVANTAGE LASER PRODUCTS, INC.	464.93
9/10/2025	123404	AT&T	800.00
9/10/2025	123405	BELTRAN, EDGAR	753.88
9/10/2025	123406	BEST SIGNS, INC.	2,751.45
9/10/2025	123407	BOSS DESIGNS	1,196.25
9/10/2025	123408	BRISAS AIR CONDITIONING INC	4,831.00
9/10/2025	123409	BURRTEC WASTE & RECYCLING SVCS	65.38
9/10/2025	123410	COACHELLA ACE HARDWARE	175.52
9/10/2025	123411	CODEX CREATION COMMITTEE	45,000.00
9/10/2025	123412	CULTURAS MUSIC & ARTS	20,100.00
9/10/2025	123413	CVAG	3,863.29
9/10/2025	123414	DEPARTMENT OF JUSTICE	490.00
9/10/2025	123415	DESERT ELECTRIC SUPPLY	26,632.85
9/10/2025	123416	DESERT RECREATION DISTRICT	19,800.00
9/10/2025	123417	DEWEY PEST CONTROL INC.	4,021.00
9/10/2025	123418	E E SYSTEMS GROUP, INC.	2,725.00
9/10/2025	123419	EVERON, LLC	10,480.02
9/10/2025	123420	FEDEX	21.23
9/10/2025	123421	FENCEWORKS RENTAL SYSTEMS LLC	8,089.96
9/10/2025	123422	FORENSIC NURSE SPECIALISTS INC	1,500.00
9/10/2025	123423	GANNETT CALIFORNIA LOCALIQ	1,797.16
9/10/2025	123424	GUERRERO, DESTINY	300.00
9/10/2025	123425	HAAKER EQUIPMENT COMPANY	542.08
9/10/2025	123426	HUERTA, JR, ROBERTO	753.88
9/10/2025	123427	IMPERIAL IRRIGATION DISTRICT	33,315.59
9/10/2025	123428	INDUSTRIAL HEALTH MEDICAL	60.00
9/10/2025	123429	INNOVATIVE PLAYGROUNDS	5,416.94
9/10/2025	123430	JERNIGANS SPORTING GOODS, INC.	6,722.43
9/10/2025	123431	JOHNSON CONTROLS SECURITY	1,829.88
9/10/2025	123432	KIMLEY-HORN AND ASSOCIATES,	750.00

General Account
Check Disbursements
September-2025

Check Date	Check Number	Vendor Name	Amount
9/10/2025	123433	LOPES HARDWARE	732.84
9/10/2025	123434	LOPEZ, ESTHER	300.00
9/10/2025	123435	MANPOWER US INC.	2,410.87
9/10/2025	123436	MEDINA ZENDEJAS COMMUNICATIONS	8,500.00
9/10/2025	123437	PACIFIC LIGHTWAVE INC	799.00
9/10/2025	123438	PEREZ, EVA	150.00
9/10/2025	123439	PETE'S ROAD SERVICE, INC.	78.40
9/10/2025	123440	QUADIENT FINANCE USA, INC.	3,356.61
9/10/2025	123441	QUADIENT, INC.	40.24
9/10/2025	123442	QUINN COMPANY	4,216.64
9/10/2025	123443	RDO EQUIPMENT CO.	32.10
9/10/2025	123444	SIGNARAMA	4,612.45
9/10/2025	123445	SOCALGAS	397.68
9/10/2025	123446	STANDARD INSURANCE COMPANY	8,560.00
9/10/2025	123447	STANDARD INSURANCE COMPANY	9,323.28
9/10/2025	123448	STAPLES	412.99
9/10/2025	123449	THE GREATER COACHELLA VALLEY	13,375.00
9/10/2025	123450	TOPS N BARRICADES	4,332.18
9/10/2025	123451	VEGA, ABRAHAM	1,200.60
9/10/2025	123452	VENLO RV	45.56
9/10/2025	123453	VISIT GREATER PALM SPRINGS	800.00
9/10/2025	123454	VISTA PAINT CORPORATION	1,197.47
9/10/2025	123455	WAXIE SANITARY SUPPLY	79.60
9/10/2025	123456	WEST COAST ARBORISTS, INC.	17,278.60
9/10/2025	123457	ARB INC.	837.57
9/10/2025	123458	ARREOLA, BIANCA	21.81
9/10/2025	123459	GOLDEN OPPORTUNITY INVESTMENTS	106.97
9/10/2025	123460	GRANITE CONSTRUCTION	89.20
9/10/2025	123461	HARDESTY & ASSOCIATES, INC	808.82
9/10/2025	123462	IBARRA LEON, KAREN	43.85
9/10/2025	123463	PULTE GROUP CO LLC	74.46
9/10/2025	123464	PULTE GROUP CO, LLC	14.49
9/10/2025	123465	PULTE GROUP CO, LLC	97.19
9/10/2025	123466	RSVC COMPANY	801.10
9/10/2025	123467	TWENTY-NINE PALMS BAND OF	0.24
9/24/2025	123468	ACEVES, MIGUEL S	350.00
9/24/2025	123469	AGUILAR SOZA, OLGA	300.00
9/24/2025	123470	CAMPOS, ESMERALDA	250.00
9/24/2025	123471	CASTRO MHP, LLC	13.75
9/24/2025	123472	CASTRO MHP, LLC	38.61
9/24/2025	123473	CHAPA, ISELA L.	200.00
9/24/2025	123474	CORRALES, GIOVANNI	42.29
9/24/2025	123475	DELGADO, JOSE SEVILLA	87.53

General Account
Check Disbursements
September-2025

Check Date	Check Number	Vendor Name	Amount
9/24/2025	123476	DOMINGUEZ, DIANA	300.00
9/24/2025	123477	HADJINIAN, ARAM	76.40
9/24/2025	123478	JACOBO DEL REAL, JUAN	48.09
9/24/2025	123479	NUNEZ, JENESIA	300.00
9/24/2025	123480	ORTMAN, PAULA ROSE	350.00
9/24/2025	123481	PULTE GROUP CO LLC	10.55
9/24/2025	123482	PULTE GROUP CO, LLC	16.61
9/24/2025	123483	REYES, ELSA	400.00
9/24/2025	123484	RODRIGUEZ, IRENE	84.68
9/24/2025	123485	ROSAS, MAYRA	1,450.00
9/24/2025	123486	SORIA, MAYELA M	400.00
9/24/2025	123487	ZAVALA, JESUS	350.00
9/24/2025	123488	AIR AND HOSE SOURCE, INC.	384.98
9/24/2025	123489	ALDCO AIR CONDITIONING &	7,075.00
9/24/2025	123490	ALL DOOR TECH	1,192.94
9/24/2025	123491	AMERICAN WATER WORKS	2,712.00
9/24/2025	123492	AMERICAN WATER WORKS	360.00
9/24/2025	123493	ARMOR TOWING	185.00
9/24/2025	123494	BIG TEX TRAILER WORLD, INC	10,814.12
9/24/2025	123495	BIO-TOX LABORATORIES	3,135.00
9/24/2025	123496	BLACK KNIGHT TECHNOLOGIES, LLC	250.00
9/24/2025	123497	BOUND, INC.	960.00
9/24/2025	123498	CALIFORNIA BUILDING OFFICIALS	150.00
9/24/2025	123499	CBE OFFICE SOLUTIONS	414.04
9/24/2025	123500	CDW GOVERNMENT, INC.	8,345.00
9/24/2025	123501	CENTER FOR EMPLOYMENT TRAINING	4,818.60
9/24/2025	123502	CICCS TRUST	177.30
9/24/2025	123503	CITIGUARD, INC.	11,616.00
9/24/2025	123504	CITY OF COACHELLA	99,382.59
9/24/2025	123505	COACHELLA ACE HARDWARE	300.71
9/24/2025	123506	COACHELLA VALLEY BOXING CLUB	7,500.00
9/24/2025	123507	CONSERVE LANDCARE LLC	69,806.45
9/24/2025	123508	CORA CONSTRUCTORS INC.	140,926.80
9/24/2025	123509	CORE & MAIN LP	5,030.00
9/24/2025	123510	CORONET CONCRETE PRODUCTS INC.	870.84
9/24/2025	123511	COUNTY OF RIVERSIDE	79,713.94
9/24/2025	123512	CULLIGAN QUENCH	82.92
9/24/2025	123513	CVAG	11,270.73
9/24/2025	123514	CVWD	57,107.75
9/24/2025	123515	CVWD	17,500.00
9/24/2025	123516	CWEA	476.00
9/24/2025	123517	D&H WATER SYSTEMS	1,599.64
9/24/2025	123518	DEAZTLAN CONSULTING LLC	11,400.00

General Account
Check Disbursements
September-2025

Check Date	Check Number	Vendor Name	Amount
9/24/2025	123519	DEPARTMENT OF JUSTICE	98.00
9/24/2025	123520	DESERT ELECTRIC SUPPLY	8,211.62
9/24/2025	123521	DESERT HOSE AND SUPPLY	434.03
9/24/2025	123522	DESERT RECREATION DISTRICT	11,393.49
9/24/2025	123523	DESERT SEWER SUPPLY, INC.	2,517.83
9/24/2025	123524	DUDEK	49,786.37
9/24/2025	123525	E. S. BABCOCK & SONS, INC.	9,081.95
9/24/2025	123526	EGAN CIVIL, INC.	490.00
9/24/2025	123527	EVERON, LLC	75.00
9/24/2025	123528	FENCEWORKS RENTAL SYSTEMS LLC	3,952.12
9/24/2025	123529	FERGUSON ENTERPRISES, INC	70.61
9/24/2025	123530	FERNANDEZ, ANAHI	414.00
9/24/2025	123531	GANNETT CALIFORNIA LOCALIQ	999.06
9/24/2025	123532	GARDA CL WEST, INC.	1,378.15
9/24/2025	123533	GONZALEZ DE LEON, MARICELA	50.00
9/24/2025	123534	GONZALEZ, MELISSA	100.00
9/24/2025	123535	HYDRO AG SYSTEMS	340.91
9/24/2025	123536	IDS GROUP, INC.	11,525.95
9/24/2025	123537	IMPERIAL IRRIGATION DISTRICT	112,935.79
9/24/2025	123538	IMPERIAL SPRINKLER SUPPLY	1,501.30
9/24/2025	123539	INDUSTRIAL HEALTH MEDICAL	85.00
9/24/2025	123540	INFOSEND, INC.	5,820.04
9/24/2025	123541	INNOVATIVE PLAYGROUNDS	1,579.18
9/24/2025	123542	KOA CORPORATION	1,532.50
9/24/2025	123543	LAWYERS TITLE COMPANY	2,250.00
9/24/2025	123544	LIEBERT CASSIDY WHITMORE	30,942.70
9/24/2025	123545	LINDE GAS & EQUIPMENT INC.	50.81
9/24/2025	123546	LOPES HARDWARE	239.06
9/24/2025	123547	LOPEZ, YOLANDA M.	2,000.00
9/24/2025	123548	MANPOWER US INC.	7,566.79
9/24/2025	123549	MARTIN MARIETTA MATERIALS, INC	1,111.31
9/24/2025	123550	MEDINA ZENDEJAS COMMUNICATIONS	10,470.00
9/24/2025	123551	MEREDITH & SIMPSON CONSTRCTION	1,119.70
9/24/2025	123552	MISCOWATER	1,628.69
9/24/2025	123553	MORENO, ADRIAN	414.00
9/24/2025	123554	MOTION INDUSTRIES, INC.	7,636.53
9/24/2025	123555	MSA CONSULTING, INC.	10,673.75
9/24/2025	123556	NEWGEN STRATEGIES AND	4,105.00
9/24/2025	123557	O'REILLY AUTO PARTS	688.13
9/24/2025	123558	PETE'S ROAD SERVICE, INC.	275.71
9/24/2025	123559	PHPE SERVICES	1,350.00
9/24/2025	123560	PLANIT PRINT WORKS	686.61
9/24/2025	123561	POOL & ELECTRICAL PRODUCTS INC	503.77

General Account
Check Disbursements
September-2025

Check Date	Check Number	Vendor Name	Amount
9/24/2025	123562	PRIMO BRANDS	156.27
9/24/2025	123563	QUADIENT LEASING USA, INC.	1,067.39
9/24/2025	123564	QUINN COMPANY	11,715.57
9/24/2025	123565	RELIABLE TRANSLATIONS CORP.	2,037.56
9/24/2025	123566	RODRIGUEZ, EFRAIN	2,459.77
9/24/2025	123567	RODRIGUEZ, MARIA	300.00
9/24/2025	123568	RYCO TOWING INC.	185.00
9/24/2025	123569	SAFEGUARD BUSINESS SYSTEMS	946.48
9/24/2025	123570	SANCHEZ-MEZA, VANESSA	414.00
9/24/2025	123571	SDC SOUND COMPANY LLC	5,805.50
9/24/2025	123572	SIGNARAMA	1,082.97
9/24/2025	123573	SIMPLOT TURF & HORTICULTURE	1,777.88
9/24/2025	123574	SOUTH COAST A.Q.M.D.	745.12
9/24/2025	123575	STAPLES	703.13
9/24/2025	123576	STATE BOARD OF EQUALIZATION	2,000.00
9/24/2025	123577	SUSTAITA, JR., PEDRO	121.00
9/24/2025	123578	TAG/AMS, INC.	195.00
9/24/2025	123579	TERRA NOVA PLANNING & RESEARCH	1,210.05
9/24/2025	123580	THE REINALT-THOMAS CORPORATION	596.13
9/24/2025	123581	TOPS N BARRICADES	3,324.50
9/24/2025	123582	TRINITY EQUIPMENT INC	49,997.81
9/24/2025	123583	TYLER TECHNOLOGIES, INC.	2,400.00
9/24/2025	123584	UNDERGROUND SERVICE ALERT	294.57
9/24/2025	123585	USA BLUEBOOK	2,588.23
9/24/2025	123586	V.M. POOL SERVICES AND REPAIRS	610.00
9/24/2025	123587	VALLEY LOCK & SAFE	29.36
9/24/2025	123588	VENLO RV	25.10
9/24/2025	123589	VERIZON CONNECT FLEET USA LLC	1,462.05
9/24/2025	123590	VISTA PAINT CORPORATION	198.04
9/24/2025	123591	WEST COAST ARBORISTS, INC.	36,228.80
9/24/2025	123592	WEST COAST SAND & GRAVEL INC	1,407.78
9/24/2025	123593	WHITE CAP, L.P.	177.40
9/24/2025	123594	WILD BILL'S SPRAY EQUIPMENT	214.41
9/24/2025	123595	XPRESS GRAPHICS & PRINTING	666.87

General Account
Check Disbursements

September-2025

Check Date	Check Number	Vendor Name	Amount
		14	4,788,893.71

City of Coachella
Operating Account
Voided Checks **September-2025**

Check Date	Check Number	Vendor Name	Amount	Date Voided
Check Date	**Check Number**	**Vendor Name**	**Amount**	**Date Voided**
5/28/2025	122636	UNDERGROUND SERVICE ALERT	273.20	9/25/2025
8/6/2025	123102	STATE CONTROLLER'S OFFICE	659.57	9/11/2025
8/4/2025	123160	STATE BOARD OF EQUALIZATION	2,000.00	9/16/2025
8/27/2025	123308	PETE'S ROAD SERVICE, INC.	40.61	9/16/2025
			2,973.38	

15

City of Coachella
General Account
Wells Fargo Adjusments
September-2025

9/3/2025	REVERSAL OF CHECK POSTED	9-02-25	REPOSTEI	1,600.00
9/3/2025	REVERSAL OF CHECK POSTED	9-02-25	REPOSTEI	1,117.86
9/29/2025	REVERSAL OF CHECK POSTED	9-26-25	STALE DATE	17.75
				2,735.61
9/2/2025	CHECK PAID Check 123337			-1,600.00
9/2/2025	CHECK PAID Check 1396			-1,117.86
9/28/2025	STALE DATED CHECK			-17.75
				-2,735.61
				0.00

16

CITY OF COACHELLA

BANK RECONCILIATION

September-2025

ADJUSTING JOURNAL ENTRIES-Outgoing ETFS

AJE #	DESCRIPTION	AMOUNT
2526-09005	WT FED#08672 CITIBANK, N.A. /FTR/BNF=H.N. AND FRANCES C.	8,876.26
		-
	Total	**8,876.26**

17

Document #: 938854 **Date:** 9/2/2025 **Reference:** 2526-09005 **Posting #:** 38576 **Group:** loum

Description: 09-2025 H.N. & FRANCES C. BERGER

Doc Source: genjrnl **Summarize:** Y **Reverse:** N **Reversing date:**

Comments: To record Civic Center debt service payment for September 2025. EFT processed in Wells Fargo Bank account on September 2, 2025 from the H.N. Frances C. Berger Foundation.

		Account Number	Account Title	Description	Amount		Posted Into
	E	129-12-115-10-852-015	Interest Payments - Civic Cente Building	09-2025 H.N. & FRANCES C. BERG	1,960.55	DB	03/2026
	E	129-12-115-10-851-016	Principal Pmts - Civic Center Building	09-2025 H.N. & FRANCES C. BERG	6,915.71	DB	03/2026
	B	129-12-101-00-000	CASH-Dev Impact-General Gov-Facilities	09-2025 H.N. & FRANCES C. BERG	8,876.26	CR	03/2026
S*	B	129-12-242-01-000	Expenditure Control	Automatic Summary	8,876.26	DB	03/2026

Balance Sheet Totals: 8,876.26 DB 8,876.26 CR Difference: 0.00

S* = Automatic Summary

City of Coachella
Permit Center Building

Loan Amount	**1,200,000.00**	Interest Expense	129-12-115-10-852-015
Annual Interest Rate	**4%**	Principal Payments	129-12-115-10-851-016
Term in Years	**15**	Interest Payable	129-12-231-09-016
Payments per Year	**12**	Note Payable	192-82-157-30-000
First Payment Due	**12/1/2016**		
Montly Payment			
Montly Rate	**0.33%**		

Payment #	Date of Payment	Beginning Balance	Interest	Principal	Total Payment	Ending Balance	Interest Expense per FY	Principal Expense per FY	Interest Payable Accrual	Total Interest Expese
79	6/1/2023	766,448.09	2,554.83	$6,321.43	8,876.26	760,126.66	32,028.78	$74,486.28	2,533.76	31,780.49
80	7/1/2023	760,126.66	2,533.76	$6,342.50	8,876.26	753,784.16				
81	8/1/2023	753,784.16	2,512.61	$6,363.64	8,876.26	747,420.52				
82	9/1/2023	747,420.52	2,491.40	$6,384.85	8,876.26	741,035.66				
83	10/1/2023	741,035.66	2,470.12	$6,406.14	8,876.26	734,629.53				
84	11/1/2023	734,629.53	2,448.77	$6,427.49	8,876.26	728,202.04				
85	12/1/2023	728,202.04	2,427.34	$6,448.91	8,876.26	721,753.12				
86	1/1/2024	721,753.12	2,405.84	$6,470.41	8,876.26	715,282.71				
87	2/1/2024	715,282.71	2,384.28	$6,491.98	8,876.26	708,790.73				
88	3/1/2024	708,790.73	2,362.64	$6,513.62	8,876.26	702,277.11				
89	4/1/2024	702,277.11	2,340.92	$6,535.33	8,876.26	695,741.78				
90	5/1/2024	695,741.78	2,319.14	$6,557.12	8,876.26	689,184.66				
91	6/1/2024	689,184.66	2,297.28	$6,578.97	8,876.26	682,605.69	28,994.10	$77,520.97	2,275.35	28,735.69
92	7/1/2024	682,605.69	2,275.35	$6,600.90	8,876.26	676,004.79				
93	8/1/2024	676,004.79	2,253.35	$6,622.91	8,876.26	669,381.88				
94	9/1/2024	669,381.88	2,231.27	$6,644.98	8,876.26	662,736.90				
95	10/1/2024	662,736.90	2,209.12	$6,667.13	8,876.26	656,069.77				
96	11/1/2024	656,069.77	2,186.90	$6,689.36	8,876.26	649,380.41				
97	12/1/2024	649,380.41	2,164.60	$6,711.65	8,876.26	642,668.76				
98	1/1/2025	642,668.76	2,142.23	$6,734.03	8,876.26	635,934.73				
99	2/1/2025	635,934.73	2,119.78	$6,756.47	8,876.26	629,178.26				
100	3/1/2025	629,178.26	2,097.26	$6,778.99	8,876.26	622,399.27				
101	4/1/2025	622,399.27	2,074.66	$6,801.59	8,876.26	615,597.68				
102	5/1/2025	615,597.68	2,051.99	$6,824.26	8,876.26	608,773.41				
103	6/1/2025	608,773.41	2,029.24	$6,847.01	8,876.26	601,926.40	25,835.77	$80,679.29	2,006.42	25,566.84
104	7/1/2025	601,926.40	2,006.42	$6,869.83	8,876.26	595,056.57				
105	8/1/2025	595,056.57	1,983.52	$6,892.73	8,876.26	588,163.84				
106	9/1/2025	588,163.84	1,960.55	$6,915.71	8,876.26	581,248.13				
107	10/1/2025	581,248.13	1,937.49	$6,938.76	8,876.26	574,309.37				
108	11/1/2025	574,309.37	1,914.36	$6,961.89	8,876.26	567,347.47				
109	12/1/2025	567,347.47	1,891.16	$6,985.10	8,876.26	560,362.38				
110	1/1/2026	560,362.38	1,867.87	$7,008.38	8,876.26	553,354.00				
111	2/1/2026	553,354.00	1,844.51	$7,031.74	8,876.26	546,322.26				
112	3/1/2026	546,322.26	1,821.07	$7,055.18	8,876.26	539,267.07				
113	4/1/2026	539,267.07	1,797.56	$7,078.70	8,876.26	532,188.38				
114	5/1/2026	532,188.38	1,773.96	$7,102.29	8,876.26	525,086.08				

City of Coachella
General Account --Sweep Acct Transfers
September-2025

9/2/2025	SWEEP TRANSFER FROM INVESTMENT	**124.37**
		124.37
9/29/2025	SWEEP TRANSFER TO INVESTMENT	**919,145.67**
9/30/2025	SWEEP TRANSFER TO INVESTMENT	**167,733.34**
		18
		1,086,879.01
		-1,086,754.64

Commercial Checking Acct Public Funds

Account number: **4144869831** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 1

CITY OF COACHELLA
ROAD MAINTENANCE & REHABILITATION
1515 6TH ST
COACHELLA CA 92236-1757

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
4144869831	$2,575,781.29	$98,155.31	-$191,561.92	$2,482,374.68

Credits

Electronic deposits/bank credits

20

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/22	98,155.31	Apport St of CA Apsapports 091725 4180 Coachella City Treasur
		$98,155.31	**Total electronic deposits/bank credits**
		$98,155.31	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/23	141,561.92	WT Seq451038 City of Coachella, Gene /Bnf=City of Coachella, General Operating Accoun Srf# St-131 Ave48 Wid Trn#250923451038 Rfb# 516
	09/24	50,000.00	WT Seq454167 City of Coachella, Gene /Bnf=City of Coachella, General Operating Accoun Srf# St-141 Airport B Trn#250924454167 Rfb# 517
		$191,561.92	**Total electronic debits/bank debits**
		$191,561.92	**Total debits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*	*Date*	*Balance*
08/31	2,575,781.29	09/23	2,532,374.68	09/24	2,482,374.68
09/22	2,673,936.60				

Average daily ledger balance **$2,555,811.37**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

(182)
Sheet Seq = 0020934
Sheet 00001 of 00001

Commercial Checking Acct Public Funds

Account number: **7100772644** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 1

CITY OF COACHELLA
GAS TAX ACCOUNT
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
San Francisco Wholesale
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
7100772644	$492,866.34	$107,988.23	$0.00	$600,854.57

21

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/03	107,988.23	Apport St of CA Apsapports 082825 588 Coachella City Treasur
		$107,988.23	**Total electronic deposits/bank credits**
		$107,988.23	**Total credits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*
08/31	492,866.34	09/03	600,854.57

Average daily ledger balance **$593,655.35**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

STAGECOACH SWEEP

WELLS FARGO BANK, N.A.

CITY OF COACHELLA
GENERAL OPERATING ACCOUNT
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Account Number - DDA
7100772636

THIS STATEMENT COVERS 09/01/2025 THROUGH 09/30/2025

FUNDS HELD ON COMPANY'S BEHALF IN THE OMNIBUS DEPOSIT ACCOUNT AT BANK ARE DEPOSITS AND ARE ELIGIBLE FOR FDIC INSURANCE IN ACCORDANCE WITH FDIC RULES AND LIMITS. COMPANY'S MMMF SHARES HELD IN THE OMNIBUS INVESTMENT ACCOUNT IN BANK'S NAME AT THE CUSTODIAN OF THE MMMF ARE NOT DEPOSITS AND ARE NOT ELIGIBLE FOR FDIC INSURANCE. COMPANY IS THE OWNER OF ITS MMMF SHARES.

ALLSPRING TREASURY PLUS MMF INST CLS

FUND SUMMARY

Dividends Earned YTD	123,693.12
Federal Withholding YTD	.00
7-Day Simple Yield	3.97507 %
Federal Withholding	.00

Beginning Balance	.00
Prior Months Dividends Reinvested	124.37 +
Shares Purchased	919,145.67 +
Shares Redeemed	124.37 -
Ending Balance	919,145.67
Dividends Earned in Current Month	100.71
Funds Pending Investment	167,733.34

22

Transaction Detail

Date	Description	Amount
9-01-2025	Beginning Balance	.00
9-02-2025	Reinvested Dividend	124.37
9-03-2025	Sweep Funds Return To DDA	124.37
9-30-2025	Next Day Sweep Purchase	919,145.67
9-30-2025	Ending Balance	919,145.67

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
09-01*	124.37	4.127 %	.000113095	0.01
09-02	124.37	4.130 %	.000113151	0.01
09-03	0.00	4.118 %	.000112827	0.00
09-04	0.00	4.125 %	.000113015	0.00
09-05	0.00	4.135 %	.000113303	0.00
09-06*	0.00	4.135 %	.000113303	0.00
09-07*	0.00	4.135 %	.000113303	0.00
09-08	0.00	4.131 %	.000113192	0.00
09-09	0.00	4.109 %	.000112597	0.00
09-10	0.00	4.103 %	.000112434	0.00
09-11	0.00	4.107 %	.000112528	0.00
09-12	0.00	4.113 %	.000112709	0.00
09-13*	0.00	4.113 %	.000112709	0.00
09-14*	0.00	4.113 %	.000112709	0.00
09-15	0.00	4.147 %	.000113622	0.00
09-16	0.00	4.089 %	.000112031	0.00
09-17	0.00	4.085 %	.000111936	0.00
09-18	0.00	3.986 %	.000109213	0.00
09-19	0.00	3.987 %	.000109243	0.00
09-20*	0.00	3.987 %	.000109243	0.00
09-21*	0.00	3.987 %	.000109243	0.00

Commercial Chkg Acct W Int Pub Funds

Account number: **4474488020** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 2

CITY OF COACHELLA
TRANSFORMATIVE CLIMATE COMMUNITIES
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Chkg Acct W Int Pub Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
4474488020	$2,294,909.41	$1,201.03	-$526.07	$2,295,584.37

Interest summary

Annual percentage yield earned this period	0.64%
Interest earned during this period	$1,201.03
Year to date interest and bonuses paid	$4,977.98

23

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/30	1,201.03	Interest Payment
		$1,201.03	**Total electronic deposits/bank credits**
		$1,201.03	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/11	526.07	Client Analysis Srvc Chrg 250910 Svc Chge 0825 000004474488020
		$526.07	**Total electronic debits/bank debits**
		$526.07	**Total debits**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

City of Coachella
Bank Reconciliation -Payroll Account **6197
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
Bank Statement	0.00	1,093,575.22	1,093,575.22	-	26
Last Month's Outstanding Checks	(236,967.94)		(236,967.94)	-	
Current Month's Outstanding Checks			240,128.39	(240,128.39)	27
Reconciled Bank Balance	**(236,967.94)**	**1,093,575.22**	**1,096,735.67**	**(240,128.39)**	
Book Balance	(236,967.94)			(236,967.94)	
Revenue Postings (transfer amt)		1,093,575.22		1,093,575.22	13
WFB Adjustments		-	-	-	28
		-		-	
			-	-	
Voided Checks		-	(1,429.89)	1,429.89	29
Total Payroll Checks			248,852.64		
Total Direct Deposits			849,313.00	(1,098,165.64)	30
AJE# 2526-08004 PERS Emp Cont.			(0.08)	0.08	31
				-	
				-	
				-	
	(236,967.94)	**1,093,575.22**	**1,096,735.67**	**(240,128.39)**	
DIFFERENCE	-	-	-	(0.00)	

GL Balance - Payroll Account # 4943186197

9/30/2025 GL Balance (WF Payroll & General	13,190,515.35
Less Road Maint. & Rehab (Wells Fargo)	**(2,482,374.68)**
Less Gas Tax (Wells Fargo Bank)	**(600,854.57)**
STAGECOACH SWEEP Ending Balance	**(919,145.67)**
Funds Pending Investment	**(167,733.34)**
TCC Grant Bank Account	**(2,295,584.37)**
G/L balance both banks	6,724,822.72
Less WF portion	6,964,951.11
G/L WF Payroll only	**(240,128.39)**
Difference (Short/Over)	**(0.00)**

24

Completed by: Lourdes Marron **Date:** 10/7/2025

Reviewed By: _____ **Date:** _____

City of Coachella
Bank Reconciliation -Payroll Account **6197
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
Bank Statement	0.00	1,093,575.22	1,093,575.22	-	26
Last Month's Outstanding Checks	(236,967.94)		(236,967.94)	-	
Current Month's Outstanding Checks			240,128.39	(240,128.39)	27
Reconciled Bank Balance	**(236,967.94)**	**1,093,575.22**	**1,096,735.67**	**(240,128.39)**	
Book Balance	(236,967.94)			(236,967.94)	
Revenue Postings (transfer amt)		1,093,575.22		1,093,575.22	13
WFB Adjustments		-	-	-	28
		-		-	
			-	-	
Voided Checks		-	(1,429.89)	1,429.89	29
Total Payroll Checks			248,852.64		
Total Direct Deposits			849,313.00	(1,098,165.64)	30
AJE# 2526-08004 PERS Emp Cont.			(0.08)	0.08	31
				-	
				-	
				-	
	(236,967.94)	**1,093,575.22**	**1,096,735.67**	**(240,128.39)**	
DIFFERENCE	-	-	-	(0.00)	

GL Balance - Payroll Account # 4943186197

9/30/2025 GL Balance (WF Payroll & General	13,190,515.35
Less Road Maint. & Rehab (Wells Fargo)	**(2,482,374.68)**
Less Gas Tax (Wells Fargo Bank)	**(600,854.57)**
STAGECOACH SWEEP Ending Balance	**(919,145.67)**
Funds Pending Investment	**(167,733.34)**
TCC Grant Bank Account	**(2,295,584.37)**
G/L balance both banks	6,724,822.72
Less WF portion	6,964,951.11
G/L WF Payroll only	**(240,128.39)**
Difference (Short/Over)	**(0.00)**

24

Completed by: Lourdes Marron **Date:** 10/7/2025

Reviewed By: _____ **Date:** _____

Commercial Checking Acct Public Funds

CITY OF COACHELLA
PAYROLL
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
4943186197	$0.00	$1,093,575.22	-$1,093,575.22	$0.00

Credits

Electronic deposits/bank credits

25

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/02	138.52	ZBA Balance Account Transfer From 7100772636
	09/03	218,112.69	ZBA Balance Account Transfer From 7100772636
	09/04	9,798.65	ZBA Balance Account Transfer From 7100772636
	09/05	3,124.92	ZBA Balance Account Transfer From 7100772636
	09/09	284,392.58	ZBA Balance Account Transfer From 7100772636
	09/10	1,220.78	ZBA Balance Account Transfer From 7100772636
	09/11	11,426.41	ZBA Balance Account Transfer From 7100772636
	09/12	68,509.04	ZBA Balance Account Transfer From 7100772636
	09/15	1,312.45	ZBA Balance Account Transfer From 7100772636
	09/17	66,226.43	ZBA Balance Account Transfer From 7100772636
	09/18	3,030.36	ZBA Balance Account Transfer From 7100772636
	09/19	4,791.90	ZBA Balance Account Transfer From 7100772636
	09/23	279,203.08	ZBA Balance Account Transfer From 7100772636
	09/24	46.00	ZBA Balance Account Transfer From 7100772636
	09/25	78,146.85	ZBA Balance Account Transfer From 7100772636
	09/26	63,988.84	ZBA Balance Account Transfer From 7100772636
	09/29	105.72	ZBA Balance Account Transfer From 7100772636
		$1,093,575.22	**Total electronic deposits/bank credits**
		$1,093,575.22	**Total credits**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

City of Coachella
Payroll Account
Outstanding Payroll Checks -Wells Fargo Bank checks as of Sep-25

Check date	Check #		Amount
05/08/25	1364	PULIDO, JOSHUA	46.17
08/28/25	1484	MARTINEZ, MARITZA T	500.01
09/25/25	1516	SANCHEZ, MARIO A	2,159.40
09/25/25	1526	UNITED WAY OF THE DESERT	23.00
09/25/25	1527	GONZALEZ, RUBEN R	69.26
09/25/25	1522	STATE OF CALIFORNIA	125.00
09/25/25	1517	AFLAC	532.64
09/25/25	1524	TEAMSTERS LOCAL 1932	1,028.79
09/11/25	1503	HERNANDEZ, STEVEN ANDREW C	1,220.78
09/25/25	1528	PEREZ, YADIRA	1,360.63
09/25/25	1523	TEAMSTERS LOCAL 1932	2,006.94
09/25/25	1525	TEXAS LIFE INSURANCE COMPANY	2,999.92
09/25/25	1519	AMERICAN FIDELITY ASSURANCE CO	3,355.14
09/25/25	1518	AMERICAN FIDELITY ASSURANCE	3,448.62
09/25/25	1520	CITY OF COACHELLA	221,252.09
			-
			-
			-
			-
			-
			-
			-
		Total Outstanding Payroll Checks	**240,128.39**

26

City of Coachella
Wells Fargo -Operating Account
September 30, 2025
Wells Fargo Payroll Transfer

Date	Description	Amount		
9/2/2025	INDIVIDUAL ZBA CREDIT	138.52	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/3/2025	INDIVIDUAL ZBA CREDIT	218,112.69	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/4/2025	INDIVIDUAL ZBA CREDIT	9,798.65	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/5/2025	INDIVIDUAL ZBA CREDIT	3,124.92	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/9/2025	INDIVIDUAL ZBA CREDIT	284,392.58	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/10/2025	INDIVIDUAL ZBA CREDIT	1,220.78	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/11/2025	INDIVIDUAL ZBA CREDIT	11,426.41	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/12/2025	INDIVIDUAL ZBA CREDIT	68,509.04	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/15/2025	INDIVIDUAL ZBA CREDIT	1,312.45	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/17/2025	INDIVIDUAL ZBA CREDIT	66,226.43	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/18/2025	INDIVIDUAL ZBA CREDIT	3,030.36	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/19/2025	INDIVIDUAL ZBA CREDIT	4,791.90	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/23/2025	INDIVIDUAL ZBA CREDIT	279,203.08	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/24/2025	INDIVIDUAL ZBA CREDIT	46.00	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/25/2025	INDIVIDUAL ZBA CREDIT	78,146.85	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/26/2025	INDIVIDUAL ZBA CREDIT	63,988.84	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
9/29/2025	INDIVIDUAL ZBA CREDIT	105.72	ZBA BALANCE ACCOUNT TRANSFER FROM	7100772636
		1,093,575.22		

13

City of Coachella **September-2025**
Payroll Account
Wells Fargo Adjusments

	0.00
	0.00
	0.00

27

WELLS FARGO
CITY OF COACHELLA
PAYROLL ACCOUNT - 4943186197
VOIDED CHECKS

Check Date	Check Number	Payee Name	Check Amount	Void/Cancel Date	Replacement Checks
12/19/2024	1155	PEREZ, YADIRA	$1,360.63	9/25/2025	1528
2/27/2025	1261	GONZALEZ, RUBEN	$69.26	9/25/2025	1527
			$1,429.89	28	

Check Date	Check Number	Payee Name	Check Amount	Direct Deposit Amount
		City of Coachella Payroll Disbursements September-2025		
9/11/2025	6696	FONSECA, OSCAR	-	69.26
9/11/2025	6698	MURILLO, ISELA	-	69.26
9/11/2025	6699	ORDORICA, VANESSA	-	69.26
9/11/2025	6702	TORRES, ALYSSA MARIE	-	69.26
9/11/2025	6714	CASTILLO, VICTOR R	-	249.92
9/11/2025	6667	ZEPEDA, ANGELA M	-	668.72
9/11/2025	6662	PEREZ, MAYRA	-	736.74
9/25/2025	6818	ORTEGA, JUAN	-	1,140.91
9/25/2025	6830	GARCIA MARTINEZ, JESUS	-	1,199.07
9/11/2025	6735	GARCIA MARTINEZ, JESUS	-	1,199.07
9/11/2025	6661	FIGUEROA, FRANK	-	1,230.23
9/11/2025	6664	VIRGEN, STEPHANIE	-	1,239.79
9/11/2025	6723	ORTEGA, JUAN	-	1,243.61
9/11/2025	6663	PEREZ, YADIRA	-	1,363.82
9/11/2025	6678	TORRES, JESSICA	-	1,691.66
9/25/2025	6776	TORRES, JESSICA	-	1,725.72
9/11/2025	6720	MONTOYA, JOSE C	-	1,769.95
9/11/2025	6742	BELTRAN, EDITH	-	1,798.83
9/25/2025	6831	GASU, AARON	-	1,877.91
9/11/2025	6724	REYES, ANTHONY	-	1,880.45
9/25/2025	6805	BISUANO, ALBERT C	-	1,886.98
9/11/2025	6690	SERVIN, LETICIA	-	1,924.02
9/25/2025	6817	MURILLO, HORACIO	-	1,933.10
9/11/2025	6722	MURILLO, HORACIO	-	1,933.10
9/11/2025	6711	BISUANO, ALBERT C	-	1,947.73
9/25/2025	6819	REYES, ANTHONY	-	1,948.41
9/11/2025	6736	GASU, AARON	-	1,949.45
9/25/2025	6806	ESPINO, ADRIANA	-	1,969.08
9/11/2025	6712	ESPINO, ADRIANA	-	1,969.08
9/25/2025	6821	BECERRA, DIANA	-	1,978.43
9/11/2025	6726	BECERRA, DIANA	-	1,978.43
9/11/2025	6682	DELGADO, MARISOL C	-	1,988.52
9/25/2025	6765	TORRES, DANIELA	-	2,018.55
9/11/2025	6666	TORRES, DANIELA	-	2,018.55
9/25/2025	6771	NOVOA-SANCHEZ, NAYLEA	-	2,031.32
9/11/2025	6673	NOVOA-SANCHEZ, NAYLEA	-	2,031.32
9/25/2025	6785	PRECIADO DEL REAL, CAROLINA	-	2,047.17
9/11/2025	6687	PRECIADO DEL REAL, CAROLINA	-	2,047.17
9/25/2025	6790	TAIRA, SUSAN	-	2,053.81
9/25/2025	6807	GARCIA, VERONICA	-	2,075.05
9/11/2025	6669	GARCIA, VERONICA	-	2,075.05
9/11/2025	6692	TAIRA, SUSAN	-	2,116.51
9/11/2025	6716	GUTIERREZ, RAMON	-	2,126.46
9/25/2025	6773	CASILLAS, MARIA	-	2,176.03
9/11/2025	6675	CASILLAS, MARIA	-	2,176.03
9/25/2025	6796	SANCHEZ-MEZA, VANESSA	-	2,190.19
9/11/2025	6672	NAVARRO, JESSICA	-	2,200.88
9/11/2025	6701	SANCHEZ-MEZA, VANESSA	-	2,224.29
9/25/2025	6792	CORONA, ELSA	-	2,228.19
9/11/2025	6694	CORONA, ELSA	-	2,228.19
9/11/2025	6730	NUNEZ, JOSE	-	2,233.55
9/25/2025	6827	YEE, ELIZA	-	2,254.98
9/11/2025	6732	YEE, ELIZA	-	2,254.98

City of Coachella Payroll Disbursements September-2025				
Check Date	Check Number	Payee Name	Check Amount	Direct Deposit Amount
9/11/2025	6743	BRIBIESCA, JESSE	-	2,270.48
9/11/2025	6748	LUCERO, HECTOR D	-	2,306.41
9/11/2025	6738	RABAGO, RICARDO	-	2,365.87
9/25/2025	6784	MEDINA, JESUS	-	2,374.71
9/11/2025	6686	MEDINA, JESUS	-	2,374.71
9/25/2025	6837	BELTRAN, EDITH	-	2,382.35
9/11/2025	6683	FELIX, MARIA FERNANDA	-	2,388.57
9/25/2025	6787	RUIZ, JUDITH V	-	2,426.96
9/25/2025	6847	FELIX, DOMINGO	-	2,432.60
9/25/2025	6838	BRIBIESCA, JESSE	-	2,452.70
9/11/2025	6753	HERNANDEZ, ISAAC JUAREZ	-	2,492.42
9/25/2025	6780	DELGADO, MARISOL C	-	2,549.02
9/25/2025	6845	ROSETTE, JOSE	-	2,571.03
9/25/2025	6833	RABAGO, RICARDO	-	2,595.99
9/25/2025	6801	INIGUEZ, GEORGE	-	2,607.57
9/11/2025	6707	INIGUEZ, GEORGE	-	2,607.57
9/25/2025	6841	FELIX JR, MIGUEL A	-	2,609.91
9/25/2025	6828	CARRILLO, DANIEL	-	2,637.38
9/11/2025	6733	CARRILLO, DANIEL	-	2,637.38
9/11/2025	6746	FELIX JR, MIGUEL A	-	2,676.79
9/25/2025	6832	OSUNA MARTINEZ, HERIBERTO	-	2,691.89
9/11/2025	6728	HERRERA, JUAN	-	2,727.93
9/11/2025	6755	SUSTAITA JR, PEDRO	-	2,759.89
9/25/2025	6815	MONTOYA, JOSE C	-	2,763.03
9/25/2025	6788	SERVIN, LETICIA	-	2,791.65
9/25/2025	6848	HERNANDEZ, ISAAC JUAREZ	-	2,801.04
9/25/2025	6844	MEZA, JOSE ALBERTO N	-	2,803.94
9/25/2025	6772	RODRIGUEZ, MARIA	-	2,811.15
9/11/2025	6674	RODRIGUEZ, MARIA	-	2,811.15
9/11/2025	6671	LUCRECIO, CESAR R	-	2,817.33
9/25/2025	6770	NAVARRO, JESSICA	-	2,819.94
9/25/2025	6802	MONTOYA, GABRIEL	-	2,827.87
9/25/2025	6843	LUCERO, HECTOR D	-	2,845.92
9/25/2025	6822	HERNANDEZ, PEDRO	-	2,873.33
9/25/2025	6836	BARROSO, ITZEL N	-	2,892.97
9/11/2025	6741	BARROSO, ITZEL N	-	2,892.97
9/11/2025	6727	HERNANDEZ, PEDRO	-	2,907.93
9/25/2025	6791	VILLALOBOS, ZAIDA	-	2,942.59
9/25/2025	6852	ZENDEJAS, CESAR N.	-	2,942.72
9/25/2025	6798	GNUSCHKE, TROY	-	2,951.42
9/25/2025	6769	LUCRECIO, CESAR R	-	3,001.98
9/11/2025	6704	GNUSCHKE, TROY	-	3,005.04
9/25/2025	6814	LOPEZ, JOANN	-	3,040.44
9/11/2025	6719	LOPEZ, JOANN	-	3,040.44
9/11/2025	6710	ST. SAUVER, LEONARD	-	3,053.14
9/11/2025	6740	AGUILAR, ROBERT	-	3,061.56
9/11/2025	6739	GUTIERREZ, ALBERTO	-	3,087.26
9/25/2025	6778	AYON, BRENDA E.	-	3,102.99
9/25/2025	6829	TALAMANTES, CESAR	-	3,112.64
9/25/2025	6824	MONTANO, SARA	-	3,142.54
9/11/2025	6729	MONTANO, SARA	-	3,142.54
9/11/2025	6734	TALAMANTES, CESAR	-	3,143.58
9/11/2025	6705	VASQUEZ, ROSA N	-	3,150.33

City of Coachella
Payroll Disbursements
September-2025

Check Date	Check Number	Payee Name	Check Amount	Direct Deposit Amount
9/11/2025	6679	ARROYO, JAIME	-	3,178.78
9/25/2025	6781	FELIX, MARIA FERNANDA	-	3,221.18
9/25/2025	6794	MORENO, ADRIAN	-	3,246.23
9/11/2025	6697	MORENO, ADRIAN	-	3,246.23
9/25/2025	6825	NUNEZ, JOSE	-	3,264.52
9/25/2025	6835	AGUILAR, ROBERT	-	3,266.41
9/11/2025	6708	MONTOYA, GABRIEL	-	3,319.43
9/11/2025	6752	FELIX, DOMINGO	-	3,339.98
9/11/2025	6757	ZENDEJAS, CESAR N.	-	3,370.26
9/25/2025	6793	FERNANDEZ, ANAHI	-	3,376.38
9/25/2025	6764	GRANADOS, DELIA	-	3,384.77
9/11/2025	6665	GRANADOS, DELIA	-	3,384.77
9/11/2025	6695	FERNANDEZ, ANAHI	-	3,390.22
9/25/2025	6810	DE LARA, ANTONIO	-	3,390.87
9/25/2025	6823	HERRERA, JUAN	-	3,406.99
9/11/2025	6689	RUIZ, JUDITH V	-	3,417.19
9/25/2025	6800	GREENWOOD, BRIANNA	-	3,481.04
9/11/2025	6706	GREENWOOD, BRIANNA	-	3,481.04
9/25/2025	6808	ALARCON, ALEXANDER R.	-	3,542.11
9/25/2025	6842	GALLEGOS, GUSTAVO R	-	3,551.23
9/11/2025	6715	DE LARA, ANTONIO	-	3,559.70
9/25/2025	6813	LARA GUERRERO, JANETH	-	3,570.36
9/11/2025	6718	LARA GUERRERO, JANETH	-	3,570.36
9/11/2025	6737	OSUNA MARTINEZ, HERIBERTO	-	3,576.63
9/11/2025	6713	ALARCON, ALEXANDER R.	-	3,580.99
9/25/2025	6799	VASQUEZ, ROSA N	-	3,596.39
9/11/2025	6749	MEZA, JOSE ALBERTO N	-	3,612.33
9/25/2025	6783	MARRON, M. LOURDES	-	3,622.77
9/11/2025	6747	GALLEGOS, GUSTAVO R	-	3,638.68
9/25/2025	6834	GUTIERREZ, ALBERTO	-	3,640.58
9/25/2025	6851	VEGA, ABRAHAM	-	3,650.62
9/11/2025	6756	VEGA, ABRAHAM	-	3,650.62
9/25/2025	6774	LOPEZ, YOLANDA M	-	3,752.87
9/11/2025	6676	LOPEZ, YOLANDA M	-	3,752.87
9/25/2025	6777	ARROYO, JAIME	-	3,755.49
9/25/2025	6811	GUTIERREZ, RAMON	-	3,784.25
9/11/2025	6693	VILLALOBOS, ZAIDA	-	3,818.95
9/11/2025	6680	AYON, BRENDA E.	-	3,870.97
9/25/2025	6803	RODRIGUEZ, EFRAIN	-	3,897.21
9/25/2025	6846	BELTRAN, EDGAR	-	3,911.64
9/11/2025	6751	BELTRAN, EDGAR	-	3,911.64
9/25/2025	6839	CHABOLLA, JESUS	-	3,990.66
9/11/2025	6744	CHABOLLA, JESUS	-	3,990.66
9/11/2025	6754	HUERTA JR, ROBERT	-	4,002.29
9/25/2025	6850	SUSTAITA JR, PEDRO	-	4,010.95
9/11/2025	6750	ROSETTE, JOSE	-	4,043.60
9/25/2025	6816	MORIN JR, HECTOR G	-	4,050.61
9/11/2025	6685	MARRON, M. LOURDES	-	4,067.06
9/25/2025	6804	ST. SAUVER, LEONARD	-	4,130.29
9/25/2025	6789	STEVENS, JASON	-	4,160.07
9/11/2025	6691	STEVENS, JASON	-	4,160.07
9/25/2025	6775	LORA, RISSETH	-	4,214.27
9/11/2025	6677	LORA, RISSETH	-	4,214.27

City of Coachella
Payroll Disbursements
September-2025

Check Date	Check Number	Payee Name	Check Amount	Direct Deposit Amount
9/11/2025	6721	MORIN JR, HECTOR G	-	4,329.19
9/25/2025	6826	ROSALES, RENE	-	4,395.64
9/11/2025	6731	ROSALES, RENE	-	4,395.64
9/25/2025	6849	HUERTA JR, ROBERT	-	4,543.71
9/11/2025	6745	ESTRADA, CASTULO R	-	4,562.31
9/11/2025	6709	RODRIGUEZ, EFRAIN	-	4,563.80
9/25/2025	6797	DIAZ, LIZZANDRO	-	4,585.16
9/25/2025	6782	FLORES, BLANCA	-	4,592.20
9/11/2025	6684	FLORES, BLANCA	-	4,592.20
9/25/2025	6812	HERMOSILLO, JULIO G	-	4,619.49
9/25/2025	6795	REIF, KENDRA	-	4,634.57
9/11/2025	6700	REIF, KENDRA	-	4,634.57
9/25/2025	6786	RAMIREZ, RUBEN	-	4,951.14
9/11/2025	6688	RAMIREZ, RUBEN	-	4,951.14
9/25/2025	6767	PATTISON, WILLIAM B	-	4,993.35
9/11/2025	6717	HERMOSILLO, JULIO G	-	5,011.24
9/11/2025	6668	PATTISON, WILLIAM B	-	5,067.58
9/25/2025	6779	BOGARD, LINCOLN G	-	5,976.10
9/11/2025	6681	BOGARD, LINCOLN G	-	5,976.10
9/25/2025	6840	ESTRADA, CASTULO R	-	6,003.61
9/25/2025	6768	JIMENEZ, CELINA	-	6,150.67
9/11/2025	6670	JIMENEZ, CELINA	-	6,150.67
9/25/2025	6820	SIMMONS, ANDREW R	-	6,351.51
9/11/2025	6725	SIMMONS, ANDREW R	-	6,351.51
9/11/2025	6703	DIAZ, LIZZANDRO	-	9,162.61
9/11/2025	1504	SANCHEZ, MARIO A	4,666.90	1,000.00
9/25/2025	1516	SANCHEZ, MARIO A	2,159.40	1,000.00
9/11/2025	1505	CITY OF COACHELLA	7.00	-
9/25/2025	1526	UNITED WAY OF THE DESERT	23.00	-
9/11/2025	1509	UNITED WAY OF THE DESERT	23.00	-
9/25/2025	1527	GONZALEZ, RUBEN R	69.26	-
9/25/2025	1521	LEGAL SHIELD	105.72	-
9/25/2025	1522	STATE OF CALIFORNIA	125.00	-
9/11/2025	1506	STATE OF CALIFORNIA	125.00	-
9/25/2025	1515	MISSIONSQUARE	-	437.63
9/25/2025	1517	AFLAC	532.64	-
9/25/2025	1514	NATIONWIDE RETIREMENT, SOLUTIONS	-	551.93
9/11/2025	1500	NATIONWIDE RETIREMENT, SOLUTIONS	-	551.93
9/11/2025	1501	MISSIONSQUARE	-	702.37
9/11/2025	1508	TEAMSTERS LOCAL 1932	1,025.40	-
9/25/2025	1524	TEAMSTERS LOCAL 1932	1,028.79	-
9/11/2025	1503	HERNANDEZ, STEVEN ANDREW C	1,220.78	-
9/11/2025	1502	DELGADO, DENISE	1,312.45	-
9/25/2025	1528	PEREZ, YADIRA	1,360.63	-
9/11/2025	1507	TEAMSTERS LOCAL 1932	2,004.96	-
9/25/2025	1523	TEAMSTERS LOCAL 1932	2,006.94	-
9/25/2025	1525	TEXAS LIFE INSURANCE COMPANY	2,999.92	-
9/25/2025	1519	AMERICAN FIDELITY ASSURANCE CO	3,355.14	-
9/25/2025	1518	AMERICAN FIDELITY ASSURANCE	3,448.62	-

City of Coachella
Payroll Disbursements
September-2025

Check Date	Check Number	Payee Name	Check Amount	Direct Deposit Amount	
9/11/2025	1499	NATIONWIDE RETIREMENT SOLUTION, USCM	-	10,874.48	
9/25/2025	1513	NATIONWIDE RETIREMENT SOLUTION, USCM	-	11,599.48	
9/25/2025	1512	EDD-WIRE	-	16,480.50	
9/11/2025	1498	EDD-WIRE	-	16,578.04	
9/25/2025	1510	IRS-WIRE TRANSFER	-	47,070.71	
9/11/2025	1496	IRS-WIRE TRANSFER	-	48,655.32	
9/25/2025	1511	PUBLIC EMPLOYEE RET. SYSTEM	-	65,995.49	
9/11/2025	1497	PUBLIC EMPLOYEE RET. SYSTEM	-	66,219.46	
9/25/2025	1520	CITY OF COACHELLA	221,252.09	-	
			-	-	
		29	**248,852.64**	**849,313.00**	(1,098,165.64)
			Total Payroll Disbursem	**1,098,165.64**	

CITY OF COACHELLA
BANK RECONCILIATION
9/30/2025

AJE#	DESCRIPTION	AMOUNT
2526-09004	PERS contributions	
	Total	-

30

City of Coachella
Bank Reconciliation - Wells Fargo Bank A/C#7100772636
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
Bank Statement	4,750,113.26	9,218,302.89	6,968,416.15	7,000,000.00	1
Cleared Deposits in Transit					
Cash & Checks	233,240.04	(233,240.04)		-	2
ACH Receipt Correction In-Transit		-		-	
Credit Cards	23,476.00	(23,476.00)			
Deposits in Transit					
Cash & Checks		419,319.89		419,319.89	3
				-	
Credit Cards		40,101.59		40,101.59	4
Last Month's O/S Checks	(463,560.66)		(463,560.66)	-	
Outstanding Checks			494,470.37	(494,470.37)	5
Reconciled Bank Balance	**4,543,268.64**	**9,421,008.33**	**6,999,325.86**	**6,964,951.11**	
Book Balance	**4,543,268.64**			**4,543,268.64**	
Daily Cash Received					
Cash Receipts		9,226,736.43		9,226,736.43	6
Book Transfers In		191,561.92		191,561.92	7
Adjusting Journal Entries		(150.00)		(150.00)	8
Other Fees And Revenues Affecting Cash					
NSF/Chargeback			6,940.59	(6,940.59)	9
Merchant Fees			12,208.46	(12,208.46)	10
Client Analysis			1,355.38	(1,355.38)	11
Currency Purchase and Increase Drawers			835.00	(835.00)	12
Cash Disbursements					
Payroll transfers			1,093,575.22	(1,093,575.22)	13
Check Disbursements			4,788,893.71	(4,788,893.71)	14
Voided check(s)			(2,973.38)	2,973.38	15
WF Adjustments		2,735.61	2,735.61	-	16
AJEs for EFT Payments			8,876.26	(8,876.26)	17
Transfers to SWEEP INVESTMENT		124.37	1,086,879.01	(1,086,754.64)	18
US Bank In Transit				-	
				-	
		-		-	
	4,543,268.64	9,421,008.33	6,999,325.86	6,964,951.11	
DIFFERENCE (Short)Over	**-**	**(0.00)**	**0.00**	**(0.00)**	

City of Coachella
Bank Reconciliation - Wells Fargo Bank A/C#7100772636
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
GL Balance - Wells Fargo Bank A/C#7100772636					
9/30/2025 GL Balance				13,190,515.35	19
Less Road Maint. & Rehab (Wells Fargo)				(2,482,374.68)	20
Less Gas Tax (Wells Fargo Bank)				(600,854.57)	21
STAGECOACH SWEEP Ending Balance				(919,145.67)	22
Funds Pending Investment				(167,733.34)	22A
TCC Grant Account				(2,295,584.37)	23
Less Payroll (WFB)				240,128.39	24
G/L Balance WF only				**6,964,951.11**	
DIFFERENCE (Short)Over				-	

Completed by: Lourdes Marron **Date:** 10/23/2025

Reviewed By: **Date:**

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of September 30, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 8/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 9/30/2025	
CASH ON HAND								
Wells Fargo-General Checking	N/A	4,543,268.64	2,421,682.47	-	-	-	6,964,951.11	
Sweep Account	4.966%	-	-				-	
Wells Fargo-Road Maintenance	N/A	2,575,781.29	(96,406.61)		-	-	2,479,374.68	
Wells Fargo-Gas Tax	N/A	492,866.34	107,988.23	-	-	-	600,854.57	
Wells Fargo- Payroll Acct	N/A	(236,967.94)	(3,160.45)				- (240,128.39)	
Wells Fargo- TCC Grant	N/A	2,294,909.41	(526.07)	1,201.03			2,295,584.37	
Petty Cash	N/A	7,000.00	-	-	-	-	7,000.00	
Total Cash on Hand		**9,676,857.74**	**2,429,577.57**	**1,201.03**	**-**	**-**	**12,107,636.34**	
INVESTMENTS								
State of California - LAIF	2.17%	14,967,836.41	-	-	-	-	14,967,836.41	
Investment Management Acct	1.47%	37,223,242.06		147,539.07	-	-	37,370,781.13	
Total Investments		**52,191,078.47**	**-**	**147,539.07**	**-**	**-**	**52,338,617.54**	
CASH WITH FISCAL AGENT								
US Bank	varies	6,716,708.65	(2,504,656.25)	7,567.72	-	-	4,219,620.12	①
Wells Fargo Bank, N.A.	5.83%	154.73	-	0.51	-	-	155.24	②
Wilmington Trust, N. A.	0.03%	2,051,938.44	(351,915.58)	3,707.53	-	-	1,703,730.39	③
Total Cash with Fiscal Agent		**8,768,801.82**	**(2,856,571.83)**	**11,275.76**	**-**	**-**	**5,923,505.75**	
Grand Total		**70,636,738.03**	**(426,994.26)**	**160,015.86**	**-**	**-**	**70,369,759.63**	

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

Reviewed By: ***Ruben Ramirez- Controller***

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of September 30, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 8/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 9/30/2025
CASH WITH FISCAL AGENT							
US BANK							
COACHELLA FINANCING AUTHORITY							
Successor Agency to the Coachella Redevelopments Agency 2014 Series							
A/C #: 6712104701 Debt Service Fund	0.00%	1.95	561.55	1,524.87	-	-	2,088.37
A/C #: 6712104702 Interest Account	0.00%	118,306.25	(118,400.71)	94.46	-	-	(0.00)
A/C #: 6712104703 Principal Account	0.00%	585,000.00	(585,467.09)	467.09	-	-	0.00
A/C #: 6712104704 Reserve Account	0.00%	827,612.50	-	-	-	-	827,612.50
COACHELLA SANITARY DISTRICT							
WASTEWATER SERIES 2015A							
A/C #: 6712148601 Bond Fund	0.00%	46,087.51	(46,087.51)	28.04	-	-	28.04
A/C #: 6712148602 Interest Account	0.00%	-	46,087.51	-	-	-	46,087.51
A/C #: 6712148603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712148604 Reserve Account	0.00%	310,175.00	-	-	-	-	310,175.00
COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.0100%	29,028.71		102.73	-	-	29,131.44

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of September 30, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 8/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 9/30/2025	
COACHELLA SUCCESSOR AGENCY								
MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013								
A/C #: 6712071401 Debt Service	0.00%	0.50	295.46	802.22	-	-	1,098.18	
A/C #: 6712071402 Interest Account	0.00%	30,043.75	(30,067.74)	23.99	-	-	(0.00)	
A/C #: 6712071403 Principal Account	0.00%	340,000.00	(340,271.47)	271.47	-	-	0.00	
A/C #: 6712071404 Reserve Account	0.00%	406,487.50	-		-	-	406,487.50	
SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B								
A/C #: 6712160601 Debt Service	0.00%	5.13	1,142.82	3,103.46	-	-	4,251.41	
A/C #: 6712160602 Interest Account	0.00%	311,306.25	(311,554.81)	248.56	-	-	0.00	
A/C #: 6712160603 Principal Account	0.00%	1,120,000.00	(1,120,894.26)	894.26	-	-	(0.00)	
A/C #: 6712160604 Reserve Account	0.00%	1,978,368.49	-	-	-	-	1,978,368.49	
COACHELLA LEASE BONDS 2016								
A/C #: 6712179801 Payment Account	0.0000%	1,953.85	-	6.57	-	-	1,960.42	
A/C #: 6712179802 Interest Account	0.0000%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712179803 Principal Account	0.0000%	-	-	-	-	-	-	
A/C #: 6712179804 Reserve Account	0.0000%	612,331.26	-	-	-	-	612,331.26	
TOTAL US BANK OF CALIFORNIA		**6,716,708.65**	**(2,504,656.25)**	**7,567.72**	**-**	**-**	**4,219,620.12**	①
WELLS FARGO BANK, N.A.								
GAS TAX BONDS SERIES 2019								
A/C #: 83925300 Debt Service Fund	0.0000%	30.74	-	0.10	-	-	30.84	
A/C #: 83925301 Interest Account	0.0000%	33.14	-	0.11	-	-	33.25	
A/C #: 83925302 Principal Account	0.0000%	90.85	-	0.30	-		91.15	
TOTAL WELLS FARGO BANK, N.A.		**154.73**	**-**	**0.51**	**-**	**-**	**155.24**	②

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of September 30, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 8/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 9/30/2025	
WILMINGTON TRUST, N. A.								
CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS								
A/C #: 144613-000 Revenue Account	0.03%	831.59	-	2.70	-	-	834.29	
A/C #: 144613-001 Interest Account	0.03%	0.00	-	-	-	-	0.00	
A/C #: 144613-002 Principal Account	0.00%	2.11	-	-	-	-	2.11	
CITY OF COACHELLA 2022A BOND FUND								
A/C #: 154278-000 Bond Fund	1.76%	4,381.49	3,871.71	25.35	-	-	8,278.55	
A/C #: 154278-001 Interest Account	0.00%	-	-	-	-	-	-	
A/C #: 154278-002 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 154278-004 Project FD Account	1.76%	1,161,990.08	(3,871.71)	3,675.88	-	-	1,161,794.25	
CITY OF COACHELLA 2022B BOND FUND								
A/C #: 155657-000 Bond Fund	1.76%	1,119.26	-	3.60	-	-	1,122.86	
A/C #: 155657-001 Interest Account	0.00%	-	-	-	-	-	-	
A/C #: 155657-002 Principal Account	0.00%	-	-	-	-	-	-	
A/C #: 155657-004 COI Account	0.00%	-	-	-	-	-	-	
CITY OF COACHELLA BOFA 2023 ESCROW								
A/C #: 166682-000 Bond Fund		883,613.91	(351,915.58)				531,698.33	
TOTAL WILMINGTGON TRUST BANK, N.A.		**2,051,938.44**	**(351,915.58)**	**3,707.53**	**-**	**-**	**1,703,730.39**	③
TOTAL CASH WITH FISCAL AGENT		**8,768,801.82**	**(2,856,571.83)**	**11,275.76**	**-**	**-**	**5,923,505.75**	

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	160,000.00	AA+	Aa1	05/03/22	05/04/22	145,500.00	2.95	101.09	158,706.87	158,095.68
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	850,000.00	AA+	Aa1	02/17/22	02/18/22	802,751.95	1.84	537.02	846,005.36	839,883.30
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBQ3	310,000.00	AA+	Aa1	03/05/21	03/09/21	305,676.95	0.79	132.73	309,643.12	305,698.75
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBQ3	630,000.00	AA+	Aa1	12/03/21	12/07/21	613,019.53	1.15	269.75	628,350.34	621,258.75
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	80,000.00	AA+	Aa1	06/02/21	06/04/21	79,825.00	0.79	201.64	79,976.76	78,395.28
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	325,000.00	AA+	Aa1	06/06/22	06/08/22	297,857.42	2.99	819.16	320,479.35	318,480.83
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	300,000.00	AA+	Aa1	04/05/22	04/07/22	276,222.66	2.77	7.21	294,712.92	291,710.10
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	295,000.00	AA+	Aa1	07/05/22	07/07/22	287,371.48	2.85	847.72	292,725.94	289,364.91
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	925,000.00	AA+	Aa1	09/14/22	09/15/22	871,451.17	3.68	2,658.12	908,344.79	907,330.65
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	1,110,000.00	AA+	Aa1	08/03/22	08/05/22	992,062.50	2.92	2,322.55	1,070,710.24	1,056,797.70
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	AA+	Aa1	09/01/22	09/06/22	995,490.23	3.40	3,017.32	1,029,362.43	1,023,954.75
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	330,000.00	AA+	Aa1	11/01/22	11/03/22	327,847.26	4.27	37.40	329,124.25	333,183.84
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	340,000.00	AA+	Aa1	12/06/22	12/08/22	344,728.13	3.81	5,869.16	342,009.72	343,453.04
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	1,210,000.00	AA+	Aa1	01/04/23	01/06/23	1,030,437.89	3.91	2,531.79	1,132,417.74	1,135,036.87

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	605,000.00	AA+	Aa1	02/07/23	02/08/23	521,458.01	3.82	764.47	565,848.31	566,525.63
US TREASURY N/B DTD 03/31/2023 3.625% 03/31/2028	91282CGT2	325,000.00	AA+	Aa1	05/01/23	05/02/23	324,669.92	3.65	32.37	324,832.29	325,088.73
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	575,000.00	AA+	Aa1	05/08/23	05/09/23	517,095.70	3.51	19.75	545,464.92	542,745.95
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	420,000.00	AA+	Aa1	05/01/23	05/01/23	418,047.66	3.60	6,151.63	418,992.82	418,785.78
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	460,000.00	AA+	Aa1	05/15/23	05/16/23	460,844.53	3.46	6,737.50	460,439.29	458,670.14
US TREASURY N/B DTD 05/31/2023 3.625% 05/31/2028	91282CHE4	360,000.00	AA+	Aa1	06/01/23	06/02/23	358,565.62	3.71	4,385.66	359,235.26	360,056.16
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	240,000.00	AA+	Aa1	06/05/24	06/06/24	242,090.63	4.30	3,629.51	241,579.20	246,731.28
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	505,000.00	AA+	Aa1	07/02/24	07/03/24	502,139.65	4.38	5,423.95	502,797.56	515,040.92
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	170,000.00	AA+	Aa1	08/01/24	08/02/24	171,182.03	3.85	1,145.65	170,926.63	171,879.35
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	850,000.00	AA+	Aa1	09/04/24	09/05/24	851,759.77	3.58	2,638.64	851,410.00	847,941.30
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	1,575,000.00	AA+	Aa1	10/01/24	10/02/24	1,573,031.25	3.53	151.44	1,573,398.33	1,563,864.75
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	175,000.00	AA+	Aa1	11/14/24	11/15/24	173,701.17	4.29	3,020.89	173,912.06	177,782.15
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	275,000.00	AA+	Aa1	11/01/24	11/04/24	274,323.24	4.18	4,747.11	274,436.90	279,371.95
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	290,000.00	AA+	Aa1	12/05/24	12/06/24	290,521.09	4.08	4,020.18	290,443.26	294,667.26

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	400,000.00	AA+	Aa1	01/06/25	01/07/25	399,109.38	4.43	4,422.55	399,228.91	410,343.60
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	470,000.00	AA+	Aa1	02/04/25	02/05/25	468,255.86	4.33	3,365.35	468,465.55	479,950.84
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	295,000.00	AA+	Aa1	03/04/25	03/05/25	296,140.82	3.91	1,010.50	296,021.63	298,422.59
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	140,000.00	AA+	Aa1	04/01/25	04/02/25	140,700.00	3.89	15.38	140,636.68	141,602.30
US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	1,000,000.00	AA+	Aa1	06/02/25	06/03/25	987,031.25	4.04	12,602.46	987,811.90	1,000,703.00
US TREASURY N/B DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	150,000.00	AA+	Aa1	07/01/25	07/01/25	150,451.17	3.81	1,468.92	150,430.68	150,919.95
US TREASURY N/B DTD 07/31/2025 3.875% 07/31/2030	91282CNN7	305,000.00	AA+	Aa1	08/27/25	08/28/25	307,144.53	3.72	1,991.20	307,108.90	306,834.88
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	750,000.00	AA+	Aa1	09/02/25	09/03/25	746,015.63	3.74	2,328.21	746,074.62	746,133.00
Security Type Sub-Total		**18,250,000.00**					**17,544,521.08**	**3.45**	**89,425.98**	**17,992,065.53**	**18,006,705.96**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	229,902.41	AA+	Aa1	05/19/23	05/24/23	222,825.72	4.29	641.24	227,579.06	227,613.73
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	360,000.00	AA+	Aa1	08/16/23	08/18/23	339,581.25	4.94	967.20	351,593.21	356,412.24
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	205,000.00	AA+	Aa1	08/16/23	08/18/23	193,284.57	4.93	554.01	200,020.72	202,827.41
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	320,000.00	AA+	Aa1	08/17/23	08/22/23	299,250.00	4.97	831.20	310,637.74	315,819.84
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	296,604.71	AA+	Aa1	09/20/23	09/28/23	291,950.10	5.19	1,186.42	293,805.89	301,129.71

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	166,332.45	AA+	Aa1	09/07/23	09/14/23	163,844.95	5.01	644.54	164,853.83	168,614.36
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	269,840.48	AA+	Aa1	07/19/23	07/27/23	269,833.71	4.78	1,074.19	269,836.71	272,144.91
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	325,000.00	AA+	Aa1	07/13/23	07/20/23	328,246.10	4.59	1,305.15	326,799.53	331,109.03
FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	329,425.25	AA+	Aa1	07/18/23	07/31/23	323,840.46	4.58	1,150.24	326,268.63	330,046.88
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	130,797.00	AA+	Aa1	09/19/23	09/28/23	130,796.34	5.27	574.63	130,796.64	133,229.04
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	340,000.00	AA+	Aa1	09/07/23	09/14/23	334,970.38	4.99	1,317.50	336,895.75	345,342.08
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	345,000.00	AA+	Aa1	10/11/23	10/19/23	337,432.08	5.25	1,362.75	340,235.62	351,664.37
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	260,000.00	AA+	Aa1	10/25/23	10/31/23	251,710.42	5.60	1,050.83	254,594.63	265,970.64
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	335,000.00	AA+	Aa1	09/20/23	09/28/23	330,995.75	5.07	1,340.00	332,443.22	341,650.42
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	135,000.00	AA+	Aa1	11/14/23	11/21/23	134,609.72	5.14	570.26	134,745.27	138,649.05
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	190,000.00	AA+	Aa1	11/28/23	12/07/23	189,454.13	4.93	769.50	189,641.42	194,323.07
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	175,000.00	AA+	Aa1	12/11/23	12/21/23	176,634.15	4.79	729.17	176,090.67	179,495.93
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	195,000.00	AA+	Aa1	01/10/24	01/18/24	196,947.86	4.50	767.65	196,326.65	198,692.33
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	195,000.00	AA+	Aa1	02/01/24	02/08/24	196,949.81	4.34	742.95	196,339.99	197,855.19

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K518 A2 DTD 03/01/2024 5.400% 01/01/2029	3137HC2L5	245,000.00	AA+	Aa1	03/19/24	03/28/24	250,915.53	4.83	1,102.50	249,284.04	254,686.32
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	305,000.00	AA+	Aa1	03/05/24	03/14/24	314,145.73	4.67	1,361.06	311,468.99	317,261.92
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	340,000.00	AA+	Aa1	02/14/24	02/22/24	349,159.60	4.79	1,530.00	346,412.78	352,671.80
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	340,000.00	AA+	Aa1	02/29/24	03/07/24	350,198.98	4.79	1,551.82	347,194.64	353,512.62
FHMS K520 A2 DTD 04/01/2024 5.180% 03/01/2029	3137HCKV3	195,000.00	AA+	Aa1	04/23/24	04/30/24	195,791.51	5.09	841.75	195,592.18	201,716.39
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	290,000.00	AA+	Aa1	07/16/24	07/25/24	291,780.89	4.58	1,140.67	291,404.23	296,352.74
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	331,280.46	AA+	Aa1	06/05/24	06/13/24	331,279.47	4.80	1,325.95	331,280.46	339,079.47
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	315,000.00	AA+	Aa1	08/07/24	08/15/24	317,946.51	4.33	1,192.54	317,331.37	320,337.05
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	350,000.00	AA+	Aa1	11/19/24	11/27/24	351,822.45	4.67	1,397.67	351,557.76	358,946.70
Security Type Sub-Total		**7,514,182.76**					**7,466,198.17**	**4.84**	**29,023.39**	**7,501,031.63**	**7,647,155.24**
Corporate Note											
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	72,000.00	A	A2	06/17/21	06/21/21	71,282.88	0.98	207.00	71,980.96	71,705.88
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	175,000.00	A+	Aa2	10/23/23	10/24/23	173,526.50	5.85	1,155.09	174,539.35	177,177.00
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	25,000.00	A	A2	01/19/22	01/24/22	24,957.50	1.99	102.92	24,988.99	24,406.65
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	125,000.00	A	A2	01/27/22	01/31/22	124,923.75	1.96	514.58	124,980.17	122,033.25

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	200,000.00	A	Aa3	01/26/22	01/28/22	200,644.00	1.98	740.28	200,161.55	195,293.00
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	300,000.00	A	Aa3	08/02/22	08/04/22	280,158.00	3.66	1,110.42	294,153.26	292,939.50
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	360,000.00	A+	A1	12/13/22	12/15/22	332,316.00	4.20	1,290.00	351,057.66	352,361.16
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2021 1.578% 04/22/2027	46647PCB0	260,000.00	A	A1	08/02/22	08/04/22	235,172.60	3.81	1,812.07	251,797.31	256,263.54
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	110,000.00	A+	A1	05/21/25	05/22/25	110,691.90	5.08	2,150.56	110,446.25	110,844.36
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	155,000.00	A+	A1	05/21/25	05/22/25	155,974.95	5.08	3,030.34	155,628.81	156,189.78
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	350,000.00	A	A2	01/25/23	01/27/23	330,256.50	4.15	462.78	341,673.86	343,361.90
JPMORGAN CHASE & CO (CALLABLE) DTD 02/24/2022 2.947% 02/24/2028	46647PCW4	125,000.00	A	A1	09/14/23	09/18/23	114,296.25	5.13	378.61	119,212.20	123,038.25
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	190,000.00	A	A1	06/27/25	06/30/25	194,485.90	4.12	239.88	194,079.28	194,115.59
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	50,000.00	A	A1	08/08/24	08/09/24	51,033.50	4.95	1,230.26	50,611.96	51,092.05
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	110,000.00	A	A1	06/03/24	06/04/24	110,733.70	5.38	2,706.58	110,410.32	112,402.51
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	115,000.00	A	A1	07/11/23	07/14/23	114,828.65	4.98	1,217.56	114,904.52	118,094.88
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	135,000.00	A	A1	07/13/23	07/17/23	136,833.30	4.64	1,429.31	136,023.26	138,633.12
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	140,000.00	NR	A2	08/19/25	08/25/25	139,843.20	4.19	581.00	139,848.23	140,378.42

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TOYOTA MOTOR CREDIT CORP DTD 09/11/2023 5.250% 09/11/2028	89236TLB9	110,000.00	A+	A1	09/06/23	09/11/23	109,808.60	5.29	320.83	109,881.50	113,818.43
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	115,000.00	A+	Aa3	05/01/24	05/03/24	117,224.10	5.30	37.07	116,553.18	120,624.19
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	400,000.00	A+	Aa3	09/26/23	09/29/23	400,000.00	5.80	128.96	400,000.00	419,562.40
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	220,000.00	A-	A1	04/01/25	04/02/25	222,437.60	4.66	2,038.62	222,028.53	224,066.48
STATE STREET CORP (CALLABLE) DTD 08/20/2024 4.530% 02/20/2029	857477CN1	165,000.00	A	Aa3	08/14/24	08/20/24	165,000.00	4.53	851.26	165,000.00	166,766.66
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	265,000.00	A+	A1	06/26/25	06/27/25	270,962.50	4.18	1,249.55	270,557.90	271,824.55
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	30,000.00	AA-	Aa3	03/05/24	03/14/24	29,945.70	4.74	66.58	29,961.25	30,686.61
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	350,000.00	AA-	Aa3	04/09/24	04/11/24	348,376.00	4.81	776.81	348,822.77	358,010.45
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	2,950.00	281,309.91	289,889.40
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	165,000.00	A+	A1	07/15/24	07/17/24	164,744.25	4.53	1,526.25	164,801.38	167,932.55
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	25,000.00	A+	A1	08/06/24	08/09/24	24,949.25	4.60	164.31	24,959.89	25,382.05
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	55,000.00	A+	A1	08/07/24	08/09/24	54,936.75	4.58	361.47	54,950.18	55,840.51
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	60,000.00	A+	A1	08/08/24	08/09/24	59,753.40	4.64	394.33	59,805.13	60,916.92
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	60,000.00	A+	Aa3	08/12/24	08/14/24	59,868.60	4.25	329.00	59,896.14	60,424.74

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	200,000.00	A+	Aa3	08/13/24	08/14/24	200,292.00	4.17	1,096.67	200,231.44	201,415.80
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	80,000.00	A+	A1	02/05/25	02/07/25	79,865.60	4.64	552.00	79,881.51	81,717.60
CISCO SYSTEMS INC (CALLABLE) DTD 02/24/2025 4.750% 02/24/2030	17275RBX9	535,000.00	AA-	A1	04/21/25	04/22/25	541,912.20	4.45	2,611.84	541,331.09	548,914.28
STATE STREET CORP (CALLABLE) DTD 02/28/2025 4.729% 02/28/2030	857477CW1	350,000.00	A	Aa3	04/25/25	04/28/25	352,611.00	4.55	1,517.22	352,399.16	357,620.90
WALMART INC (CALLABLE) DTD 04/28/2025 4.350% 04/28/2030	931142FN8	100,000.00	AA	Aa2	04/23/25	04/28/25	99,827.00	4.39	1,848.75	99,840.36	101,641.40
WALMART INC (CALLABLE) DTD 04/28/2025 4.350% 04/28/2030	931142FN8	400,000.00	AA	Aa2	05/01/25	05/02/25	403,520.00	4.15	7,395.00	403,249.42	406,565.60
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAQ4	150,000.00	AA-	Aa3	06/26/25	06/27/25	137,583.00	4.31	1,510.00	138,188.89	139,635.00
TEXAS INSTRUMENTS INC (CALLABLE) DTD 05/04/2020 1.750% 05/04/2030	882508BJ2	310,000.00	A+	Aa3	07/02/25	07/03/25	276,017.80	4.28	2,215.21	277,572.40	279,898.69
Security Type Sub-Total		**7,442,000.00**					**7,297,189.43**	**4.42**	**50,300.97**	**7,367,719.97**	**7,463,486.05**
Certificate of Deposit											
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	325,000.00	A-1	P-1	07/17/23	07/20/23	325,000.00	5.08	3,393.72	325,000.00	328,863.60
Security Type Sub-Total		**325,000.00**					**325,000.00**	**5.08**	**3,393.72**	**325,000.00**	**328,863.60**
Bank Note											
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	325,000.00	A+	Aa3	05/30/24	05/31/24	325,685.75	5.45	6,211.11	325,365.39	332,163.00
Security Type Sub-Total		**325,000.00**					**325,685.75**	**5.45**	**6,211.11**	**325,365.39**	**332,163.00**

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	147,437.12	AAA	NR	08/15/23	08/22/23	147,406.72	5.42	288.03	147,421.00	148,532.72
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	51,674.29	AAA	NR	08/08/23	08/15/23	51,662.60	5.17	118.51	51,667.92	52,002.47
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	64,594.31	AAA	NR	11/07/23	11/14/23	64,587.34	5.54	159.05	64,590.03	65,337.21
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	176,212.65	AAA	Aaa	08/15/23	08/23/23	176,201.72	5.53	433.09	176,206.34	177,834.86
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	270,000.00	AAA	NR	09/07/23	09/15/23	269,925.16	5.17	619.20	269,953.47	273,254.58
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	275,000.00	AAA	NR	09/12/23	09/19/23	274,987.71	5.23	639.22	274,992.48	278,580.50
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	90,913.46	AAA	NR	11/03/23	11/13/23	90,901.51	5.54	223.85	90,905.84	91,877.23
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	120,000.00	NR	Aaa	12/07/23	12/14/23	119,983.88	4.98	265.60	119,989.61	121,472.52
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	NR	Aaa	01/09/24	01/17/24	34,992.96	4.85	70.73	34,995.22	35,220.89
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	305,000.00	AAA	NR	01/24/24	01/31/24	304,953.55	4.60	623.56	304,968.41	307,887.74
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	220,000.00	AAA	NR	03/04/25	03/12/25	219,967.55	4.32	422.40	219,971.51	221,680.36
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	135,000.00	AAA	NR	04/24/25	04/30/25	134,992.26	4.34	260.40	134,993.39	136,100.11
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	210,000.00	AAA	Aaa	08/05/25	08/12/25	209,995.61	4.04	235.67	209,995.78	210,438.27
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	145,000.00	AAA	Aaa	07/22/25	07/30/25	144,984.72	4.11	264.87	144,985.26	145,723.99

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2025**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
FORDO 2025-B A3 DTD 09/26/2025 3.910% 04/15/2030	34532BAG6	145,000.00	NR	Aaa	09/23/25	09/26/25	144,984.35	3.91	78.74	144,984.95	144,960.42
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	60,000.00	AAA	Aaa	05/06/25	05/14/25	59,991.17	4.28	107.00	59,991.84	60,457.14
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	160,000.00	AAA	NR	06/05/25	06/12/25	159,999.39	4.31	306.49	160,000.00	161,830.88
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	350,000.00	AAA	Aaa	06/18/25	06/26/25	349,905.05	4.31	3,971.53	349,909.66	353,641.40
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	200,000.00	AAA	NR	07/15/25	07/22/25	199,971.18	4.30	382.22	199,972.35	202,146.60
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	280,000.00	AAA	NR	07/18/25	07/25/25	279,994.37	4.16	517.69	279,995.14	281,802.36
Security Type Sub-Total		**3,440,831.82**					**3,440,388.80**	**4.63**	**9,987.85**	**3,440,490.20**	**3,470,782.25**
Managed Account Sub-Total		**37,297,014.58**					**36,398,983.23**	**4.07**	**188,343.02**	**36,951,672.72**	**37,249,156.10**
Securities Sub-Total		**$37,297,014.58**					**$36,398,983.23**	**4.07%**	**$188,343.02**	**$36,951,672.72**	**$37,249,156.10**
Accrued Interest											**$188,343.02**
Total Investments											**$37,437,499.12**

City of Coachella
Bank Reconciliation - Wells Fargo Bank A/C#7100772636
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
Bank Statement	4,750,113.26	9,218,302.89	6,968,416.15	7,000,000.00	1
Cleared Deposits in Transit					
Cash & Checks	233,240.04	(233,240.04)		-	2
ACH Receipt Correction In-Transit		-		-	
Credit Cards	23,476.00	(23,476.00)			
Deposits in Transit					
Cash & Checks		419,319.89		419,319.89	3
				-	
Credit Cards		40,101.59		40,101.59	4
Last Month's O/S Checks	(463,560.66)		(463,560.66)	-	
Outstanding Checks			494,470.37	(494,470.37)	5
Reconciled Bank Balance	**4,543,268.64**	**9,421,008.33**	**6,999,325.86**	**6,964,951.11**	
Book Balance	**4,543,268.64**			**4,543,268.64**	
Daily Cash Received					
Cash Receipts		9,226,736.43		9,226,736.43	6
Book Transfers In		191,561.92		191,561.92	7
Adjusting Journal Entries		(150.00)		(150.00)	8
Other Fees And Revenues Affecting Cash					
NSF/Chargeback			6,940.59	(6,940.59)	9
Merchant Fees			12,208.46	(12,208.46)	10
Client Analysis			1,355.38	(1,355.38)	11
Currency Purchase and Increase Drawers			835.00	(835.00)	12
Cash Disbursements					
Payroll transfers			1,093,575.22	(1,093,575.22)	13
Check Disbursements			4,788,893.71	(4,788,893.71)	14
Voided check(s)			(2,973.38)	2,973.38	15
WF Adjustments		2,735.61	2,735.61	-	16
AJEs for EFT Payments			8,876.26	(8,876.26)	17
Transfers to SWEEP INVESTMENT		124.37	1,086,879.01	(1,086,754.64)	18
US Bank In Transit				-	
				-	
		-		-	
	4,543,268.64	9,421,008.33	6,999,325.86	6,964,951.11	
DIFFERENCE (Short)Over	**-**	**(0.00)**	**0.00**	**(0.00)**	

City of Coachella
Bank Reconciliation - Wells Fargo Bank A/C#7100772636
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
GL Balance - Wells Fargo Bank A/C#7100772636					
9/30/2025 GL Balance				13,190,515.35	19
Less Road Maint. & Rehab (Wells Fargo)				(2,482,374.68)	20
Less Gas Tax (Wells Fargo Bank)				(600,854.57)	21
STAGECOACH SWEEP Ending Balance				(919,145.67)	22
Funds Pending Investment				(167,733.34)	23
TCC Grant Account				(2,295,584.37)	24
Less Payroll (WFB)				240,128.39	25
G/L Balance WF only				**6,964,951.11**	

DIFFERENCE (Short)Over -

Completed by: Lourdes Marron **Date:** 10/23/2025

Reviewed By: **Date:**

Commercial Checking Acct Public Funds

Account number: **7100772636** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 9

CITY OF COACHELLA
GENERAL OPERATING ACCOUNT
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
San Francisco Wholesale
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
7100772636	$4,750,113.26	$9,218,302.89	-$6,968,416.15	$7,000,000.00

Credits

Deposits

Effective date	*Posted date*	*Amount*	*Transaction detail*
09/02	09/03	1,117.86	Reversal of Check Posted 9-02-25 Reposted 9-03-25 as Serial 0000123396 Our Ref: 9-02-25 00000000
09/02	09/03	1,600.00	Reversal of Check Posted 9-02-25 Reposted 9-03-25 as Serial 0000123387 Our Ref: 9-02-25 00000000
09/26	09/29	17.75	Reversal of Check Posted 9-26-25 Stale Date Our Ref: 9-26-25 00000000
		$2,735.61	**Total deposits**

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/02	1,000.00	Cvag123456 Payment 250902 1400 City of Coachella
	09/02	1,947.08	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693
	09/02	2,013.77	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693
	09/02	2,622.12	Ecs E-Box Settle Ebx Settle 090225 City of Coachel x
	09/02	3,147.05	09/02Bankcard Deposit -0482213064
	09/02	3,336.69	09/02Bankcard Deposit -0482213064
	09/02	4,278.00	09/02Bankcard Deposit -0482213064
	09/02	7,131.82	09/02Bankcard Deposit -0482213064
	09/02	14,854.83	Global Payments Global Dep 202508 8788240061822 City of Coachella Util
	09/02	124.37	Sweep Transfer From Investment
	09/03	44.09	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693
	09/03	1,433.44	Cash Vault Deposit
	09/03	4,570.83	Ecs E-Box Settle Ebx Settle 090325 City of Coachel x
	09/03	5,433.93	09/03Bankcard Deposit -0482213064
	09/03	8,349.13	ACH Origination - Citycoac - File Ebillxprss Coid 3956000693

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

STAGECOACH SWEEP

WELLS FARGO BANK, N.A.

CITY OF COACHELLA
GENERAL OPERATING ACCOUNT
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Account Number - DDA
7100772636

THIS STATEMENT COVERS 09/01/2025 THROUGH 09/30/2025

FUNDS HELD ON COMPANY'S BEHALF IN THE OMNIBUS DEPOSIT ACCOUNT AT BANK ARE DEPOSITS AND ARE ELIGIBLE FOR FDIC INSURANCE IN ACCORDANCE WITH FDIC RULES AND LIMITS. COMPANY'S MMMF SHARES HELD IN THE OMNIBUS INVESTMENT ACCOUNT IN BANK'S NAME AT THE CUSTODIAN OF THE MMMF ARE NOT DEPOSITS AND ARE NOT ELIGIBLE FOR FDIC INSURANCE. COMPANY IS THE OWNER OF ITS MMMF SHARES.

ALLSPRING TREASURY PLUS MMF INST CLS

FUND SUMMARY

Dividends Earned YTD	123,693.12
Federal Withholding YTD	.00
7-Day Simple Yield	3.97507 %
Federal Withholding	.00

Beginning Balance	.00
Prior Months Dividends Reinvested	124.37 +
Shares Purchased	919,145.67 +
Shares Redeemed	124.37 -
Ending Balance	919,145.67
Dividends Earned in Current Month	100.71
Funds Pending Investment	167,733.34

Transaction Detail

Date	Description	Amount
9-01-2025	Beginning Balance	.00
9-02-2025	Reinvested Dividend	124.37
9-03-2025	Sweep Funds Return To DDA	124.37
9-30-2025	Next Day Sweep Purchase	919,145.67
9-30-2025	Ending Balance	919,145.67

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
09-01*	124.37	4.127 %	.000113095	0.01
09-02	124.37	4.130 %	.000113151	0.01
09-03	0.00	4.118 %	.000112827	0.00
09-04	0.00	4.125 %	.000113015	0.00
09-05	0.00	4.135 %	.000113303	0.00
09-06*	0.00	4.135 %	.000113303	0.00
09-07*	0.00	4.135 %	.000113303	0.00
09-08	0.00	4.131 %	.000113192	0.00
09-09	0.00	4.109 %	.000112597	0.00
09-10	0.00	4.103 %	.000112434	0.00
09-11	0.00	4.107 %	.000112528	0.00
09-12	0.00	4.113 %	.000112709	0.00
09-13*	0.00	4.113 %	.000112709	0.00
09-14*	0.00	4.113 %	.000112709	0.00
09-15	0.00	4.147 %	.000113622	0.00
09-16	0.00	4.089 %	.000112031	0.00
09-17	0.00	4.085 %	.000111936	0.00
09-18	0.00	3.986 %	.000109213	0.00
09-19	0.00	3.987 %	.000109243	0.00
09-20*	0.00	3.987 %	.000109243	0.00
09-21*	0.00	3.987 %	.000109243	0.00

Commercial Checking Acct Public Funds

Account number: **4144869831** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 1

CITY OF COACHELLA
ROAD MAINTENANCE & REHABILITATION
1515 6TH ST
COACHELLA CA 92236-1757

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
4144869831	$2,575,781.29	$98,155.31	-$191,561.92	$2,482,374.68

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/22	98,155.31	Apport St of CA Apsapports 091725 4180 Coachella City Treasur
		$98,155.31	**Total electronic deposits/bank credits**
		$98,155.31	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/23	141,561.92	WT Seq451038 City of Coachella, Gene /Bnf=City of Coachella, General Operating Accoun Srf# St-131 Ave48 Wid Trn#250923451038 Rfb# 516
	09/24	50,000.00	WT Seq454167 City of Coachella, Gene /Bnf=City of Coachella, General Operating Accoun Srf# St-141 Airport B Trn#250924454167 Rfb# 517
		$191,561.92	**Total electronic debits/bank debits**
		$191,561.92	**Total debits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*	*Date*	*Balance*
08/31	2,575,781.29	09/23	2,532,374.68	09/24	2,482,374.68
09/22	2,673,936.60				

Average daily ledger balance **$2,555,811.37**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

Commercial Checking Acct Public Funds

Account number: **7100772644** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 1

CITY OF COACHELLA
GAS TAX ACCOUNT
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
San Francisco Wholesale
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
7100772644	$492,866.34	$107,988.23	$0.00	$600,854.57

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/03	107,988.23	Apport St of CA Apsapports 082825 588 Coachella City Treasur
		$107,988.23	**Total electronic deposits/bank credits**
		$107,988.23	**Total credits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*
08/31	492,866.34	09/03	600,854.57

Average daily ledger balance **$593,655.35**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

City of Coachella
Bank Reconciliation -Payroll Account **6197
September 30, 2025

	BEGINNING BALANCE	RECEIPT	DISBURSEMENT	ENDING BALANCE	
Bank Statement	0.00	1,093,575.22	1,093,575.22	-	26
Last Month's Outstanding Checks	(236,967.94)		(236,967.94)	-	
Current Month's Outstanding Checks			240,128.39	(240,128.39)	27
Reconciled Bank Balance	**(236,967.94)**	**1,093,575.22**	**1,096,735.67**	**(240,128.39)**	
Book Balance	(236,967.94)			(236,967.94)	
Revenue Postings (transfer amt)		1,093,575.22		1,093,575.22	13
WFB Adjustments		-	-	-	28
		-		-	
			-	-	
Voided Checks		-	(1,429.89)	1,429.89	29
Total Payroll Checks			248,852.64		
Total Direct Deposits			849,313.00	(1,098,165.64)	30
AJE# 2526-08004 PERS Emp Cont.			(0.08)	0.08	31
				-	
				-	
				-	
	(236,967.94)	**1,093,575.22**	**1,096,735.67**	**(240,128.39)**	
DIFFERENCE	-	-	-	(0.00)	

GL Balance - Payroll Account # 4943186197

9/30/2025 GL Balance (WF Payroll & General	13,190,515.35	
Less Road Maint. & Rehab (Wells Fargo)	**(2,482,374.68)**	
Less Gas Tax (Wells Fargo Bank)	**(600,854.57)**	
STAGECOACH SWEEP Ending Balance	**(919,145.67)**	
Funds Pending Investment	**(167,733.34)**	
TCC Grant Bank Account	**(2,295,584.37)**	
G/L balance both banks	6,724,822.72	
Less WF portion	6,964,951.11	
G/L WF Payroll only	**(240,128.39)**	24
Difference (Short/Over)	**(0.00)**	

Completed by: Lourdes Marron **Date:** 10/7/2025

Reviewed By: _____ **Date:** _____

Commercial Checking Acct Public Funds

Account number: **4943186197** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 3

CITY OF COACHELLA
PAYROLL
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
4943186197	$0.00	$1,093,575.22	-$1,093,575.22	$0.00

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/02	138.52	ZBA Balance Account Transfer From 7100772636
	09/03	218,112.69	ZBA Balance Account Transfer From 7100772636
	09/04	9,798.65	ZBA Balance Account Transfer From 7100772636
	09/05	3,124.92	ZBA Balance Account Transfer From 7100772636
	09/09	284,392.58	ZBA Balance Account Transfer From 7100772636
	09/10	1,220.78	ZBA Balance Account Transfer From 7100772636
	09/11	11,426.41	ZBA Balance Account Transfer From 7100772636
	09/12	68,509.04	ZBA Balance Account Transfer From 7100772636
	09/15	1,312.45	ZBA Balance Account Transfer From 7100772636
	09/17	66,226.43	ZBA Balance Account Transfer From 7100772636
	09/18	3,030.36	ZBA Balance Account Transfer From 7100772636
	09/19	4,791.90	ZBA Balance Account Transfer From 7100772636
	09/23	279,203.08	ZBA Balance Account Transfer From 7100772636
	09/24	46.00	ZBA Balance Account Transfer From 7100772636
	09/25	78,146.85	ZBA Balance Account Transfer From 7100772636
	09/26	63,988.84	ZBA Balance Account Transfer From 7100772636
	09/29	105.72	ZBA Balance Account Transfer From 7100772636
		$1,093,575.22	**Total electronic deposits/bank credits**
		$1,093,575.22	**Total credits**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

Commercial Chkg Acct W Int Pub Funds

Account number: **4474488020** ■ September 1, 2025 - September 30, 2025 ■ Page 1 of 2

CITY OF COACHELLA
TRANSFORMATIVE CLIMATE COMMUNITIES
53990 ENTERPRISE WAY
COACHELLA CA 92236-2724

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Chkg Acct W Int Pub Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
4474488020	$2,294,909.41	$1,201.03	-$526.07	$2,295,584.37

Interest summary

Annual percentage yield earned this period	0.64%
Interest earned during this period	$1,201.03
Year to date interest and bonuses paid	$4,977.98

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/30	1,201.03	Interest Payment
		$1,201.03	**Total electronic deposits/bank credits**
		$1,201.03	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	09/11	526.07	Client Analysis Srvc Chrg 250910 Svc Chge 0825 000004474488020
		$526.07	**Total electronic debits/bank debits**
		$526.07	**Total debits**

©2010 Wells Fargo Bank, N.A.
All rights reserved. Member FDIC.

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

October 21, 2025

LAIF Home
PMIA Average Monthly Yields

AB3107 S/A CITY OF COACHELLA FOR

COACHELLA RDA 1998 TAB
FINANCE DIRECTOR
1515 6TH STREET
COACHELLA, CA 92236

Acct #	Beg Bal	Interest	End Bal
11-33-001	139.83		139.83
65-33-004	2,797.31		2,797.31
98-33-171	14,964,899.27		14,964,899.27
Total	14,967,836.41	-	14,967,836.41

Account Number: 11-33-001

Sep 2025 Statement

Tran Type Definitions

Account Summary

Total Deposit:	0.00
Total Withdrawal:	0.00

Beginning Balances		**Ending Balances**	
Principal:	0.00	Principal:	0.00
Interest:	139.83	Interest:	139.83
		Grand Total:	139.83

Bond ID	Bond Name	Principal Balance	Next Maturity Date
9201031	1990 PROJECT AREA #4	0.00	1/1/2012
9201032	1991 PROJECT AREA #3	0.00	1/31/2012
9812231	1998 TAX ALLOCATION REFUNDING, AREA #3	0.00	1/31/2012

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

October 21, 2025

LAIF Home
PMIA Average Monthly Yields

S/A CITY OF COACHELLA FOR
COACHELLA REDEVELOPMENT AGENCY
FINANCE DIRECTOR
1515 6TH STREET
COACHELLA, CA 92236

Tran Type Definitions

Account Number: 65-33-004

September 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	2,797.31
Total Withdrawal:	0.00	Ending Balance:	2,797.31

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

October 21, 2025

LAIF Home
PMIA Average Monthly Yields

CITY OF COACHELLA

FINANCE DIRECTOR
1515 SIXTH STREET
COACHELLA, CA 92236

Tran Type Definitions

Account Number: 98-33-171

September 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	14,964,899.27
Total Withdrawal:	0.00	Ending Balance:	14,964,899.27

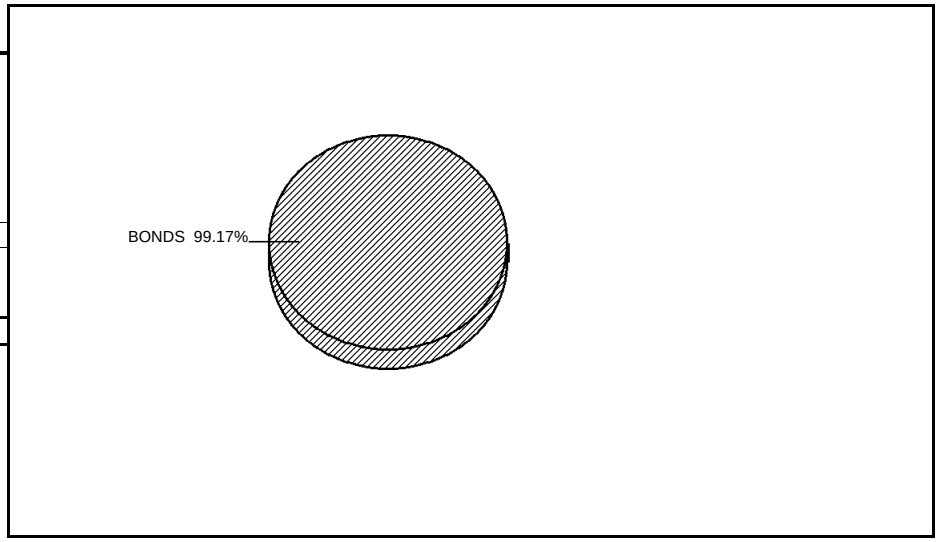
00211601
65- -01-B -82 -277-01
0102 -11-04304-01

CITY OF COACHELLA
ACCOUNT 291144545

Period from September 1, 2025 to September 30, 2025

ASSET SUMMARY

ASSETS	09/30/2025 MARKET VALUE	% OF MARKET
Cash And Equivalents	121,604.07	0.32
U.S. Government Issues	25,653,880.17	68.30
Corporate Issues	11,595,296.89	30.87
Total Assets	**37,370,781.13**	**99.49**
Accrued Income	191,297.81	0.51
Grand Total	**37,562,078.94**	**100.00**



Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Project Areas)
2014 Series Debt Service Fund
Account Number: 6712104701

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$1.95**
Transfers	561.55
Asset Activity	
Taxable Dividends	1,524.87
Total Asset Activity	**$1,524.87**
Net Change In Market Value	**$2,086.42**
Ending Market Value	**$2,088.37**

Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Project Areas)
2014 Series Interest Account
Account Number: 6712104702

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$118,306.25**
Disbursements	
Cash Disbursements	-118,306.25
Total Disbursements	**-$118,306.25**
Transfers	-94.46
Asset Activity	
Taxable Dividends	94.46
Total Asset Activity	**$94.46**
Net Change In Market Value	**-$118,306.25**
Ending Market Value	**$0.00**

Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Project Areas)
2014 Series Principal Account
Account Number: 6712104703

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$585,000.00**
Disbursements	
Cash Disbursements	-585,000.00
Total Disbursements	**-$585,000.00**
Transfers	-467.09
Asset Activity	
Taxable Dividends	467.09
Total Asset Activity	**$467.09**
Net Change In Market Value	**-$585,000.00**
Ending Market Value	**$0.00**

Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Project Areas)
2014 Series Reserve Account
Account Number: 6712104704

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$827,612.50**
Net Change In Market Value	**$0.00**
Ending Market Value	**$827,612.50**

MARKET VALUE DETAIL MESSAGES

No activity qualifies for this period.



Account Name: Coachella Sanitary District Wastewater Revenue Refunding Bonds, Series 2015A Bond Fund
Account Number: 6712148601

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$46,087.51**
Transfers	-46,087.51
Asset Activity	
Taxable Dividends	28.04
Total Asset Activity	**$28.04**
Net Change In Market Value	**-$46,059.47**
Ending Market Value	**$28.04**

Account Name: Coachella Sanitary District Wastewater Revenue Refunding Bonds, Series 2015A Interest Account of Bond Fund
Account Number: 6712148602

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$0.00**
Transfers	46,087.51
Net Change In Market Value	**$46,087.51**
Ending Market Value	**$46,087.51**

MARKET VALUE DETAIL MESSAGES

No activity qualifies for this period.

Account Name: Coachella Sanitary District Wastewater Revenue Refunding Bonds, Series 2015A Reserve Account of Bond Fund
Account Number: 6712148604

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$310,175.00**
Net Change In Market Value	**$0.00**
Ending Market Value	**$310,175.00**

MARKET VALUE DETAIL MESSAGES

No activity qualifies for this period.

Account Name: Coachella Sanitary District Custody Account For Project Fund 2011
Account Number: 6711963500

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$29,028.71**
Asset Activity	
Taxable Dividends	102.73
Total Asset Activity	**$102.73**
Net Change In Market Value	**$102.73**
Ending Market Value	**$29,131.44**

Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Areas) Series 2013 Debt Service Fund
Account Number: 6712071401

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$0.50**
Transfers	295.46
Asset Activity	
Taxable Dividends	802.22
Total Asset Activity	**$802.22**
Net Change In Market Value	**$1,097.68**
Ending Market Value	**$1,098.18**

Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Areas) Series 2013 Interest Account
Account Number: 6712071402

September 1, 2025 to September 30, 2025

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$30,043.75**
Disbursements	
Cash Disbursements	-30,043.75
Total Disbursements	**-$30,043.75**
Transfers	-23.99
Asset Activity	
Taxable Dividends	23.99
Total Asset Activity	**$23.99**
Net Change In Market Value	**-$30,043.75**
Ending Market Value	**$0.00**

Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Areas) Series 2013 Principal Account
Account Number: 6712071403

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$340,000.00**
Disbursements	
Cash Disbursements	-340,000.00
Total Disbursements	**-$340,000.00**
Transfers	-271.47
Asset Activity	
Taxable Dividends	271.47
Total Asset Activity	**$271.47**
Net Change In Market Value	**-$340,000.00**
Ending Market Value	**$0.00**

Account Name: Successor Agency To The Coachella Redevelopment Agency Subordinate Tax Allocation Bonds (Merged Project Areas) Series 2013 Reserve Account
Account Number: 6712071404

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$406,487.50**
Net Change In Market Value	**$0.00**
Ending Market Value	**$406,487.50**

MARKET VALUE DETAIL MESSAGES

No activity qualifies for this period.

Account Name: Successor Agency To Coachella RDA Tax Allocation Refunding Bonds Series 2016A & 2016B Debt Service Fund
Account Number: 6712160601

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$5.13**
Transfers	1,142.82
Asset Activity	
Taxable Dividends	3,103.46
Total Asset Activity	**$3,103.46**
Net Change In Market Value	**$4,246.28**
Ending Market Value	**$4,251.41**

Account Name: Successor Agency To Coachella RDA Tax Allocation Refunding Bonds Series 2016A & 2016B Interest Account
Account Number: 6712160602

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$311,306.25**
Disbursements	
Cash Disbursements	-311,306.25
Total Disbursements	**-$311,306.25**
Transfers	-248.56
Asset Activity	
Taxable Dividends	248.56
Total Asset Activity	**$248.56**
Net Change In Market Value	**-$311,306.25**
Ending Market Value	**$0.00**

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$1,120,000.00**
Disbursements	
Cash Disbursements	-1,120,000.00
Total Disbursements	**-$1,120,000.00**
Transfers	-894.26
Asset Activity	
Taxable Dividends	894.26
Total Asset Activity	**$894.26**
Net Change In Market Value	**-$1,120,000.00**
Ending Market Value	**$0.00**

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$1,978,368.49**
Net Change In Market Value	**$0.00**
Ending Market Value	**$1,978,368.49**

MARKET VALUE DETAIL MESSAGES

No activity qualifies for this period.

Account Name: Coachella Financing Authority Lease Revenue Bonds, Series 2016 Payment Fund
Account Number: 6712179801

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$1,953.85**
Asset Activity	
Taxable Dividends	6.57
Total Asset Activity	**$6.57**
Net Change In Market Value	**$6.57**
Ending Market Value	**$1,960.42**

Account Name: Coachella Financing Authority Lease Revenue Bonds, Series 2016 Common Reserve Account
Account Number: 6712179804

MARKET VALUE DETAIL

	Current Period 09/01/25 to 09/30/25
Beginning Market Value	**$612,331.26**
Net Change In Market Value	**$0.00**
Ending Market Value	**$612,331.26**

MARKET VALUE DETAIL MESSAGES

No activity qualifies for this period.

Asset Summary

as of Sep 30, 2025

Investment Category	Cost Value	Market Value	Unrealized/Gain Loss	Accrued Income
CASH	0.00	0.00		
CASH EQUIVALENTS	30.84	30.84	0.00	0.09
TOTAL INVESTMENTS	**30.84**	**30.84**	**0.00**	**0.09**

Statement of Assets

as of Sep 01 - Sep 30, 2025

Par Value / Shares	Description	Cost Value / Unit Cost	Market Value / Unit Price	Unrealized Gain/Loss	Accrued Income
CASH EQUIVALENTS					
30.84	ALLSPRING GOVERNMENT MONEY MARKET SERVICE - #743	30.84 1.0000	30.84 1.0000	0.00	0.09
TOTAL CASH EQUIVALENTS		30.84	30.84	0.00	0.09
TOTAL INVESTMENTS		**30.84**	**30.84**	**0.00**	**0.09**

Accrued Income
The values reflected are estimated income amounts. The actual income amounts will be reflected on your next statement as Net Interest Collected.

Asset Pricing
Values reflected for publicly-traded assets are provided by unaffiliated financial industry sources believed to be reliable. Values for non-publicly traded assets may be determined from other unaffiliated sources. Assets for which a current value is unavailable may be reflected at the last reported price, at par, or may be shown as having nominal or no value. Reported values may not be the price at which an asset may be sold. Asset values are updated as pricing becomes available from external sources, and may be updated less frequently than statements are generated.

Trade Confirms
Pursuant to federal regulation, monthly or quarterly account statements that include investment transaction details may be provided in lieu of separate trade confirmations. Separate trade confirms may be obtained at no additional cost upon written request to the account manager.

Residents of Texas
For residents of Texas, except participants in qualified ERISA Plans - Your property may be transferred to the appropriate state if no activity occurs in the account within the time period specified by state law. If your state of residence allows, you may designate a representative for the purpose of receiving notice of account inactivity by providing the name and mailing or email address of a representative. The designated representative does not have any rights to your account. Please refer to your state's unclaimed property website for more information and instructions on how to designate a representative for notice.

Cash Summary

for the period of Sep 01 - Sep 30, 2025

Description	Principal Cash	Income Cash
BEGINNING BALANCE	0.00	0.00
RECEIPTS:		
NET INTEREST COLLECTED	0.00	0.10
TRANSFER RECEIPTS	0.10	0.00
TOTAL CASH RECEIPTS	0.10	0.10
DISBURSEMENTS:		
TRANSFER DISBURSEMENTS	0.00	-0.10
CASH MANAGEMENT PURCHASES	-0.10	0.00
TOTAL CASH DISBURSEMENTS	-0.10	-0.10
ENDING BALANCE	**0.00**	**0.00**

Statement of Transactions

for the period of Sep 01 - Sep 30, 2025

Date	Par Value / Shares	Description	Principal Cash	Income Cash	Cost Value	Realized Gain/Loss
		BEGINNING BALANCE	0.00	0.00	30.74	
09/02/25		INTEREST RECEIVED ALLSPRING GOVERNMENT MM FD-SVC #743 INTEREST FROM 8/1/25 TO 8/31/25		0.10		
09/02/25		TRANSFER TO PRINCIPAL TRANSFER INCOME TO PRINCIPAL		-0.10		
09/02/25		ADDITION TO ACCOUNT TRANSFER FROM INCOME TRANSFER INCOME TO PRINCIPAL	0.10			
09/30/25	0.1	CASH SWEEP PURCHASES FOR STMT PERIOD ALLSPRING GOVERNMENT MM FD-SVC #743 1 TRANSACTION	-0.10		0.10	
		ENDING BALANCE	**0.00**	**0.00**	**30.84**	

009CT0003_STMT_CLR_DUP_GV_887/003070/009858

Asset Summary

as of Sep 30, 2025

Investment Category	Cost Value	Market Value	Unrealized/Gain Loss	Accrued Income
CASH	0.00	0.00		
CASH EQUIVALENTS	33.25	33.25	0.00	0.10
TOTAL INVESTMENTS	**33.25**	**33.25**	**0.00**	**0.10**

Statement of Assets

as of Sep 01 - Sep 30, 2025

Par Value / Shares	Description	Cost Value / Unit Cost	Market Value / Unit Price	Unrealized Gain/Loss	Accrued Income
CASH EQUIVALENTS					
33.25	ALLSPRING GOVERNMENT MONEY MARKET SERVICE - #743	33.25 1.0000	33.25 1.0000	0.00	0.10
TOTAL CASH EQUIVALENTS		33.25	33.25	0.00	0.10
TOTAL INVESTMENTS		**33.25**	**33.25**	**0.00**	**0.10**

Accrued Income
The values reflected are estimated income amounts. The actual income amounts will be reflected on your next statement as Net Interest Collected.

Asset Pricing
Values reflected for publicly-traded assets are provided by unaffiliated financial industry sources believed to be reliable. Values for non-publicly traded assets may be determined from other unaffiliated sources. Assets for which a current value is unavailable may be reflected at the last reported price, at par, or may be shown as having nominal or no value. Reported values may not be the price at which an asset may be sold. Asset values are updated as pricing becomes available from external sources, and may be updated less frequently than statements are generated.

Trade Confirms
Pursuant to federal regulation, monthly or quarterly account statements that include investment transaction details may be provided in lieu of separate trade confirmations. Separate trade confirms may be obtained at no additional cost upon written request to the account manager.

Residents of Texas
For residents of Texas, except participants in qualified ERISA Plans - Your property may be transferred to the appropriate state if no activity occurs in the account within the time period specified by state law. If your state of residence allows, you may designate a representative for the purpose of receiving notice of account inactivity by providing the name and mailing or email address of a representative. The designated representative does not have any rights to your account. Please refer to your state's unclaimed property website for more information and instructions on how to designate a representative for notice.

Cash Summary

for the period of Sep 01 - Sep 30, 2025

Description	Principal Cash	Income Cash
BEGINNING BALANCE	0.00	0.00
RECEIPTS:		
NET INTEREST COLLECTED	0.00	0.11
TRANSFER RECEIPTS	0.11	0.00
TOTAL CASH RECEIPTS	0.11	0.11
DISBURSEMENTS:		
TRANSFER DISBURSEMENTS	0.00	-0.11
CASH MANAGEMENT PURCHASES	-0.11	0.00
TOTAL CASH DISBURSEMENTS	-0.11	-0.11
ENDING BALANCE	**0.00**	**0.00**

Statement of Transactions

for the period of Sep 01 - Sep 30, 2025

Date	Par Value / Shares	Description	Principal Cash	Income Cash	Cost Value	Realized Gain/Loss
		BEGINNING BALANCE	0.00	0.00	33.14	
09/02/25		INTEREST RECEIVED ALLSPRING GOVERNMENT MM FD-SVC #743 INTEREST FROM 8/1/25 TO 8/31/25		0.11		
09/02/25		TRANSFER TO PRINCIPAL TRANSFER INCOME TO PRINCIPAL		-0.11		
09/02/25		ADDITION TO ACCOUNT TRANSFER FROM INCOME TRANSFER INCOME TO PRINCIPAL	0.11			
09/30/25	0.11	CASH SWEEP PURCHASES FOR STMT PERIOD ALLSPRING GOVERNMENT MM FD-SVC #743 1 TRANSACTION	-0.11		0.11	
		ENDING BALANCE	**0.00**	**0.00**	**33.25**	

009CT0003_STMT_CLR_DUP_GV_887/003074/009870

Asset Summary

as of Sep 30, 2025

Investment Category	Cost Value	Market Value	Unrealized/Gain Loss	Accrued Income
CASH	0.00	0.00		
CASH EQUIVALENTS	91.15	91.15	0.00	0.28
TOTAL INVESTMENTS	**91.15**	**91.15**	**0.00**	**0.28**

Statement of Assets

as of Sep 01 - Sep 30, 2025

Par Value / Shares	Description	Cost Value / Unit Cost	Market Value / Unit Price	Unrealized Gain/Loss	Accrued Income
CASH EQUIVALENTS					
91.15	ALLSPRING GOVERNMENT MONEY MARKET SERVICE - #743	91.15 1.0000	91.15 1.0000	0.00	0.28
TOTAL CASH EQUIVALENTS		91.15	91.15	0.00	0.28
TOTAL INVESTMENTS		**91.15**	**91.15**	**0.00**	**0.28**

Accrued Income
The values reflected are estimated income amounts. The actual income amounts will be reflected on your next statement as Net Interest Collected.

Asset Pricing
Values reflected for publicly-traded assets are provided by unaffiliated financial industry sources believed to be reliable. Values for non-publicly traded assets may be determined from other unaffiliated sources. Assets for which a current value is unavailable may be reflected at the last reported price, at par, or may be shown as having nominal or no value. Reported values may not be the price at which an asset may be sold. Asset values are updated as pricing becomes available from external sources, and may be updated less frequently than statements are generated.

Trade Confirms
Pursuant to federal regulation, monthly or quarterly account statements that include investment transaction details may be provided in lieu of separate trade confirmations. Separate trade confirms may be obtained at no additional cost upon written request to the account manager.

Residents of Texas
For residents of Texas, except participants in qualified ERISA Plans - Your property may be transferred to the appropriate state if no activity occurs in the account within the time period specified by state law. If your state of residence allows, you may designate a representative for the purpose of receiving notice of account inactivity by providing the name and mailing or email address of a representative. The designated representative does not have any rights to your account. Please refer to your state's unclaimed property website for more information and instructions on how to designate a representative for notice.

Cash Summary

for the period of Sep 01 - Sep 30, 2025

Description	Principal Cash	Income Cash
BEGINNING BALANCE	0.00	0.00
RECEIPTS:		
NET INTEREST COLLECTED	0.00	0.30
TRANSFER RECEIPTS	0.30	0.00
TOTAL CASH RECEIPTS	0.30	0.30
DISBURSEMENTS:		
TRANSFER DISBURSEMENTS	0.00	-0.30
CASH MANAGEMENT PURCHASES	-0.30	0.00
TOTAL CASH DISBURSEMENTS	-0.30	-0.30
ENDING BALANCE	**0.00**	**0.00**

Statement of Transactions

for the period of Sep 01 - Sep 30, 2025

Date	Par Value / Shares	Description	Principal Cash	Income Cash	Cost Value	Realized Gain/Loss
		BEGINNING BALANCE	0.00	0.00	90.85	
09/02/25		INTEREST RECEIVED ALLSPRING GOVERNMENT MM FD-SVC #743 INTEREST FROM 8/1/25 TO 8/31/25		0.30		
09/02/25		TRANSFER TO PRINCIPAL TRANSFER INCOME TO PRINCIPAL		-0.30		
09/02/25		ADDITION TO ACCOUNT TRANSFER FROM INCOME TRANSFER INCOME TO PRINCIPAL	0.30			
09/30/25	0.3	CASH SWEEP PURCHASES FOR STMT PERIOD ALLSPRING GOVERNMENT MM FD-SVC #743 1 TRANSACTION	-0.30		0.30	
		ENDING BALANCE	**0.00**	**0.00**	**91.15**	

009CT0003_STMT_CLR_DUP_GV_887/003078/009882

Asset Summary

as of Sep 30, 2025

Investment Category	Cost Value	Market Value	Unrealized/Gain Loss	Accrued Income
CASH	0.00	0.00		
MISCELLANEOUS ASSETS	0.00	0.00	0.00	0.00
TOTAL INVESTMENTS	**0.00**	**0.00**	**0.00**	**0.00**

Statement of Assets

as of Sep 01 - Sep 30, 2025

Par Value / Shares	Description	Cost Value / Unit Cost	Market Value / Unit Price	Unrealized Gain/Loss	Accrued Income
MISCELLANEOUS ASSETS					
1	ASSURED GUARANTY MUNICIPAL BOND DEBT SERVICE RESERVE INSURANCE POLICY NO. 219734-S	0.00 0.0000	0.00 0.0000	0.00	0.00
TOTAL MISCELLANEOUS ASSETS		0.00	0.00	0.00	0.00
TOTAL INVESTMENTS		**0.00**	**0.00**	**0.00**	**0.00**

Accrued Income
The values reflected are estimated income amounts. The actual income amounts will be reflected on your next statement as Net Interest Collected.

Asset Pricing
Values reflected for publicly-traded assets are provided by unaffiliated financial industry sources believed to be reliable. Values for non-publicly traded assets may be determined from other unaffiliated sources. Assets for which a current value is unavailable may be reflected at the last reported price, at par, or may be shown as having nominal or no value. Reported values may not be the price at which an asset may be sold. Asset values are updated as pricing becomes available from external sources, and may be updated less frequently than statements are generated.

Trade Confirms
Pursuant to federal regulation, monthly or quarterly account statements that include investment transaction details may be provided in lieu of separate trade confirmations. Separate trade confirms may be obtained at no additional cost upon written request to the account manager.

Residents of Texas
For residents of Texas, except participants in qualified ERISA Plans - Your property may be transferred to the appropriate state if no activity occurs in the account within the time period specified by state law. If your state of residence allows, you may designate a representative for the purpose of receiving notice of account inactivity by providing the name and mailing or email address of a representative. The designated representative does not have any rights to your account. Please refer to your state's unclaimed property website for more information and instructions on how to designate a representative for notice.

Portfolio Valuations & Activity Summary

Category	Current Period	Year-to-Date
Opening Market Value	**$828.80**	**$177,333.01**
Accrued Income	2.79	577.70
Opening Market Value w/Accrued Income	**$831.59**	**$177,910.71**
Contributions		
Cash Receipts	-	1,256,104.97
Intra-Account Transfers	-	-
Other Receipts	2.79	1,435.42
Securities Transferred In	-	-
Tax Refunds	-	-
Total Contributions	**$2.79**	**$1,257,540.39**
Withdrawals		
Cash Disbursements	-2.79	-1,435,477.23
Intra-Account Transfers	-	-
Other Disbursements	-	-
Other Fees	-	-
Securities Transferred Out	-	-
Tax Payments	-	-
Taxes Withheld	-	-
Wilmington Trust Fees	-	-
Total Withdrawals	**-$2.79**	**-$1,435,477.23**
Net Contributions & Withdrawals	-	**-$177,936.84**
Closing Market Value	831.59	831.59
Accrued Income	2.70	2.70
Closing Market Value w/Accrued Income	**$834.29**	**$834.29**
Net Investment Change	**$2.70**	**$860.42**

Net Investment Change Detail

	Current Period	Year-to-Date
Net Investment Change	**$2.70**	**$860.42**
Income Earned		
Dividends	2.79	1,435.42
Net Interest	-	-
Other Income	-	-
Change in Accrual	-0.09	-575.00
Total Income Earned	**$2.70**	**$860.42**
Market Appreciation	-	-

Management and advisory fees charged through accounts not listed under the Market Value Summary will not be shown in this schedule. Transactions classified in Other (Receipts, Fees, and Disbursements) categories are identified in the Transaction Activity Detail.

Market Appreciation reflects your Closing Market Value w/Accrued Income, less the net of contributions, withdrawals, and income earned, less your Opening Market Value w/Accrued Income.

Portfolio Valuations & Activity Summary

Category	Current Period	Year-to-Date
Opening Market Value	**$2.10**	**$594.16**
Accrued Income	0.01	2.17
Opening Market Value w/Accrued Income	**$2.11**	**$596.33**
Contributions		
Cash Receipts	-	1,079,393.12
Intra-Account Transfers	-	-
Other Receipts	-	14.82
Securities Transferred In	-	-
Tax Refunds	-	-
Total Contributions	-	**$1,079,407.94**
Withdrawals		
Cash Disbursements	-	-1,080,014.82
Intra-Account Transfers	-	-
Other Disbursements	-	-
Other Fees	-	-
Securities Transferred Out	-	-
Tax Payments	-	-
Taxes Withheld	-	-
Wilmington Trust Fees	-	-
Total Withdrawals	-	**-$1,080,014.82**
Net Contributions & Withdrawals	-	**-$606.88**
Closing Market Value	2.10	2.10
Accrued Income	0.01	0.01
Closing Market Value w/Accrued Income	**$2.11**	**$2.11**
Net Investment Change	-	**$12.66**

Net Investment Change Detail

	Current Period	Year-to-Date
Net Investment Change	-	**$12.66**
Income Earned		
Dividends	-	14.82
Net Interest	-	-
Other Income	-	-
Change in Accrual	-	-2.16
Total Income Earned	-	**$12.66**
Market Appreciation	-	-

Management and advisory fees charged through accounts not listed under the Market Value Summary will not be shown in this schedule. Transactions classified in Other (Receipts, Fees, and Disbursements) categories are identified in the Transaction Activity Detail.

Market Appreciation reflects your Closing Market Value w/Accrued Income, less the net of contributions, withdrawals, and income earned, less your Opening Market Value w/Accrued Income.

Portfolio Valuations & Activity Summary

Category	Current Period	Year-to-Date
Opening Market Value	**$4,368.33**	**$28,934.52**
Accrued Income	13.16	101.90
Opening Market Value w/Accrued Income	**$4,381.49**	**$29,036.42**
Contributions		
Cash Receipts	-	274,474.60
Intra-Account Transfers	3,884.87	35,844.08
Other Receipts	-	-
Securities Transferred In	-	-
Tax Refunds	-	-
Total Contributions	**$3,884.87**	**$310,318.68**
Withdrawals		
Cash Disbursements	-	-329,000.00
Intra-Account Transfers	-13.16	-698.46
Other Disbursements	-	-
Other Fees	-	-2,000.00
Securities Transferred Out	-	-
Tax Payments	-	-
Taxes Withheld	-	-
Wilmington Trust Fees	-	-
Total Withdrawals	**-$13.16**	**-$331,698.46**
Net Contributions & Withdrawals	**$3,871.71**	**-$21,379.78**
Closing Market Value	8,253.20	8,253.20
Accrued Income	25.35	25.35
Closing Market Value w/Accrued Income	**$8,278.55**	**$8,278.55**
Net Investment Change	**$25.35**	**$621.91**

Net Investment Change Detail

	Current Period	Year-to-Date
Net Investment Change	**$25.35**	**$621.91**
Income Earned		
Dividends	13.16	698.46
Net Interest	-	-
Other Income	-	-
Change in Accrual	12.19	-76.55
Total Income Earned	**$25.35**	**$621.91**
Market Appreciation	-	-

Management and advisory fees charged through accounts not listed under the Market Value Summary will not be shown in this schedule. Transactions classified in Other (Receipts, Fees, and Disbursements) categories are identified in the Transaction Activity Detail.

Market Appreciation reflects your Closing Market Value w/Accrued Income, less the net of contributions, withdrawals, and income earned, less your Opening Market Value w/Accrued Income.

Portfolio Valuations & Activity Summary

Category	Current Period	Year-to-Date
Opening Market Value	**$1,158,118.37**	**$1,158,118.37**
Accrued Income	3,871.71	4,118.25
Opening Market Value w/Accrued Income	**$1,161,990.08**	**$1,162,236.62**
Contributions		
Cash Receipts	-	-
Intra-Account Transfers	-	-
Other Receipts	-	-
Securities Transferred In	-	-
Tax Refunds	-	-
Total Contributions	-	-
Withdrawals		
Cash Disbursements	-	-
Intra-Account Transfers	-3,871.71	-34,701.58
Other Disbursements	-	-
Other Fees	-	-
Securities Transferred Out	-	-
Tax Payments	-	-
Taxes Withheld	-	-
Wilmington Trust Fees	-	-
Total Withdrawals	**-$3,871.71**	**-$34,701.58**
Net Contributions & Withdrawals	**-$3,871.71**	**-$34,701.58**
Closing Market Value	1,158,118.37	1,158,118.37
Accrued Income	3,675.88	3,675.88
Closing Market Value w/Accrued Income	**$1,161,794.25**	**$1,161,794.25**
Net Investment Change	**$3,675.88**	**$34,259.21**

Net Investment Change Detail

	Current Period	Year-to-Date
Net Investment Change	**$3,675.88**	**$34,259.21**
Income Earned		
Dividends	3,871.71	34,701.58
Net Interest	-	-
Other Income	-	-
Change in Accrual	-195.83	-442.37
Total Income Earned	**$3,675.88**	**$34,259.21**
Market Appreciation	-	-

Management and advisory fees charged through accounts not listed under the Market Value Summary will not be shown in this schedule. Transactions classified in Other (Receipts, Fees, and Disbursements) categories are identified in the Transaction Activity Detail.

Market Appreciation reflects your Closing Market Value w/Accrued Income, less the net of contributions, withdrawals, and income earned, less your Opening Market Value w/Accrued Income.

Portfolio Valuations & Activity Summary

Category	Current Period	Year-to-Date
Opening Market Value	**$1,115.90**	**$2,466.62**
Accrued Income	3.36	8.83
Opening Market Value w/Accrued Income	**$1,119.26**	**$2,475.45**
Contributions		
Cash Receipts	-	697,050.47
Intra-Account Transfers	3.36	1,402.17
Other Receipts	-	-
Securities Transferred In	-	-
Tax Refunds	-	-
Total Contributions	**$3.36**	**$698,452.64**
Withdrawals		
Cash Disbursements	-	-699,800.00
Intra-Account Transfers	-3.36	-323.97
Other Disbursements	-	-
Other Fees	-	-
Securities Transferred Out	-	-
Tax Payments	-	-
Taxes Withheld	-	-
Wilmington Trust Fees	-	-
Total Withdrawals	**-$3.36**	**-$700,123.97**
Net Contributions & Withdrawals	-	**-$1,671.33**
Closing Market Value	1,119.26	1,119.26
Accrued Income	3.60	3.60
Closing Market Value w/Accrued Income	**$1,122.86**	**$1,122.86**
Net Investment Change	**$3.60**	**$318.74**

Net Investment Change Detail

	Current Period	Year-to-Date
Net Investment Change	**$3.60**	**$318.74**
Income Earned		
Dividends	3.36	323.97
Net Interest	-	-
Other Income	-	-
Change in Accrual	0.24	-5.23
Total Income Earned	**$3.60**	**$318.74**
Market Appreciation	-	-

Management and advisory fees charged through accounts not listed under the Market Value Summary will not be shown in this schedule. Transactions classified in Other (Receipts, Fees, and Disbursements) categories are identified in the Transaction Activity Detail.

Market Appreciation reflects your Closing Market Value w/Accrued Income, less the net of contributions, withdrawals, and income earned, less your Opening Market Value w/Accrued Income.

Portfolio Valuations & Activity Summary

Category	Current Period	Year-to-Date
Opening Market Value	**$883,613.91**	**$1,250,946.76**
Accrued Income	-	-
Opening Market Value w/Accrued Income	**$883,613.91**	**$1,250,946.76**
Contributions		
Cash Receipts	-	-
Intra-Account Transfers	-	-
Other Receipts	-	-
Securities Transferred In	-	-
Tax Refunds	-	-
Total Contributions	-	-
Withdrawals		
Cash Disbursements	-351,915.58	-615,667.41
Intra-Account Transfers	-	-
Other Disbursements	-	-103,581.02
Other Fees	-	-
Securities Transferred Out	-	-
Tax Payments	-	-
Taxes Withheld	-	-
Wilmington Trust Fees	-	-
Total Withdrawals	**-$351,915.58**	**-$719,248.43**
Net Contributions & Withdrawals	**-$351,915.58**	**-$719,248.43**
Closing Market Value	531,698.33	531,698.33
Accrued Income	-	-
Closing Market Value w/Accrued Income	**$531,698.33**	**$531,698.33**
Net Investment Change	-	-

Net Investment Change Detail

	Current Period	Year-to-Date
Net Investment Change	-	-
Income Earned		
Dividends	-	-
Net Interest	-	-
Other Income	-	-
Change in Accrual	-	-
Total Income Earned	-	-
Market Appreciation	-	-

Management and advisory fees charged through accounts not listed under the Market Value Summary will not be shown in this schedule. Transactions classified in Other (Receipts, Fees, and Disbursements) categories are identified in the Transaction Activity Detail.

Market Appreciation reflects your Closing Market Value w/Accrued Income, less the net of contributions, withdrawals, and income earned, less your Opening Market Value w/Accrued Income.

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., Director of Public Works/City Engineer

SUBJECT: Authorization to file a Notice of Completion for the Avenue 52 Street Improvements from Tyler Street to the Whitewater Bridge, City Project No. ST-139.

STAFF RECOMMENDATION:

Accept the Avenue 52 Street Improvements from Tyler Street to the Whitewater Bridge, City Project No. ST-139, as complete and direct the City Clerk to file a Notice of Completion attached hereto with the County of Riverside.

BACKGROUND:

On April 23, 2025, the City of Coachella acted to authorize a construction contract with Rove Engineering, Inc., in the amount $1,996,097.00 plus 10% contingency for the Ave 52 Street Improvements from Tyler Street to the Whitewater Bridge, City Project No. ST-139. On June 11, 2025, City Council approved contract change order #1 for additional paving within the Aventine Community.

The project included full depth removal and replacement of asphalt, grind and overlay, new sidewalk, curb and gutter repair and enhanced bicycle striping. The project limits included Avenue 52 from Tyler Street to the Whitewater Bridge and the Aventine Community located on the Southeast corner of Avenue 51 and Van Buren Street.

DISCUSSION/ANALYSIS:

City Staff has inspected the Project and found the improvements to be in accordance with the plans, specifications, and applicable standards. Staff recommends the acceptance of this project and that the City Council authorizes the filing of a Notice of Completion. Upon acceptance by City Council, the Project will enter a one-year warranty period as prescribed by the project contract agreement.

FISCAL IMPACT:

No fiscal impact to the General Fund. The project was funded by General Fund (Fund 101) in the amount of $3,000,000, CVAG (Fund 152) in the amount of $31,889.80, and SB1 (Fund 109) in the amount of $197,627.70. The total project cost including professional services and construction

was within budget totaling $3,035,239.55. The construction contract with Rove Engineering, Inc. included four contract change orders for a total contract value of $2,981,206.59.

ATTACHMENTS:

1. Notice of Completion

To be recorded with County Recorder within 10 days after completion and Acceptance. No recording fee. When Recorded, return to: Delia Granados, Deputy City Clerk City of Coachella 53990 Enterprise Way Coachella, CA 92236	(For Recorders Use)

Notice of Completion

(California Civil Code Section 3093 - Public Works)

Notice is hereby given by the undersigned owner, a political subdivision of the State of California that a public work improvement described as Avenue 52 Street Improvements from Tyler Street to the Whitewater Bridge, City Project No. ST-139 has been completed and was accepted by the undersigned awarding authority on the date hereof. The Street Improvements are located within the City right-of-way on Avenue 52 between Tyler Street and the Whitewater Bridge in the City of Coachella.

The contractor on such work was Rove Engineering, Inc. and the surety on his bond is Developers Surety and Indemnity Company located at 59 Maiden Lane, 43rd Floor, new York, NY 10038

The real property upon which said work was performed is in the City of Coachella, County of Riverside, and State of California.

The nature of the interest of the owner is in fee.

Date: December 10, 2025 (Date of Acceptance)

City of Coachella (Name of Political Subdivision)

Owner Address:
53990 Enterprise Way
Coachella, CA 92236

By: _____
Steven A. Hernandez

Title: Mayor
City of Coachella

State of California)
) ss
County of Riverside)

I hereby certify that I am the Deputy City Clerk of the governing board of the City of Coachella, the political subdivision which executed the foregoing notice and on whose behalf I make this verification; that I have read said notice, know its contents, and that the same is true. I certify under penalty of perjury that the foregoing is true and correct.

Executed at Coachella (City Where Signed), California on _____ (Date)

_____
Delia Granados, Deputy City Clerk, City of Coachella

County Counsel Form 1 (Rev. 5-64)

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., Public Works Director/City Engineer

SUBJECT: Authorize City Manager to execute a Lease Agreement with the Latino Equity Advocacy & Policy Institute for office space at City Hall.

STAFF RECOMMENDATION:

Authorize City Manager to execute a Lease Agreement with the Latino Equity Advocacy & Policy Institute for use of office space at City Hall.

EXECUTIVE SUMMARY:

The Latino Equity Advocacy & Policy Institute currently leases the office space at City Hall and would like to renew their lease and enter into a 1-year lease. The Latino Equity Advocacy & Policy Institute (LEAP) is a partner with the City in both the awarded Affordable Housing Sustainable Communities (AHSC) and Transformative Climate Communities (TCC) Grants. LEAP is a non-profit agency that provides transportation services through its Green Raiteros Electric Vehicle Ride-Share Program. The office space of approximately 100 square feet is located near the east wing entrance between the Greater Coachella Valley Chamber of Commerce and Green Room Theatre Company office spaces.

The proposed lease details are noted below:

- Term = one year; December 1, 2025 – November 30, 2026
- Utilities = to be paid by Lessor for said property; with the exception of the following: phone, cable, wifi, etc.
- Maintenance/Janitorial = to be completed by Lessee for said property.
- Insurance = to be provided by Lessee for said property.
- Monthly Rent = $0.55 per square foot (100 square feet) = $55.00

FISCAL IMPACT:

The recommended action would have a positive fiscal impact of $660.00 annually.

ATTACHMENTS:

1. Proposed Lease

LEASE AGREEMENT

BETWEEN THE CITY OF COACHELLA AND

LATINO EQUITY ADVOCACY & POLICY INSTITUTE

THIS LEASE AGREEMENT (the "Lease") is made as of November 18, 2025 by and between THE CITY OF COACHELLA, a California municipal corporation (the "Lessor"), and the LATINO EQUITY ADVOCACY & POLICY INSTITUE, a California Non-Profit organization (the "Lessee"), with reference to the following facts:

RECITALS

A. The Lessor owns a civic building located at City Hall 1515 Sixth Street, Coachella, CA 92236, which is described in Exhibit A and totals 9,589 square feet (the "Building").

B. Lessee desires to lease 100 square feet of the Building (the "Premises") from the Lessor, described in more detail in Exhibit "A" for purposes of providing ridesharing programming and services to residents of the City of Coachella and for all activities incidental or necessary to accomplish said purpose.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Recitals. Lessor and Lessee acknowledge the Recitals set forth above which are incorporated herein by this reference together with the Exhibits attached hereto.

2. Leasehold. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental and upon the conditions set forth herein. Lessee accepts the Premises, including the appurtenant improvements, structures, and facilities, if any, in "AS IS" condition.

3. Premises. The Premises described in Exhibit A amount to an area of approximately 100 square feet. Upon execution of this Lease, Lessor grants to Lessee the right to survey the Premises (the "Survey") and such Survey, if performed, shall replace Exhibit B as the description of the Premises.

4. Term of Lease. The original term of the Lease shall be for a one (1) year period commencing on December 1, 2025 and terminating on November 30, 2026 (the "Term").

5. Rent. Term Minimum Annual Rent. During the Term of this Lease, Lessee shall pay to Lessor monthly rent in the sum of Fifty-Five Dollars and Zero Cents (**$55.00**). Lessee shall pay Lessor all sums due for monthly rent without deduction, set off, prior notice, or demand, in advance of the 1st day of each month and continuing through the term of this Lease.

   5.1 Where to Pay Rent. All rent shall be paid to Lessor at the address specified below in Section 19.

6. Utilities, Maintenance and Insurance.

   a) Utilities. Lessee shall make all arrangements for and shall pay for all utilities, with the exception of: electricity, trash, water, sewer and alarm system for the Premises.

   b) Maintenance. Lessee shall provide all maintenance and repairs, at Lessee's sole cost and expense, to keep the Premises in good order and condition, including any improvements approved by the Lessor to be constructed and/or installed by the Lessee during the term of this Lease. Lessee agrees to maintain the leased premises in the same condition as when received, wear and tear in the usual and ordinary operation by Lessee; provided Lessor agrees to repair and maintain all exterior walls, the roof and other structural portions of the building, except for damages caused by Lessee, its officers, agents and patrons of the Green Room Theatre Company. Lessor further agrees to: maintain and keep in good working condition the heating and cooling system including normal servicing and preventative maintenance.

   c) Insurance. All insurance carried by Lessee shall be primary to and not contributory with any similar insurance carried by Lessor, whose insurance shall be considered excess insurance only. Lessee shall carry and maintain, during the entire term thereof, at Lessee's sole cost and expense, the following types of insurance in the amounts specified and in the form provided for in this section:

      i. General Liability Insurance. Broad-form comprehensive general liability insurance with limits of not less than One Million Dollars ($1,000,000) per person and One Million Dollars ($1,000,000) each occurrence, insuring against any and all liability of Lessee with respect to the Premises or arising out of the maintenance, use or occupancy thereof, and property damage liability insurance with a limit of not less than One Million Dollars ($1,000,000) each accident, or One Million Dollars ($1,000,000) combined single limit.

ii. Property Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in the name of Lessee, with any loss payable to Lessee, and any lender of Lessor insuring against loss or damage to the improvements on the Premises, including, without limitation, any improvements installed or constructed by Lessee. The amount of such insurance shall be equal to the full insurable replacement cost of such improvements, as the same shall exist from time to time, or the amount required by any lender of Lessor, but in no event more than the commercially reasonable and available insurance value thereof. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risks of direct loss or physical damage (except the perils of flood and earthquake unless required by a lender of Lessor). If such insurance coverage has a deductible clause, the deductible amount shall not exceed 'the amount permitted by a lender of Lessor. In the event any casualty results in damage to the improvements on the Premises which are the property of Lessor (and not constructed or installed by Lessee in accordance with the provisions hereof), Lessee shall either (i) use the proceeds of insurance to cause the restoration of such property of Lessor or (ii) pay or cause payment to Lessor or any lender of Lessor in an amount of the proportionate share of insurance proceeds attributable to damage to such property of Lessor.

iii. Delivery of Certificate of Insurance. Lessee shall deliver to Lessor certificates of insurance evidencing the insurance procured by Lessee, which certificates shall name Lessor as an additional insured together with any lender of Lessor. The Certificates of Insurance shall be delivered by Lessee to Lessor at the time of the execution of the Lease and shall be monitored regularly.

iv. Notice of Cancellation. All insurance policies shall contain a provision that such policies shall not be canceled or terminated without thirty (30) days' prior notice from the insurance company to Lessor. Lessee agrees that on or before thirty (30) days prior to expiration of any insurance policy, Lessee will deliver to Lessor written notification in the form of a receipt or other similar document from the applicable insurance company that said policy or policies have been renewed, or deliver certificates of coverage from another good and solvent insurance company for such coverage.

7. Use. Lessee shall use and occupy the Premises for purposes of providing theatre programming and education services and for all activities incidental or necessary to accomplish said purpose, and for no other purpose. Lessee shall not use the Premises for

the purposes of storing, manufacturing or selling any inherently dangerous substance, chemical, thing, or device.

8. Janitorial Services. The Lessee agrees to provide at its sole cost and expense janitorial services for the leased Premises.

9. Hazardous Substances and Hazardous Materials.

   a) Defined. For purposes of this Lease, the term "Hazardous Substances" shall be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 et seq., and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., and any regulations promulgated thereto, or as may be identified or defined by any federal, state or local law or regulation.

   b) Prohibition and Indemnity. Lessee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) (collectively "Claims") from the presence or release of any Hazardous Substances or Hazardous Wastes on the Premises if caused by Lessee or persons acting under Lessee. The foregoing indemnity shall apply regardless of whether or not any such Claims are contributed to by the negligence or fault of the indemnified party, by the violation of any law, statute or regulation by the indemnified party, and even if the indemnified party is strictly liable therefore. However, in the event of such contributory negligence or other fault of the indemnified party, then the indemnified party shall not be indemnified hereunder in the proportion that the indemnified party's negligence or other fault caused any such Claims. Lessee shall execute such affidavits, representations or other documents from time to time as Lessor may reasonably request concerning Lessee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Premises. This paragraph shall survive the termination of this Lease.

10. Improvements.

   a) Consent of Lessor. Lessee shall not construct or make any installations, additions, improvements or alterations in or to the Premises, without the prior written

consent of Lessor, which would not be unreasonably withheld.

b) Lessee to Pay Improvement Cost. All installations, additions, improvements, or alterations constructed or made to the Premises, with the consent of Lessor, shall be made at the sole cost and expense of Lessee.

c) Removal of Improvements. All installations, additions, improvements, or alterations constructed or made to the Premises by Lessee shall remain Lessee's personal property and, notwithstanding principles of law applicable to real property improvements, Lessee's installations, additions, improvements or alternations shall not be deemed improvements to Lessor's Premises and may be removed from the Premises by Lessee upon termination of this Lease in the sole discretion of Lessee. Further, upon termination of this Lease and following removal of Lessee's property, the Premises shall be restored to a condition reasonably satisfactory to Lessor, at Lessee's expense. Any of Lessee's property, as aforesaid, not removed from the Premises upon termination of this Lease shall become the property of Lessor.

d) Mechanic's Liens. Lessee agrees to pay promptly for all labor or materials furnished for any work of construction, improvements, alterations, additions, repairs or maintenance performed by Lessee in connection with the Premises, and to keep and to hold the Premises free, clear, and harmless of and from all liens that could arise by reason of any such work.

11. Termination. Within ninety (90) days prior to expiration of the Term, either Lessor or Lessee may terminate this Lease, without cause, by serving the other party with thirty (30) days' prior written notice of such termination (a "Notice of Termination"). Upon termination of this Lease, Lessee shall return the Premises in good condition and repair to the reasonable satisfaction of Lessor.

12. Signs. Lessee shall not install any signs on the Premises without the prior written consent of Lessor, which would not be unreasonably withheld.

13. Assignment and Subleasing. Lessee shall not assign, or mortgage, this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. In the event that Lessor's written consent is granted, Lessee shall pay all expenses in connection with such assignment and Lessee shall remain primarily obligated to Lessor

for performance of all provisions of this Lease.

14. Use of Premises by Lessee. The Premises will be used as office space for the Lessee.

15. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.

16. Indemnification. To the extent permitted by law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises or any part thereof in connection with this Lease, unless caused by the gross negligence or willful misconduct of Lessor. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Lessor agrees to indemnify and hold Lessee harmless from any claims for damages which arise from the gross negligence or willful misconduct of Lessor in connection with the Premises or this Lease. Said indemnifications shall include indemnity from any reasonable costs or fees which the indemnified party may incur in defending any such claim. The provisions of this Section shall survive termination of this Lease.

17. Lessor's Remedies on Default. If Lessee defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within thirty (30) days after the giving of such notice (or if the default is of a nature that it cannot be completely cured within such period, if Lessee does not commence such cure within such thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in such notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the Premises to Lessor, without extinguishing Lessee's liability. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Premises by any lawful means and remove Lessee or other occupants and their effects.

18. Waiver. No Failure to Lessor to enforce any term hereof shall be deemed to be a waiver.

19. Notices. Any notice, request, demand, or other communication which either party may or is required to give, shall be in writing and shall be delivered in person or sent to the address set forth herein below by registered or certified mail, return receipt requested with postage prepaid, by commercial overnight courier, with written verification of receipt, or by telecopy. A notice shall be deemed given: (a) when delivered by personal

delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by registered or certified mail; (c) one (1) business day after having been sent by commercial overnight courier as evidenced by the written verification of receipt or (d) on the date of confirmation if telecopies. Either party may change its address for receiving notice by written notice given to the other in accordance with the provisions of this Notices section.

To Lessor
City of Coachella
53462 Enterprise Way
Coachella, CA 92236
Attn: Andrew Simmons
Phone: (760) 398-3502 x 134
E-mail: a.simmons@coachella.org

To Lessee
LEAP Institute
P.O. Box 1497
Huron, CA 93234-1497
Attn: Rey Leon
Phone: (442) 215-0114
E-mail: rleon@theleapinstitute.org

20. No Agency/Employment. In performing the terms of this Lease, the Lessor and Lessee each remain an autonomous and separate entity, solely responsible for its own actions and those of its officers, employees, agents and volunteers. No relationship of employment, agency, partnership or joint venture is to be created by or implied from this Lease.

21. Time of Essence. Time is of the essence of this Lease.

22. Entire Agreement. This instrument constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

23. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above:

LESSEE:

LATINO EQUITY ADVOCACY & POLICY INSTITUTE

California Non-Profit

By: _____

Rey Leon, Executive Director

LESSOR:

CITY OF COACHELLA

California Municipal Corporation

By: _____

William B. Pattison Jr., City Manager

Attest:

By: _____

Angela M. Zepeda

City Clerk - City of Coachella

Approved as to Form:

By: _____

Best, Best & Krieger LLP

City Attorney

EXHIBIT "A"

DESCRIPTION OF BUILDING:

The City of Coachella (Lessor) owns real property (approximately 9,589 square foot "Building") located at 1515 Sixth Street, Assessor Parcel Numbers: 009-618-472, in the City of Coachella, County of Riverside, and the State of California.

"Premises" (100 square feet); highlighted below.

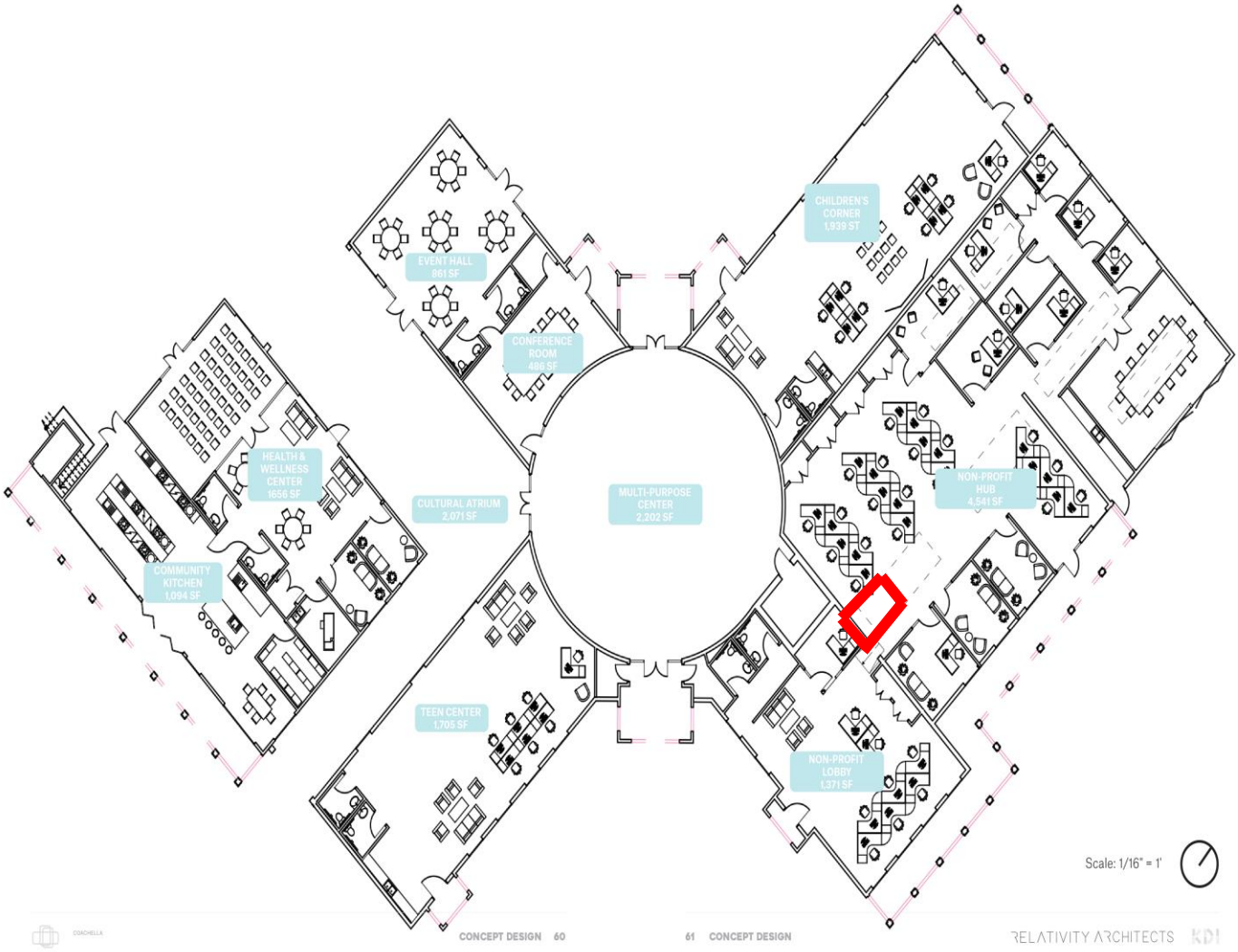


EXHIBIT “B"

SURVEY OF PREMISES

Pending

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Director of Economic Development

SUBJECT: Adopt Resolution No. 2025-58 Authorizing the City Manager to Accept a Proposition 56 Tobacco Grant Award from the State of California Department of Justice in the Amount of $126,000 to Conduct Retail Enforcement Operations in the City of Coachella

---

STAFF RECOMMENDATION:

Staff recommends that the City Council consider adopting Resolution No. 2025-58 authorizing the City Manager to accept a Proposition 56 Tobacco Grant award from the State of California Department of Justice in the amount of $126,000 to conduct retail enforcement operations in the City of Coachella.

BACKGROUND:

The California Healthcare, Research and Prevention Tobacco Tax Act of 2016 (Proposition 56) funding helps promote a healthier California by reducing illegal retail sales and marketing of cigarettes and tobacco products, including e-cigarettes, to minors. The Office of the Attorney General makes these annual funds available to local law enforcement agencies through the California Department of Justice (DOJ) Tobacco Grant Program.

DISCUSSION/ANALYSIS:

The City of Coachella received a grant award from the California Department of Justice (DOJ) for the Proposition 56 – Tobacco Grant Program to enforce state tobacco laws and local ordinances, including the statewide flavor ban (and similar local ordinances) through retailer inspections and enforcement operations (e.g. minor decoy, shoulder tap, in stores). Funded activities will include:

- Retail enforcement operations;
- On-site education and educational materials to retailers;
- Enforcement officers with education about tobacco laws and ordinances;
- Annual minor decoy operation
- Annual shoulder tap operation

The grant award amount is $126,000 and projects are expected to begin on or about November 1, 2025 and must terminate on or before June 30, 2029.

The budget breakdown is as follows:

EXPENSE	FY 2025-26	FY 2026-27	FY 2027-28	TOTAL AWARD
Contract-Riverside County Sheriffs Dept (Overtime)	$ 35,000	$ 40,000	$ 45,000	$ 120,000
Administrative Costs	$ 1,750	$ 2,000	$ 2,250	$ 6,000
TOTAL	**$ 36,750**	**$ 42,000**	**$ 47,250**	**$ 126,000**

ALTERNATIVES:

1. Adopt Resolution No. 2025-58 Authorizing the City Manager to Accept a Proposition 56 Tobacco Grant Award from the State of California Department of Justice in the Amount of $126,000 to Conduct Retail Enforcement Operations in the City of Coachella

2. Not Adopt Resolution No. 2025-58 Authorizing the City Manager to Accept a Proposition 56 Tobacco Grant Award from the State of California Department of Justice in the Amount of $126,000 to Conduct Retail Enforcement Operations in the City of Coachella

FISCAL IMPACT:

The total amount of this grant award is $126,000, which includes $6,000 for administrative costs.

ATTACHMENTS:

1. Resolution No. 2025-58

RESOLUTION NO. 2025-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE STATE OF CALIFORNIA DEPARTMENT OF JUSTICE, OFFICE OF ATTORNEY GENERAL, TOBACCO LAW ENFORCEMENT GRANT IN THE AMOUNT OF $126,000 TO CONDUCT RETAIL ENFORCEMENT OPERATIONS

WHEREAS, the City of Coachella (City) is interested in participating in the Tobacco Law Enforcement Grant Program, which is made available through The California Healthcare, Research and Prevention Tobacco Tax Act of 2016 (Prop 56) and administered by the California Department of Justice (DOJ) to support local efforts to reduce the illegal sale of tobacco products to minors in the City; and

WHEREAS, on July 17, 2025, the City in conjunction with the Riverside County Sheriff's Department submitted a grant proposal to the California Department of Justice (DOJ); and

WHEREAS, following the City's submittal of a proposal for the Program, on July 17, 2025, the DOJ offered to award the City for a three-year grant program ending on or about June 30, 2029; and

WHEREAS, the City has 15 days from the date of award notification to submit a Letter of Intent to Accept the Tobacco Grant Program Award; and

WHEREAS, grant funds will be used to fund overtime personnel pay to conduct tobacco enforcement operations; and

WHEREAS, in order to be eligible to receive grant funding, the City must also submit a completed Grant Award Memorandum of Understanding to the DOJ;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized, on behalf of the City, to accept grant funding in the amount of $126,000 from the State of California DOJ.

SECTION 2. The City Manager is hereby authorized and directed, on behalf of the City, to execute the grant documents and to submit all documents, including, without limitation, contracts, amendments, extensions, and payment requests as appropriate to accept the funds under and comply with the conditions of the grant.

SECTION 3. The City Manager is hereby authorized and directed to establish all required accounts and make any and all expenditures, appropriations, transfers, and/or distribution of funds on behalf of the City as are necessary and appropriate to carry out the purpose and intent of this resolution.

SECTION 4. Grant funds received hereunder shall not be used to supplant ongoing law enforcement expenditures.

SECTION 5. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 10th day of December, 2025.

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

_____
Ryan Guiboa
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-58 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 10th day of December, 2025, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Lizzandro Diaz, Building Official

SUBJECT: Introduce and Waive First Reading of Ordinance No. 1228, amending Title 15 of the Coachella Municipal Code and adopting the 2025 California State Building Standards Code by Reference

---

STAFF RECOMMENDATION:

1. Staff recommends that the City Council introduce and waive first reading of Ordinance No. 1228, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING TITLE 15 OF THE COACHELLA MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA ELECTRICAL CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE, THE 2025 CALIFORNIA FIRE CODE; THE 2025 CALIFORNIA EXISTING BUILDING CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA REFERENCED STANDARDS CODE; AND MAKING CERTAIN LOCAL AMENDMENTS THERETO

2. Set a public hearing for January 28, 2026.

BACKGROUND:

It is customary to conduct regular updates to the building code every three years. These updates are carried out to bring the state building code in line with current standards and reflect any changes made to Title 15 of the Coachella Municipal Code.

DISCUSSION/ANALYSIS:

The proposed adoption of the 2025 California Building Standards Code will improve the safety of structures within the City, and amend portions of the California Building Standards Code to

address the specific needs of Coachella and the challenges posed by the City's unique climatic, geological and topographic conditions. With specific guidelines for construction materials and practices, the building and fire codes will better serve the needs of Coachella, which experiences extreme weather and seismic activity. This will lead to more resilient structures that can withstand the environmental challenges the City faces. The construction process will be safer, more efficient and help protect the investment of property owners.

ENVIRONMENTAL REVIEW:

It is recommended Council make the following determination that this action is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) under the general rule contained in Section 15061(b)(3). This action involves updates and revisions to existing regulations consistent with State law and will not result in any direct or indirect physical changes to the environment.

FISCAL IMPACTS:

This Ordinance will not have a fiscal impact to the City's General Fund. The cost to administer the codes is recovered through permit fees.

ALTERNATIVES:

1. Continue this matter and provide staff direction.
2. Take no action.

Attachments:

1. Ordinance No. 1228
2. City of Coachella 2025 California Building Code Adoption Amendment Findings

ORDINANCE NO. 1228

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING TITLE 15 OF THE COACHELLA MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA ELECTRICAL CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE, THE 2025 CALIFORNIA FIRE CODE; THE 2025 CALIFORNIA EXISTING BUILDING CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA REFERENCED STANDARDS CODE; AND MAKING CERTAIN LOCAL AMENDMENTS THERETO

WHEREAS, the City of Coachella, California ("City") is a general law city and municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, in July 2025, the California Building Standards Commission ("CBSC") adopted the 2025 Edition of the California Building Standards Code, which takes effect January 1, 2026 and the California Building Standards Code is organized under Title 24 of the California Code of Regulations ("CCR"); and

WHEREAS, the California Building Standards Code consists of building standards that regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical systems, plumbing, mechanical systems, and maintenance of all buildings in the state and includes the following codes under Title 24 of the CCR: California Administrative Code (Part1) California Building Code (Part 2); the California Residential Code (Part 2.5); the California Electrical Code (Part 3); the California Mechanical Code (Part 4); the California Plumbing Code (Part 5); the California Energy Code (Part 6); the Wildland-Urban Interface Code (Part 7); the California Historical Building Code (Part 8); the California Fire Code (Part 9); the California Existing Building Code (Part 10); and the California Green Building Standards Code (Part 11); and the California Referenced Standards Code (Part 12); and

WHEREAS, pursuant to California Government Code Section 50022.2, the City may adopt the California Building Standards Code by reference; and

WHEREAS, pursuant to sections 17958.7 and 18941.5 of the California Health & Safety Code, the City may adopt local amendments to the California Building Standards Code determined by the City Council to be reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City desires to adopt the 2025 edition of the California Building Standards Code with local amendments to provide for the issuance of permits and the collection of fees, to provide adequate remedies for code violations, to establish administrative procedures consistent with City protocols, and to ensure that the state standards are reasonably tailored to local conditions.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Findings. Based on the foregoing, the City Council of the City of Coachella does hereby find that the local amendments to the 2025 Edition of the California Building Standards Code are reasonably necessary due to local climatic, geologic, and topographic conditions as set forth in Exhibit "A" of this Ordinance.

SECTION 3. Amendment.

Chapter 15.04 of Title 15 of the Coachella Municipal Code is hereby amended in its entirety to read as follows:

"**Chapter 15.04 – ADMINISTRATION**

15.04.010 - Adoption of Chapter 1 of the California Building Code.

Except as provided in this chapter, title 24, parts 1-12 of the California Code of Regulations (CCR) known and designated as the 2025 California Building Standards Code (Code) shall apply in the City of Coachella for regulating the construction, erection, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use and occupancy and maintenance of all buildings and/or structures in the city. The Code will be on file for public examination in the offices of the building official as required by state law.

The City of Coachella adopts by reference the following parts of title 24 of the CCR as listed below:

2025 California Administrative Code (Part 1)

2025 California Building Code (Part 2, Volumes 1 & 2)

2025 California Residential Code (Part 2.5)

2025 California Electrical Code (Part 3)

2025 California Mechanical Code (Part 4)

2025 California Plumbing Code (Part 5)

2025 California Energy Code (Part 6)

2025 California Wildland-Urban Interface Code (Part 7)

2025 California Historical Building Code (Part 8)

2025 California Fire Code (Part 9)

2025 California Existing Building Code (Part 10)

2025 California Green Building Standards Code (Part 11)

2025 California Referenced Standards Code (Part 12)

SECTION 3. Amendment.

Chapter 15.08 of Title 15 of the Coachella Municipal Code is hereby amended in its entirety to read as follows:

"**Chapter 15.08 Building Code**

15.08.010 Adoption of specific sections of the California Building Code.

15.08.020 Enforcement.

15.08.025 Express Findings.

15.08.030 Amendments to the California Building Code.

15.08.010 Adoption of specific sections of the California Building Code.

Except as amended in this chapter, those certain building codes known and designated as the 2025 California Building Code (CBC), including Chapters 1 through 35, and Appendices A, B, C, F, G, H, I, J, N, O, P, Q as adopted by the State of California, based on the 2024 International Building Code as published by the International Code Council, except as amended herein, shall become the building code of the City of Coachella for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City. The 2025 California Building Code and its adopted appendices and amendments are on file for public examination in the offices of the Building Official.

15.08.020 Enforcement.

Pursuant to California Building Code, Chapter 1, Section 1.11.2.1, the delegated enforcement official responsible for the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 Dwellings shall be the Building Official.

15.08.025 Reserved.

15.08.030 Amendments to the California Building Code.

A. Section 105.1 is amended to read as follows:

"Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The City of Coachella requires a building permit for the following projects:

1. Hardscape work including concrete flatwork, patio slabs, and pavers, except walkways exempted under Section 105.2.
2. New driveways made of concrete, pavers, grasscrete or comparable permeable or impermeable surfaces.
3. Removal and repair of existing masonry walls for the purpose of installation of gates and driveways.
4. Tent structures and canvas shade structures and coverings over 200 square feet, unless exempt as part of a Special Event Permit.
5. Re-surfacing and re-striping of existing parking lots.
6. Notwithstanding the provisions of the California Building Code, the City shall prohibit post-tension masonry walls."

B. Section 105.2, Items 2, 4, and 6 under "Building" are hereby deleted and replaced in their entirety as follows:

2. Fences conforming to design requirements of Title 17 of the Coachella Municipal Code, not exceeding a height of 2 feet (610 mm).

4. Retaining walls that are not over 2 feet (610 mm) in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

6. Sidewalks in the side or rear yard not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

C. Section 105.2 is amended by adding the following to the end of the section:

"Grading:

See Appendix J, Section J103.2 Exemptions, for work exempt from grading permits."

D. Section 110.3.8 is amended to read as follows:

"110.3.8 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire resistance rated assemblies shall not be concealed from view until inspected for all designed fire protection. Required fire seals/fire barriers in fire assemblies at fire-resistant penetrations shall be installed and certified by a third party, state of California licensed fireproofing company and certification of compliance shall be provided for building official's final approval."

E. The following language is added to the end of Section 111.1:

Section 111.1 is hereby amended by adding the following language to the end of the section:

"To ensure appropriate continued use of any occupied space the building official will issue a new Certificate of Occupancy upon any change of tenant at the fee rates established by resolution of the City Council."

F. Section 114.4 is hereby amended to read as follows**:**

"**114.4 Violation penalties.** Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 3.48.090 of the City of Coachella Municipal Code."

G. Section 114.4.1 is hereby added to read as follows:

"114.4.1 Violation Penalties. Any person, firm or corporation who shall proceed with or commence work for which a permit is required by these building and construction regulations without first having obtained such permit shall, if subsequently permitted to obtain a permit therefor, pay double the fee fixed for such work. The original permit fee shall be for issuance of the permit and the

balance shall be a civil penalty. This provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases a permit must be secured as soon as it is practicable to do so, and if there is an unreasonable delay in securing the required permit, the civil penalty as provided in this section shall be charged. In no event shall such civil penalty exceed the permit fee plus five hundred dollars. The civil penalty provided in this section shall be in addition to any other fines and remedies prescribed elsewhere in this code. The payment of such fees and fine shall not relieve any person from fully complying with the requirements of these building and construction regulations in the execution of the work."

H. Section G101.6 is hereby added to Appendix G, FLOOD-RESISTANT CONSTRUCTION, to read as follows:

"G101.6 Administration and Enforcement. For the purpose of the administration and enforcement of this Appendix G, Flood-Resistant Construction, the Building Official shall mean the City Director of Public Works or his or her designated representative."

I. Section J101.3 of Appendix J, Grading, is hereby added to read as follows:

"J101.3 Administration and Enforcement. For the purpose of the administration and enforcement of this Appendix J, Grading, the building official shall mean the City Director of Public Works or their designated representative."

J. Section J107.4 of Appendix J, Grading, is hereby amended by adding Section J107.4.1 to read as follows:

"J107.4.1 Using alkaline fill soil. Soils or materials which may have an alkali or sulfate content shall not be relocated, placed or used as fill at any location within the city unless a test sample of the soil is first obtained under the direction of the department of building and tests conducted by an approved testing agency indicates that the alkali or sulfate content of the soil sample does not exceed the amount in the natural soil at the location where the fill is to be placed. The Public Work Director may waive the test sample requirements for good cause."

SECTION 4. Code Amendment.

Chapter 15.12 of Title 15 of the Coachella Municipal Code is hereby amended in its entirety to read as follows:

"**Chapter 15.12 Electrical Code**

15.12.010 Adoption of the Electrical Code.

15.12.020 Amendments to the California Electrical Code.

15.12.010 Adoption of the Electrical Code.

Except as provided in this chapter, the 2025 California Electrical Code, based on the 2023 National Electrical Code as published by the National Fire Protection Association (NFPA), shall become the electrical code of the City of Coachella, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. The California Electrical Code is on file for public examination in the office of the Building Official.

15.12.020 Amendments to the California Electrical Code.

The 2025 Edition of the California Electrical Code is hereby adopted with no amendments.

SECTION 5. Code Amendment.

Chapter 15.16 of Title 15 of the Coachella Municipal Code is hereby amended in its entirety to read as follows:

"**Chapter 15.16 Mechanical Code**

15.16.010 Adoption of the Mechanical Code.

15.16.020 Amendments to the California Mechanical Code.

15.16.010 Adoption of the Mechanical Code.

Except as provided in this chapter, the 2025 California Mechanical Code, including Appendices , E, F, G, , I, and J, based on the 2024 Uniform Mechanical Code, shall become the mechanical code of the City of Coachella, regulating all installation, arrangement, alteration, repair, use and other operation of mechanical systems, connections, fixtures and other mechanical appliances on premises within the city. The California Mechanical Code is on file for public examination in the office of the Building Official.

15.16.020 Amendments to the California Mechanical Code.

The 2025 Edition of the California Mechanical Code is hereby adopted with no amendments.

SECTION 6. Code Amendment.

Chapter 15.20 of Title 15 of the Coachella Municipal Code is hereby amended in its entirety to read as follows:

"**Chapter 15.20 Plumbing Code**

15.20.010 Adoption of the Plumbing Code.

15.20.015 Express Findings.

15.20.020 Amendments to Chapter 1, Division II of the California Plumbing Code.

15.20.010 Adoption of the Plumbing Code.

Except as provided in this chapter, the 2025 California Plumbing Code, including Appendix Chapters A, B, D, H, I and J, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the plumbing code of the City of Coachella, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. The California Plumbing Code will be on file for public examination in the office of the Building Official.

15.20.020

The 2025 Edition of the California Plumbing Code is hereby adopted with no amendments.

SECTION 7. Code Amendment.

Chapter 15.24 of Title 15 of the Coachella Municipal Code is hereby amended in its entirety to read as follows:

"**Chapter 15.24 Fire Code**

15.24.010 Adoption of the Fire Code.

15.24.020 Amendments to the Fire Code.

15.24.010 Adoption of the Fire Code.

Except as stated in this section or as amended below, all of the provisions and appendices of the 2025 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the City of Coachella. In addition, the following provisions that are excluded in the 2025 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Sections 103.2 and 112.3 are not adopted, and Chapters 3, 25, Sections 403.11, 503, 510.2, 1103.2, and 5707, and Appendix N are adopted. The California Fire Code and its adopted appendices and amendments are on file for public examination in the office of the Building Official.

15.24.020 Amendments to the Fire Code.

A. **SCOPE AND GENERAL REQUIREMENTS.**

1. Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:

101.4 Severability. If any provision, clause, sentence or paragraph of

this code or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this code which can be given effect without the invalid provision or application, and to this end, the provisions of this code are hereby declared to be severable.

B. **APPLICABILITY.**

1. Section 102.5 of the California Fire Code is amended as follows:

   102.5 Application of residential code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

   1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 of this code shall apply.
   2. Administrative, operational and maintenance provisions of this code shall apply.
   3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R317.5.1 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

2. A new Section 102.13.1 is added to Section 102.13 of the California Fire Code to read as follows:

   102.13.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of this code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

C. **DEPARTMENT OF FIRE PREVENTION**

1. Sections 104.8 and 104.8.1 of the California Fire Code are deleted in their entirety and replaced with the following:

   104.8 Liability. Any liability against the County of Riverside or the City of Coachella or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

D. **GENERAL AUTHORITY AND RESPONSIBILITIES.**

1. A new Section 104.1.1 is added to Section 104.1 of the California Fire Code to read as follows:

104.1.1 Authority of the Fire Chief, Chief Deputy, and Fire Department.

1. The Fire Chief, Chief Deputy, or their designee, is authorized and directed to enforce all applicable State fire laws and provisions of this code and to perform such duties as directed by the City Council.
2. The Fire Chief, Chief Deputy, or their designee, is authorized to administer, interpret and enforce this code. Under the Fire Chief, Chief Deputy, or their designee's direction, the Riverside County Fire Department is authorized to enforce ordinances of the City of Coachella pertaining to the following:
   - 2.1. The prevention of fires.
   - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
   - 2.3. The storage, use and handling of hazardous materials.
   - 2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
   - 2.5. The maintenance and regulation of fire escapes.
   - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
   - 2.7. The maintenance of means of egress.
   - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this code and to make arrests and issue citations as authorized by law:
   - 3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
   - 3.2. The Fire Chief, Chief Deputy, Peace Officers and Public Officers of the Riverside County Fire Department.
   - 3.3. The Riverside County Sheriff and any deputy sheriff.

3.4. The Police Chief and any police officer of the City.

3.5. Officers of the California Highway Patrol.

3.6. Code Officers of the City of Coachella Code Enforcement Department.

3.7. Peace Officers of the California Department of Parks and Recreation.

3.8. The law enforcement officer of the Federal Bureau of Land Management.

2. Section 104.2 of the California Fire Code is deleted and replaced with the following:

104.2 Determination of compliance. The fire code official shall have the authority to determine compliance with this code, to render interpretations of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:

1. Shall be in compliance with the intent and purpose of this code.

2. Shall not have the effect of waiving requirements specifically provided for in this code.

3. Shall be enforceable as part of this code.

3. Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

104.12 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors of the County of Riverside and/or the City Council of the City of Coachella within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is

covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

E. **FEES.**

1. Section 108.2 of the California Fire Code is deleted in its entirety and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the City of Coachella fee schedule adopted by the City Council.

2. A new Section 108.7 is added to Section 108 of the California Fire Code to read as follows:

108.7 Cost recovery. Fire suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150 et seq., as may be amended from time to time. Any expense incurred by the Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

F. **BOARD OF APPEALS.**

1. Section 112.1 of the California Fire Code is deleted in its entirety and replaced with the following:

112.1 Board of appeals established. The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief and Chief Deputy shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

G. **VIOLATIONS.**

1. Section 113.4 of the California Fire Code is deleted in its entirety and replaced with the following:

113.4 Violation and penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this code, or to violate the provisions of any permit granted pursuant to this code or the Coachella Municipal Code. Punishments and penalties for violations shall be in accordance with the City of Coachella ordinances, fee schedule and Health and Safety Code Sections 17995 through 17995.5.

H. **DEFINITIONS**

1. Section 202, definition of "Fire Chief in the California Fire Code is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee.

I. **OPEN FLAMES.**

1. Section 308.1.7 of the California Fire Code is deleted in its entirety and replaced with the following:

308.1.7 Sky lanterns or similar devices. A person shall not release or cause to be released a sky lantern or similar device.

J. **FIRE APPARATUS ACCESS ROADS.**

1. A new Section 503.1.2.1 is added to Section 503 of the California Fire Code to read as follows:

503.1.2.1 Remoteness. Unless otherwise approved, where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

2. Section 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

3. Section 503.2.2 of the California Fire Code is deleted in its entirety and

replaced with the following:

503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

4. A new Section 503.6.1 is added to Section 503.6 of the California Fire Code to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and policies, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

A new Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

K. **FIRE PROTECTION WATER SUPPLIES.**

1. A new Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:

507.5.7 Fire hydrant size and outlets. As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard - one (1) four (4) inch outlet and one (1) two and half (2 ½) inch outlet.

2. Super Hydrant Standard - one (1) four (4) inch outlet and two (2) two and one half (2 ½) inch outlet.

3. Super Hydrant Enhanced - two (2) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.

2. A new Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Guidelines, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

L. **FIRE COMMAND CENTER.**

1. Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1 General. Where required by other sections of this code and in all

buildings classified as high-rise buildings by the California Building Code, in buildings greater than 300,000 square feet (27,870 m^2), in area and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and comply with Sections 508.1.1 through 508.1.7.

2. Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

3. Section 508.1.3 of the California Fire Code is amended as follows:

508.1.3 Size. The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m^2) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3,048 mm), whichever is greater. Where a fire command center is solely required because a building is greater than 300,000 square feet (27,870 m^2), the fire command center shall have a minimum size of 96 square feet (9 m^2) with a minimum dimension of 8 feet (2,438 mm) where approved by the fire code official.

M. **FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND LOCATION.**

1. A new Section 509.2.1 is added to Section 509 of the California Fire Code to read as follows:

509.2.1 Minimum clearances. A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

N. **MECHANICAL REFRIGERATION.**

1. Section 608.11.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:

608.11.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

O. **COMMERCIAL COOKING SYSTEMS.**

1. A new Section 904.14.3.2 is added the California Fire Code to read as follows:

904.14.3.2 Activation of the Fire Alarm System. Where a fire alarm signaling system, or a Dedicated Function Fire Alarm System (with available points of connection) is serving the occupancy where the extinguishing system is located, the actuation of the automatic fire-extinguishing system shall actuate the fire alarm signaling system in accordance with the requirements of NFPA 72.

P. **AUTOMATIC SPRINKLER SYSTEMS.**

1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where Sections 903.2.1 - 903.2.20 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence. In addition, the following is required for existing buildings/structures:

1. All new tenants and new occupancies hereafter constructed, which exceed 3, 600 square feet shall have an approved automatic fire sprinkler system installed throughout therein.

2. All existing occupancies to which additions are made, where either the addition itself or the building and the addition in total exceeds 3,600 square feet, shall have an approved automatic fire sprinkler system installed throughout therein.

3. Change of use or occupancy that exceeds 3,600 square feet shall have an approved automatic fire sprinkler system installed throughout therein.

Exceptions: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
4. Where determined by the Fire Chief that no major life

safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

5. Non-combustible fueling station canopies not exceeding 5,500 square feet.

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 mobilehomes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

a. Exception in Section 903.2.3
b. Exception in Section 903.2.11.3

2. A new Section 903.3.5.3 is added to Section 903 of the California Fire Code to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Q. **GENERAL FIRE PROTECTION AND LIFE SAFETY FEATURES**.

1. A new Section 3206.4.2 is added to the California Fire Code to read as follows:

3206.4.2 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. Unless otherwise approved a Professional Engineer, licensed in the State of California shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

R. **MOBILE FOOD PREPARATION VEHICLES.**

1. A new Section 4107 is added to Chapter 41 of the California Fire Code to read as follows:

4107 MOBILE FOOD PREPARATION VEHICLES
4107.1 General. Mobile food preparation vehicles that are equipped with appliances that produce smoke or grease-laden vapors shall comply with this section.

4107.2 Maintenance. Maintenance of systems on mobile food preparation vehicles shall be in accordance with Sections 4107.2.1 through 4107.2.3.

4107.2.1 Exhaust system. The exhaust system, including hood, grease-removal devices, fans, ducts and other appurtenances, shall be inspected and cleaned in accordance with Section 606.3.

4107.2.2 Fire protection systems and devices. Fire protection systems and devices shall be maintained in accordance with Section 901.6.

4107.2.3 Fuel gas systems. LP-gas containers installed on the vehicle and fuel-gas piping systems shall be inspected annually by an approved inspection agency or a company that is registered with the U.S. Department of Transportation to requalify LP-gas cylinders, to ensure that system components are free from damage, suitable for the intended service and not subject to leaking. CNG containers shall be inspected every 3 years in a qualified service facility. CNG containers shall not be used past their expiration date as listed on the manufacturer's container label. Upon satisfactory inspection, the approved inspection agency shall affix a tag on the fuel gas system or within the vehicle indicating the name of the inspection agency and the date of satisfactory inspection.

S. **. FIREWORKS DISPLAY.**

1. A new Section 5608.2 is added to Section 5608 of the California Fire Code to read as follows:

5608.2 Fallout Area. For aerial shells, the minimum required radius of the fallout area shall be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved.

T. **APPENDIX B.**

1. A new Section B103.2.1 is added to Section B103.2 of the California Fire Code to read as follows:

B103.2.1 Wildland-Urban Interface Area Subdivisions. The minimum fire flow for any new subdivision or tract constructed within a Wildland-Urban Interface Area shall be 1,500 gallons per minute.

2. Table B105.2 of the California Fire Code is amended as

follows:

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER
THAN ONE- AND TWO-FAMILY
DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the California Fire Code	50% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2)[b]	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

U. **APPENDIX C.**

1. Section C103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

SECTION 8. Amendment.

Chapter 15.26 is hereby added to Title 15 of the Coachella Municipal Code as follows:

"Chapter 15.26 California Wildland-Urban Interface Code

15.26.010 Adoption of the California Wildland-Urban Interface Code.

15.26.020 Amendments to the California Wildland-Urban Interface Code.

15.26.010 Adoption of the California Wildland-Urban Interface Code.

Except as stated in this Section, all of the provisions and appendices of the 2025 California Wildland-Urban Interface Code, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the City of Coachella. In

addition, the following provisions that are excluded in the 2025 California Wildland-Urban Interface Code – Chapter 1, Division II of the California Wildland-Urban Interface Code is hereby adopted, except that Sections 103.2 and 112.3 are not adopted, and sections A101 through A102.2, A102.4, A104, A105.1, A105.4 through A105.4.2, A106 through A106.2 and A107 through A107.5 are adopted.

15.26.20 Amendments to the California Wildland-Urban Interface Code.

A. **APPLICABILITY** A new Section 102.4.1.1 is added to Section 102.4.1 of the California Wildland-Urban Interface Code to read as follows:

102.4.1.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of the Coachella Municipal Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

A. DUTIES AND POWERS OF THE CODE OFFICIAL.

1. A new Section 104.l.l is added to Section 104.1 of the California Wildland-Urban Interface Code to read as follows:

104.1.1 Authority of the Fire Chief, Chief Deputy, and Fire Department.

1. The Fire Chief, Chief Deputy, or their designee is authorized and directed to enforce all applicable State fire laws and provisions of this code and to perform such duties as directed by the Coachella City Council.
2. The Fire Chief, Chief Deputy, or their designee is authorized to administer, interpret and enforce this code. Under the Fire Chief, Chief Deputy, or their designee's direction, the Riverside County Fire Department is authorized to enforce ordinances of the City of Coachella pertaining to the following:

2.1. The prevention of fires.
2.2. The suppression or extinguishment of dangerous or hazardous fires.
2.3. The storage, use and handling of hazardous materials.
2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
2.5. The maintenance and regulation of fire escapes.
2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
2.7. The maintenance of means of egress.
2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.

3. The following persons are hereby authorized to interpret and enforce the provisions of this code and to make arrests and issue citations as authorized by law:

3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside

County Fire Department.
3.3. The Riverside County Sheriff and any deputy sheriff.
3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
3.5. Officers of the California Highway Patrol.
3.6. Code Officers of the Riverside County Code Enforcement Department.
3.7. Peace Officers of the California Department of Parks and Recreation.
3.8. The law enforcement officer of the Federal Bureau of Land Management.

B. Section 104.2 of the California Wildland-Urban Interface Code is deleted and replaced with the following:

104.2 Determination of compliance. The fire code official shall have the authority to determine compliance with this code, to render interpretations of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.
3. Shall be enforceable as part of this code.

C. Sections 104.8 and 104.8.1 of the California Wildland-Urban Interface Code are deleted in their entirety and replaced with the following:

104.8 Liability. Any liability against Riverside County, City of Coachella, or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

D. PERMITS. Section 105.2 of the California Wildland-Urban Interface Code is deleted in it's entirety and replaced with the following:

105.2 Permits Required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Section A108.3. Where required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.

3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Landscape and fuel modification zones.
9. Lumberyards.
10. Motor vehicle fuel-dispensing stations.
11. Open burning.
12. Pallet Yards.
13. Pyrotechnical special effects material.
14. Tents, canopies and temporary membrane structures.
15. Tire storage.
16. Welding and cutting operations.

E. FEES**.** Section 108.2 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth in City of Coachella fee schedule.

F. A new Section 108.7 is added to Section 108 of the California Wildland-Urban Interface Code to read as follows:

108.7 Cost recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009 et seq., 25515(a), 25540(a), 25541 (a), California Government Code sections 53150 et seq, and all other provisions of law, all costs incurred by the Riverside County Fire Department and the City of Coachella for the inspection and enforcement of any provision of these Codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these Codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County and City of Coachella in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county official shall have authority to reduce or cancel the debt obligation

arising from the incident.

G. INSPECTION AND ENFORCEMENT. Section 109.3.7 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

109.3.7 Violation and penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this code, or to violate the provisions of any permit granted pursuant to this code or City of Coachella Municipal Code Chapter 15.26. Punishments and penalties for violations shall be in accordance with Health and Safety Code Sections 17995 through 17995.5 and Government Code Section 51185.

H. DEFINITIONS**.** Section 202, definition of "Fire Chief" in the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee.

I. WILDLAND-URBAN INTERFACE AREA DESIGNATIONS. Section 302.1.1 is added to Section 302.1 of the California Wildland-Urban Interface Code to read as follows:

302.1.1 Designation of Fire Hazard Severity Zones. The City of Coachella has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within the County as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal. The Maps have been adopted under City of Coachella Ordinance No. 1429.

J. SPECIAL BUILDING CONSTRUCTION REGULATIONS. Section 501.1 of the California Wildland-Urban Interface shall be amended as follows:

501.1 Scope. Buildings and structures in a wildland-urban interface area shall be constructed in accordance with the *California Building Code* and this code. For the purpose of this chapter, a wildland-urban interface area shall be defined as a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall

include those areas designated by City of Coachella Ordinance No. 1429 as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178.

Exceptions:

2. Group U accessory structures not exceeding 120 square feet (11 m^2) in floor area where located not less than 50 feet (15 240 mm) from applicable buildings.
3. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

K. **FIRE PROTECTION PLANS.** Section 602.1 of the California Wildland-Urban Interface Code is amended as follows:

602.1 General. A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land or building project. The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes.

Submittal of a preliminary fire protection plan shall be required prior to the submission of a final fire protection plan.

Exception: A single-family dwelling (Group R-3 Occupancy) when located on an existing legal parcel.

L. Section 602.3.2 of the California Wildland-Urban Interface Code is amended as follows:

602.3.2 Final Fire Protection Plan. Final fire protection plan shall include items listed in Section 602.3.1 and the following:

1. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   1.1. The plant life-form;

1.2. The scientific and common name; and
1.3. The expected height and width for mature growth.

2. Identification of irrigated and non-irrigated zones.
3. Requirements for vegetation reduction around emergency access and evacuation routes.
4. Identification of existing vegetation proposed to remain.
5. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
6. Methods and timetables for controlling, changing, or modifying areas on the property.
7. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
8. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

M. VEGETATION PLAN. Section 603.1 of the California Wildland-Urban Interface Code is amended as follows:

603.1 General. Planting of vegetation for new and replacement landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.

N. Section 603.3 of the California Wildland-Urban Interface Code is amended as follows:

603.3 Landscape and Fuel Modification plans. Landscape and Fuel Modification plans shall be submitted for any project located in a WUI area. The landscape and Fuel Modification plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.

O. Section 603.3.1 of the California Wildland-Urban Interface Code is amended as follows:

603.3.1 Contents. Landscape plans shall contain the following:

1. Delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures.
2. Identification of existing vegetation to remain and proposed new vegetation.
3. Identification of irrigated areas.

4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings within the 30-foot (9144 mm) zone.

P. **MAINTENANCE OF DEFENSIBLE SPACE.** Section 604.1 of the California Wildland-Urban Interface Code is amended as follows:

604.1 General. Vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.

Q. Section 604.3 of the California Wildland-Urban Interface Code is amended as follows:

604.3 Requirements. Vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. The requirements of Appendix A of this code and Riverside County Fire Department Guidelines.

R. Section 604.3.1 is added to Section 604.3 of the California Wildland-Urban Interface Code to read as follows:

604.3.1 Retroactivity. When required by the Fire Code Official, or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this Code or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this Code, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official.

S. Section 604.6 is added to the California Wildland-Urban Interface Code to read as

follows:

604.6 Clearance of brush, vegetative growth, and combustible material from improved parcels. All improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. If the Fire Code Official determines this impractical, the provisions of Section 604.7 may be used.

T. Section 604.7 is added to the California Wildland-Urban Interface Code to read as follows:

604.7 Clearance of fuels or vegetative growth from structures. Clearance of fuels and vegetative growth from structures shall be per sections 604.7.1 through 604.7.4 of this code.

U. Section 604.7.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.1 Structures. Any person owning, leasing, controlling, operating, or maintaining any Building or structure in, upon, or adjoining any Fire Hazard Severity Zone, governed by this section, and any person owning, leasing, or controlling any land adjacent to such Buildings, shall at all times maintain around and adjacent to such Building, an effective firebreak made by removing and clearing away, all combustible material on their property for a distance not less than 100 feet from all portions of the Building.

Distances may be increased by the Fire Code Official due to a site-specific analysis based on local conditions and when required, based on a Fire Protection Plan. This section shall not apply to single specimens or stands of protected species of trees, Ornamental Landscape or similar plants used in landscaping and ground covers, that are well-pruned, maintained, and spaced, and do not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure.

V. Section 604.7.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.2 Timing for New Buildings and additions to Existing Buildings. The provisions of Section 604.7 shall be completed prior to vertical construction of any New Building or addition to an Existing Building.

W. Section 604.7.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.3 Photovoltaic Systems. The clearance requirements around freestanding photovoltaic systems and equipment shall comply with the following:

1. A minimum 10-foot clearance for clusters of panels not exceeding 1,500 square feet of combined panel area.
2. A minimum of 30-foot clearance for clusters of panels greater than 1,500 square feet of combined panel area.
3. Clusters shall be separated by a minimum of 20 feet.
4. Panels and clusters shall be not located within 30 feet of any Building subject to clearance requirements of Section 604 unless the clearance requirements of Section 604 are provided as measured from the perimeter of the panel or cluster.

X. Section 604.8 is added to the California Wildland-Urban Interface Code to read as follows:

604.8 Defensible Space clearance zones and requirements. The required 100-foot Defensible Space clearance is identified in three (3) distinct zones: Zone 0, 1, and 2.

Y. Section 604.8.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.1 Requirements. Defensible Space shall be in accordance with the requirements of Appendix A of this code, Riverside County Fire Department Guidelines and the specific requirements for each zone listed in Sections 604.8.2 through 604.8.5.

Z. Section 604.8.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2 Zone 0 purpose and location. Zone 0 reduces the likelihood of structure ignition by reducing the potential for direct ignition of the structure from flame contact, by embers that accumulate at the base of a wall, and/or indirect ignitions when embers ignite vegetation, vegetative debris, or other combustible materials located close to the structure that result in either a radiant heat and/or a direct flame contact exposure to the structure.

Zone 0 is the horizontal area within the first five (5) feet around the structure, including stairs, balconies, attached or adjacent decks, and outbuildings. Zone 0 is measured from the edge of a structure, attached or adjacent decks, patio covers, balconies, and floor projections above-grade. Zone 0 also includes the area on the roof of a building, and underneath and on top of attached decks, patio covers, balconies, and stair landings.

Advisory Notice: Riverside County Fire Department has local Zone 0 requirements currently in effect for new Buildings and additions to existing Buildings. New State regulations for Zone 0 are currently under development by the State Board of Forestry and Fire Protection. Any State regulation more restrictive than this code shall apply. This may require thinning and/or removal of plants, trees, and vegetation to meet State Law and regulations.

AA. Section 604.8.2.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.1 Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape. Fuels, including Combustible Materials and vegetation, are prohibited in Zone 0 for all New Buildings, additions to Existing Buildings, installation of new landscape, and refurbishment of existing landscape areas.

The application date of Section 604.8.2.1 shall be the later application date when any of the following occur:

1. Fire Department Clearance for a New Building or addition to an Existing Building.
2. Building permit for a New Building or addition to an Existing Building.
3. Landscape plans submitted for Riverside County Fire Department review.
4. Replacement of landscape when landscape plans are not required.

BB. Section 604.8.2.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.2 Additional requirements in Zone 0.

1. New and existing tree canopies are prohibited within 10 feet of New Buildings, including the addition portion to Existing Buildings.

Exception: Existing protected oak trees shall be trimmed to provide a minimum 5-foot clearance above the roof and 5 feet to the side of any New Building, or the addition portion to an Existing Building.

2. Landscaped roofs are prohibited.
3. Vegetation underneath decks is prohibited.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Artificial or synthetic grass is prohibited within Zone 0.
6. Vines and climbing plants are not allowed on structures, including decks, patio/shade structures, and any fences within 5 feet of a Building.
7. Combustible mulch and wood chips are prohibited.
8. Firewood is prohibited.
9. All fencing and gates shall be non-combustible. See Section 604.11.

CC. Section 604.8.2.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.3 Zone 0 requirements for Existing Buildings.

DD. Section 604.8.2.3.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.3.1 Zone 0 restrictions. The following requirements apply within Zone 0 for all Existing Buildings with landscape installed prior to January 1, 2026:

1. No combustible landscape mulch or wood chips.
2. No firewood.
3. No vegetation underneath decks.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Roofs and gutters on Buildings shall be maintained free of any leaves, needles, or other vegetative Combustible Materials.
6. The vertical clearance distance for trees and vegetation above any roof shall be not less than 3 feet.
7. A minimum 3-foot clearance of trees and vegetation shall be provided to the side and above any eave or roof projection from the exterior wall of a Building. A minimum 3-foot clearance of trees and vegetation shall be provided below any eave or roof projection. This requirement also applies to any patio cover or other Building projections.
8. New trees are not allowed.
9. New or replacement landscaping shall comply with Sections 604.8.1, 604.8.2.1, and 604.8.2.2.

EE. Section 604.8.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.3 Zone 1 purpose and location. Zone 1 reduces the likelihood of fire

burning directly to the structure. This is accomplished by modifying Fuels and creating a discontinuity between planting groups that limits the pathways for fire to burn to the structure and reduces the potential for near-to-building ember generation and radiant heat exposures. An additional purpose of this zone is to provide a defendable area for fire personnel to stage and take direct action.
Zone 1 is the area within 5-30 feet of structures and decks, with slopes not greater than 20 percent; 5-50 feet from Buildings and decks, when slopes are greater than 20 percent.

FF. Section 604.8.3.1 is added to the California Wildland-Urban Interface Code to read as follows:
604.8.3.1 Requirements and allowable items. This is a minimal planting zone which includes very limited trees of a fire-smart type with additional spacing provided. Plants and other vegetation shall be in accordance with Appendix A of this code and Riverside County Fire Department Guidelines.

GG. Section 604.8.4 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4 Zone 2 purpose and location. Zone 2 is designed to reduce the potential behavior of an oncoming fire in such a way as to drop an approaching fire from the crown of trees to the ground, reducing the flame heights, and the potential for ember generation and radiant heat exposure to structures. Additional benefits of the Zone 2 include facilitating direct defense actions and improving the function of Zones 0 and 1.
Zone 2 is the area from the outer edge of Zone 1 to 100 feet from structures and decks.

HH. Section 604.8.4.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4.1 Requirements and allowable items. Plants and other vegetation shall be in accordance with Appendix A of this code and Riverside County Fire Department Guidelines.

II. Section 604.8.4.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4.2 Spacing. Spacing of vegetation and trees at the outer edge of Zone 2 shall be based upon the height of the vegetation within Zone 2 or the adjacent area beyond the 100-foot zone, whichever provides for the greater spacing. This may require clearance outside the 100-foot zone or setting back vegetation and trees within Zone 2 away from the 100-foot line.

JJ. Section 604.8.5 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5 General requirements for Zone 0, 1, and 2.

KK. Section 604.8.5.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.1 Dead and dying vegetation. All dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles shall be removed.

LL. Section 604.8.5.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.2 Mulch and wood chips within Zones 1 and 2. Use of combustible Mulch and wood chips shall be in accordance with the requirements Riverside County Fire Department Guidelines.

MM. Section 604.8.5.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.3 Firewood. See Section 607.

NN. Section 604.8.5.4 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.4 Clearance from chimney, stovepipe. Any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed.

OO. Section 604.8.5.5 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5 Trees. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.

PP. Section 604.8.5.5.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.1 Tree spacing. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2. Separation distance may be increased for slopes exceeding 20 percent. Required spacing is measured between trees at maturity.

QQ. Section 604.8.5.5.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.2 Ground clearance of trees. Trees exceeding 6 feet in height shall be limbed up from the ground 6 feet or 1/3 the height of the tree, whichever is less.

Exception: Fruit trees when approved by the Fire Code Official.

RR. Section 604.8.5.5.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.3 Ground cover under tree canopy. When approved ground cover and shrubs are located underneath trees, the vertical clearance to the lowest branch of the tree canopy shall not be less than three times the height of the ground cover or shrub under or adjacent to the tree. The horizontal clearance shall be 3 feet from the trunk of the tree.

SS. Section 604.8.5.6 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6 Continuous tree canopies.

TT. Section 604.8.5.6.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6.1 New Structures. Continuous tree canopies are not allowed. Tree spacing shall be in accordance with Riverside County Fire Department Guidelines.

UU. Section 604.8.5.6.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6.2 Existing Structures. Continuous tree canopies may be allowed as determined by the Fire Code Official but will require the complete removal of any understory and smaller trees to meet requirements for a shaded fuel zone. Any remaining trees shall be limbed up a minimum of 12 feet from the ground or 1/3 the tree height, whichever is less. The intent is to not allow a crown (canopy) fire to spread unchecked to a structure and to bring any crown fire down to the ground level prior to Zone 1.

VV. Section 604.8.5.7 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.7 Grasses. Natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed.

WW. Section 604.9 is added to the California Wildland-Urban Interface Code to read as follows:

604.9 Fire protection equipment and utilities. The clearance requirements of Sections 604.7 and 604.8 shall apply to communication site towers and their support Buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility Structure as required by the Fire Code Official. The Fire Code Official may consider a reduced distance, not less than 30 feet, for communication site towers, water tanks, and Structures with no interior space, based upon a site risk assessment. Also see Appendix A.

XX. Section 604.10 is added to the California Wildland-Urban Interface Code to read as follows:

604.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors.

YY. Section 604.11 is added to the California Wildland-Urban Interface Code to read as follows:

604.11 Fencing.

ZZ. Section 604.11.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.1 Scope. This section only applies to fences, including gates within the fencing, within 5 feet of Building(s), including Decks, (Zone 0) that are in an applicable Fire Hazard Severity Zone req by Chapter 6 of this code.

AAA. Section 604.11.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.2 New fencing. New fencing and gates shall be constructed of a non-combustible material.

BBB. Section 604.11.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.3 Existing fencing. Fencing installed prior to January 1, 2026, may remain.
Exception: The entire fencing not parallel and within 5 feet of the Building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is being replaced. Fencing beyond 5 feet from the Building is not required to be replaced with non-combustible material.

CCC. STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS. Section 607.1 of the California Wildland-Urban Interface Code is amended to read as follows:

607.1 General. Firewood and combustible materials shall not be stored in unenclosed spaces beneath Buildings or Structures, or on Decks or under eaves, canopies, or other projections or overhangs. Firewood piles shall be located 30 feet (9144 mm) or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Firewood shall not be stored within Zone 0.

DDD. Section 607.1.1 of the California Wildland-Urban Interface Code is amended to read as follows:

607.1.1 Combustible Materials. Combustible Materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any Building. Piles shall not exceed 100 square feet of area and a maximum height

of 10 feet. Piles shall be separated by a minimum of 20-foot clear area.

EEE. Section 607.2 of the California Wildland-Urban Interface Code is amended to read as follows:

607.2 Storage for off-site use. Firewood and Combustible Materials not for consumption on the premises shall not be stored within Zones 0, 1, and 2. See Appendix A for storage requirements.

FFF. BUILDING SITING AND SETBACKS. Section 608.1.1 is added to the California Wildland-Urban Interface Code to read as follows:

608.1.1 Restricted development setbacks. New Structures and additions to existing Structures shall not be constructed less than 100 feet from any protected habitat, whether on the same or adjacent Parcels, where the 100-foot Defensible Space required under Section 604.7 cannot be provided, unless an alternate method of construction and protection is provided that can ensure the safety of the Structure and emergency responders as approved by the Fire Code Official. Protected habitat includes lands restricted from brush clearance or modification due to Federal or State listed endangered species. Protected habitat does not include sensitive habitat areas.

GGG. Section 608.2 of the California Wildland-Urban Interface Code is amended to read as follows:

608.2 General. All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided for in Section 608.2.1. [14 CCR §1276.00(a)] This section applies to new Tract and Parcel maps, new Buildings, and additions to Existing Buildings.

HHH. Section 608.2.1 of the California Wildland-Urban Interface Code is amended to read as follows:

608.2.1 Setback reduction. A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating a combination

of features such as, but not limited to:

1. Non-combustible block walls or fences; or
2. Non-combustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or
3. Hardscape landscaping; or
4. A reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm). [14 CCR § 1276.01]

III. **RIDGELINES, FUEL BREAKS, AND GREENBELTS.** Section 609.2.7.1 is added to the California Wildland-Urban Interface Code to read as follows:

609.2.7.1 Greenbelts. Subdivisions and other developments, which propose Greenbelts as a part of the development plan, shall locate the Greenbelts strategically, as a separation between wildland fuels and Structures. The locations shall be approved by the inspection authority.

JJJ. Section 609.2.7.2 is added to the California Wildland-Urban Interface Code to read as follows:

609.2.7.2 Access to Greenbelts. A minimum of one (1) access point shall be provided to new Greenbelts at an approved location to allow for on-going maintenance and firefighter access. Additional access points shall be provided when required by the Fire Code Official.

KKK. APPENDIX A. Section A102.1 of the California Wildland-Urban Interface Code is amended to read as follows:

A102.1 General. Vegetation control shall comply with Sections A102.2 through A102.4 and with Chapter 6.

LLL. Section A105.1 of the California Wildland-Urban Interface Code is amended to read as follows:

A105.1 General. In addition to the requirements of the California Fire Code, Ordinance 787 and Chapter 6, storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

MMM. Section A105.4 of the California Wildland-Urban Interface Code is

amended to read as follows:

A105.4 Combustible Materials. Outside storage of Combustible Materials such as, but not limited to, wood, rubber tires, building materials, or paper products shall comply with the other applicable sections of this code and this section. Storage of pallets shall be in accordance with California Fire Code Section 2810. Storage and processing of wood chips, hogged materials, fines, Compost, Compostable Material, Mulch, solid biomass, raw product, and combustible yard waste and recycle material shall be in accordance with California Fire Code Section 2808.

SECTION 7. Amendment.

Chapter 15.32 of Title 15 of the Coachella Municipal Code is hereby amended in its entirety to read as follows:

"**Chapter 15.32 Existing Building Code**

15.32.010 Adoption of the Existing Building Code.

15.32.020 Amendments to the Existing Building Code.

15.32.010 Adoption of the Existing Building Code.

Except as provided in this chapter, the 2025 California Existing Building Code, including Appendices A-1, based on the 2024 International Existing Building Code, as published by the International Code Council (ICC), shall become the Existing Building Code of the City of Coachella for the purpose of regulating the repair, alteration, change of occupancy, addition to and relocation, structural strength, access, safety, lighting, ventilation and energy conservation of existing buildings in the City. The California Existing Building Code is on file for public examination in the office of the Building Official.

15.32.020 Amendments to the Existing Building Code.

A. Section 202, Definitions, is hereby amended by adding the following definitions:

Substantial Structural Damage. A condition where:

1. In any story, the vertical elements of the lateral force-resisting system, have suffered damage such that the lateral load-carrying capacity of the structure in any direction has been reduced by more than 20 percent from its pre-damaged condition, or

2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged

condition, and the remaining capacity of such affected elements with respect to all dead and live loads is less than 75 percent of that required by the building code for new buildings of similar structure, purpose, and location."

SECTION 10. CEQA Analysis. The City Council finds that the adoption of the California Buildings Standards Code and local amendments thereof is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guideline section 15061(b)(3) (the common sense exemption). The action is largely administrative in nature and designed to improve and not degrade environmental quality such that there is no possibility that adopting this Ordinance would adversely affect the environment in any manner that could be significant.

SECTION 12. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 13. Publication and Effective Date. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to published or posted as required by law. This Ordinance shall take effect thirty (30) days after adoption.

PASSED, APPROVED, AND ADOPTED this _____ of _____, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Steven Hernandez, Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

Ryan Guiboa, Best Best & Krieger LLP
City Attorney

Exhibit A
Findings to Support Amendments to the
2022 Edition of the California Building Standards Code

To the extent that changes and modifications to the 2025 California Building Standards Code in this ordinance are deemed more restrictive than the standards contained in the 2025 California Building Standards Code thus requiring that findings be made pertaining to local climatic, geological, or topographical conditions to justify such modifications, the City Council hereby finds and determines as follows:

A. Extreme surface temperatures common in the lower desert areas, one hundred sixty (160) degrees Fahrenheit plus, deteriorates and dries out buildings' materials and our high winds create extreme fire conditions which are detrimental to the general public.

B. Every three years the State of California adopts a new California Fire Code, as part of the California Building Standards Code, which becomes effective 180 days after publication by the California Building Standards Commission.

C. The 2025 California Fire Code, California Code of Regulations, Title 24, Part 9, is based on the 2024 International Fire Code.

D. The City of Coachella may establish more restrictive standards reasonably necessary to provide fire protection for life and property because of the following local climatic, geological, or topographical conditions.

I. Climatic Conditions:

Riverside County and the City of Coachella have an arid climate with annual rainfall varying from three (3) inches in Blythe to over thirty-three (33) inches in Pine Cove. The County also experiences annual hot, dry Santa Ana Winds, which contribute to fires spreading quickly throughout the County.

II. Topographical conditions

A variety of regions exist within Riverside County including deserts, mountains, brush covered wild lands, the Salton Sea and agricultural lands. Additionally, elevations within Riverside County range from three hundred (300) feet below sea level to mountains over ten thousand (10,000) feet. This variety in regions contributes to an increased emergency response time, which necessitates cooperation between local agencies.

Riverside County contains a large number of sensitive habitats for various species and vegetation, consists of large open space areas between major urban centers and includes

landscapes varying from mountains and hills to valleys and deserts. These conditions impact building and structure location, which impedes emergency access and response.

Riverside County extends from Orange County to the State of Arizona and is mixed with congested urban areas, rural lands and wild lands, which increase Riverside County Fire Department response times to emergencies.

The topography within Riverside County extends from flat to twenty-five (25) percent slope for habitable land, which causes buildings and structures to be located in unique areas that impact emergency response and access.

III. Geological Conditions

Two major earthquake faults, the San Andreas Fault and the San Jacinto Fault, bisect Riverside County and numerous minor faults exist throughout it. As a result, a substantial amount of property and persons located in Riverside County and the City of Coachella are likely to be impacted by earthquakes and will require emergency response and rescue.

In addition to earthquakes, a substantial amount of property and persons located in Riverside County and the City of Coachella are likely to be impacted by landslides, wind erosion, blown sand, flooding and wildfires because of the County's unique climatic, geological and topographical conditions.

F. The additional requirements included herein are necessary to properly protect the health, safety and welfare of the residents and workers of Riverside County and the City of Coachella.

G. Revenue shortages make it difficult to locate additional fire stations and provide staffing sufficient to control fires in single and multi-story retail, commercial and industrial buildings, making enhanced built-in protection necessary.

H. The sections of the California Fire Code may be referred to by the same number used in said published compilation preceded by the words "the City of Coachella Fire Code Section" or "Fire Code Section."

I. California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. The following table sets forth the 2025 California Fire Code sections that have been modified, and the associated local climatic, geological, and/or topographical conditions described above supporting the modification.

2025 BUILDING CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
105.1	Required Permits	Administrative
105.2, Items 2,4,and 6	Work exempt from permits	I,II&III
105.2	Work exempt from permits	Administrative
110.3.8	Fire- and smoke-resistant penetrations	Administrative
111.1	Change of occupancy	Administrative
114.4	Violation penalties	Administrative
114.4.1	Violation penalties	Administrative
G101.6	Administration and Enforcement	Administrative
Appendix J, Section J101.3	Administration and Enforcement	Administrative
Appendix J, Section J101.4.1	Using alkaline fill soil	I,II&III

2025 FIRE CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
102.5	Application of Residential Code	I, II & III
104.7 & 104.7.1	Liability; Legal defense	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.13	Authority of the Fire Chief to Close Hazardous Fire Areas	Administrative
107.2	Schedule of Permit Fees	Administrative
107.7	Cost Recovery	Administrative

111.1	Board of Appeals Established	Administrative
112.4	Violation and Penalties	Administrative
308.1.6.3	Sky Lanterns or Similar Devices	I, II, & III
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.6.1	Automatic Opener	Administrative
503.7	Loading Areas and Passenger Drop-Off Areas	Administrative
507.5.7	Fire Hydrant Size and Outlets	I & II
507.5.8	Fire Hydrant Street Marker	I, II, & III
508.1	General	I, II, & III
508.1.1	Location and Access	I, II, & III
508.1.3	Exception	I, II, & III
509.2.1	Minimum Clearances	I & II
608.11.1.2	Manual Operation	II & III
903.2	Where Required	I, II, & III
903.3.5.3	Hydraulically Calculated Systems	I & II
3204.2.1	Minimum Requirements for Client Leased or Occupant Owned Warehouses	Administrative
4904.2.1	High Fire Hazard Severity Zone Maps	Administrative
App Ch B, Table B105.2	Required Fire-Flow For Buildings Other Than One- And Two-Family Dwellings, Group R-3 And R-4 Buildings And Townhouses	I, II, & III
App Ch C, C103.1	Hydrant Spacing	I, II, & III
5608.1	Fireworks Display—General [Replaced with PDMC § 9.53.015]	Administrative

This remainder of the amendments not listed in this Section are necessary for administrative clarification, and do not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. They establish administrative standards for the effective enforcement of the building standards in the City of Coachella.

2025 CFC Local Amendment Justification/Statement of Reason

Building Standards Law allows local amendments in accordance with the following:

For purposes of this subdivision, a city may make reasonably necessary modifications to the requirements, adopted pursuant to Health and Safety Code Section 17958, 17958.5, 17958.7, and 18941.5, contained in the provisions of the code and regulations on the basis of local conditions.

CFC Chapter 1 – Scope and Administration:

Section 101.4: This section is carried over from the existing previous adoption. This section resolves any conflict with the fire code provisions. Coachella maintains its own severability clause and does not adopt the fire code text.

Section 102.5: This section is carried over from the existing previous adoption. The scope and application of the fire code needs to be expanded to apply to the fire sprinkler systems for accessory structures constructed under the 2025 California Residential Code (CRC) which are permitted to exceed 3,600 square feet in area. This existing modification maintains the applicability of the 2025 California Fire Code (CFC) Section 903.2 amendment to those accessory structures greater than or equal to 3,600 square feet in area. This has no change in intent for previous adoption and maintains the protection offered.

Section 102.13.1: New section added to Section 102.13 to clarify Where a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the provisions of the Fire Code shall apply.

Section 103.1: New amendment of the base code text for establishing the Coachella Office of the Fire Marshal (Riverside County Fire Department) and identifying the "fire code official" as the official in charge of implementing, administering and enforcing the provisions of this code.

Section 104.1.1: This section is carried over from the existing previous adoption. It is imperative that enforcement capability be disseminated to other law enforcement entities within the Coachella area because of its vast topography and diversity. This gives the Riverside County Fire Department greater enforcement capabilities due to the presence of these other agencies across the County of Riverside.

Section 104.2: New amendment to Section 104.2 to clarify that "Guidelines" may be created to render interpretations of the Fire Code and shall be enforceable as part of the code.

Section 104.8 and 104.8.1: This section is carried over from the existing previous adoption to resolve any conflict between state law and the fire code provisions.

Section 104.12: This section is carried over from the existing previous adoption and grants authority to the Fire Chief, in cooperation with the Board of Supervisors, to close hazardous fire areas.

Section 108.2: This section is carried over from the previous adoption and relocated to the fees section of the Fire Code Section 108.2. This amendment is necessary to identify that fees are in accordance with Coachella fee schedules.

Section 108.7: This section is carried over from the previous adoption and relocated to the fees section of the fire code. This section is maintained in accordance with Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery.

Section 112.1: This section is carried over from the existing previous adoption to identify the board of appeals and additional criteria for clarification and implementation. The existing modifications to this section are consistent with Health and Safety Code 17920.5 where no board of appeals exists. This section provides for the ability to create a Board of Appeals as needed.

Section 113.4: This section is carried over from the existing previous adoption section 112.4 and relocated to this section to resolve any conflict with the fire code provisions. previous adoption requires punishments and penalties for violations to be in accordance with Health and Safety Code Sections 17995 through 17995.5.

CFC Chapter 2 – Definitions:

Fire Chief: This definition is carried over from the previous adoption. This definition was added to designate that this term means the Fire Chief of Riverside County whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this Ordinance.

CFC Chapter 3 - General Requirements

Section 308.1.7: This section is carried over from previous adoption. This section is amended to prohibit sky lanterns and similar devices. The California State Fire Marshal's office issued Information Bulletin 12-005 indicating that there is a serious fire and safety hazard associated with sky lanterns, which include the potential to start an unintended fire on or off the property from which they are released. They are known to travel significant distances from the point of release. The National Association of State Fire Marshals Resolution 2013-3 recommends imposing State level bans on their sale and use. Multiple fires have been reported to be linked to the use of sky lanterns including, but not limited to, a recycling plant fire in Smethwick, England which caused approx. $9M in damage and a wildfire in Shell Beach on the mountain above Pirates Code in San Luis Obispo County, CA. This is similar to the existing amendment by Orange County Fire Authority.

CFC Chapter 5 – Fire Service Features

Section 503.1.2.1: This is a new section added to be consistent with the operational needs where two points of fire access are required as identified in the Riverside County Fire Department – Commercial Access Guidelines and is consistent with Appendix D of the International Fire Code.

Section 503.2.1: This section is carried over from the previous adoption. This correlation of the fire code is necessary for minimum fire apparatus access widths for firefighter operations and consistency throughout Coachella. This modification has no change in regulatory effect.

Section 503.2.2: This section is carried over from the previous adoption. This section is enhanced to specify who has authority to designate Fire Lanes/Fire Apparatus Access Roads and modify minimum widths.

Section 503.6.1: This section is carried over from the previous adoption. This section provides fire department and other emergency responders more rapid access to facilities with motorized gates. Underwriters Laboratory (UL) "determined that fires today are more dangerous and pose more risks than in the past. Fire propagation is faster, and time to flashover, escape times and collapse times are all shorter" (UL Fire Safety Journal Issue 1). Placing our first responders on scene sooner or without disruption will provide for greater occupant and firefighter safety, and assist in property protection and medical emergencies.

Section 503.7: This section is carried over from the previous adoption. This section provides additional width for apparatus access roads where utilized for loading/unloading or passenger drop off/pick up to prevent interference with operational access needs.

Section 507.5.7: This section is carried over from the previous adoption. This section provides for the size and quantities of outlets for residential standard, super hydrant standard, and super hydrant enhanced fire hydrants and that they shall be required as determined by the Fire Code Official.

Section 507.5.8: This section is carried over from the previous adoption. The section provides direct references to Riverside County Fire Department Guidelines for specific requirements for the installation of blue reflective markers for fire hydrants.

Sections 508.1, 508.1.1, and 508.1.3: These sections are carried over from the previous adoption. These sections have been amended to require fire command centers for structures larger than 300,000 square feet in size. To put into context, the Fire Command Center would be triggered when the buildings are approximately 2.5 times the typical Costco Warehouse store and approximately two times the size of a typical Walmart Supercenter. Large structures of this size pose numerous challenges to emergency responders due to the large amounts of fuel loads from the storage, manufacturing and/or processing of flammable/combustible commodities and other processes within the building. Challenges include wide distribution of smoke throughout the structure, difficulty for firefighters to locate and reach the fire and difficulty in search and evacuation of the public, employees and firefighters. These structures typically require numerous fire protection, early suppression and detection systems that may include, but are not limited to, fire pumps, multiple fire sprinkler systems, advanced fire alarm systems, smoke control systems, and refrigeration gas detection system(s). During a fire, the incident commander must have the ability to readily identify the status of the various suppression and detection systems and have access to other building information details that may include, but are not limited to, building floor plans, high-pile/rack storage details, smoke control/ventilation systems, fire sprinkler zoning details, mechanical refrigeration equipment and piping details, and hazardous materials data sheets along with quantities and storage/use locations. A fire command center provides a centralized location for the incident commander to review details about the building and the incident and to effectively coordinate emergency responders and suppression activities with increased efficiency and speed. The Riverside County Fire Department has experienced several incidents in buildings with and without Fire Command Centers. Incident Commanders found that having detailed information on built in fire protection systems and controls, building schematics and hazardous materials storage plans were vital towards mitigating the event. When this information was not available, firefighting personnel were forced to operate upon assumptions and much less information. In addition, this increased efficiency and speed results in facilities returning to

operation more expeditiously after incidents or false alarms thereby reducing loss of revenue for the business.

Section 509.2.1: This section is carried over from previous adoption. This section encompasses other exterior fire protection water supply appliances such as Fire Department connections, and other exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access.

CFC Chapter 6 – Building Services and Systems

Section 608.11.1.2: This section is carried over from the previous adoption. This section specifies the location of manual crossover valves when manual operation is required by the Fire Code Official. The amendment specifies that the manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls. This is to ensure that the valves are in readily accessible location(s) for access during an emergency.

CFC Chapter 9 – Fire Protection and Life Safety Systems

Section 903.2: This section is carried over from the previous adoption with modification. Modifications have been made to provide certain exemptions including, but not limited to, fueling canopies and agricultural and greenhouse Group U structures constructed in accordance with the California Building Code and specific shade structures. An additional sprinkler requirement has been added to include changes in use to existing structures greater than 3,600 sq. ft., and additions to existing structures where the new square footage is greater than 3,600 sq. ft.

The existing amendment provides a base square footage requirement for all new commercial, industrial, and residential occupancies other than one- and two-family dwellings. Though the amendment includes a reference to the requirement for one- and two-family dwellings, the authority for residential fire sprinkler requirements for these occupancies resides in Title 24, Part 2.5 [2025 California Residential Code].

Automatic sprinkler systems have been successfully used to protect industrial and commercial buildings and their occupants for more than 100 years. Historically the place which has offered the least amount of fire protection to occupants was and still is their own home. This was brought to light in 1973 by the Report of the National Commission on Fire Prevention and Control, America Burning. At the time of the report approximately 8,000 people died in structure fires every year in the United States. Nine out of ten of those victims died in their home.

However, the U.S. Fire Administration report "Fire in the United States 2004–2013 17th edition" reflects that nonresidential fire losses are costly. "National estimates of nonresidential building fires and losses, from 2004 to 2013, annually accounted for only 7 percent of fires, 2 percent of deaths, and 8 percent of injuries. These properties, however, accounted for a disproportionately large annual dollar loss, 21 percent. Trends in nonresidential buildings showed a 14 percent decrease in fires, a 9 percent increase in deaths, a 7 percent increase in injuries, and a 10 percent decrease in dollar loss from 2004 to 2013."

The same report concluded "…that, overall, the fire problem in the U.S. continues to improve. Ten-year fire loss rates are down. It is likely that several factors continue to contribute to these trends:…" which includes; "fire sprinklers, which quickly combat incipient fires, especially in nonresidential and multifamily buildings, and fire codes, which have been strengthened." Furthermore, the report reflects that the nonresidential building category includes industrial and commercial properties, institutions (such as hospitals, nursing homes and prisons), educational establishments (from preschool through university), mobile properties, and storage properties. On average, about 89 percent of nonresidential structure fires, 88 percent of deaths, 91 percent of injuries, and 92 percent of dollar losses reported to National Fire Incident Reporting System from 2004 to 2013 occurred in nonresidential buildings.

Aside from firefighter and explosion fatalities, there has never been a multiple loss of life in a fully sprinklered building due to fire or smoke. All fire protection features have a reliability factor. Walls and shafts can be breached by means of poke-throughs and building alterations. Exit doors can be blocked or locked.

The California Residential Code requires that all one and two family dwellings be protected by sprinklers. It is still imperative, based on the geographical, topographical, climatic diversity of Coachella, to continue to protect all structures greater than 3,000 sq. ft. by fire sprinklers, to ensure faster fire suppression/control to those occupancies that would not normally be required to be protected which would exhaust a number resources including water which climatically is so precious to our environment as a whole. It will provide for less run off into ground water due to suppression activities and less pollutants into the environment. It will reduce the risk of a structure fire extending outside of the structure and potentially igniting a wildland fire.

Mobile homes are a part of the American landscape. In 2007 alone, more than 95,000 manufactured homes were shipped nationwide. Manufactured housing also accounts for approximately 10 percent of the single-family structures in the United States. The National Fire Protection Association reports in 2007-2011, 11,400 structure fires per year were reported in manufactured homes, with associated losses of; 206 civilian deaths, 434 civilian injuries, and $179 million in direct damage per year nationally. Despite the fact that we drive by them, respond to medical calls in them, and sometimes live in them, we often overlook mobile homes when it comes to training and pre-fire planning. However, as the deaths of two firefighters in Craigsville, West Virginia, showed, mobile homes can pose significant, and sometimes deadly, challenges. The burning mobile home is a less-than-stable platform, making search and possible rescue of occupants even more dangerous. The exterior walls are not as structurally sound when compared with those of most site-built homes. The narrow halls complicate search. The roof burns through more quickly than a typical residential roof and is not safe for firefighters. Mobile home fires can quickly grow out of control, because there's not as much wallboard and drywall, and there are fewer walls to keep the fire from spreading. If the first-due engine pulls up and the mobile home is burning from end to end, the firefighting strategy has already been decided. The fire must be knocked down in order to move in. If the home is in a mobile home park, again, protecting exposures is vital. Radiant heat can ignite the homes nearby. Fire sprinklers can prevent the flashover from occurring and in many cases put the fire out and save valuable resources in the process, such as water, personnel, and environmental cleanup, limited displacement into City and

County shelter(s), and less inconvenience to the family. The mobile home, because of its construction, requires fast water.

The record for automatic fire sprinklers is based on the simple fact that there has never been a multiple death of building occupants from a fire developing in a building protected by an automatic fire sprinkler system properly installed and maintained in accordance with nationally recognized standards (NFPA 13, 13D, 13R, and NFPA 25).

AWWA Research Foundation has published the following report: Impact of Fire Flow on Distribution System Water Quality, Design, and Operation. This report concludes the following:

"Water-efficient fire suppression technologies exist that use less water than conventional standards. In particular, the universal application of automatic sprinkler systems provides the most proven method for reducing loss of life and property due to fire, while at the same time providing faster response to the fire and requiring significantly less water than conventional fire-fighting techniques. It is recommended that the universal application of automatic fire sprinklers be adopted by local jurisdictions."

Consider the benefits: a single firefighter using a normal 1-1/2" fire hose can be applying between 175-400 gallons of water per minute when attempting to extinguish a fire. On the other hand, a single fire sprinkler will be flowing only 18- to 40- gallons of water per minute. This means that over a 5-minute period, the following quantities of water are used:

Fire-fighter with 1-1/2" hose:
175 gpm x 5 minutes = 875 gallons of water
400 gpm x 5 minutes = 2,000 gallons of water
Fire sprinkler system:
18 gpm x 5 minutes = 90 gallons of water
40 gpm x 5 minutes = 200 gallons of water

Section 903.3.5.3.3: This section is carried over from the previous adoption. The section limits all hydraulically calculated fire sprinkler systems to not exceed 90% of the water supply capacity. The 10% buffer in hydraulic calculation is a common engineering business practice that gives some flexibility to account for system water pressures that may decrease as additional demands are placed on the water system from additional construction or as the system ages.

Section 904.2.2.1: This is a new section added to the Fire Code to require that all new hood and duct commercial kitchen extinguishing systems are monitored by a central station or remote supervising station to ensure that the fire department is notified and able to respond to a fire.

CFC Chapter 32 – High-Piled Combustible Storage

Section 3206.4.2: This section is carried over from the previous adoption and relocated to the automatic sprinkler section within Chapter 32 of the Fire Code. By requiring client leased or occupant owned warehouses to have a technical report completed by a registered engineer, it will minimize problems concerning commodity and sprinkler protection. By having an engineer

complete a technical report for the proposed or existing building it will provide greater certainty that adequate protection for the commodities that are proposed will be sufficient. By not having adequate sprinkler protection, it could be detrimental to the building and could also cause loss of life in the event of a fire. Geographically this can be a significant problem due to the seismic activity that Coachella experiences. The Engineer can assess the adequate protection for the correct commodity classifications, ensure the correct seismic provisions are in place for the type of system to be installed, and provide a professional assurance to a very volatile type of occupancy. It takes a vast number of resources to extinguish a fire of this type. By adding this requirement, it will ensure an added level of safety. Modifications have been made to provide clarification that certain reference documents are not required.

CFC Chapter 49 - Requirements for Wildland-Urban Interface Fire Areas

Section 4904.2.1: This section has been deleted and is covered by the provisions of the California Wildland-Urban Interface Code as adopted and amended.

CFC Chapter 41 – Temporary Heating and Cooking Operations

Section 4107: A new Section 4107, including Sections 4107.1 through 4107.2.3 is added to the Fire Code to provide the fire department with the authority to inspect Mobile Food Preparation Vehicles during special events. This section was removed from the CFC due to conflict in regulations, however HCD agrees that there would be an expectation for fire marshals to have jurisdiction over safety inspections (especially for fire protection equipment and systems' inspections, testing and maintenance), for participating SPCM MFF during special events requiring CFC 105.6 operational permits (such as Carnivals and Fairs, Exhibits and Trade Shows, or local codified "Special Events" …). See BSC TP-106 (Rev. 10/20) Initial Statement of Reasons June 21, 2021 Rulemaking File SFM 06/21 – Part 9 – 2021 Triennial Code Cycle.

CFC Chapter 56 – Explosives and Fireworks

Section 5608.1: A new amendment to correctly update an existing amendment of this section from another Coachella municipal code. Amendment language has been cleaned up to avoid any confusion on what may or may not be permitted.

Section 5608.2: A new Section 5608.2 is added to the Fire Code to establish a minimum required radius of the fallout area for aerial shells to be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved. This is necessary due to the climatic wind conditions within Coachella.

CFC Appendix B – Fire-Flow Requirements for Buildings

Section B103.2.1: A new Section B103.2.1 is added to the Fire Code to establish the minimum fire flow for any new subdivision or tract constructed within a Wildland-Urban Interface Area to be 1,500 gallons per minute to ensure that adequate fire-flow is provided.

Table B105.2 of Appendix B: This amendment is carried over from the previous adoption. This allows the fire department to still have adequate fire flow mitigation with sprinkler protection and not jeopardize main distribution systems by inadequately under sizing them and have costly upgrades for future projects. With the geographical diversity that Coachella has it is important that this requirement be added to ensure adequate water in the event of a fire.

CFC Appendix C – Fire Hydrant Locations and Distribution

Section C103.1 of Appendix C: This provision is carried over from the previous adoption. This provision is to clarify the additional location of fire hydrants to be at intersections. This requirement has been standard policy within Coachella and Riverside County.

2025 California Wildland-Urban Interface Code (CWUIC) Amendments

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table sets forth the 2025 California Wildland-Urban Interface Code sections that have been modified and the associated local climatic, geological and/or topographical conditions described above supporting the modification.

2025 CWUIC CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
102.4.1.1	Application of the California Wildland-Urban Interface Code	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.2	Determination of Compliance	Administrative
104.8 and 104.8.1	Liability	Administrative
105.2	Permits Required	Administrative
108.2	Schedule of Permit fees	Administrative
108.7	Cost Recovery	Administrative
109.3.7	Violation and Penalties	Administrative
202	Fire Chief	Administrative
302.1.1	Designation of Fire Hazard Severity Zones.	Administrative
501.1	Scope	I, II, & III
602.1	General	I, II, & III
602.3.2	Final Fire Protection Plan	I, II, & III
603.1	General	I, II, & III
603.3	Landscape and Fuel Modification plans	I, II, & III
603.3.1	Contents	I, II, & III
604.1	General	I, II, & III
604.3	Requirements	I, II, & III
604.3.1	Retroactivity	I, II, & III
604.6	Clearance of brush, vegetative growth, and combustible material from improved parcels	I, II, & III
604.7	Clearance of fuels or vegetative growth from structures	I, II, & III
604.7.1	Structures	I, II, & III
604.7.2	Timing for New Buildings and additions to Existing Buildings	I, II, & III
604.7.3	Photovoltaic Systems	I, II, & III
604.8	Defensible Space clearance zones and requirements	I, II, & III
604.8.1	Requirements	I, II, & III
604.8.2	Zone 0 purpose and location	I, II, & III
604.8.2.1	Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape	I, II, & III
604.8.2.2	Additional requirements in Zone 0	I, II, & III
604.8.2.3	Zone 0 requirements for Existing Buildings	I, II, & III
604.8.2.3.1	Zone 0 restrictions	I, II, & III

2025 CWUIC CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
604.8.3	Zone 1 purpose and location	I, II, & III
604.8.3.1	Requirements and allowable items	I, II, & III
604.8.4	Zone 2 purpose and location	I, II, & III
604.8.4.1	Requirements and allowable items	I, II, & III
604.8.4.2	Spacing	I, II, & III
604.8.5	General requirements for Zone 0, 1, and 2	I, II, & III
604.8.5.1	Dead and dying vegetation	I, II, & III
604.8.5.2	Mulch and wood chips within Zones 1 and 2	I, II, & III
604.8.5.3	Firewood	I, II, & III
604.8.5.4	Clearance from chimney, stovepipe	I, II, & III
604.8.5.5	Trees	I, II, & III
604.8.5.5.1	Tree spacing	I, II, & III
604.8.5.5.2	Ground clearance of trees	I, II, & III
604.8.5.5.3	Ground cover under tree canopy	I, II, & III
604.8.5.6	Continuous tree canopies	I, II, & III
604.8.5.6.1	New Structures	I, II, & III
604.8.5.6.2	Existing Structures	I, II, & III
604.8.5.7	Grasses	I, II, & III
604.9	Fire protection equipment and utilities	I, II, & III
604.10	Planting vegetation under or adjacent to energized electrical lines	I, II, & III
604.11	Fencing	I, II, & III
604.11.1	Scope	I, II, & III
604.11.2	New Fencing	I, II, & III
604.11.3	Existing Fencing	I, II, & III
607.1	General	I, II, & III
607.1.1	Combustible Materials	I, II, & III
607.2	Storage for off-site use	I, II, & III
608.1.1	Restricted development setbacks	I, II, & III
608.2	General	I, II, & III
608.2.1	Setback reduction	I, II, & III
609.2.7.1	Greenbelts	I, II, & III
609.2.7.2	Access to Greenbelts	I, II, & III
A102.1	General	I, II, & III
A105.1	General	I, II, & III
A105.4	Combustible Materials	I, II, & III

2025 CWUIC Local Amendment Justification/Statement of Reason

Building Standards Law allows local amendments in accordance with the following:

For purposes of this subdivision, a city may make reasonably necessary modifications to the requirements, adopted pursuant to the Health and Safety Code Section 17958, 17958.5, 17958.7, and 18941.5, contained in the provisions of the code and regulations on the basis of local conditions.

CWUIC Chapter 1 – Administration:

Section 102.4.1.1: A new section added to the CWUIC to clarify that where a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

Section 104.1.1: Similar to the existing Ordinance 747 amendment to the Fire Code, this section ensures that enforcement capability be disseminated to other law enforcement entities within the Riverside County area because of its vast topography and diversity. This gives the Riverside County Fire Department greater enforcement capabilities due to the presence of these other agencies across the County of Riverside.

Section 104.2: New amendment to Section 104.2 to clarify that "Guidelines" may be created to render interpretations of the Wildland-Urban Interface Code and shall be enforceable as part of the code.

Section 104.8 and 104.8.1: This amended section is the same as in the Fire Code carried over from the existing previous adoption to resolve any conflict between state law and the fire code provisions.

Section 105.2: This new amendment to CWUIC Section 105.2 adds an additional permit item for "Landscape and Fuel Modification Zones."

Section 108.2: This amended section is similar to the previous adoption for the Fire Code. This amendment is necessary to identify that fees are in accordance with Coachella fee schedule.

Section 108.7: This new section is similar to the previous adoption for the fire code. This section is maintained in accordance with the Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery.

Section 109.3.7: This amended section is similar to the previous adoption for the fire code provisions. Previous adoption requires punishments and penalties for violations to be in accordance with Health and Safety Code Sections 17995 through 17995.5.

CWUIC Chapter 2 – Definitions:

Section 202: This new amendment is similar to the previous adoption for the Fire Code. This definition was added to designate that this term means the Fire Chief of Riverside County whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish

obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this Ordinance.

CWUIC Chapter 3 – Wildland-Urban Interface Areas:

Section 302.1.1: New amendment designating the Fire Hazard Severity Zones. The Coachella City Council has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within Coachella as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal. The Maps have been adopted by Coachella as required by statute.

CWUIC Chapter 5 – Special Building Construction Requirements:

Section 501.1: A new amendment clarifying that for the purpose of the special building construction requirements in Chapter 5, a wildland-urban interface area shall be defined as a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

CWUIC Chapter 6 – Fire Protection Requirements:

Section 602.1: A new amendment to Section 602.1 to clarify when a Fire Protection Plan is required. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 602.3.2: A new amendment to Section 602.3.2 to clarify the items required in a Final Fire Protection Plan. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 603.1: A new amendment to Section 603.1 to include a reference to replacement landscaping. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 603.3: A new amendment to Section 603.1 to require Landscape and Fuel Modification Plans for any project in a Wildland-Urban Interface Area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 603.3.1: A new amendment to Section 603.3.1 adding the requirement for the delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures as part of the landscape plans. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.1: A new amendment to Section 604.1 to delete references to State Responsibility Areas (SRA) to include the defensible space requirements within the local responsibility area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.3: A new amendment to Section 604.3 to include a reference to Appendix A of the CWUIC and Riverside County Fire Department Guidelines.

Section 604.3.1: A new Section 604.3.1 is added to the CWUIC to add a requirement that when required, by the Fire Code Official, or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this Code or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this Code, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.6: A new Section 604.6 is added to the CWUIC requiring that all improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.7: A new Section 604.7 is added to the CWUIC to require clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.7.1: A new Section 604.7.1 is added to the CWUIC to specify the requirements for clearance of vegetation around structures located in a Fire Hazard Severity Zone. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.7.2: A new Section 604.7.2 is added to the CWUIC to provide a timeline for the clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.7.3: A new Section 604.7.3 is added to the CWUIC to delineate the vegetation clearance requirements around freestanding photovoltaic systems in the wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8: A new Section 604.8 is added to the CWUIC to indicate the three defensible space zones. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.1: A new Section 604.8.1 is added to the CWUIC to indicate the code sections for the defensible space requirements. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.2: A new Section 604.8.2 is added to the CWUIC to clarify the purpose and location of Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.2.1: A new Section 604.8.2.1 is added to the CWUIC to delineate the Zone 0 requirements for all new buildings, additions to existing buildings, installation of new landscape, and refurbishment of existing landscape areas. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.2.2: A new Section 604.8.2.2 is added to the CWUIC to clarify the vegetation and landscape requirements in Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.2.3: A new section heading 604.8.2.3 is added to the CWUIC for the Zone 0 requirements for existing buildings. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.2.3.1: A new Section 604.8.2.3.1 is added to the CWUIC to clarify the Zone 0 requirements applicable to existing buildings with landscape installed prior to January 1, 2026. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.3: A new Section 604.8.3 is added to the CWUIC to indicate the purpose and location of Zone 1. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.3.1: A new Section 604.8.3.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 1. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.4: A new Section 604.8.4 is added to the CWUIC to indicate the purpose and location of Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.4.1: A new Section 604.8.4.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.4.2: A new Section 604.8.4.2 is added to the CWUIC to indicate the spacing requirements for trees and vegetation in Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5: A new section heading 604.8.5 is added to the CWUIC for the general requirements for Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.1: A new Section 604.8.5.1 is added to the CWUIC requiring the removal of all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles within Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.2: A new Section 604.8.5.2 is added to the CWUIC requiring the use of combustible mulch and wood chips shall be in accordance with the requirements of Riverside County Fire Department Guidelines within Zones 1 and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.3: A new Section 604.8.5.3 is added to the CWUIC indicating the requirements for firewood within Zones 0, 1, and 2 are found in Section 607 of the code. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.4: A new Section 604.8.5.4 is added to the CWUIC requiring that any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.5: A new Section 604.8.5.5 is added to the CWUIC requiring that new trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.5.1: A new Section 604.8.5.5.1 is added to the CWUIC requiring the horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2 and separation distance may be increased for slopes exceeding 20 percent with the required spacing measured between trees at maturity. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.5.2: A new Section 604.8.5.5.2 is added to the CWUIC addressing the ground clearance requirements for trees within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.5.3: A new Section 604.8.5.5.3 is added to the CWUIC addressing the ground cover under tree canopies within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.6: A new section heading 604.8.5.6 is added to the CWUIC to address continuous tree canopies within Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.6.1: A new Section 604.8.5.6.1 is added to the CWUIC prohibiting continuous tree canopies adjacent to new structures within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.6.2: A new Section 604.8.5.6.2 is added to the CWUIC to address the requirements for continuous tree canopies adjacent to existing structures within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.8.5.7: A new Section 604.8.5.7 is added to the CWUIC requiring that natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.9: A new Section 604.9 is added to the CWUIC addressing defensible space requirements around communication site towers and their support buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility structure as required by the Fire Code Official within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.10: A new Section 604.10 is added to the CWUIC prohibiting vegetation planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.11: A new section heading 604.11 is added to the CWUIC to address fencing requirements within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.11.1: A new Section 604.11.1 is added to the CWUIC to address fencing requirements within Zone 0 in a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.11.2: A new Section 604.11.2 is added to the CWUIC to require new fencing and gates to be constructed of a non-combustible material in a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 604.11.3: A new Section 604.11.3 is added to the CWUIC to allow fencing installed prior to January 1, 2026 in a wildland-urban interface area to remain, except the entire fencing not parallel and within 5 feet of the building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is replaced.

This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 607.1: A new amendment to Section 607.1 of the CWUIC to prohibit the storage of firewood within Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 607.1.1: A new Section 607.1.1 is added to the CWUIC requiring combustible materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any building and that piles shall not exceed 100 square feet of area and a maximum height of 10 feet and shall be separated by a minimum of 20-foot clear area when located within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 607.2: A new amendment to Section 607.2 of the CWUIC to prohibit the storage of firewood and combustible materials not for consumption on the premises within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 608.1.1: A new Section 608.1.1 is added to the CWUIC with restricted development setbacks for new structures and additions to existing structures located less than 100 feet from any protected habitat within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 608.2: A new amendment to Section 608.2 of the CWUIC expanding the applicability of the required 30-foot setback to new tract and parcel maps, new buildings, and additions to existing buildings within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 608.2.1: A new amendment to Section 608.2.1 of the CWUIC deleting the exception of complying with the special building construction requirements as a setback reduction within a wildland-urban interface area, since the structures would already be subject to those requirements. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 609.2.7.1: A new amendment to Section 608.2.7.1 of the CWUIC addressing the approval of greenbelt locations within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section 609.2.7.2: A new amendment to Section 608.2.7.2 of the CWUIC addressing the access points to proposed greenbelt locations for subdivisions and other developments within a wildland-urban interface area to allow for on-going maintenance and firefighter access. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

CWUIC Appendix A – General Requirements:

Section A102.1: A new amendment to Section A102.1 of the CWUIC adding a reference for vegetation control to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section A105.1: A new amendment to Section A105.1 of the CWUIC adding a reference for the storage and use of materials to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

Section A105.4: A new amendment to Section A105.4 of the CWUIC adding a reference for the outside storage and use of combustible materials to the applicable fire code sections. This amendment is necessary due to climatic, topographical, and geological conditions in Coachella.

2025 EXISTING BUILDING CODE SECTION	**TITLE/SUBJECT**	**FINDINGS/ JUSTIFICATIONS**
105.1	Definition of Structural Damage	Administrative

City of Coachella 2025 California Building Code Adoption Amendment Findings

Findings and determinations relative to the adoption of administrative amendments, and where appropriate, the adoption of more restrictive building standards code provisions amendments to the 2025 Edition of the California Building Code, Part 2, Title 24 of the California Code of Regulations.

Section 15.08.030- Amendment is necessary on the basis of a local climatic and geological conditions. The City of Coachella is located in an area with very high alkaline and sulfates in the soil that cause extreme deterioration to cementitious and metallic material. The proposed amendment to Chapter 1 of the California Building Code makes modifications to address this problem and protect the investment of building owners. Climatically annual rainfall has been increasing over the past few years from an average of 2 inches a year now up to an average of 6 inches a year. The increased rain combined with the high sulfates in the soils profligates the corrosion of metals and cementitious material.

15.08.030 (D) - Amendment is necessary as the city Building Inspectors have encountered multiple instances where fireproofing corrections have caused delays in project approvals and progress. Since this requirement is not explicitly addressed in the current building code, we are proposing an amendment to provide clarification and ensure consistent compliance. This will facilitate smoother project execution while maintain safety standards.

15.08.030 (E) - Amendment is necessary as the California Building Code is silent on issuing permits for change of occupancy. The amendment is intended to provide the city with cost recovery, for processing the applications.

15.08.030 (G)- This amendment clarifies that the building department is authorized to charge penalty fees for building code violations, ensuring the amount and enforcement process are clear and consistent, thereby strengthening compliance and public safety.

15.08.030 (H,I)- Amendment is necessary to clarify that all grading activities shall be under the jurisdiction of the Engineering Department and shall be conducted under the authority of the Director of Public Works. This clarification ensures proper oversight and compliance with all applicable regulations governing grading operations.

15.08.030 (J)- This amendment is necessary to prevent the adverse effects of corrosive soils, safeguard structural integrity, and promote durability of construction material in areas with already high alkaline and sulfates soils conditions.

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Lizzandro Diaz, Building Official

SUBJECT: Adopt Resolution No. 2025-59 Adopting the City of Coachella Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (SETP).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2025-59 adopting the City of Coachella ADA SETP.

BACKGROUND:

The Americans with Disabilities Act (ADA) requires public agencies to evaluate their programs, services, and activities to ensure compliance with non-discrimination requirements and to develop a Transition Plan identifying and prioritizing the removal of physical barriers that limit accessibility.

On February 14, 2024, the City Council approved a Professional Service Agreement with MIG to develop the City's ADA SETP. The ADA SETP initiated in 2024 to assess the accessibility of city-owned facilities, parks, and communication practices.

DISCUSSION/ANALYSIS:

The completed ADA Self-Evaluation and Transition Plan provides the City with a comprehensive roadmap for achieving full ADA compliance. Key components include:

1. Introduction

Title II of the ADA requires cities to maintain accessible programs and facilities and to develop an updated Transition Plan. Program accessibility may involve modifying facilities, providing auxiliary aids, redesigning equipment, or relocating programs to accessible locations. The City conducted a Self-Evaluation and public outreach process to identify barriers and develop strategies for compliance.

2. Public Outreach

During the development of the ADA SETP, people with disabilities and disability stakeholders provided feedback in-person and online. Input was collected through two public meetings and an online comment period promoted through social media, in-person, and advertising on the local radio. Community members raised issues related to accessible routes, public facilities, transit access, and mobility.

3. Self-Evaluation: Policies and Procedures

A program accessibility questionnaire was distributed to City staff in all service areas to evaluate programs, activities, and services offered to the public. The goal of the questionnaire was to highlight areas where the City is effectively meeting the needs of people with disabilities while also identifying gaps in practices. A complementary evaluation of the City's services, policies, and practices was done during the same period. A detailed summary of the findings can be found in Appendix A of the final City of Coachella ADA Self-Evaluation and Transition Plan, the ADA Self-Evaluation Report also included as Attachment #3.

4. Transition Plan: Parks and Facilities

Accessibility audits identified barriers across various categories including routes, restrooms, doors, parking, play areas, outdoor features, built-in elements, and other site-specific conditions. Appendix C of the final City of Coachella ADA Self-Evaluation and Transition Plan, the ADA Barrier Summary Report (Attachment #4) provides more detailed information on the identified facility barriers.

Removal of barriers will be considered by the following criteria:

- **Level of Use**: Facilities that have a high level of public use are a higher priority.
- **Complaints or Requests**: Facilities that have received access-related complaints or requests are prioritized over facilities that have not.
- **Program Uniqueness**: Facilities with unique features or program areas are prioritized over more general-use facilities.
- **Planned Projects**: Include ADA upgrades in capital improvement projects that are already planned to avoid redundant efforts.

The Transition Plan proposes a 10-year implementation schedule beginning in 2025, with barrier removal projects grouped in two-year increments.

5. Plan Implementation

Implementation will rely on procedural updates and physical improvements. The City's ADA Coordinator (or designee) will oversee policy updates, coordinate compliance efforts, and track progress.

6. Responsible Employees, Notice Policy, and Grievance Procedure

Title II requires designation of an ADA Coordinator, public notices of ADA rights, and a formal grievance process. The Plan includes updated policies and procedures reflecting current best practices. The final draft ADA SETP, notices, and grievance procedure are posted on the City's website.

Environmental Review:

The actions being considered do not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment. Projects to remove physical barriers that may occur as a result of the Plan are subject to future discretionary approvals and environmental review for such projects will be required in the future.

FISCAL IMPACT:

Adoption of the ADA SETP does not obligate the City to specific expenditures at this time. Barrier-removal costs will be incorporated into future annual budgets.

ALTERNATIVES:

1. Adopt Resolution No. 2025-59.
2. Take no action.
3. Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. 2025-59 Adopting the City of Coachella ADA SETP.
2. Final – Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan, September 2025
3. Appendix A – ADA Self-Evaluation Report
4. Appendix C – ADA Barrier Summary Report

RESOLUTION NO. 2025-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA ADOPTING A NEW SELF-EVALUATION AND TRANSITION PLAN TO CREATE ACCESSIBLE POLICIES, PROCEDURES, PROGRAMS, AND FACILITIES FOR RESIDENTS WITH DISABILITIES IN THE CITY OF COACHELLA.

WHEREAS; the City of Coachella, under Title II Subpart A of the Americans with Disabilities Act (ADA), must enact a Self-Evaluation and Transition Plan to remove barriers to residents with disabilities, both physical, policy, and programmatic; and,

WHEREAS, the City of Coachella must evaluate services, policies, practices, and physical accessibility for people with disabilities; and,

WHEREAS; the City of Coachella must identify modifications needed to services, policies, practices, and facilities; and,

WHEREAS; the City of Coachella does not have comprehensive self-evaluation and transition plan addressing accessibility for people with disabilities; and,

WHEREAS; Title 28 Chapter I Subpart A of the Code of Federal Regulations prohibits public entities from discrimination on the basis of disability; and,

WHEREAS; the City of Coachella must comply with the requirements of the ADA; and,

WHEREAS; the City of Coachella must make continuous improvements of City programs for people with disabilities; and,

WHEREAS; the City of Coachella must enable residents with disabilities to participate equally in the City's programs, services, and activities; and,

WHEREAS; accessibility applies to all aspects of programs or services provided by the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: Adoption of the Coachella Self-Evaluation and Transition Plan. The City Council hereby adopts the Plan to create accessible policies, programs, procedures, and facilities set forth in the document, called "City of Coachella ADA Self-Evaluation and Transition Plan", attached hereto, to define appropriate implementation prioritization of accessible policies, procedures, programs, and facility renovations.

PASSED, APPROVED and **ADOPTED** this 10th day of December 2025.

_____

Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-59 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 10th day of December 2025, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

City of Coachella ADA Self-Evaluation and Transition Plan

Providing Accessible Programs and Facilities under Title II of the Americans with Disabilities Act

September 2025

MIG

This page intentionally left blank.

Acknowledgments

City Leadership

Steven Hernandez, Mayor

Denise Delgado, Mayor Pro Team

Stephanie Virgen, City Council Member

Dr. Frank Figueroa, City Council Member

Yadira Perez, City Council Member

City Staff

Lizzandro Diaz, CBO; Building Official

Anahi Fernandez, Management Analyst

Community Stakeholders

Many thanks to those who shared their feedback on this plan:

Sergio Aguayo

Robert Augustin

Araceli De Leon

Layza Taina Diaz Guerrero

Karina

Crisanta Lechugat

Bambee Rodriguez

Pilar Rodriguez

Agustin Torres

Matilde Valdez-Lechuga

Consultant

www.migcom.com

Contents

1. Introduction..... 1
1.1 Legislative Mandate 1
1.2 Discrimination and Accessibility 3
1.3 ADA Self-Evaluation and Transition Plan Requirements and Process 4

2. Public Outreach 6
2.1 Community Stakeholder Meeting One Summary 6
2.2 Community Stakeholder Meeting Two Summary 7

3. Self-Evaluation: Policies and Procedures..... 8
3.1 Self-Evaluation Results Overview 9
3.2 Next Steps 10

4. Transition Plan: Parks and Facilities 11
4.1 Sites Evaluated 11
4.2 Accessibility Standards 13
4.3 Priorities for Barrier Removal 13
4.4 Barrier Removal Schedule 14

5. Plan Implementation 17
5.1 Triggers for Barrier Removal 17
5.2 Exceptions to Barrier Removal 20

6. Responsible Employee, Notice Policy, and Grievance Procedure 23
6.1 Disability Access Coordinator Roles and Responsibilities 23
6.2 Notice Under the Americans with Disabilities Act 23
6.3 ADA Complaint and Grievance Procedure 24

7. Definitions 26

8. Program Accessibility Guidelines, Standards, and Resources 32
8.1 Federal, State, and Local Laws, Standards, and Ordinances 32
8.2 Guidance Documents and Articles – Creating Accessible Documents 34
8.3 Guidance Documents and Articles – Web Design 35
8.4 Guidance Documents and Articles – Signage 35
8.5 Training Resources 36

Appendices

A. City of Coachella ADA Self-Evaluation Report
B. Accessible Policies and Procedures Matrix
C. City of Coachella ADA Barrier Summary Report

This page intentionally left blank.

1. Introduction

This Title II ADA Self-Evaluation and Transition Plan (SETP or the Plan) for Public Parks and Facilities will support the City of Coachella to fulfill the requirements set forth in Title II of the Americans with Disabilities Act (ADA). The ADA states that a public entity must reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. This Plan will assist the City to remove policy and programmatic barriers to accessibility and will guide the City to develop physical barrier removal solutions.

The public engagement approach and feedback that was received is described in *Section 2 — Public Outreach.*

The evaluation of and recommendations for policies, programs, and services is summarized in *Section 3 — Self-Evaluation: Policies and Procedures* of this document. Section 3 details the review of City policies, services, programs, and activities and is based on responses to a program accessibility questionnaire, which was completed by City Staff.

A description of the evaluation of physical barriers in public parks and other public city facilities and the strategy for the removal of barriers is included in *Section 4 — Transition Plan: Parks and Facilities*.

An overview of the considerations that the City should evaluate and address when implementing barrier removal efforts is provided in *Section 5 — Plan Implementation*.

Section 6: Responsible Employee, Notice Policy, and Grievance Procedure identifies the City's designated Disability Access Coordinator, provides formal notice of nondiscrimination under the ADA, and describes the City's ADA grievance procedure.

Commonly used terms within this document and in the ADA are included in *Section 7 — Definitions*, and *Section 8 — Program Accessibility Guidelines, Standards, and Resources* lists guidelines and resources for addressing the recommendations included in this Plan.

1.1 Legislative Mandate

The ADA is a comprehensive civil rights law for people with disabilities in both employment and the provision of goods and services. The ADA states that its purpose is to provide a "clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities." Congress passed the ADA on July 26, 1990, emphasizing that the intent of the ADA was to dispel stereotypes and assumptions about disabilities and to assure equality of opportunity, full participation, independent living, and economic self-sufficiency for people with disabilities. Title II of the ADA covers programs, activities, and services of public entities. Under the requirements of the ADA:

No qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity .[1]

Furthermore, Title II of the ADA provides that public entities must identify and evaluate all programs, activities, and services and review all policies, practices, and procedures that govern administration of the entity's programs, activities, and services.[2] This Plan, and certain documents incorporated by reference establish the City of Coachella's ADA Self-Evaluation and Transition Plan.

Application of Regulations

As a public entity, the City of Coachella is subject to the ADA's Title II Requirements for State and Local Government Programs and Services and is responsible for the provision of accessible programs and facilities that are available without discrimination toward people with disabilities. A fundamental tenet of Title II of the ADA is *"the principle that individuals with disabilities must be provided an equally effective opportunity to participate in or benefit from a public entity's aids, benefits, and services."*[3] This principle is referred to as program accessibility.

> *A public entity may not deny the benefits of its programs, activities, and services to individuals with disabilities because its facilities are inaccessible. A public entity's services, programs, or activities, when viewed in their entirety, must be readily accessible to and useable by individuals with disabilities. This standard, known as "program accessibility," applies to all existing facilities of a public entity. Public entities, however, are not necessarily required to make each of their existing facilities accessible.*[4]

As a public entity, the City is required to ensure program accessibility for the programs it provides to the public.

Maintaining Accessible Facilities

In addition to providing programmatic access, the City is obligated to maintain all accessible facilities in working order. Exceptions are provided for temporary disruptions. The ADA contains the following language regarding the maintenance of accessible features:

> ***Maintenance of Accessible Features.*** *Public entities must maintain in working order equipment and features of facilities that are required to provide ready access to individuals with disabilities. Isolated or temporary interruptions in access due to maintenance and repair of accessible features are not prohibited.*
>
> *Where a public entity must provide an accessible route, the route must remain accessible and not blocked by obstacles such as furniture, filing cabinets, or potted plants. An isolated instance of placement of an object on an accessible route,*

[1] DOJ, Title II Regulations Subpart B § 35.130 General prohibitions against discrimination; and Subpart D, § 35.149 Discrimination prohibited.
[2] DOJ, Title II Regulations Subpart A § 35.105 Self-evaluation.
[3] DOJ, Title II Technical Assistance Manual II-3.3000 Equality in participation/benefits.
[4] DOJ, Title II Technical Assistance Manual II-5.1000 General.

however, would not be a violation if the object is promptly removed. Similarly, accessible doors must be unlocked when the public entity is open for business.

Mechanical failures in equipment such as elevators or automatic doors will occur from time to time. The obligation to ensure that facilities are readily accessible to and usable by individuals with disabilities would be violated, if repairs are not made promptly or if improper or inadequate maintenance causes repeated and persistent failures.[5]

The City of Coachella has designated a Disability Access Coordinator. The Disability Access Coordinator is responsible for tracking the efforts of the City to comply with Title II and for the coordination and investigation of accessibility-related complaints. The Disability Access Coordinator is also considered a resource for City Departments to achieve ADA compliance and assist with policy and program development to ensure program accessibility.[6]

1.2 Discrimination and Accessibility

This section provides an overview of physical and programmatic accessibility and the basic methods of providing access. Absence of discrimination requires that both types of accessibility be provided.

- Physical accessibility requires that a facility be barrier-free. Barriers include any obstacles that prevent or restrict the entrance to or use of a facility.
- Programs offered by the City to the public must be accessible. Program accessibility requires that individuals with disabilities are provided an equally effective opportunity to participate in or benefit from a public entity's programs and services. Accessibility includes advertisement, orientation, eligibility, participation, testing or evaluation, physical access, provision of auxiliary aids and services, transportation, policies, and communication.

The City may achieve program accessibility by several methods:

- Structural methods such as altering an existing facility
- Acquisition or redesign of equipment
- Assignment of aids; or
- Providing services at alternate accessible sites

When choosing a method of providing program access, the City is required to prioritize the method that results in the most integrated setting appropriate to encourage interaction among all users, including individuals with disabilities. In compliance with the requirements of the ADA, the City must provide equality of opportunity.

[5] DOJ, Title II Requirements Subpart B § 36.211 Maintenance of accessible features.
[6] DOJ, Title II Regulations Subpart B § 35.130 General prohibitions against discrimination, and Subpart D, § 35.149 Discrimination prohibited.

1.3 ADA Self-Evaluation and Transition Plan Requirements and Process

The ADA Self-Evaluation and Transition Plan is intended to provide a framework for the continuous improvement of City programs and facilities for people with disabilities. The Plan is intended to be a living document that is regularly updated as programs and services change, as barriers are removed. This document includes both the programs and activities provided by the City, as well as physical elements in the parks and recreation facilities, and other city-owned or leased facilities provided for use by the public. The public right-of-way is not included in this iteration of the Plan and is intended to be added at a later date.

Self-Evaluation

The ADA Self-Evaluation identifies and makes recommendations to correct policies and practices in programs and services provided by the City that are inconsistent with Title II regulations and result in limited access for people with disabilities. As part of the Self-Evaluation, the City:

- Evaluates services, policies, and practices
- Identifies modifications needed to services, policies, and practices and
- Involves people with disabilities in the self-evaluation process[7]

Programs, activities, and services offered by the City to the public must be accessible for people with and without disabilities. Accessibility applies to all aspects of the programs or services provided by the City, including:

- Notice
- Responsible Employee and Grievance Procedure
- Customer Service
- Staff Training
- Contracting, Licensing, or Other Arrangements
- Public Meetings
- Program Participation
- Transportation Services
- Tours and Trips
- Accessible and Adaptive Equipment
- Printed and Online Materials
- Website
- Televised and Audiovisual Information
- Telecommunications
- Emergency Planning
- Facilities
- Accessibility Practices in the Right-of-Way

The City of Coachella evaluated its internal practices and procedures to determine current levels of service and the extent to which its policies and programs created barriers to accessibility for people with disabilities. Recommended actions for removing barriers to City programs, activities, and services are incorporated as part of this Plan.

[7] DOJ, Title II Regulations Subpart A § 35.105 Self-evaluation.

Transition Plan

The Transition Plan outlines a strategy for the City's physical facilities to progress toward compliance with the ADA. The Transition Plan identifies physical barriers for people with disabilities and a schedule to remove those barriers over time and must:

- List barriers
- Identify feasible solutions to each barrier
- Establish a timeline for removing barriers
- Identify the person responsible for Title II compliance; and
- Involve people with disabilities in the preparation of the Plan[8]

The City of Coachella completed a physical audit of public parks and city facilities to identify potential facility barriers and identify recommendations and alterations to meet state and federal accessibility standards. The types of facilities evaluated include:

- Community and neighborhood parks
- Buildings where City programs, activities, and services are provided
- Publicly accessible portions of service facilities such as the corporate yard and wastewater treatment center
- City-owned parking lots

At the time of the facility evaluations, the following resources were used to identify barriers in physical facilities:

- 2010 ADA Standards for Accessible Design
- 2022 California Building Code, Chapter 11B (CBC) with July 2024 Supplement
- 2015 Architectural Barriers Act Accessibility Guidelines (ABA) Chapter 10 for Outdoor Developed Areas

Codes and standards are revised every few years. The barrier evaluations conducted provide an assessment of current conditions as viewed by current code and provide a baseline for future barrier removal.

[8] DOJ, Title II Regulations Subpart D § 35.150 Existing facilities.

2. Public Outreach

Public entities are required to accept comments from interested people, including individuals with disabilities or organizations representing individuals with disabilities, on their ADA Self-Evaluation and Transition Plan. During development of this Plan, people with disabilities, those that provide caretaking, support, or services to people with disabilities, and other interested Coachella residents participated in community stakeholder meetings to offer feedback on the self-evaluation and transition plan development. Feedback was collected during two meetings and one public comment period hosted online. To reach as many parties as possible, stakeholder meetings and public comment periods were advertised to the public through methods that included posting to social media platforms, visiting in-person to non-profits serving the community, and advertising on local radio shows. Each stakeholder feedback opportunity introduced the project and provided an open forum for residents of Coachella to ask questions, make comments, and give input on the prioritization of barriers and the draft plan. Participants shared their opinions and experiences related to City facilities, programs, and services as they relate to the ADA.

2.1 Community Stakeholder Meeting One Summary

On October 24, 2024, the City of Coachella held a hybrid community stakeholder meeting with some participants present at an in-person gathering at the Coachella Civic Center, and others participating virtually through an online meeting platform. The meeting was attended by City staff, consultants, and five Coachella residents representing a diverse array of disabilities and concerns.

Throughout the meeting, some common concerns expressed by the stakeholders included:

- **Routes and public right-of-way** – The need for improvements to pedestrian infrastructure and routes, such as repairing potholes, slippery surfaces on sidewalks, and unsafe curb ramps.
- **More accessible options** – A desire for access to more inclusive playgrounds and public facilities.
- **Transit and mobility** – A desire for expansion of accessibility projects beyond major thoroughfares and streets. For example, stakeholders requested a more extensive transit system, as well as improvements in the public right-of-way on tributary routes that are needed to access the busier main streets from residential areas.

When asked about barrier prioritization, participants preferred the following criteria:

- **Level of use** – more frequently-used facilities to be prioritized over less frequently-used facilities.
- **Program uniqueness** – facilities that host programs and services not available elsewhere to be prioritized over redundant facilities.

- **Complaints and requests** – facilities that are the subject of user complaints and/or requests related to accessibility to be prioritized over facilities that have not received complaints.
- **Access to sites and features** – routes that provide access to the main entrances or features of a site deserve high priority.

Other feedback from the meeting participants included the following:

- Participants want the City to proactively work with K-12 schools and youths with disabilities, since they will become adult members of the community.
- Participants appreciate the fully accessible bus line in the heart of the city.
- Participants emphasize the importance of having other meetings that inform individuals with disabilities about what services and facilities will be accessible and available to them.
- Participants asked questions regarding accessible parking spots that are not located on the closest route to facility entrances.

This feedback has been considered by the City of Coachella and is incorporated into the prioritization framework of this Self-Evaluation and Transition Plan.

2.2 Community Stakeholder Meeting Two Summary

The City of Coachella held a hybrid community stakeholder meeting on April 19, 2025. The meeting was attended in-person by city staff and online by consultants, a Spanish language translator, and one member of the public. The consultants summarized the contents of the Plan, but no comments were received about the Plan or the priorities described.

2.2 Further Comments

The City of Coachella values your opinion regarding this Plan. To share feedback on this Self-Evaluation and Transition Plan, you can contact the City's ADA Coordinator:

Lizzandro Diaz, Building Official and Disability Access Coordinator
442-400-5751, ldiaz@coachella.org
53990 Enterprise Way, Coachella, CA 92236

3. Self-Evaluation: Policies and Procedures

Under Title II of the Americans with Disabilities Act (ADA), all programs, activities, and services offered to the public by the City of Coachella must be accessible for people with and without disabilities. Accessibility applies to all aspects of a program or service. Public entities are required to evaluate their programs, activities, and services, make modifications to potentially discriminatory practices, and provide the opportunity for individuals with disabilities or organizations representing people with disabilities to participate in the process. When a public entity has 50 or more employees, it is required to maintain a record of the evaluation, describe the issues identified, describe the modifications made, and list the interested individuals consulted as part of the process.[9]

The self-evaluation process identifies policies and practices that result in limitations to access for people with disabilities and makes recommendations to correct policies and practices that are inconsistent with Title II regulations. As programs and facilities' uses change, intermittent review of accessibility should be conducted. If a public entity is the recipient of Federal Department of Transportation funds, a system for tracking program and service deficiencies and periodically reviewing and updating the self-evaluation is required.[10]

The City of Coachella does not currently have written policies or procedures for review as part of the self-evaluation. An Accessible Policies and Procedures Matrix (Appendix B), with guidance for the implementation of new accessible policies, has been provided by MIG. Meanwhile, a staff questionnaire was issued to representatives from 10 City of Coachella departments:

- City Manager's Office
- City Clerk
- Code Enforcement
- Development Services
- Economic Development
- Engineering
- Finance
- Human Resources
- IT Division
- Public Works

The questionnaire asked staff to answer questions regarding current practices and de facto policies within their own department that could impact the accessibility of programs, services, and communications to people with disabilities. The resulting Self-Evaluation Report (Appendix A) provides a point in time assessment of the City's efforts to make its programs, services, and activities accessible to the public, identifies areas for improvement, and makes specific recommendations to align the City's practices with ADA Title II requirements.

A broad overview of the Self-Evaluation Results is provided in Section 3.1 below.

[9] DOJ, Title II Regulations Subpart A § 35.105 Self-evaluation.

[10] Department of Transportation Title 49, Subpart A § 27.11(c) Compliance Planning.

3.1 Self-Evaluation Results Overview

The self-evaluation questionnaire was organized into the following topic areas based on the requirements of Title II of the ADA:

- Notice
- Responsible Employee and Grievance Procedure
- Customer Service
- Staff Training
- Contracting, Licensing, or Other Arrangements
- Public Meetings
- Program Participation
- Transportation Services
- Tours and Trips
- Accessible and Adaptive Equipment
- Printed and Online Materials
- Website
- Televised and Audiovisual Information
- Telecommunications
- Emergency Planning
- Facilities

Based on the results of the survey, each of these topic areas have been categorized based on the recommended method of improvement. Three primary methods of improvement and the associated topic areas are listed below.

A. Revise Current Policy

Topic areas in this category show signs that an erroneous or ineffective policy may be in place and needs to be revised. Policy revisions are recommended for:

- Customer Service
- Website

B. Create Policy Documentation

Topic areas in this category show signs that staff may not have clear policies in place to ensure accessible programs and services are provided. A lack of documented approaches and resources can result in inconsistent application of Title II provisions. New policies and/or documentation are recommended for:

- Notice
- Responsible Employee and Grievance Procedure
- Contracting, Licensing, or Other Arrangements
- Public Meetings
- Tours and Trips
- Telecommunications
- Emergency Planning
- Facilities

C. Provide Training

Topic areas in this category received responses that indicate that staff may not have a clear understanding of how Title II requirements impact their work, what procedures are in place, and what resources are available to them. Updated training is recommended for:

- Notice
- Responsible Employee and Grievance Procedures
- Staff Training
- Public Meetings
- Printed and Online Materials
- Telecommunications
- Emergency Planning

The City's approach to the remaining topic areas (program participation, transportation services, televised and audiovisual information, and accessibility practices in the public right-of-way) were determined to be in compliance with applicable ADA requirements to the extent that those services are provided by the City.

Many of the omissions in City policies discovered through the staff questionnaire can be resolved with improved communication. City staff need clear communication about accessibility requirements, processes, and resources available to them in order to effectively and consistently deliver accessible programs, activities, and services to the public. Publishing information in an easy-to-find location and providing recurring staff training is recommended to ensure that City staff remain up to date on accessibility policies and can reference written information or reach out for assistance when needed.

Likewise, residents of the City of Coachella need clear communication of the City's intent to uphold Title II of the ADA, its plans to provide improvements where needed, as well as access to information about the policies, facilities, program modifications, adaptive equipment, communication methods, and individualized services available to them upon request. Publishing and updating this information in an easy-to-find location helps residents with disabilities plan their participation in City programs and services with confidence and conveys the City of Coachella's bona-fide commitment to equitable and inclusive practices.

3.2 Next Steps

As the City grows, the need for formal documentation of policies will increase. The City will use the Accessible Policies and Procedures Matrix to guide the creation of new policies that comply with the requirements of the ADA.

The City's ADA Coordinator or designee will follow up with City Department managers to review the Self-Evaluation Report information and Accessible Policies and Procedures Matrix policies relevant to their department and coordinate with the department head or program manager to address the removal of any barriers identified. The City intends to make any necessary changes to policies and procedures within 6 months of the completion of this Plan.

4. Transition Plan: Parks and Facilities

The process of developing an ADA transition plan includes identifying access barriers within the built environment. This Plan is organized into two parts: Parks, and other City facilities.

Detailed evaluation of the City of Coachella's pedestrian facilities in the public right-of-way (PROW) is not included in this iteration of the ADA Transition Plan. The City anticipates completing right-of-way evaluations within the next 3 years.

4.1 Sites Evaluated

The City of Coachella evaluated City-maintained parks and building facilities between April and May of 2024. The evaluation covered all portions of the exterior and interior features of the sites used by the public. The assessed facilities include public parks and other facilities such as community centers, civic buildings, and leased tenant spaces. Figure 1 on the following page illustrates the location of the parks and facilities listed below.

Parks

- Bagdouma Park
- Dateland Park
- De Oro Park
- Rancho Las Flores Park
- Tot Lot Park
- Veteran's Memorial Park
- Shady Lane Park
- Sierra Vista Park

Facilities

- Bagdouma Park Community Center
- Bagdouma Park Swim Center
- Boys & Girls Club
- City Sanitation Department
- Coachella City Hall
- Coachella Civic Center
- Coachella Corporate Yard
- Coachella Library
- Coachella Valley Boxing Club
- Former Branch Library
    1. Main Building
    2. Annex I (Raices Cultura)
    3. Annex II (Latino Commission)
- Former Chamber of Commerce
    1. Area I (El Tranvia)
    2. Area II (The Roaster)
- Former Water Billing/Fire Station (Firehouse Bar & Grill)
- Senior Center

One additional facility, the Community Resiliency Center, was undergoing significant renovations as of the publication of this Plan; compliance with the applicable accessibility standards will be confirmed upon project completion.

FIGURE 1: PARKS AND CITY FACILITIES MAP



The site evaluations were accomplished using a consultant team equipped with measuring devices, City facility information, and evaluation checklists. Details of the assessment results are included in the ADA Facility Barrier Reports under separate cover. The comprehensive site evaluation ADA Facility Assessment Reports are a snapshot of the facility at the time of evaluation. The reports do not necessarily reflect actions that the City must undertake but rather constitute a list of elements that were not consistent with accessibility standards current at the time of the evaluation. The information contained in the ADA Facility Barrier Reports has been incorporated into an ADA Barrier Analysis Excel workbook with companion facility GIS data, which serves as the City's ongoing record of the occurrence and remediation of barriers, to be updated over time as the City removes barriers or finds programmatic solutions to barriers. The record is maintained by the City's ADA Coordinator or designee. In compliance with the requirements of the ADA, the City will maintain in working order features that are required to provide access to individuals with disabilities.

4.2 Accessibility Standards

The following standards were used to evaluate and identify barriers at the parks and citywide facilities:

- 2010 Americans with Disabilities Act (ADA) Standards
- 2022 California Building Code, Chapter 11B (CBC) with July 2024 Supplement
- 2015 Architectural Barriers Act Accessibility Guidelines (ABA)

Codes and standards are revised every few years; The barrier evaluations that are the basis of this Plan provide a baseline for future barrier removal. When construction activities are conducted for accessibility barrier removal, those changes must be designed to comply with the applicable standards at the time that the renovation is undertaken. See Section 4.4 Barrier Removal Schedule for details on the projected timeline.

4.3 Priorities for Barrier Removal

Prioritizing the removal of barriers at City of Coachella facilities is an important component of developing and implementing an ADA transition plan. The following criteria were considered in the schedule for removing barriers:

- **Level of Use***: Facilities that have a high level of public use are a higher priority.
- **Complaints or Requests***: Facilities that have received access-related complaints or requests are prioritized over facilities that have not.
- **Program Uniqueness***: Facilities with unique features or program areas are prioritized over more general-use facilities.
- **Planned Projects:** Include ADA upgrades in capital improvement projects that are already planned to avoid redundant efforts.

Criteria marked with an asterisk were selected by the stakeholder feedback group.

The prioritization process applied was as follows:

- **Level of Use**: Park and facilities will be ranked in order of most highly used (1) to least used (8th place for parks, or 13th place for facilities).
- **Complaints or Requests**: Parks and facilities will be scored on a scale of 1-3:
    1. Facility receives frequent complaints and requests related to accessibility.
    2. Facility has been the subject of a few complaints and requests related to accessibility.
    3. Facility has not been the subject of complaints and requests related to accessibility.
- **Program Uniqueness**: Parks and facilities will be scored on a scale of 1-3:
    1. Facility has a unique feature or program area that is not available at any other location.
    2. Facility has an uncommon feature or program area with limited availability at other locations.
    3. Facility has common features or program areas that are also available elsewhere.
- **Planned Projects**: For facilities with planned projects, such as renovations or replacements, ADA-compliant accessibility improvements will be scheduled to be conducted as part of the planned project. An estimated completion year or time range for the planned project is indicated on Tables 1 and 2 in Section 4.4: Barrier Removal Schedule.

After the facilities had been ranked according to criteria above, the City adjusted the schedule to distribute the anticipated financial burden of improvements relatively evenly across plan years. Access to funding, such as grant opportunities that become available for a specific facility in the future, may boost the facility up in the schedule. Additionally, the City may choose to leverage items that could be accomplished at all facilities regardless of rank. For example, if the City can contract parking lot striping for all facilities that need new striping, or if signage can be bulk ordered for all facilities, then the City may move to replace all instances of one element at one time.

4.4 Barrier Removal Schedule

This Transition Plan proposes a 10-year strategy for removing barriers that limit program accessibility at City facilities. The City will accomplish barrier removals in its facilities either through policy and procedure modifications to remove programmatic barriers, or maintenance and construction projects to remove physical barriers. Starting in 2025, the City will initiate maintenance and construction projects for barrier removal in two-year increments based on established priorities developed using the criteria and prioritization process described in Section 4.3. The barrier removal schedule for parks and other City facilities is summarized in Tables 1 and 2 on the following pages.

TABLE 1: PARK BARRIER REMOVAL SCHEDULE

Park Name	2025 - 2026	2027 - 2028	2029 - 2030	2031 - 2032	2033 - 2034	2035 +
Bagdouma Park		X				
Dateland Park			X			
De Oro Park			X			
Rancho Las Flores Park	X*					
Shady Lane Park				X		
Sierra Vista Park	X *					
Tot Park					X	
Veteran's Memorial Park						X

* Items marked with an asterisk are prioritized based on planned projects

TABLE 2: FACILITY BARRIER REMOVAL SCHEDULE

Facility Name	2025 - 2026	2027 - 2028	2029 - 2030	2031 - 2032	2033 - 2034	2035 +
Bagdouma Park Community Center	X*					
Bagdouma Park Swim Center					X	
Boys & Girls Club				X		
City Sanitation Department						X
Coachella City Hall		X				
Coachella Civic Center			X			
Coachella Corporate Yard						X
Coachella Library					X	
Coachella Valley Boxing Club				X		
Former Branch Library (Raices Cultura, Latino Commission)	X*					
Former Chamber of Commerce (El Tranvia, The Roaster)					X	
Former Water Billing / Fire Station (Firehouse Bar & Grill)						X
Senior Center			X			

* Items marked with an asterisk are prioritized based on planned projects

The City reserves the right to modify barrier removal priorities to allow flexibility in accommodating community requests, petitions for reasonable modifications from people with disabilities, changes in City programs, and funding opportunities and constraints. The ADA Title II regulations state that if a transition plan takes more than one year to fully implement, it must contain interim steps to provide program accessibility. Because the City is working with a 10-year timeline, interim measures may be implemented to provide better access for the public pending the completion of major physical barrier removal projects. The City intends to pursue a variety of interim measures for providing interim access to programs, services and activities, including:

- Relocation of a program to an accessible facility
- Installation of directional signs
- Installation of a power door or lift
- Adjustments to operating mechanisms
- Temporary modifications that increase access
- Other actions that enable better access.

It is assumed that as facility barriers are evaluated in greater detail as part of future projects and complaints, some of the barriers may fall within the safe harbor provisions or other exceptions described in Section 5 — Plan Implementation.[11] After programmatic modifications and maintenance issues are resolved, and barriers falling within safe harbor provisions are identified, the City will then update the inventory of barriers and, if applicable, revise the schedule for removal of the remaining barriers.

[11] Facilities that are subject to safe harbor provisions under the ADA may remain in their current condition until the City plans to alter those facilities. Future accessibility improvements at these sites may be considered on a case-by-case basis. See Section 5.2 of this document for more discussion of safe harbor provisions.

5. Plan Implementation

Title II of the ADA requires a public entity to "operate each service, program or activity so that the service, program or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities."[12] This requirement does not:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or impose undue financial and administrative burdens.

The City will accomplish barrier removals with two strategies: policy and procedure modifications to remove programmatic barriers to be coordinated by the City's Disability Access Coordinator, and maintenance and construction projects to remove structural barriers to be coordinated by the Department heads over the operating areas in which the structural barriers exist.

5.1 Triggers for Barrier Removal

The responsibility for ensuring barrier removal will reside with the Disability Access Coordinator, or designee. Two conditions determine when barriers must be removed: to provide access to programs, activities, and services, and when a facility is altered.

Program Accessibility

A public entity must ensure that individuals with disabilities are not excluded from services, programs, and activities because existing buildings are inaccessible. A state or local government's programs, when viewed in their entirety, must be readily accessible to and usable by individuals with disabilities. Public entities do not necessarily have to make each of their existing facilities accessible. They may provide program accessibility through several methods including alteration of existing facilities, acquisition or construction of additional facilities, relocation of a service or program to an accessible facility, or provision of services at alternate accessible sites.

Facility Alterations

The City is also required to remove physical barriers when it alters a facility. Alterations are defined in the ADA standards §106.5 as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are considered alterations, including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations *unless they affect a*

[12] DOJ, Title II Regulations Subpart D § 35.150 Existing facilities.

facility's usability. For example, a project limited to an HVAC system that includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards.

The ADA specifies that additional path of travel improvements are not required where alterations are performed solely for the purpose of barrier removal when undertaken pursuant to the requirements of the ADA.[13]

The standards ensure that opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a primary function (a major activity for which a facility is intended) also require an accessible path of travel.

When altering a primary function area, the ADA requires that existing barriers in the path of travel to this area must be removed to the maximum extent that is technically feasible, as long as the costs are not disproportionate to the overall project cost. Path of travel elements include, but are not limited to restrooms, doors, telephones, drinking fountains, and the route itself. The expense for making these additional elements accessible is considered disproportionate if it exceeds 20 percent of construction costs; therefore, the additional amount an agency is required to spend on construction costs for path of travel improvements would be a maximum of 20 percent. In the event that a completely accessible path of travel cannot be provided within the 20% limit, the ADA provides a list describing the order in which elements should be prioritized:

1. An accessible entrance
2. An accessible route to the altered area
3. At least one accessible restroom for each gender or a single gender-neutral restroom
4. Accessible telephones
5. Accessible drinking fountains
6. When possible, additional accessible elements such as parking, storage, and alarms

Note that in California, a similar provision requires improvements to the accessible path of travel to the altered area when conducting a renovation over a certain size, known as the valuation threshold. California's valuation threshold is updated annually and can be found on the Division of the State Architect (DSA) website.[14]

[13] See "State and Local Government Facilities: Guidance on the Revisions to 28 CFR 35.151" subsection in *Guidance on the 2010 ADA Standards for Accessible Design* https://www.ada.gov/regs2010

[14] See DSA Procedure PR 15-01 for details on documentation required for path of travel upgrades

Public Right-of-Way Alterations and New Construction

In an alteration or new construction project in the public right-of-way, the City must incorporate ADA accessibility standards to the maximum extent feasible.[15] As part of the Plan's implementation, the City's Public Works Department should document all design exceptions.

The ADA Title II toolkit incorporates the following guidance about sidewalks and curb ramps:

- When pre-ADA streets or sidewalks are altered, space limitations may restrict the ability to install accessible curb ramps. In these cases, the installed curb ramps must comply with the ADA to the maximum extent feasible, but there are still requirements to meet.
- In rare instances when it is technically infeasible to install a fully compliant curb ramp during alterations to pre-ADA roadways and walkways because of physical or site constraints, state and local governments must still provide accessibility to the maximum extent feasible. Before reaching a conclusion about technical infeasibility, public entities should consider the extent to which physical or site constraints can be addressed by alternative curb ramp designs. The burden of proving technical infeasibility lies with the state or local government that constructed it.
- When highways, streets, and roads are built or altered post-ADA, they must have curb ramps at certain locations: wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, wherever there are curbs or other barriers to entry at any designated pedestrian crosswalks that are located mid-block, wherever sidewalks or walkways intersect with highways, streets, or roads and pedestrians may legally cross the vehicular way, and at public transportation stops.
- For pre-ADA highways, streets, roads, and sidewalks that have not been altered, public entities may choose to construct curb ramps at every point where a pedestrian walkway intersects a curb, but they are not necessarily required to do so. Alternative routes to buildings may be acceptable where people with disabilities must travel only a marginally longer route than the general public.

Roadway Alterations and Maintenance

The DOJ, in coordination with the US Department of Transportation, specifies that public agencies are required to provide curb ramps or upgrade curb ramps whenever roadways are altered. An alteration is a change that affects or could affect the usability of all or part of a building or facility. Alterations of streets, roads, or highways include activities such as reconstruction, rehabilitation, resurfacing, widening, and projects of similar scale and effect per the 2010 ADA Standards, § 106.5). In July of 2013, the *"Department of Justice/Department of Transportation Joint Technical Assistance on the Title II of the Americans with Disabilities Act Requirements to Provide Curb Ramps when Streets, Roads, or Highways are Altered through Resurfacing,"* document further articulated maintenance activities on streets, roads, or

[15] DOJ, Title II Regulations Subpart D § 35.151(b) Alterations.

highways, such as filling potholes, are not alterations and do not trigger barrier removal. The list below distinguishes between roadway alterations versus maintenance activities:

Alteration

- Addition of new layer of asphalt
- Cape seals
- In-place asphalt recycling
- Microsurfacing and thin-lift overlay
- Mill and fill / mill and overlay
- New construction
- Open-graded surface course
- Rehabilitation and reconstruction
- Resurfacing of a crosswalk

Maintenance

- Chip seals
- Crack filling and sealing
- Diamond grinding
- Dowel bar retrofit
- Fog seals
- Joint crack seals
- Joint repairs
- Pavement patching
- Painting or striping
- Scrub sealing
- Slurry seals
- Spot high-friction treatments
- Surface sealing

5.2 Exceptions to Barrier Removal

The City is not required to remove barriers identified within a City-owned facility as part of the transition plan:

- Where programmatic modifications can be made to provide an equivalent experience
- Where there are nearby and available equivalent accessible features
- Where there are no public programs or activities provided at that portion of the site; or
- When safe harbor conditions are met

The following sections describe some specific exceptions to barrier removal requirements in further detail.

Safe Harbor Provisions

The 2010 Standards introduced the concept of safe harbor, a new exception that allows facilities built prior to March 15, 2012, and that were in compliance with the 1991 ADA Standards to remain as-is until a public entity plans an alteration to the structural feature .[16]

> *This safe harbor is not a blanket exemption for facilities. If a public entity undertakes an alteration to a primary function area, only the required elements of a path of travel to that area that already comply with the 1991 Standards are subject to the safe harbor. If a public entity undertakes an alteration to a primary*

[16]DOJ, Title II Regulations Subpart D § 35.150(b)(2)(i) Safe harbor.

> *function area and the required elements of a path of travel to the altered area do not comply with the 1991 Standards, then the public entity must bring those elements into compliance with the 2010 Standards.*[17]

This exception applies to elements that might otherwise have to be modified under:

- The program access requirement for public entities
- The readily achievable barrier removal requirements for places of public accommodation; or
- The path of travel requirement for any alteration that affects the usability of a primary function area in any covered facility.

If a public entity constructed or altered required elements of a path of travel in accordance with the specifications in either the 1991 ADA Standards or the Uniform Federal Accessibility Standards before March 15, 2012, the public entity is not required to retrofit such elements to reflect incremental changes in the 2010 Standards solely because of an alteration to a primary function area served by that path of travel. The 2010 Standards also identity structural elements that do not fall under the safe harbor provision.[18]

Historic Buildings and Facilities

Alterations to a qualified historic building or facility must comply with the 2010 ADA Standards.[19] A qualified historic property is one that is listed in or eligible for listing in the National Register of Historic Places or is designated as historic under state or local law.

Barrier removals at City historic properties should be done in full compliance with the alteration standards for other types of buildings to the maximum extent feasible. However, if following the usual standards would threaten or destroy the historic significance of a building or site feature, as determined by the State Historic Preservation Office, exceptions can apply.[20]

Technical Infeasibility

It is also possible that an alteration is technically infeasible. Compliance for an alteration is not required where it is "technically infeasible." The term is defined as "something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements."[21] Where

[17] DOJ, Title II Regulations Subpart D § 35.151(b)(4)(ii)(C) Safe harbor.
[18] DOJ, Title II Regulations Subpart D § 35.150(b)(2)(ii)
[19] DOJ, Title II Regulations Subpart D § 35.151(b) Alterations; see also ADAAG at 36 CFR part 1191; Section 4.1.7 Accessible Buildings: Historic Preservation.
[20] DOJ, 2010 ADA Standards for Accessible Design: §206.2.1, Ex. 1, §206.2.3, Ex. 7, §206.4, Ex. 2, and §213.2, Ex. 2.
[21] Access Board. "Guide to the ADA Standards – Chapter 2: Alterations and Additions" https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/chapter-2-alterations-and-additions

technical infeasibility is encountered, compliance is still required to the maximum extent technically feasible.[22]

Undue Burden

The City is not required to take any action that it can demonstrate would result in a fundamental alteration in the nature of its program or activity, would create a hazardous condition resulting in a direct threat to the participant or others, or would represent an undue financial and administrative burden.[23]

A determination of undue financial or administrative burden can only be made by the head of a department or his or her designee and must be accompanied by a written statement of the reasons for reaching that conclusion. The determination that undue burdens would result must be based on all resources available for use by the City. If an action would result in such an alteration or such burdens, the City must take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits and services of the program or activity.

[22] 2010 Americans with Disabilities Act Standards § 202.3 Alterations.

[23] DOJ, Title II Regulations Subpart D § 35.150 Existing facilities and Subpart E § 35.164 Duties.

6. Responsible Employee, Notice Policy, and Grievance Procedure

Title II of the ADA requires a state or local government agency that employs 50 or more people to designate at least one employee to coordinate the City's efforts to implement the plan and provide the name, office address, and telephone number of the staff responsible. Additionally, the City must establish and publish a grievance procedure and provide notice to the public with information on the protections against discrimination under the ADA.[24]

6.1 Disability Access Coordinator Roles and Responsibilities

The Disability Access Coordinator is responsible for organizing and communicating the City's efforts to comply with and fulfill its responsibilities under Title II of the ADA, as well as all other applicable state and federal laws. The Disabilities Access Coordinator's responsibilities include investigating complaints that the City has engaged in any action prohibited by Title II. The City has designated an employee to fulfill these responsibilities.

6.2 Notice Under the Americans with Disabilities Act

Title II regulations require the City to inform the public of the rights and protections provided by the ADA for access to public programs, services, and activities. It is the obligation of the head of the public entity to determine the most effective way of providing notice to the public about their rights and the public entity's responsibilities under the ADA. Publishing and publicizing the ADA notice, such as the following, is not a one-time requirement. Public agencies should provide the information on an ongoing basis and update the information whenever necessary. The following is the City of Coachella's current notice under the ADA.

Notice Under the Americans with Disabilities Act

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Coachella will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment: The City does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication: The City will generally, upon request with adequate notice, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision disabilities.

Modifications to Policies and Procedures: The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy

[24] DOJ, Title II Regulations Subpart A § 35.107 Designation of responsible employee and adoption of grievance procedures.

all of its programs, services, and activities. For example, individuals with service animals are welcomed in City offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City should contact the office of the Disability Access Coordinator as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the City to take any action that would fundamentally alter the nature of its programs or services or impose an undue financial or administrative burden.

Complaints that a program, service, or activity of the City is not accessible to persons with disabilities should be directed to:

Lizzandro Diaz, Building Official and Disability Access Coordinator
442-400-5751, ldiaz@coachella.org
53990 Enterprise Way, Coachella, CA 92236

The City will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

6.3 ADA Complaint and Grievance Procedure

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of non-employment- related services, activities, programs, or benefits by the City of Coachella (“City”). Employees and applicants for employment with the City should follow the City’s Personnel Policies and applicable Collective Bargaining Agreements to file employment-related complaints alleging disability discrimination.

ADA Complaints

Complaints that a program, service, or activity of the City of Coachella is not accessible to people with disabilities should be directed to

Lizzandro Diaz, Building Official and Disability Access Coordinator,
442-400-5751, ldiaz@coachella.org
53990 Enterprise Way, Coachella, CA 92236.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for people with disabilities upon request.

Grievance Procedure

Within 15 calendar days after receipt of the complaint, the Disability Access Coordinator or designee will meet with the complainant to discuss the complaint and the possible resolutions.

Within 15 calendar days of the meeting, the Disability Access Coordinator or designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the City and offer options for substantive resolution of the complaint.

If the response by the Disability Access Coordinator or designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the City Manager or designee.

Within 15 calendar days after receipt of the appeal, the City Manager or designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the City Manager or designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

Timelines for responding to a complaint may be extended at any step of the process when the Disability Access Coordinator or City Manager determines that such an extension is needed to effectively investigate or resolve the complaint. Complainants will be notified of such extensions,

All written complaints received by the Disability Access Coordinator or designee, appeals to the City Manager or designee, and responses from these two offices will be retained by the City for at least five years.

7. Definitions

The following is a summary of many definitions found in this document and within the ADA. Please refer to the Americans with Disabilities Act for the full text of definitions and explanations.[25]

Accessible. A site, building, facility, or portion thereof is deemed accessible when it is approachable and usable by persons with disabilities in compliance with technical standards adopted by the relevant Administrative Authority.

Administrative Authority. A governmental agency that adopts or enforces regulations and guidelines for the design, construction, or alteration of buildings and facilities.

Alteration in the Public Right-of-Way. A change to an existing facility that affects or could affect pedestrian access, circulation, or use. Alterations include, but are not limited to, resurfacing, rehabilitation, reconstruction, historic restoration, or changes or rearrangement of structural parts or elements of a facility.

Alternative Text. Refers to the text equivalent for an image appearing in an online document. It is read by screen readers in place of the image so that the content and function of the image is accessible to people with visual or certain cognitive disabilities.

Auxiliary Aids and Services. Refers to ways to communicate with people who have communication disabilities such as blindness, vision loss, deafness, hearing loss, a combination of vision and hearing loss or speech or language disorders. The key to deciding what aid or service is needed to communicate effectively with people with disabilities and their companions is to consider the nature, length, complexity, and context of the communication as well as the person's normal method(s) of communication. Auxiliary aids and services include the use of interpreters, notetakers, readers, assistive listening systems, captioning and TTYs or the provision of alternate formats such as braille, ASCII text, large print, recorded audio and electronic formats like CDs and DVDs.

Blended Transition. A raised pedestrian street crossings, depressed corners, or similar connections between the pedestrian access route at the level of the sidewalk and the level of the pedestrian street crossing that have a grade of 5 percent or less.

Clear Ground Space. The minimum unobstructed ground space required to accommodate a single, stationary wheelchair and occupant. Clear ground space provides a location for a wheelchair user to approach and make use of an element.

Complaint. A complaint is a claimed violation of the ADA.

Cross Slope. The grade that is perpendicular to the direction of pedestrian travel. On a sidewalk, cross slope is measured perpendicular to the curb line or edge of the street or highway.

Curb Line. A line at the face of the curb that marks the transition between the curb and the gutter, street, or highway.

[25] DOJ, Title II Regulations Subpart A § 35.104 Definitions.

Curb Ramp. A ramp that cuts through or is built up to the curb. Curb ramps can be perpendicular or parallel, or a combination of parallel and perpendicular ramps.

Disability. The term disability means, with respect to an individual:

- A physical or mental impairment that substantially limits one or more of the major life activities of such individual
- A record of such impairment; or
- Being regarded as having a disability or such impairment.

Disability Access Coordinator. The individual responsible for coordinating the efforts of the government entity to comply with Title II and investigating any complaints that the entity has violated Title II. Also known as Disability Access Manager, ADA Coordinator or Accessibility Manager.

Discrimination on the Basis of Disability. Discrimination on the basis of disability means to:

- Limit, segregate, or classify a citizen in a way that may adversely affect opportunities or status because of the person's disability
- Limit, segregate, or classify a participant in a program or activity offered to the public in a way that may adversely affect opportunities or status because of the participant's disability
- Participate in a contract that could subject a qualified citizen with a disability to discrimination
- Use any standards, criteria, or methods of administration that have the effect of discriminating on the basis of disability
- Deny equal benefits because of a disability
- Fail to make reasonable modifications to known physical or mental limitations of an otherwise qualified individual with a disability unless it can be shown that the modification would impose an undue burden on the City's operations
- Use selection criteria that exclude otherwise qualified people with disabilities from participating in the programs or activities offered to the public; and
- Fail to use tests, including eligibility tests, in a manner that ensures that the test results accurately reflect the qualified applicant's skills or aptitude to participate in a program or activity.[26]

Effective Communication. Communication with people who have vision, hearing, and/or speech disabilities is equally effective as communication with people without disabilities.

Element. An architectural or mechanical component of a building, facility, space, site, or public right-of-way.

[26] DOJ, Title II Regulations Subpart B § 35.130 General prohibitions against discrimination.

Facility. All or any portion of buildings, structures, improvements, elements, and pedestrian or vehicular routes located in the public right-of-way.

Fundamental Alteration. A modification that is so significant that it alters the essential nature of the goods, services, facilities, privileges, advantages, or accommodations offered. If a public entity can demonstrate that the modification would fundamentally alter the nature of its service, program, or activity, it is not required to make the modification. If a public accommodation (private entity) can demonstrate that a modification would fundamentally alter the nature of the goods, services, facilities, privileges, advantages, or accommodations it provides, it is not required to make the modification.

Grade. The degree of inclination of a surface. Refer to Slope. In public right-of-way, grade is the slope parallel to the direction of pedestrian travel.

Grade Break. The line where two surface planes with different grades meet.

Having a Record of Impairment. An individual is disabled if he or she has a history of having an impairment that substantially limits the performance of a major life activity; or has been diagnosed, correctly or incorrectly, as having such impairment.

International Symbol of Accessibility (ISA). The ISA is recognized worldwide as a symbol identifying accessible elements and spaces. Standards issued under the ADA and ABA Standards reference and reproduce the ISA to ensure consistency in the designation of accessible elements and spaces. Uniform iconography promotes legibility, especially for people with low vision or cognitive disabilities. Guidance on use of the ISA under the ADA is available at https://www.access-board.gov/files/aba/guides/ISA-guidance.pdf

Maintenance. Routine or periodic repair of all pedestrian facilities to restore them to the standards to which they were originally designed and built. Maintenance does not change the original purpose, intent, or design of public sidewalks, shared-use paths, curb ramps, crosswalks, pedestrian islands, or other public walkways.

Operable Part. A component of an element used to insert or withdraw objects, or to activate, deactivate, or adjust the element. The technical requirements for operable parts apply to operable parts on accessible pedestrian signals and pedestrian pushbuttons and parking meters and parking pay stations that serve accessible parking spaces.

Other Power-Driven Mobility Device (OPDMD). Any mobility device powered by batteries, fuel, or other engines that is used by individuals with mobility disabilities for locomotion and designed to operate in areas without defined pedestrian routes.

Path of Travel. A path of travel is a continuous, unobstructed way of pedestrian passage by means of which a newly constructed or altered area may be approached, entered, and exited and which connects an area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility and other parts of a facility. An accessible path of travel may consist of walks and sidewalks, curb ramps and other interior or exterior pedestrian ramps; clear floor paths through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements. Within the context of alterations, path of travel also includes restrooms, telephones and drinking fountains serving the altered area.

Primary Function. A major activity for which a facility is intended. Areas that contain a primary function include, but are not limited to, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public entity using a facility re carried out.

Program Accessibility. A public entity's services, programs, or activities, when viewed in their entirety, must be readily accessible to and useable by individuals with disabilities.

Public Entity. Any state or local government; any department, agency, special-purpose district, or other instrumentality of a state or local government.

Public Right-of-Way. Public land or property, usually in interconnected corridors, that is acquired for or dedicated to transportation purposes.

Qualified Historic Facility. A facility that is listed in or eligible for listing in the National Register of Historic Places or designated as historic under an appropriate state or local law.

Qualified Individual with a Disability. A qualified individual with a disability means an individual with a disability who, with or without reasonable modification to rules, policies, or practices; the removal of architectural, communication, or transportation barriers; or the provision of auxiliary aids and services, meets the essential eligibility requirements for the receipt of services or the participation in programs or activities provided by the City.

Reasonable Modification. A public entity must modify its policies, practices, or procedures to avoid discrimination unless the modification would fundamentally alter the nature of its service, program, or activity.[27]

Regarded as Having a Disability. An individual is *disabled* if she or he is treated or perceived as having an impairment that substantially limits major life activities, although no such impairment exists.

Running Slope. The grade that is parallel to the direction of pedestrian travel.

Scoping. Requirements that specify what features are required to be accessible and, where multiple features of the same type are provided, how many of the features are required to be accessible.

Service Animal. Service animals are dogs (and in certain circumstances, miniature horses) that are individually trained to perform tasks for people with disabilities. Examples of such work or tasks include guiding people who are blind, alerting people who are deaf, pulling a wheelchair, alerting, and protecting a person who is having a seizure, reminding a person with mental illness to take prescribed medications, calming a person with Post-Traumatic Stress Disorder (PTSD) during an anxiety attack, or performing other duties. Service animals are working animals, not pets. The work or task a dog has been trained to provide must be directly related to the person's disability. Dogs whose sole function is to provide comfort or emotional support do not qualify as service animals under the ADA.

[27] DOJ, Title II Regulations Subpart B § 35.130 General prohibitions against discrimination.

Title II regulations now include assessment factors to assist public entities in determining whether miniature horses can be accommodated as service animals in their facilities:

- Whether the miniature horse is housebroken
- Whether the miniature horse is under the owner's control
- Whether the facility can accommodate the miniature horse's type, size, and weight; and
- Whether the miniature horse's presence will compromise legitimate safety requirements necessary for safe operation of the facility.

Slope. Ground surface that forms a natural or artificial incline. Slope is typically conveyed as either a percentage or a ratio that represents the change in elevation between two points of an incline divided by the horizontal distance between the two points.

- Cross Slope: The slope that is perpendicular to the direction of travel.
- Running Slope: The slope that is parallel to the direction of travel.

Substantial Limitations of Major Life Activities. An individual is disabled if she or he has a physical or mental impairment that (a) renders her or him unable to perform a major life activity, or (b) substantially limits the condition, manner, or duration under which she or he can perform a particular major life activity in comparison to other people.

Major life activities are functions such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

In determining whether physical or mental impairment substantially limits the condition, manner, or duration under which an individual can perform a particular major life activity in comparison to other people, the following factors shall be considered:

- The nature and severity of the impairment
- The duration or expected duration of the impairment; and
- The permanent or long-term impact (or expected impact) of or resulting from the impairment.

Technical Standards. Specify the design criteria for accessible features, including the specific numbers, conditions, and measurements that are required.

Technically Infeasible. With respect to an alteration of a building or a facility, something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements.

Telecommunications Display Device (TDD). A telecommunications display device for the deaf (TDD) is an electronic device for text communication via a telephone line, used when one or more of the parties has hearing or speech difficulties. Other names for TDD include TTY.

Telecommunications Relay Service (TRS) or 711. The free, nationwide telecommunications relay service, reached by calling 711, uses communications assistants who serve as intermediaries between people who have hearing or speech disabilities who use a text telephone (TTY) or text messaging and people who use standard voice telephones. The communications assistant tells the telephone user what the other party is typing and types to tell the other party what the telephone user is saying. TRS also provides speech-to-speech transliteration for callers who have speech disabilities.

Text Telephone (TTY). Teletypewriters or text telephones have a keyboard and a visual display for exchanging written messages over the telephone. The ADA established a free, nationwide relay network to handle voice-to-TTY and TTY-to-voice calls, which is reached by calling 711. TTY is a more general term for teletypes but is often referred to as TDD.

Vertical Surface Discontinuities. Vertical differences in level between two adjacent surfaces.

Video Relay Service (VRS). Video relay service (VRS) is a free, subscriber-based service for people who use sign language and have videophones, smart phones, or computers with video communication capabilities. For outgoing calls, the subscriber contacts the VRS interpreter, who places the call and serves as an intermediary between the subscriber and a person who uses a standard voice telephone. The interpreter tells the telephone user what the subscriber is signing and signs to the subscriber what the telephone user is saying.

Wheeled Mobility Device. A manually operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion. Also referred to as a manual wheelchair, a power wheelchair, or an electric scooter.

8. Program Accessibility Guidelines, Standards, and Resources

8.1 Federal, State, and Local Laws, Standards, and Ordinances

Americans with Disabilities Act (ADA) Title II Regulations
Nondiscrimination on the Basis of Disability in State and Local Government Services. https://www.ecfr.gov/current/title-28/chapter-I/part-35

U.S. Department of Justice Civil Rights Division, Disability Rights Section
U.S. Department of Justice Civil Rights Division, Disability Rights Section provides many free ADA materials including the Americans with Disability Act (ADA) text. Printed materials may be ordered by calling the ADA Information Line [800-514-0301 (Voice) or 800-514-0383 (TTY)]. Publications are available in standard print as well as large print, audiotape, braille, and computer disk for people with disabilities. Documents, including the following publications, can also be downloaded from the Department of Justice website. http://www.ada.gov/

- Title II Technical Assistance Manual (1993) and Yearly Supplements. http://www.ada.gov/taman2.html
- Accessibility of State and Local Government Websites to People with Disabilities. 2003. https://www.ada.gov/websites2.htm
- ADA Best Practices Tool Kit for State and Local Governments. 2008. https://www.ada.gov/pcatoolkit/abouttoolkit.htm
- ADA Guide for Small Towns. 2000. http://www.ada.gov/smtown.htm
- The ADA and City Governments: Common Problems. 2000. http://www.ada.gov/comprob.htm
- ADA Requirements: Effective Communication. 2014. https://www.ada.gov/effective-comm.htm
- ADA Requirements: Service Animals. 2010. https://www.ada.gov/service_animals_2010.htm
- ADA Information for Law Enforcement. 2008. http://www.ada.gov/policeinfo.htm
- Commonly Asked Questions About the ADA and Law Enforcement. 2006. http://www.ada.gov/q&a_law.htm
- Communicating with People Who are Deaf or Hard of Hearing: ADA Guide for Law Enforcement Officers. 2006. http://www.ada.gov/lawenfcomm.htm
- Model Policy for Law Enforcement on Communicating with People Who are Deaf or Hard of Hearing. 2006. http://www.ada.gov/lawenfmodpolicy.htm
- Questions and Answers: The ADA and Hiring Police Officers. 1997. http://www.ada.gov/copsq7a.htm
- ADA Requirements: Wheelchairs, Mobility Aids and Other Power-Driven Mobility Devices. 2014. https://www.ada.gov/opdmd.htm

- An ADA Guide for Local Governments: Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities. 2008. https://www.ada.gov/emergencyprepguide.htm
- Access for 9-1-1 and Telephone Emergency Services. 1998. http://www.ada.gov/911ta.htm
- The Americans with Disabilities Act and Other Federal Laws Protecting the Rights of Voters with Disabilities. 2014. https://www.ada.gov/ada_voting/ada_voting_ta.htm
- ADA Checklist for Polling Places. 2016. https://www.ada.gov/votingchecklist.htm#toc1

U.S. Access Board

The Access Board is an independent federal agency that promotes equality for people with disabilities through leadership in accessible design and the development of accessibility guidelines and standards. Created in 1973 to ensure access to federally funded facilities, the Board is now a leading source of information on accessible design. The Board develops and maintains design criteria for the built environment, transit vehicles, information and communication technology, and medical diagnostic equipment under the Americans with Disabilities Act of 1990 (ADA) and other laws. It also provides technical assistance and training on these requirements and on accessible design and continues to enforce accessibility standards that apply to federally funded facilities under the Architectural Barriers Act of 1968 (ABA). https://www.access-board.gov/

State of California

The State of California Department of Consumer and Business Services, Building Codes Division establishes the standards for construction through the California Structural Specialty Code adopted pursuant to OAR chapter 918, division 8. As of the writing of this document, California's provisions for accessibility standards for new construction are the 2022 California Specialty Structural Code, Chapter 11, the ICC/ANSI A117.1-2017 Accessible and Usable Buildings and Facilities incorporated by reference, and the California Transportation Commission Standards for Accessible Parking Places dated August 2018. Existing buildings fall under the 2021 California Existing Building Code (OEBC) and California Revised Statute (ORS) 447.241: "Standards for renovating, altering or modifying certain buildings." Because building codes are updated every few years, the City should regularly review changes and update policies and procedures related to accessibility to ensure compliance with current code. https://www.California.gov/bcd/codes-stand/pages/index.aspx

8.2 Guidance Documents and Articles – Creating Accessible Documents

Adobe Software

- Creating Accessible Adobe PDF Files. https://helpx.adobe.com/acrobat/using/creating-accessible-pdfs.html
- Create and verify PDF accessibility (Acrobat Pro). https://helpx.adobe.com/acrobat/using/create-verify-pdf-accessibility.html
- Other Acrobat training. https://experienceleague.adobe.com/en/docs/document-cloud-learn/acrobat-learning/advanced-tasks/accessibility-series/accessibility-series

American Council of the Blind (ACB)
Best Practices and Guidelines for Large Print Documents used by the Low Vision Community. 2011. http://acb.org/large-print-guidelines

Braille Authority of North America and the Canadian Braille Authority
Guidelines and Standards for Tactile Graphics (Web Version). 2012. http://www.brailleauthority.org/tg/web-manual/tgmanual.html

GSA Government-wide Section 508 Accessibility Program
Create Accessible Electronic Documents (a compilation of federal guidance, checklists, and testing information for creating and maintaining accessible documents in various popular electronic formats, including Word, PDF, Excel, and PowerPoint). https://www.section508.gov/create/

Social Security Administration, Accessibility Support
Accessibility Resources for Document Authors. 2025. https://www.ssa.gov/accessibility/document_resources.html

University of Washington
Creating Accessible Documents. https://www.washington.edu/accessibility/documents/

8.3 Guidance Documents and Articles – Web Design

National Center for Accessible Media (NCAM)
NCAM is a research and development facility dedicated to addressing barriers to media and emerging technologies for people with disabilities in their homes, schools, workplaces, and communities. NCAM is part of the Media Access Group at Boston public broadcaster WGBH, which includes two production units, The Caption Center and Descriptive Video Service (DVS). Tools and guidelines for creating accessible digital media can be found on the NCAM website. https://www.wgbh.org/foundation/ncam/guidelines/accessible-digital-media-guidelines

Utah State University, Center for Persons with Disabilities, WebAIM
WebAIM (Web Accessibility in Mind) is a non-profit organization based at the Center for Persons with Disabilities at Utah State University that has provided comprehensive web accessibility solutions since 1999. Documents and training materials, including the following publications, can be downloaded from the WebAIM website. http://www.webaim.org/

Web Accessibility Initiative (WAI)
WAI develops guidelines widely regarded as the international standard for Web accessibility, support materials to help understand and implement Web accessibility, and resources, through international collaboration. The Web Content Accessibility Guidelines (WCAG) was developed with a goal of providing a single shared standard for web content accessibility that meets the needs of individuals, organizations, and governments internationally. Documents and training materials, including the following publications, can be downloaded from the WAI website. https://www.w3.org/WAI/

8.4 Guidance Documents and Articles – Signage

APH Tactile Graphic Image Library
American Printing House for the Blind, Inc. (APH). The website requires registration for access, and it is free. http://www.aph.org/tgil/

Designing for People with Partial Sight and Color Deficiencies
Arditi, Aries. Effective Color Contrast: 2005.
https://pages.mtu.edu/~nilufer/classes/cs3611/interesting-stuff/designing-with-colors-1/color_contrast.htm

Signage and the 2010 ADA Standards
Luminant Design LLC. v2.1. 2011. http://www.luminantdesign.com/ada.html

Signage Requirements in the 2010 Standards for Accessible Design
Society for Experiential Graphic Design (SEGD). 2024.
https://segd.org/resources/segd-2012-ada-white-paper-update/

U.S. Department of the Interior, National Park Service – Harpers Ferry Center Accessibility Committee

Harpers Ferry Center (HFC) serves as the Interpretive Design Center for the National Park Service. HFC works to ensure that the highest level of accessibility that is reasonable is incorporated into all aspects of interpretive media, planning, design, and construction. This includes ensuring that all new interpretive media are provided in such a way as to be accessible to and usable by all people with a disability. It also means all existing practices and procedures are evaluated to determine the degree to which they are currently accessible to all visitors, and modifications are made to assure conformance with applicable laws and regulations. The HFC website includes accessibility resources, guidelines and updates, Department of the Interior Section 504, photographs of best practices, and more. http://www.nps.gov/hfc/accessibility/

8.5 Training Resources

ADA National Network

2020. https://adata.org/ada-training

Great Lakes ADA Center

2020. http://www.adagreatlakes.org/ProgramsAndServices/Trainings/

Northwest ADA Center

2020. http://nwadacenter.org/training

United States Access Board

2020. https://www.access-board.gov/training

Southeast ADA Center

2025. https://adasoutheast.org/training/

ADA Coordinator Training Certificate Program

2025. https://www.adacoordinator.org/

Americans with Disabilities Act (ADA) Self-Evaluation Report

City of Coachella, CA

MIG

December 2024

This page intentionally left blank.

Contents

1 Introduction 3

2 Questionnaire Results and Recommendations 4

2.1 Notice 4

2.2 Responsible Employee and Grievance Procedure 5

2.3 Customer Service 7

2.4 Staff Training 8

2.5 Contracting, Licensing, or Other Arrangements 9

2.6 Public Meetings 10

2.7 Program Participation 12

2.8 Transportation Services 12

2.9 Tours and Trips 13

2.10 Accessible and Adaptive Equipment 13

2.11 Printed and Online Materials 14

2.12 Website 15

2.13 Televised and Audiovisual Information 16

2.14 Telecommunications 17

2.15 Emergency Planning 17

2.16 Facilities 19

2.17 Accessibility Practices in the Right-of-Way 20

3 Summary and Conclusion 21

Required Actions List 21

Conclusion 25

This page intentionally left blank.

1 Introduction

According to Title II of the Americans with Disabilities Act (ADA), all programs, activities, and services offered to the public by the City of Coachella must be accessible for people with and without disabilities. Accessibility applies to all aspects of a program or service. Under Title II, public entities are required to evaluate their programs, activities, and services, make modifications to potentially discriminatory practices, and provide the opportunity for individuals with disabilities or organizations representing people with disabilities to participate in the process. The self-evaluation process identifies barriers and makes recommendations to correct policies and practices that are inconsistent with Title II requirements. When a public entity has 50 or more employees, it is required to maintain a record of the examination, describe the issues identified, describe the modifications made, and list the interested individuals consulted as part of the process (28 CFR 35.105). As programs and facility uses change, a re-review of accessibility practices should be conducted. If a public entity is the recipient of federal funds, a system for tracking program and service deficiencies, as well as periodically reviewing and updating the self-evaluation is required (29 U.S.C. 794; 49 CFR 27.121 (b)).

The City of Coachella does not currently have written policies or procedures for review as part of the self-evaluation. As the City grows, the need for formal documentation of policies will increase. An Accessible Policies and Procedures Memo, with recommendations for ensuring that policies created by the City of Coachella comply with the requirements of the ADA, is provided under a separate cover. In lieu of reviewing formal policy documents, this report summarizes the results of a staff questionnaire issued to representatives from 11 City of Coachella departments:

- Development Services
- Human Resources
- Finance
- Engineering
- City Manager's Office
- City Clerk
- Economic Development
- Finance
- Code Enforcement
- City Manager's Office
- IT Division

The questionnaire asked staff to answer questions regarding practices within their own department, to the best of their knowledge. Results summarized in this report provide a snapshot of the City’s efforts to make its programs, services, and activities accessible to the public, and identifies opportunities for staff training and areas where changes to City policies and practices are required.

The ADA Coordinator or designee will follow up with department managers to review the ADA Self-Evaluation Report information and Accessible Policies and Procedures Memo recommendations relevant to their department. In those situations where a policy, program, or procedure creates a barrier to accessibility, the ADA Coordinator or designee will coordinate with the department head or program manager to address the removal of the barrier.

2 Questionnaire Results and Recommendations

Examples of policies include administrative rules, public documents, forms, applications, and the City's municipal code. This section is organized into the following categories based on the requirements of Title II of the ADA

- Notice
- Responsible Employee and Grievance Procedure
- Customer Service
- Staff Training
- Contracting, Licensing, or Other Arrangements
- Public Meetings
- Program Participation
- Transportation Services
- Tours and Trips
- Accessible and Adaptive Equipment
- Printed and Online Materials
- Website
- Televised and Audiovisual Information
- Telecommunications
- Emergency Planning
- Facilities

Required actions are based on legislative requirements found in the ADA, or other published standards for accessibility. Some actions are always required, such as posting a notice of nondiscrimination, while other actions are only required when requested, such as providing alternative formats (for example, large print or braille documents). In many cases, the City has multiple options for providing accessible programs, activities, and services. This section also includes implementation strategies and links to the Department of Justice's online best practices tool kit. The Tool Kit should be considered a helpful supplement to – not a replacement for – the regulations and technical assistance materials that provide more extensive discussions of ADA requirements. For the full "Best Practices Tool Kit for State and Local Governments," see https://www.ada.gov/pcatoolkit/toolkitmain.htm.

2.1 Notice

Title II regulations require the City to inform the public of the rights and protections provided by the ADA for access to public programs, services, and activities (28 CFR 35.106). It is the obligation of the head of the public entity to determine the most effective way of providing notice to the public about their rights and the public entity's responsibilities under the ADA. Publishing and publicizing the ADA notice is not a one-time requirement. Public agencies should provide the information on an ongoing basis and update the information whenever necessary. (www.ada.gov/pcatoolkit/chap2toolkit.htm)

Questionnaire Response Summary

The majority of the ten respondents of the Self-Evaluation were not aware of an official nondiscrimination statement, with only three of the ten respondents reporting yes. Of the three affirmatives, two pointed to the City employee handbook and MOU, and one pointed to

the City of Coachella Personnel Rules and Regulations. One of the respondents also noted that nondiscrimination statements were posted in common areas like the kitchen and breakroom.

Required Actions

- Provide public notice of the City's commitment to providing accessible services (28 CFR 35.106).

Implementation Strategies

- Ensure staff are aware of the public locations of the nondiscrimination statement and the procedure for filing a disability discrimination or grievance complaint.
- Provide notice of the availability of program modifications, alternative formats of materials, and auxiliary aids. Include contact information for staff who can provide assistance. Establish a standardized advanced notice requirement and publicize.
- Include a nondiscrimination notice in department publications, similar to the following with up-to-date ADA Coordinator contact information:
    - *The City of Coachella does not discriminate on the basis of disability in the admissions or access to its programs or activities. An ADA Coordinator has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Justice regulations implementing Subtitle A of Title II of the Americans with Disabilities Act (42 U.S.C. 12131-12134), which prohibits discrimination on the basis on disability by public agencies.*
- Republish and rebroadcast radio, newspaper, television, or mailings of the notice periodically, as applicable.
- Increase outreach to people with disabilities and the organizations that serve them to provide information about available modifications and the accessibility of services, programs, and activities.

2.2 Responsible Employee and Grievance Procedure

Title II of the ADA requires a state or local government agency that employs 50 or more people to develop and publish an ADA grievance procedure and to designate at least one employee to track and respond to complaints. In Coachella, the ADA Coordinator is responsible for the coordination of the City's efforts to implement the self-evaluation and transition plan. The ADA Coordinator is responsible for investigating any complaints that the City has engaged in an action prohibited by Title II, and is often responsible for communicating the City's efforts to comply with and fulfill its responsibilities under Title II of the ADA.

Questionnaire Response Summary

Of the ten respondents in the Self-Evaluation, four answered that yes, they knew who was the designated individual responsible for ensuring the City meets ADA obligations. Respondents were split between Lizzandro Diaz and Celina Jimenez as the designated employee while

another named Human Resources personnel as the designated individuals. The remaining six respondents were uncertain of who the City of Coachella coordinator was, with one of the six noting that there was no official designated personnel but that the building official (Lizzandro Diaz) was currently taking the lead.

When asked if there was a process for a discrimination complaint or grievance four of the ten respondents answered that they were unaware of any procedures. The rest of the respondents answered that the proper channels involved submitting a complaint through Human Resources and Risk Management, while one noted that anyone can submit a comment on the City's website.

Regarding if their department had someone specifically assigned to manage accessibility accommodation requests, four of the ten respondents answered yes, pointing to the various individuals like Human Resources, Celina Jimenez, and Andrew Simmons. The rest of the respondents answered that their department did not have an assigned person to manage accessibility accommodation requests.

When asked if they had staff to rely on for expertise regarding disability issues, three responded that they were unaware or had no such personnel. The rest of the respondents identified someone within their department as having some expertise on ADA and disability issues.

Required Actions

- Provide the name, office address, and telephone number of the employee or employees responsible for ensuring the City meets its ADA obligations under Title II to staff and the public (28 CFR 35.107).
- Publish the grievance procedure to provide fair and prompt resolution of accessibility-related complaints (28 CFR 35.107).
- Ensure that people claiming a violation of Title II are not retaliated against or discriminated against for making such a claim (28 CFR 35.134).
- If applicable, Department of Transportation fund recipients and subrecipients must keep complaints on file for one year and maintain a record, which may be in summary form, for five years (49 CFR 27.121 (b)).

Implementation Strategies

- Refine the role and responsibilities of the ADA Coordinator and determine whether additional employees need to be identified to support this position.
    - Provide training for this position and employees supporting this position with regard to knowledge of the ADA and other laws addressing the rights of people with disabilities.
    - Provide training on the various alternative formats and technologies that enable people with disabilities to communicate, participate, and perform tasks.

    - Ensure that the employee in this position has or receives adequate training to negotiate and mediate topics involving the grievance process.
    - Ensure that grievances are documented effectively and addressed in a timely manner.
- Maintain a citywide page to address and inform the public on the city's obligation under Title II of the ADA. The citywide page serves to provide a one-stop portal for access to the ADA notice, ADA Coordinator, requests for auxiliary aids and services, program modifications, the complaint process, self-evaluation and transition plan documents, and other city efforts regarding accessibility.
- Provide an ADA barrier removal request form on a City web page. This barrier removal request form can provide an opportunity for a person with a disability to report a need or concern related to programs, activities, or services provided by the City without filing a formal complaint.
- When requested, provide information identifying locations for pending or in-progress grievances that have already been reported.

2.3 Customer Service

In-person interaction with the public is one of the primary functions of most City departments. To meet ADA standards for in-person interactions, staff should be aware of the formal and informal procedures for accommodating people with disabilities, including appropriate responses to requests for program modifications and guidelines for accommodating service animals. Only dogs are recognized as service animals under Title II of the ADA; in limited cases, miniature horses that are individually trained to perform tasks for people with disabilities may also qualify to provide services. Emotional support, therapy, comfort, or companion animals are not considered service animals under the ADA.

Questionnaire Response Summary

Except for two respondents, the rest of the surveyed representatives said that they did not receive training in interacting with people with disabilities. Of the survey respondents, 7 of 10 said that they either don’t know or do not make changes to standard operating procedures to include people with disabilities. The remaining three representatives surveyed responded that yes, their departments do make changes to standard operating procedures, citing that public events are always held in accessible venues. However, when asked if there was a formal procedure for making changes, only one responded affirmatively, saying that staff would most likely have to prepare a draft for the City Manager and City Attorney’s review and City Council’s approval. The other surveyed individuals marked “no” or “don’t know.”

No staff reported tracking accessibility requests, and one noted that they do charge an additional fee to people with disabilities for modifying programs or providing additional services. Every surveyed individual reported that they do not consult or work with outside organizations or groups that assist people with disabilities.

Half of respondents reported that their department allows service animals to accompany people with disabilities while the other half of those surveyed responded that they did not know. None of the surveyed individuals reported knowing the two questions they may ask regarding service animals.

Required Actions

- Be prepared to make appropriate modifications to regular practices to accommodate individuals with disabilities' needs when providing customer service (28 CFR 35.130).
- Ensure an additional fee is not charged to people requesting a program modification due to their disability (28 CFR 35.130(f)).
- Ensure that service animals are allowed in City facilities (28 CFR 35.136).
- Make reasonable modifications for people with disabilities who rely on a miniature horse that is individually trained to assist them (28 CFR 35.130(i)).

Implementation Strategies

- Ensure that staff members are aware of the City's policy regarding service animals and are trained to implement this policy appropriately. Make sure staff know the two questions they are permitted to ask regarding service animals:
    - Is the dog a service animal required because of a disability? And
    - What work or task has the dog been trained to perform?
- Develop a process for determining reasonable modifications as people with disabilities request them. The process should address the following considerations:
    - Ensure the public has easy access to information about requesting modifications and understanding who to contact.
    - Ensure all staff can direct a person requesting the modification to the appropriate staff member.
    - Ensure requests can be accepted from someone on behalf of the person with a disability and are not required to be in writing.
    - Ensure that requests and outcomes are tracked.

2.4 Staff Training

As a part of the City's ongoing staff development and training, the incorporation of disabilities awareness, standards, and resources is encouraged for all staff interfacing with the public or who maintain the facilities used by the public.

Questionnaire Response Summary

Every respondent noted that they have contact with the public. Over half (60%) of those surveyed were not aware of any staff training to include people with disabilities. Others cited that employees are given annual training on discrimination and disability sensitivity, as well as

how to provide accommodations for hearing, visual, and/or physically impaired members of the public.

Required Actions

- Ensure that city staff are knowledgeable about obligations, policies, and procedures for providing accessible services, programs, and activities to the public (28 CFR 35.130; 28 CFR 35.160).
- Ensure that city staff are knowledgeable about procedures for responding to requests for modifications (28 CFR 35.160).
- Ensure that the relevant city staff are knowledgeable about the construction and maintenance of accessible facilities (28 CFR 35.133).

Implementation Strategies

- Develop and disseminate best practice resources for staff to formalize the City's approach to addressing accessibility concerns.
- Provide training to design and maintenance staff regarding accessibility standards and maintaining facilities in an accessible condition.
- Provide all department staff with ongoing awareness and sensitivity training.
- Develop a comprehensive disability access training program. Educate staff about their responsibilities under the ADA. The City's ADA Coordinator or City supervisors should be responsible for ensuring that staff members receive training. Staff members who have contact with the public should receive additional training about the process of providing modifications and assistive devices to make their programs, activities, and services accessible. Ensure that training also includes information about responding to a variety of disabilities and the availability of program-specific adaptations, assistive devices, and modifications.
- Develop standard guidelines for training materials. These guidelines should include standard language that appropriately describes the city's policy on inclusion and nondiscrimination. Staff members should receive training in using the guidelines effectively.
- Offer training to staff members that have contact with the public and wish to learn basic ASL communication skills. Training should emphasize basic communication and should not be viewed as a substitute for utilizing qualified ASL interpreters when requested.

2.5 Contracting, Licensing, or Other Arrangements

All events on public property should be accessible to people with disabilities. Many public agencies rely on contractors, licensees, consultants, and other entities to deliver City services. These entities are considered an extension of the City's services and must adhere to the same ADA regulations.

Questionnaire Response Summary

Four out of ten surveyed representatives reported using contractors or consultants to conduct programs, activities, or services on behalf of the City. These ranged from consultants engaging in organizing public outreach events to independent contractors that provide services such as marketing, photography, or videography. Two of those surveyed reported that their department organizes special events or facilitates private events at City facilities, like organizing public outreach events for capital projects.

Regarding informing contractors, consultants, and event organizers of their obligation to ensure programs, services, and activities are accessible, only three surveyed individuals stated that they do ensure that information is communicated. According to one representative, all outreach events are required to be held in ADA accessible locations.

Required Actions

- Ensure that contractors, licensees, consultants, and other entities providing or delivering services for the city adhere to the same ADA regulations as the City (28 CFR 35.130).
- Ensure the City selects procurement contractors using criteria that does not discriminate on the basis of disability (28 CFR 35.130).
- Maintain City facilities in an accessible order to help ensure the accessibility of events held by public and private organizations (28 CFR 35.133).

Implementation Strategies

- Ensure contractors, licensees, and other entities providing services to the public are aware of their obligation to make City programs and activities accessible. Provide checklists, resources, contractual language, or other means to help them understand and meet their obligations.
- Monitor public programs and activities provided by contractors, licensees, and other entities to ensure continued accessibility. Provide staff with resources for conducting this review.
- Inform organizations that coordinate or sponsor events at City facilities about applicable ADA requirements.

2.6 Public Meetings

Public meetings are a regularly occurring activity for public agencies. Any public meeting's main objective is to impart and solicit information on issues of importance to the local government. Where these meetings are held is one of the essential considerations for meetings under the ADA requirements.

Questionnaire Response Summary

Seven out of ten surveyed individuals reported that their department does hold public meetings. All the seven departments that host public meetings are required to hold these

meetings in accessible locations. Three out of the seven departments that hold public meetings either don't know or do not provide American Sign Language interpretation, readers, or adaptive equipment when requested for meetings, interviews, and conferences. Of the four departments that do provide accommodation, three did not respond or are unsure of the required advanced notice to provide accommodations, while one reports a necessary advanced period of 72 hours. Only two of the seven departments surveyed ensure that individuals with hearing disabilities who do not read sign language can participate effectively in meetings, conferences, and hearings.

When asked if staff who coordinate or facilitate public meetings were provided with resources for ensuring the accessibility of meetings, only two of the seven relevant departments responded yes, one of which saying that resources were given during an annual training for staff.

Required Actions

- Provide agendas and other meeting materials in alternative formats upon request (28 CFR 35.160).
- Provide flexibility in the time limit on speaking for individuals with communication difficulties (28 CFR 35.160).
- Ensure that assistive listening devices are available for public meetings where the sound at the meeting is amplified (28 CFR 35.160; 2010 Standards 219.2 Required Systems).
- Continue to provide the opportunity to participate in public meetings remotely using technology such as a telephone, video, or other digital means and when oral and written testimony is allowed, provide a similar means of participation remotely (OR HB 2560-A).

Implementation Strategies

- When possible, share meeting content before the meeting and allow the submission of questions in advance of the meeting.
- Ensure a consistent advanced notice requirement and communicate this to both staff and the general public.
    - Ensure the City allows for longer than three minutes of speaking time at City Council meetings when requested for a disability.
- Display a notice on meeting agendas and web pages providing agendas and other meeting materials, indicating the availability of alternative formats of meeting materials and other elements of meeting participation.
- Prepare a list of accessible meeting spaces to facilitate the scheduling of meetings or the relocation of meetings as needed upon request.
- Maintain a list of on-call ASL interpreters who can attend meetings upon request to assist individuals who are deaf or have hearing loss.
- Develop a checklist and provide instruction to staff on ensuring the accessibility of meetings. Guidelines should include examples of the types of modification requests that

may be made by people with different types of disabilities, including assistive listening systems, sign language interpreters, readers, descriptive services, and other assistive technologies like real-time captioning. Other considerations include the layout of the room and the locations of the sign-in and refreshments tables, bathrooms, and other elements to ensure these features are accessible.

- Assign a member of staff as a greeter at public meetings and events. Identify this person as a resource for people who may require assistance.

2.7 Program Participation

The public must be able to access all programs, services, and activities, regardless of disability, unless a modification would result in a fundamental alteration to the nature of a service, program, or activity, or impose undue financial and administrative burdens (28 CFR 35.164). Admission criteria, ability to complete forms, and participation in interviews must be available to all public members by providing reasonable modifications.

Questionnaire Response Summary

Only one department identified as having programs for public participation. The programs provided by this department had no eligibility requirements and had no limitations or ratios for the number of people with disabilities who may participate. This department chose participants based on residency and requires the use of forms for admission or selection to the program. No interviews are required and people with disabilities are integrated into programs, services, and activities.

Required Actions

- No required changes to the current program participation process have been identified. Additional information regarding requirements for any new programs developed in the future has been provided in the Accessible Policies Memo.

2.8 Transportation Services

Many public agencies provide public transportation services. The public accommodation standards for these services are set forth by the Federal Transit Administration. The requirements under Title 49 CFR Parts 27, 37, 38, and 39 (www.ecfr.gov/current/title-49) include a broad spectrum of legislation that addresses nondiscrimination policies, vehicle and equipment use, programs and services, and transit routes, as well as oversight, complaints, and monitoring (FTA C 4710.1). The scope of the review of this self-evaluation addresses any potentially discriminatory practices under Title 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

Questionnaire Response Summary

No surveyed representative reported managing transportation services for the public.

Required Actions

- No required changes have been identified. Additional information regarding requirements for public transportation services has been provided in the Accessible Policies Memo.

2.9 Tours and Trips

Many public agencies provide or facilitate tours and trips as part of their service. These tours and trips are subject to Title II regulations. The City is responsible for ensuring that people with disabilities can experience the tour by making modifications upon request.

Questionnaire Response Summary

One survey representative said they provide tours of the city for developers. Two departments provide facility tours or organize trips for members of the public, such as tours of the city for small businesses. All but one surveyed individual didn't know or did not have procedures to make tours and trips accessible to persons with disabilities.

Required Actions

- Modify tours and trips upon request to enable people with disabilities to participate (28 CFR 35.130).

Implementation Strategies

- Incorporate opportunities to request accessibility modifications in registration materials for tours or trips.
- Provide information to participants in advance of a tour or trip regarding the destination, transportation method, and other characteristics of the activity so that informed requests for modifications can be made.
- Evaluate the destination of tours or trips and the means of transportation to determine accessibility and any modifications that may be required. If a tour route or a portion of a route is inaccessible and modifications are requested, reroute the tour or provide program modifications that will allow the tour to be experienced (for example, photographs, videos with closed captioning).
- Consider developing alternate accessible tour materials such as braille handouts or screen reader versions of pamphlets, captioned videos or audio transcripts, and having ASL interpreters available by request, and things like touchable materials and maps can enhance the accessibility of the tour.

2.10 Accessible and Adaptive Equipment

Adaptive aids are devices, controls, appliances, or items that make it possible for people with disabilities to improve their ability to function independently and participate in programs, services, and activities offered by the City. For example, a pen, note pad, and clipboard provided to a person with a speech disability to write notes for brief communication or

electronic equipment such as an accessible computer station are considered adaptive equipment.

Questionnaire Response Summary

No department representative reported public use of any equipment.

Required Actions

- No required changes have been identified. Additional information regarding requirements for accessible and adaptive equipment has been provided in the Accessible Policies Memo.

2.11 Printed and Online Materials

Many public agencies develop and distribute a wide range of materials in printed and online formats. To meet the ADA's effective communication standards, (28 CFR 35.160-164) the City must be able to provide alternative formats such as easy-to-understand language, braille, large print, audio files, computer media, or other formats, when requested. Documents published online must also meet the web content standards described in Section 2.12. This responsibility extends to outside contractors and vendors who develop materials on behalf of the City.

Questionnaire Response Summary

Six out of ten of surveyed respondents confirmed that they produce or provide printed or online materials that are available to the public. Of the six confirmed representatives, four of them were aware of their responsibility to provide accessible documents. Some departments were able to provide audio recordings or a digital copy of their printed media upon request for individuals with visual disabilities, while others reported that they have not provided alternative formats when requested.

Four of the six respondents made printed and online content in simple easy-to-understand language for individuals with learning disabilities. None of the self-identified departments generating printed or online materials were able to report if they include images of individuals with disabilities in their printed and online materials.

Required Actions

- Ensure alternative formats to printed and online information are made available upon request, addressing each request on an individual basis (28 CFR 35.160).
- Ensure assistance is provided upon request in filling out forms when alternative formats are unavailable or infeasible (28 CFR 35.130).
- Continue to ensure that costs for alternative formats and modifications are not assigned to a person with a disability making the request (28 CFR 35.130).

Implementation Strategies

- Include a notice on public materials printed by the City, similar to the following that contains up to date ADA Coordinator contact information:

This publication can be made available in alternative formats, such as large print, braille, or electronic format. Requests can be made by calling the ADA Coordinator at [telephone] (voice) or by using the 711 Telecommunications Relay Service, or email [access coordinator email]. Please allow 72 hours for your request to be processed.

- Develop a formal standard for the accessibility of printed and online materials and create or identify resources for achieving this standard across all departments. Ensure that this standard includes oversight for externally created materials and strategies for making existing online materials accessible.
- Develop and implement standard templates for producing accessible City materials that are consistent with City branding and style.
- Train staff to provide printed and online information in alternative formats for people with various disabilities to ensure that requests are handled in a uniform and consistent manner. Incorporate strategies for materials with complex language or other elements such as charts, graphs, maps, and other images.
- Include images of people with disabilities when images of people are included in City printed materials.

2.12 Website

As people turn to the internet as their primary source of information regarding services, programs, activities, and facilities, the City's website takes on increased importance as a communications tool. Providing public access to City publications online is an effective means of reaching people with disabilities (www.ada.gov/websites2.htm).

On April 24, 2024, the Federal Register published the Department of Justice’s final rule updating its regulations for Title II of the ADA. The final rule has specific requirements about how to ensure that web content and mobile applications (apps) are accessible to people with disabilities. The ruling identifies Web Content Accessibility Guidelines (WCAG) Version 2.1, Level AA as the technical standard for state and local governments' web content and mobile apps. The requirements take full effect in April of 2026 or 2027, depending on the size of the Title II entity.

Questionnaire Response Summary

All but two representatives surveyed identified their department as having a website. Four respondents confirmed that they were responsible for managing their own website. However, no department was able to name policies to ensure their website was usable by individuals with disabilities.

Required Actions

- Take appropriate steps to ensure that the City's online communication with people with disabilities is as effective as other communications with the public and ensure compliance with WCAG 2.1 digital accessibility standards (28 CFR 35.160).

- Ensure that people with disabilities are not excluded from participating in or benefitting from the City's online services, programs, or activities (28 CFR 35.160).

Implementation Strategies

- Provide information on the city website about the accessibility of facilities.
- Acquire technological resources, staffing expertise, or on-call consultant contracts to create accessible digital documents for posting on the city website.
- Develop a formal standard for website accessibility and create or identify resources for achieving this standard across all departments. Ensure that this standard includes oversight for externally created web pages and incorporates strategies for making accessibility updates to existing web pages.
- Periodically conduct web accessibility analyses to measure the accessibility of the city's websites periodically. Consider adopting standards that meet or exceed WCAG 2.0 AA for the accessibility of electronic information.

2.13 Televised and Audiovisual Information

Televised and audiovisual information is a means for disseminating public information through presentations produced by the City. All televised and audiovisual information, including PowerPoint presentations, must be accessible to people with disabilities. As more communication is done remotely through the internet, it is increasingly important that all communication tools maintain accessibility as technology changes.

Questionnaire Response Summary

Of the ten representatives surveyed, three produced audiovisual or televised media for the public. All three departments relied on automatic captioning through their host sites, and one department also utilized captioning and transcription services.

Required Actions

- Provide alternative formats upon request to audiovisual presentations produced by the City or its contractors or vendors (28 CFR 35.160).
- Continue to ensure that televised and audiovisual communications with people with disabilities is as effective as televised and audiovisual communications with others (28 CFR 35.160).

Implementation Strategies

- Review City presentations, videos, and recordings of meetings to identify potential barriers to accessibility and corresponding solutions.
- Ensure auto-captioning of online video content is edited for accuracy.
- Encourage presenters to read presentation slides and describe the graphic content when presenting PowerPoint or other visual presentations.

2.14 Telecommunications

Technological advances such as cell phones, texting, and instant messaging are changing the tools that many people use to communicate. However, the provision of alternative communication technologies such as teletypewriters (TTY), telecommunication display devices (TDDs), or relay services (TRS) is still required under the ADA for communicating with the public.

Questionnaire Response Summary

All but one department communicates by telephone with the public. All surveyed department representatives were unaware of or did not use telecommunication or teletypewriter services that aid individuals with hearing or speech disabilities. For public use of phones, phones were either not allowed for public use, or the department representative didn't know or didn't provide TTYs for individuals with disabilities. No one was aware of providing a TTY number in materials where a phone number is listed.

Required Actions

- Ensure that staff is proficient in the use of alternative communication technologies such as TTY, TDDs, or TRS, or are able to direct the public to knowledgeable staff (28 CFR 35.161).
- Ensure that city publications that list phone numbers also include information on how people who are deaf or who have hearing loss or speech disorders can communicate with the city by phone (28 CFR 35.161; 28 CFR 35.163).
- Ensure that telecommunications with people with disabilities is as effective as communications with others (28 CFR 35.161; 28 CFR 35.163).
- Ensure that responses to calls from a telecommunications relay service are handled in the same manner as responding to other telephone calls (28 CFR 35.161).

Implementation Strategies

- Train staff on the use of alternative communication technologies.
- Explore options for Video Remote Interpreting Services (VRI) for communicating with people who are deaf, have hearing loss, or speech disorders. There are many situations where a live interpreter is required, such as in medical situations, but VRI can be a convenient, flexible, lower-cost alternative to live interpreters.

2.15 Emergency Planning

Life and safety protocols and procedures are required to include plans for people with disabilities. The City is responsible for ensuring that staff are aware of these procedures and are trained to implement them during an emergency. Issues that have the greatest impact on people with disabilities include:

- Notification;
- Evacuation;
- Emergency transportation;

- Access to medications, refrigeration, and back-up power;
- Access to their mobility devices or service animals while in transit; and
- Access to information.

In planning for emergency services, the City is required to develop strategies for notifying and assisting people with the widest range of disabilities. The City is responsible for ensuring that staff are aware of these procedures and are trained to implement them during an emergency.

Questionnaire Response Summary

All but one surveyed department self-identified as being responsible for planning, coordinating, or assisting in the City's emergency response. The majority of departments didn't know if their contracts with third-party services ensured compliance with ADA requirements; one department did report having an ADA-compliant contract, while for another department the question was not applicable. No department representative was able to name any written procedures for including people with disabilities in the development of emergency procedures, but one department representative did report that they seek input from people with disabilities or representative organizations for feedback on emergency simulations.

None of the departments had staff trained in notifying and assisting people with disabilities in emergency situations. Moreover, no department was aware of whether members of the public who use TTYs and computer modems had direct access to telephone emergency services.

Required Actions

- Include strategies for people with disabilities in various types of emergency situations when developing guidelines and a plan for emergency evacuations (28 CFR 35.130; 28 CFR 35.149).
- Train staff to safely evacuate people with disabilities in various types of emergency situations when developing guidelines and a plan for emergency evacuations (28 CFR 35.130; 28 CFR 35.149).
- Provide direct access to telephone emergency services, including 911 services, for people who use TDD's and computer modems (28 CFR 35.162).
- If the City becomes involved in providing emergency shelters, provide emergency sheltering programs that are accessible to people with disabilities (28 CFR 35.130; 28 CFR 35.149).

Implementation Strategies

- Review existing procedures dealing with emergencies to ensure that people with disabilities can be alerted and that they can alert emergency service providers.
- Work with disability organizations to explore the use of technologies such as audible exit signs for orientation and direction or vibrating paging systems.
- Develop plans that consider the needs of people using mobility aids such as wheelchairs, walkers, canes, crutches, or other power-driven mobility devices, or those with limited stamina. Plans should also address those who use oxygen or respirators, those who are

blind or have low vision, people who are deaf or have hearing loss, people who have a cognitive disability, people with mental illness, and those with other types of disabilities.

- Test the City's emergency plan and evacuation procedures with periodic drills, both announced and unannounced. Enlist people with different disabilities to role-play during emergency simulations.
- Incorporate the following elements into emergency planning for individual facilities:
  - Address what to do when an alarm is triggered;
  - Establish meeting places for assistance and evacuation chairs;
  - Provide direction on what to do if assistance is not available; and
  - Establish floor captains.

2.16 Facilities

City facilities should be accessible to people with different types of disabilities. A public entity is not necessarily required to make each of its existing facilities accessible, where other methods are effective in achieving program access. However, they must ensure that each service, program, or activity, when viewed in its entirety (28 CFR 35.160), is readily accessible to and usable by individuals with disabilities. The identification of structural barriers in facilities such as buildings, parks, and the public rights-of-way are required elements of an ADA Transition Plan.

Questionnaire Response Summary

No department representative reported having information on their website or printed materials about accessibility of facilities where the programs and services they offered. There were also no reports of requests to improve the accessibility of their associated facilities.

Required Actions

- Ensure that the public can obtain information regarding the existence and location of accessible facilities, entrances, and elements within facilities (28 CFR 35.163).
- Provide and maintain, in working order, features of facilities required to be accessible and usable for people with disabilities (28 CFR 35.133).
- Ensure that people with disabilities are not excluded from programs due to the inaccessibility of City facilities (28 CFR 35.149).
- Prioritize methods of achieving facility accessibility that offer the most integrated setting appropriate for people with disabilities (28 CFR 35.149).
- Design and construct new facilities or new parts of facilities to meet accessibility requirements (28 CFR 35.151(a)).
- Ensure that alterations to facilities meet accessibility requirements to the maximum extent feasible (28 CFR 35.151(b)).
- Make reasonable modifications to permit the use of mobility devices, including other power-driven mobility devices, unless they cannot be operated in accordance with the City's adopted safety requirements for pedestrian facilities (28 CFR 35.137(b)(1)).

Implementation Strategies

- Provide information about the accessibility of City-owned and operated facilities on city publications, including city websites. This can include details about accessible entrances, bathrooms, and other elements.
- Provide information about the accessibility of non-City facilities hosting City programs and services and City-owned facilities that are leased to other entities.
- Record and monitor requests relating to facility access. The ADA Coordinator can analyze accessibility requests periodically to look for global issues that can be addressed and problems that can be solved proactively.
- Develop formal standards for integrating ADA requirements into the design, construction, maintenance, and inspection of all City of Coachella facilities. As part of this effort, develop and implement standards for enforcing accessibility provisions for contractors, consultants, vendors, etc. who design, construct, maintain, and inspect City facilities.
- Identify or hire staff members tasked with accessibility plan review.

2.17 Accessibility Practices in the Right-of-Way

Management, maintenance, and construction of facilities in the public right-of-way is often handled separately from other construction and maintenance projects. It is important to ensure that public right-of-way facilities comply with current standards and provide equal access to people with disabilities.

Note that although the questionnaire summary below shows that City staff is confident in their policies and procedures addressing accessibility in the public right-of-way, City sidewalks, crosswalks, and curb ramps was a primary concern for some participants in the ADA Stakeholders Feedback sessions held with community members who have disabilities or are caretakers for persons with disabilities. Community members described frustration with discontinuous accessible routes, barriers and obstacles in sidewalks, and missing or inadequate curb ramps. The discrepancy between self-reported practices in the Right-of-Way and the experiences of community members with disabilities may indicate that while design and implementation for new projects are handled effectively, existing right-of-way facilities need evaluation for repair and replacement. Further investigation into the City's pedestrian infrastructure network and accessibility practices in the right-of-way is needed to address resident complaints.

Questionnaire Response Summary

Only one surveyed representative provided services related to the construction and maintenance of City facilities in the right-of-way. They noted that they conduct internal and external plan checks by trained and license professionals to ensure compliance with ADA requirements. No non-compliant projects are allowed to be installed and if something is missed in the plan checks, then it will be adjusted to meet compliance in the field. Although temporary

pedestrian access routes (TPARs) are not required, if TPARs are installed, daily inspections will take place to ensure continued access.

The department does use third-party entities and to ensure ADA responsibilities are met, the department will conduct internal and external plan checks by licensed professionals. To communicate ADA requirements to third parties, they host regular pre-development team (PDT) meetings before construction and preconstruction meetings paired with daily inspections during construction.

The representative surveyed did not see any difference between accessibility components as designed versus when constructed. They also noted that they need no further staff and have adequate internal resources to meet ADA compliance and resolve issues.

Required Actions

- Ensure that the public can obtain information regarding the existence and location of accessible transportation facilities, entrances, and elements within right-of-way facilities (28 CFR 35.163).
- Provide and maintain, in working order, features of right-of-way elements required to be accessible and usable for people with disabilities (28 CFR 35.133).

Implementation Strategies

- Identify and delegate staff responsibilities for updating public communications regarding accessible right-of-way facilities, temporary pedestrian access routes, and maintenance disruptions.
- Follow accessible communication requirements and strategies described in sections 2.11 Printed and Online Materials, 2.12 Website, and 2.14 Televised and Audiovisual Information, as applicable.

3 Summary and Conclusion

The self-evaluation survey reveals successful components and areas for improvement in City of Coachella policies and practices. The Required Actions from Section 2 have been compiled below:

Required Actions List

Notice

- Provide public notice of the City's commitment to providing accessible services (28 CFR 35.106).

Responsible Employee and Grievance Procedure

- Provide the name, office address, and telephone number of the employee or employees responsible for ensuring the City meets its ADA obligations under Title II to staff and the public (28 CFR 35.107).
- Publish the grievance procedure to provide fair and prompt resolution of accessibility-related complaints (28 CFR 35.107).
- Ensure that people claiming a violation of Title II are not retaliated against or discriminated against for making such a claim (28 CFR 35.134).
- If applicable, Department of Transportation fund recipients and subrecipients must keep complaints on file for one year and maintain a record, which may be in summary form, for five years (49 CFR 27.121 (b)).

Customer Service

- Be prepared to make appropriate modifications to regular practices to accommodate individuals with disabilities' needs when providing customer service (28 CFR 35.130).
- Ensure an additional fee is not charged to people requesting a program modification due to their disability (28 CFR 35.130(f)).
- Ensure that service animals are allowed in City facilities (28 CFR 35.136).
- Make reasonable modifications for people with disabilities who rely on a miniature horse that is individually trained to assist them (28 CFR 35.130(i)).

Staff Training

- Ensure that city staff is knowledgeable about obligations, policies, and procedures for providing accessible services, programs, and activities to the public (28 CFR 35.130; 28 CFR 35.160).
- Ensure that city staff is knowledgeable about procedures for responding to requests for modifications (28 CFR 35.160).
- Ensure that the relevant city staff is knowledgeable about construction and maintenance of accessible facilities (28 CFR 35.133).

Contracting, Licensing, or Other Arrangements

- Ensure that contractors, licensees, consultants, and other entities providing or delivering services for the city adhere to the same ADA regulations as the City (28 CFR 35.130).
- Ensure the City selects procurement contractors using criteria that does not discriminate on the basis of disability (28 CFR 35.130).
- Maintain City facilities in an accessible order to help ensure the accessibility of events held by public and private organizations (28 CFR 35.133).

Public Meetings

- Provide agendas and other meeting materials in alternative formats upon request (28 CFR 35.160).
- Provide flexibility in the time limit on speaking for individuals with communication difficulties (28 CFR 35.160).
- Ensure that assistive listening devices are available for public meetings where the sound at the meeting is amplified (28 CFR 35.160; 2010 Standards 219.2 Required Systems).
- Continue to provide the opportunity to participate in public meetings remotely using technology such as a telephone, video, or other digital means and when oral and written testimony is allowed, provide a similar means of participation remotely (OR HB 2560-A).

Program Participation

- No required changes have been identified.

Transportation Services

- No required changes have been identified.

Tours and Trips

- Modify tours and trips upon request to enable people with disabilities to participate (28 CFR 35.130).

Accessible and Adaptive Equipment

- No required changes have been identified.

Printed and Online Materials

- Ensure alternative formats to printed and online information is made available upon request, addressing each request on an individual basis (28 CFR 35.160).
- Ensure assistance is provided upon request in filling out forms when alternative formats are unavailable or infeasible (28 CFR 35.130).
- Continue to ensure that costs for alternative formats and modifications are not assigned to a person with a disability making the request (28 CFR 35.130).

Website

- Take appropriate steps to ensure that the City's online communication with people with disabilities is as effective as other communications with the public and ensure compliance with WCAG 2.1 digital accessibility standards (28 CFR 35.160).
- Ensure that people with disabilities are not excluded from participating in or benefitting from the City's online services, programs, or activities (28 CFR 35.160).

Televised and Audiovisual Information

- Take appropriate steps to ensure that the City's online communication with people with disabilities is as effective as other communications with the public and ensure compliance with WCAG 2.1 digital accessibility standards (28 CFR 35.160).
- Ensure that people with disabilities are not excluded from participating in or benefitting from the City's online services, programs, or activities (28 CFR 35.160).

Telecommunications

- Ensure that staff are proficient in the use of alternative communication technologies such as TTY, TDDs, or TRS, or are able to direct the public to knowledgeable staff (28 CFR 35.161).
- Ensure that city publications that list phone numbers also include information on how people who are deaf or who have hearing loss or speech disorders can communicate with the city by phone (28 CFR 35.161; 28 CFR 35.163).
- Ensure that telecommunications with people with disabilities are as effective as communications with others (28 CFR 35.161; 28 CFR 35.163).
- Ensure that responses to calls from a telecommunications relay service are handled in the same manner as responding to other telephone calls (28 CFR 35.161).

Emergency Planning

- Include strategies for people with disabilities in various types of emergency situations when developing guidelines and a plan for emergency evacuations (28 CFR 35.130; 28 CFR 35.149).
- Train staff to safely evacuate people with disabilities in various types of emergency situations when developing guidelines and a plan for emergency evacuations (28 CFR 35.130; 28 CFR 35.149).
- Provide direct access to telephone emergency services, including 911 services, for people who use TDD's and computer modems (28 CFR 35.162).
- If the City becomes involved in providing emergency shelters, provide emergency sheltering programs that are accessible to people with disabilities (28 CFR 35.130; 28 CFR 35.149).

Facilities

- Ensure that the public can obtain information regarding the existence and location of accessible facilities, entrances, and elements within facilities (28 CFR 35.163).
- Provide and maintain, in working order, features of facilities required to be accessible and usable for people with disabilities (28 CFR 35.133).
- Ensure that people with disabilities are not excluded from programs due to the inaccessibility of City facilities (28 CFR 35.149).
- Prioritize methods of achieving facility accessibility that offer the most integrated setting appropriate for people with disabilities (28 CFR 35.149).

- Design and construct new facilities or new parts of facilities to meet accessibility requirements (28 CFR 35.151(a)).
- Ensure that alterations to facilities meet accessibility requirements to the maximum extent feasible (28 CFR 35.151(b)).
- Make reasonable modifications to permit the use of mobility devices, including other power-driven mobility devices, unless they cannot be operated in accordance with the City's adopted safety requirements for pedestrian facilities (28 CFR 35.137(b)(1)).

Accessibility Practices in the Right-of-Way:

- Ensure that the public can obtain information regarding the existence and location of accessible transportation facilities, entrances, and elements within right-of-way facilities (28 CFR 35.163).
- Provide and maintain, in working order, features of right-of-way elements required to be accessible and usable for people with disabilities (28 CFR 35.133).

Conclusion

The ADA coordinator or designee will follow up with department managers to review the Self-Evaluation Questionnaire findings as well as the Accessible Policies and Procedures Memo's recommendations. In those situations where a policy, program, or procedure creates a barrier to accessibility that is unique to a department or a specific program, the ADA Coordinator or designee will coordinate with the department head or program manager to address the removal of the barrier in the most reasonable and accommodating manner in accordance with applicable law.

Many of the apparent omissions and errors in City policies discovered through the staff questionnaire can be resolved with improved communication. City staff need clear communication about accessibility requirements, processes, and resources available to them in order to effectively and consistently deliver accessible programs, activities, and services to the public. Publishing information in an easy-to-find location, and providing recurring staff training, is recommended to ensure that City staff remain up to date on accessibility policies and can reference written information or reach out for assistance when needed.

Likewise, residents of the City of Coachella need clear communication of the City's intent to uphold Title II of the ADA, as well as access to information about the policies, facilities, program modifications, adaptive equipment, communication methods, and individualized services available to them upon request. Publishing and updating this information in an easy-to-find location helps residents with disabilities plan their participation in City programs and services with confidence and conveys the City of Coachella's bona-fide commitment to equitable and inclusive practices.

Americans with Disabilities Act (ADA) Facility Barrier Report Summary

October 2024

TABLE OF CONTENTS

Accessibility Standards **2**

Facilities Evaluated **2**

Parks *2*

Other Facilities *2*

Barriers by Feature Type **3**

Key Takeaways *3*

Table 1: Park Barriers by Feature Type *4*

Table 2: Facility Barriers by Feature Type *6*

Barriers by Category **9**

Barrier Categories *9*

Key Takeaways *10*

Table 3: Park Barriers by Category *11*

Table 4: Facility Barriers by Category *13*

EXECUTIVE SUMMARY

This Americans with Disabilities Act (ADA) Barrier Summary Report supports the City of Coachella in the effort to provide equitable access to opportunities for Coachella residents, and to fulfill the requirements set forth in Title II of the ADA. It summarizes the findings of a detailed survey of selected City parks and facilities conducted in Spring of 2024 and will be used to create the City of Coachella's ADA Title II Self-Evaluation and Transition Plan (SETP).

Multiple barriers were identified at each of the sites evaluated. Larger, older, and more complex parks and facilities tend to have more barrier types identified, and higher estimated barrier mitigation costs, than smaller, newer sites or those with limited public use areas.

A little over half of the estimated barrier remediation costs are directly related to participation in program areas (including access to restrooms), while changes to approach and navigation features like parking, routes, and doors account for just under 40% of the total cost estimate.

The facilities and barriers summarized in this report will be further analyzed in order to develop a prioritization schema and schedule for the City of Coachella's ADA Transition Plan.







INTRODUCTION

ADA Title II states that a public entity must reasonably modify its public programs, activities, and services to avoid discrimination against people with disabilities, including ongoing removal of physical barriers in facilities where such services are provided. MIG performed a detailed evaluation of selected parks and City facilities on behalf of the City of Coachella as part of developing the City's ADA Transition Plan. The in-person assessment occurred between April and May of 2024. Evaluations were undertaken by staff equipped with measuring devices, City facility data, and evaluation checklists. Multiple types of barriers were identified at each of the sites evaluated. The site observations were recorded, and a proposed barrier removal solution and planning-level cost estimate was assigned to each barrier. These details are provided under a separate cover. This report summarizes the findings of the detailed accessibility evaluation that will be used to create the City of Coachella's ADA Title II Self-Evaluation and Transition Plan (SETP).

Accessibility Standards

The ADA facility assessment includes detailed measurements comparing the existing conditions in the facility to the codes and standards contained in the following regulations:

- 2010 Americans with Disabilities Act Standards for Accessible Design
- 2022 California Building Code, Chapter 11B (CBC) with July 2024 Supplement
- 2015 Architectural Barriers Act Accessibility Guidelines (ABA)

Facilities Evaluated

The following facilities are included in the ADA Facility Barrier Report (tenants leasing the facilities at the time of the assessment are indicated in parenthesis):

Parks

- Bagdouma Park
- Dateland Park
- De Oro Park
- Rancho Las Flores Park
- Tot Park
- Veterans Memorial Park

Other Facilities

- Bagdouma Park Community Center
- Bagdouma Park Swim Center
- Boys & Girls Club
- Coachella City Hall
- City Sanitation Department
- Coachella Civic Center
- Coachella Corporate Yard
- Coachella Library
- Coachella Valley Boxing Club
- Former Branch Library
    - Main Building
    - Annex I (Raices Cultura)
    - Annex II (Latino Commission)
- Former Chamber of Commerce
    - Area I (El Tranvia)
    - Area II (The Roaster)
- Former Water Billing / Fire Station (Firehouse Bar & Grill)
- Senior Center

FACILITY BARRIER SUMMARY

Barriers by Feature Type

MIG classified each of the accessibility barriers identified during the evaluation according to the type of feature or area affected. The following barrier types were identified at City of Coachella facilities:

- Built-in Elements (such as cabinetry, shelving, and fixed displays)
- Doors & Gates
- Drinking Fountains
- Food & Dining Areas
- Game & Sports Areas
- Interior Spaces (such as light switches, outlets, and operable parts on windows)
- Outdoor Constructed Features (such as benches and waste receptacles)
- Parking
- Picnic Areas
- Play Equipment Areas
- Restrooms
- Routes (including walkways, stairs, ramps, and elevators)
- Special Site Functions (any site-specific program area, such as a swimming pool and associated amenities like showers and locker rooms)
- Other (miscellaneous elements such as fire extinguishers and dog waste bag dispensers)

Tables 1 and 2 on the following pages summarize park and facility barriers by feature type. A narrative description of each table's contents is provided after the table.

Key Takeaways

The variety of barrier types identified at each park or facility corresponds roughly to what features are provided at that site.

The most common park barriers were at drinking fountains, outdoor constructed features, picnic areas, and play equipment areas. All park facilities include barriers at these feature types. The least common barrier type for park facilities is parking. Parking barriers were identified at only two parks.

The most common facility barrier types are doors and gates, and restrooms: all 16 facilities include barriers at doors and gates, and 15 of 16 facilities include barriers at restrooms. The least common barrier types are food and dining, and picnic areas; each of these barrier types was identified at only two facilities.

PARK NAME	Doors & Gates	Drinking Fountains	Game and Sports Areas	Outdoor Constructed Features	Parking	Picnic Areas	Play Equipment Areas	Restrooms	Routes	Special Site Functions	Other
Bagdouma Park	●	●	●	●	●	●	●	●	●		●
Dateland Park	●	●		●		●	●	●	●		
De Oro Park	●	●	●	●		●	●	●	●		●
Rancho Las Flores Park	●	●	●	●	●	●	●	●	●		●
Tot Park		●		●		●	●				●
Veterans Memorial Park		●		●		●	●	●	●		●

Bagdouma Park

This park is located at Douma St. and Bagdad Ave.

- Barriers were identified at doors and gates, drinking fountains, game and sports areas, outdoor constructed features, parking, picnic areas, play equipment areas, restrooms, routes, and other.

Dateland Park

This park is located at 51805 Shady Ln.

- Barriers were identified at doors and gates, drinking fountains, outdoor constructed features, picnic areas, play equipment areas, restrooms, and routes.

De Oro Park

This park is located at Avenue 50 and Avenida de Oro.

- Barriers were identified at doors and gates, drinking fountains, game and sports areas, outdoor constructed features, picnic areas, play equipment areas, restrooms, routes, and other.

Rancho Las Flores Park

This park is located at 48400 Van Buren St.

- Barriers were identified at doors and gates, drinking fountains, game and sports areas, outdoor constructed features, parking, picnic areas, play equipment areas, restrooms, routes and other.

Tot Park

This park is located at 52864 Calle Empalme.

- Barriers were identified at drinking fountains, outdoor constructed features, picnic areas, play equipment areas, and other.

Veterans Memorial Park

This park is located at 1500 4th St (between Orchard and Vine).

- Barriers were identified at drinking fountains, outdoor constructed features, picnic areas, play equipment areas, restrooms, routes, and other.

FACILITY NAME	Built-in Elements	Doors & Gates	Drinking Fountains	Food & Dining Areas	Game & Sports Areas	Interior Spaces	Outdoor Constructed Features	Parking	Picnic Areas	Restrooms	Routes	Special Site Functions*	Other
Bagdouma Park Community Center	●	●	●	●		●				●			
Bagdouma Park Swim Center		●	●						●	●		●	●
Boys & Girls Club	●	●	●					●		●			
Coachella City Hall	●	●				●				●	●		●
City Sanitation Department	●	●						●			●		
Coachella Civic Center	●	●	●			●		●		●	●		
Coachella Corporate Yard		●				●		●		●	●		
Coachella Library		●	●			●	●		●	●			●
Coachella Valley Boxing Club		●	●							●	●	●	●
Former Branch Library – Main Building		●				●				●			●
Former Branch Library – Annex I		●		●		●	●			●	●		
Former Branch Library – Annex II		●				●				●	●		
Former Chamber of Commerce – Area I		●						●		●	●		
Former Chamber of Commerce – Area II		●						●		●			
Former Water Billing / Fire Station		●								●	●		
Senior Center	●	●	●			●	●	●		●	●	●	●

**Special site functions include any associated amenities such as dressing and bathing areas*

Bagdouma Park Community Center

This facility is located at 51251 Douma St.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, food and dining areas, interior spaces, and restrooms.

Bagdouma Park Swim Center

This facility is located at 51723 Douma St.

- Barriers were identified at doors and gates, drinking fountains, picnic areas, restrooms, special site functions, and other.

Boys & Girls Club

This facility is located at 85350 Bagdad Ave.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, parking, and restrooms.

Coachella City Hall

This facility is located at 1515 6th St.

- Barriers were identified at built-in elements, doors and gates, interior spaces, restrooms, routes, and other.

City Sanitation Department

This facility is located at 87075 Avenue 54.

- Barriers were identified at built-in elements, doors and gates, parking, and routes.

Coachella Civic Center

This facility is located at 53990 Enterprise Way.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, interior spaces, outdoor constructed features, parking, restrooms, and routes.

Coachella Corporate Yard

This facility is located at 53462 Enterprise Way.

- Barriers were identified at doors and gates, interior spaces, parking, restrooms, and routes.

Coachella Library

This facility is located at 1500 6th St.

- Barriers were identified at doors and gates, drinking fountains, interior spaces, outdoor constructed features, picnic areas, restrooms, and other.

Coachella Valley Boxing Club

This facility is located at 51301 Douma St.

- Barriers were identified at doors and gates, drinking fountains, restrooms, routes, special site functions, and other.

Former Branch Library – Main Building

This facility is located at 1538 7th St.

- Barriers were identified at doors and gates, interior spaces, restrooms, and other.

Former Branch Library – Annex I

This facility is located at 1538 7th St.

- Barriers were identified at doors and gates, food and dining areas, interior spaces, outdoor constructed features, restrooms, and routes.

Former Branch Library – Annex II

This facility is located at 1538 7th St.

- Barriers were identified at doors and gates, interior spaces, restrooms, and routes.

Former Chamber of Commerce – Area I

This facility is located at 1258 6th St.

- Barriers were identified at doors and gates, parking, restrooms, and routes.

Former Chamber of Commerce – Area II

This facility is located at 1258 6th St.

- Barriers were identified at doors and gates, parking, and restrooms.

Former Water Billing / Fire Station

This facility is located at 1517 6th St.

- Barriers were identified at doors and gates, restrooms, and routes.

Senior Center

This facility is located at 1540 7th St.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, interior spaces, outdoor constructed features, parking, restrooms, routes, special site functions, and other.

Barriers by Category

Barrier Categories

As the City reviews individual facility barriers, they will be assigned a draft barrier category informed by a prioritization framework described in Title III of the ADA for places of public accommodation and commercial facilities: a framework referred to as the logic of access. These categories are not required by ADA Title II regulations; however, they are intended to be helpful in for further analysis and prioritization. Translating these categories into action plans must be accomplished using a programmatic approach. City staff will refine these categories over time as facilities programs are evaluated, and barriers are removed. The following is a descriptor of the categories:

> ***Category 1: Navigation.*** The highest category is placed on those barrier removal items that provide accessibility at the main entrance of a facility or improve an accessible route to the portion of the facility where program activities take place (e.g., parking, walks, ramps, doors, etc.).

Category 2: Participation. A second category is placed on those barrier removal items that improve or enhance access to program use areas (e.g., transaction counters, conference rooms, public offices, outdoor recreation features, etc.). If provided, restrooms are included in this category, since usable toilet facilities are needed while taking part in a public program.

Category 3: Comfort. A third category is placed on those barrier removal items that improve access to amenities serving program areas (e.g., drinking fountains, telephones, site furnishings).

Category 4: Other elements. This category may be used for duplicate features not required to be remediated by scoping sections of the standards, for elements which qualify for exceptions, or for barriers for which programmatic solutions are preferred.

Many of the draft barrier categories will require further evaluation by staff for programmatic solutions. It is anticipated that some categories will change to Category 4 based on stakeholder comment and feedback.

Tables 3 and 4 on the following pages show the most impactful barrier categories at each site, as measured by the estimated cost to remove the barrier via a construction-based solution. The costs used in the summary tables are based on the unit bid prices for standardized bid items and are considered low planning-level costs. The cost estimates represent a starting point for evaluation of needed resources and are not a detailed construction estimate. The City will need to incorporate additional soft costs such as design, administration, coordination, as well as anticipated inflation as part of the planning and budgeting process. A narrative description of each table's contents is provided after the table.

Key Takeaways

The park with the highest estimated barrier removal cost is also the largest: Bagdouma Park. Likewise, the lowest estimated barrier removal cost is at Tot Park, one of Coachella's smallest parks. For most parks, at least half of the estimated cost is for removal of Category 2 barriers affecting program areas. The next largest cost percentage is typically Category 1, which covers parking, paths, and entries. Category 3, Amenities, accounts for less than a fifth of each facilities' cost estimate, with one exception; due to its small size, Tot Park has no costs under Category 1 and proportionally larger costs under Category 3.

The facility with the highest overall estimated cost is the Former Branch Library, which includes the main building (unoccupied at the time of the assessment) and two annexes (leased to Raices Cultura and Latino Commission at the time of the assessment). This facility is one of the oldest sites surveyed, and portions of the building are in poor condition. The least costly facilities are the City Sanitation Department and the Former Water Billing / Fire Station building. The City Sanitation Department facility consists primarily of employee-only areas, so

only the parking, entrance, and reception areas that may be accessed by the public were surveyed. The Former Water Billing / Fire Station is leased to a local restaurant that has installed dining and service features; only permanent, publicly accessible portions of the building that the City is responsible for (entrance, routes, and restroom) were surveyed.

Table 3: Park Barriers by Category

PARK NAME	ESTIMATED COST TOTAL	BARRIER CATEGORIES 1	2	3	4
Bagdouma Park	$725,865	43%	50%	7%	-
Dateland Park	$64,905	13%	85%	2%	-
De Oro Park	$163,630	29%	66%	5%	-
Rancho Las Flores Park	$66,060	18%	66%	16%	-
Tot Park	$16,290	-	53%	47%	-
Veterans Memorial Park	$62,080	45%	44%	11%	-
Combined Barrier Removal Costs	$1,098,830	37%	55%	8%	-

Bagdouma Park

The estimated cost for barrier removal at this facility is $725,865.

- Category 1 barriers account for 47% of the cost estimate.
- Category 2 barriers account for 50% of the cost estimate.
- Category 3 barriers account for 7% of the cost estimate.

Dateland Park

The estimated cost for barrier removal at this facility is $64,905.

- Category 1 barriers account for 13% of the cost estimate.
- Category 2 barriers account for 85% of the cost estimate.
- Category 3 barriers account for 2% of the cost estimate.

De Oro Park

The estimated cost for barrier removal at this facility is $163,630.

- Category 1 barriers account for 29% of the cost estimate.
- Category 2 barriers account for 66% of the cost estimate.
- Category 3 barriers account for 16% of the cost estimate.

Rancho Last Flores Park

The estimated cost for barrier removal at this facility is $66,060.

- Category 1 barriers account for 18% of the cost estimate.
- Category 2 barriers account for 66% of the cost estimate.
- Category 3 barriers account for 16% of the cost estimate.

Tot Park

The estimated cost for barrier removal at this facility is $16,290.

- Category 2 barriers account for 53% of the cost estimate.
- Category 3 barriers account for 47% of the cost estimate.

Veterans Memorial Park

The estimated cost for barrier removal at this facility is $62,080.

- Category 1 barriers account for 45% of the cost estimate.
- Category 2 barriers account for 44% of the cost estimate.
- Category 3 barriers account for 11% of the cost estimate.

Combined Overall Park Cost

The overall estimated cost for barrier removal at surveyed parks is $1,098,830.

- Category 1 barriers account for 37% of the cost estimate.
- Category 2 barriers account for 55% of the cost estimate.
- Category 3 barriers account for 8% of the cost estimate.

Table 4: Facility Barriers by Category

FACILITY NAME	ESTIMATED TOTAL COST	BARRIER CATEGORIES 1	2	3	1 or 4
Bagdouma Park Community Center	$34,835	45%	37.5%	17.5%	-
Bagdouma Park Swim Center	$46,480	1%	96%	3%	-
Boys & Girls Club	$34,240	18%	61%	21%	-
Coachella City Hall	$89,475	61%	36%	3%	(<1%)
City Sanitation Department	$9,330	81%	19%	-	-
Coachella Civic Center	$30,250	53%	46%	1%	-
Coachella Corporate Yard	$57,570	68%	26%	6%	-
Coachella Library	$15,685	9%	32%	59%	-
Coachella Valley Boxing Club	$55,745	24%	60%	16%	-
Former Branch Library	$188,280	35%	61%	4%	-
Former Chamber of Commerce	$30,310	49%	51%	-	-
Former Water Billing / Fire Station	$7,280	14%	86%	-	-
Senior Center	$65,710	28%	52%	20%	-
Combined Barrier Removal Cost	$665,190	38%	53%	9%	(<1%)

Bagdouma Park Community Center

The estimated cost for barrier removal at this facility is $34,835.

- Category 1 barriers account for 45% of the cost estimate.
- Category 2 barriers account for 37.5% of the cost estimate.
- Category 3 barriers account for 17.5% of the cost estimate.

Bagdouma Park Swim Center

The estimated cost for barrier removal at this facility is $46,480.

- Category 1 barriers account for 1% of the cost estimate.
- Category 2 barriers account for 96% of the cost estimate.
- Category 3 barriers account for 3% of the cost estimate.

Boys & Girls Club

The estimated cost for barrier removal at this facility is $34,240.

- Category 1 barriers account for 18% of the cost estimate.
- Category 2 barriers account for 61% of the cost estimate.
- Category 3 barriers account for 21% of the cost estimate.

Coachella City Hall

The estimated cost for barrier removal at this facility is $89,475.

- Category 1 barriers account for 61% of the cost estimate.
- Category 2 barriers account for 36% of the cost estimate.
- Category 3 barriers account for 3% of the cost estimate.
- Category 1 or 4 barriers account for less than 1% of the cost estimate.

City Sanitation Deparment

The estimated cost for barrier removal at this facility is $9,330.

- Category 1 barriers account for 81% of the cost estimate.
- Category 2 barriers account for 19% of the cost estimate.

Coachella Civic Center

The estimated cost for barrier removal at this facility is $30,250.

- Category 1 barriers account for 53% of the cost estimate.
- Category 2 barriers account for 46% of the cost estimate.
- Category 3 barriers account for 1% of the cost estimate.

Coachella Corporate Yard

The estimated cost for barrier removal at this facility is $57,570.

- Category 1 barriers account for 68% of the cost estimate.
- Category 2 barriers account for 26% of the cost estimate.
- Category 3 barriers account for 6% of the cost estimate.

Coachella Library

The estimated cost for barrier removal at this facility is $15,685.

- Category 1 barriers account for 9% of the cost estimate.
- Category 2 barriers account for 32% of the cost estimate.
- Category 3 barriers account for 59% of the cost estimate.

Coachella Valley Boxing Club

The estimated cost for barrier removal at this facility is $55,745.

- Category 1 barriers account for 24% of the cost estimate.
- Category 2 barriers account for 60% of the cost estimate.
- Category 3 barriers account for 16% of the cost estimate.

Former Branch Library

The estimated cost for barrier removal at this facility is $188,280.

- Category 1 barriers account for 35% of the cost estimate.
- Category 2 barriers account for 61% of the cost estimate.
- Category 3 barriers account for 4% of the cost estimate.

Former Chamber of Commerce

The estimated cost for barrier removal at this facility is $30,310.

- Category 1 barriers account for 49% of the cost estimate.
- Category 2 barriers account for 51% of the cost estimate.

Former Water Billing / Fire Station

The estimated cost for barrier removal at this facility is $7,280.

- Category 1 barriers account for 14% of the cost estimate.
- Category 2 barriers account for 86% of the cost estimate.

Senior Center

The estimated cost for barrier removal at this facility is $65,710.

- Category 1 barriers account for 28% of the cost estimate.
- Category 2 barriers account for 53% of the cost estimate.
- Category 3 barriers account for 20% of the cost estimate.

Combined Barrier Removal Costs

The overall estimated cost for barrier removal at the surveyed facilities is $665,190.

- Category 1 barriers account for 38% of the cost estimate.
- Category 2 barriers account for 53% of the cost estimate.
- Category 3 barriers account for 9% of the cost estimate.
- Category 1 or 4 barriers account for less than 1% of the cost estimate.

CONCLUSION

Multiple types of accessibility barriers were identified at each of the City parks and facilities surveyed by MIG. Most public facility elements covered by the ADA or CBC have at least one component that does not comply with the current standard, thus, the variety of barrier types at each park or facility corresponds roughly to what features are provided at that site. Larger, older, and more complex parks and facilities tend to have more barrier types identified and higher estimated barrier mitigation costs than smaller, more recently constructed sites or those with limited public use areas.

For both parks and other types of City facilities, the majority of the estimated barrier remediation costs are directly related to the accessibility of program areas; that is, features that are essential to the public service or program provided at that site. The second largest category of estimated costs are for corrections to the parking, routes, entrances, and other elements that facilitate approach to and navigation through the primary program areas. Other amenities generally account for less than 1/10th of the barrier remediation costs. The facilities and barriers summarized in this report will be further analyzed in order to develop a prioritization schema and schedule for the City of Coachella's ADA Transition Plan.

STAFF REPORT
December 10, 2025

TO: Honorable Mayor and City Council Members

FROM: Yolanda Lopez, Department of Human Resources

SUBJECT: Resolution No. 2025-61- Approving the Opening of the Business License Technician position in the Finance Department

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution 2025-61, approving the opening of the Business License Technician position in the Finance Department.

BACKGROUND:

The Finance Department is currently utilizing the Economic Development Technician position to oversee business license functions in response to a high volume of applications, renewals, tax collection activities, and customer service inquiries. The department has continued to experience increased workload demands related to updating and processing business licenses, short-term rental permits, and regulatory licenses, as well as performing public counter responsibilities and other routine technical duties. To better align the duties with the appropriate job classification and support ongoing operational needs, staff recommends reopening the Business License Technician position and closing the Economic Development Technician position within the Finance Department.

DISCUSSION/ANALYSIS:

Reopening the Business License Technician position and closing the Economic Development Technician position will:

- Align the position title and job description with the core functions of business license processing and related finance duties.
- Support efficient and timely processing of business license applications, renewals, short-term rental permits, and regulatory licenses.
- Improve customer service at the public counter and by phone, as the position will be clearly dedicated to business license functions.
- Reduce confusion regarding the role of the Economic Development Technician

This position is intended to support the Finance Department's ability to maintain service levels, meet regulatory requirements, and provide consistent and accurate information to businesses operating in the city.

ALTERNATIVES:

1. Approve the action.
2. Do not approve the action.

FISCAL IMPACT:

The Business License Technician classification will result in a salary range of $68,343.90 - $87,226.06 annually.

Closing the Economic Development Technician position will result in a slight annual savings of approximately $7,255.46.

Attachments:
Resolution 2025-61
Job Description
Sanitary/Miscellaneous Salary Schedule

RESOLUTION NO. 2025-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE OPENING OF THE BUSINESS LICENSE TECHNICIAN POSITION IN THE FINANCE DEPARTMENT, CLOSING THE ECONOMIC DEVELOPMENT TECHNICIAN POSITION, AND APPROVING THE RELATED JOB DESCRIPTION AND SALARY SCHEDULE ADJUSTMENT

WHEREAS, the Finance Department is responsible for processing business license applications and renewals, short-term rental permits, regulatory licenses, tax collection activities, and providing customer service to businesses operating within the City; and

WHEREAS, the Finance Department is currently utilizing the Economic Development Technician position to oversee business license functions in response to a high volume of applications, renewals, tax collection activities, and customer service inquiries; and

WHEREAS, the department has continued to experience increased workload demands related to updating and processing business licenses, short-term rental permits, and regulatory licenses, as well as performing public counter responsibilities and other routine technical duties; and

WHEREAS, staff has reviewed the duties currently assigned to the Economic Development Technician position and determined that these functions are more appropriately aligned with the Business License Technician classification; and

WHEREAS, reopening the Business License Technician position and closing the Economic Development Technician position will better align the position title and job description with the core functions of business license processing and related finance duties; and

WHEREAS, this change will support efficient and timely processing of business license applications, renewals, short-term rental permits, and regulatory licenses, and improve customer service at the public counter and by phone; and

WHEREAS, the Business License Technician classification will result in an annual salary range of $68,343.90 to $87,226.06, and closing the Economic Development Technician position will result in a slight annual savings; and

WHEREAS, the job description for the Business License Technician position is attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, the associated salary schedule update reflecting the Business License Technician classification within the Sanitary/Miscellaneous Salary Schedule is attached hereto as **Exhibit B** and incorporated herein by this reference

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the City Council of the City of Coachella, as follows:

Section 1. The City Council hereby approves the opening of the Business License Technician position in the Finance Department and the closure of the Economic Development Technician position in the Finance Department.

Section 2. The City Council approves the Business License Technician job description attached hereto as Exhibit A.

Section 3. The City Council hereby approves the salary schedule for the Business License Technician classification to the Sanitary/Miscellaneous Salary Schedule, as provided in Exhibit B.

Exhibit A: Job Description
Exhibit B: Updated Salary Schedule

PASSED, APPROVED and **ADOPTED** this 10th day of December 2025.

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-61 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 10th day of December 2025, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

City of Coachella - Salary Schedule

Sanitary/Miscellaneous Employees

July 1, 2025 - June 30, 2026 ***(4% COLA Effective July 1, 2025)***

(Revised by Council 12/10/25, Resolution No. 2025-61)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Business License	h	32.86	34.50	36.23	38.04	39.94	41.94
Technician	m	5,695.32	5,980.09	6,279.10	6,593.05	6,922.70	7,268.84
Grade 7	a	68,343.90	71,761.09	75,349.15	79,116.60	83,072.43	87,226.06

City of Coachella - Salary Schedule

Sanitary/Miscellaneous Employees

July 1, 2026 - June 30, 2027 ***(3% COLA Effective July 1, 2026)***

(Revised by Council 12/10/25, Resolution No. 2025-61)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Business License	h	33.85	35.54	37.31	39.18	41.14	43.20
Technician	m	5,866.61	6,159.94	6,467.93	6,791.33	7,130.90	7,487.44
Grade 7	a	70,399.26	73,919.23	77,615.19	81,495.95	85,570.75	89,849.28

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Delia Granados, Deputy City Clerk

SUBJECT: Mayor's Appointments to Various Council Subcommittees, Coachella Valley Association of Government (CVAG) Committees, Other Agencies, etc.

STAFF RECOMMENDATION:

Appoint the members of Council to the various intergovernmental organizations, associations and City subcommittees.

BACKGROUND:

The City Council Members represent the City on various intergovernmental agencies and associations that consider policy and legislation, which directly impacts the City. In addition, Council Members serve on City subcommittees (ad hoc and standing) and as liaisons to several entities. In compliance with the requirements of the Maddy Act, Government Code 54972, the attached local appointments list shows all boards, commissions, and committees which are appointed by the legislative body of the local agency and the dates of their terms of office.

Also, attached is a completed Fair Political Practices Commission (FPPC) form 806, which has been posted to the City's website. This form is required pursuant to FPPC Regulation 18705.5. Each agency must post on its website Form 806, which lists all the paid appointed positions to which an official will vote to appoint themselves. This form must be posted prior to a vote (or consent item) to appoint a governing board member if the appointee will participate in the decision and the appointment results in additional income of $250 or more in a 12-month period.

The Mayor will be identifying Council appointments to these Committees.

FISCAL IMPACT:

There is no fiscal impact to the General Fund.

Attachments: Appointments List
FPPC Form 806

CITY OF COACHELLA

ELECTED/APPOINTED OFFICIALS, BOARDS, COMMITTEES AND COMMISSIONS
LOCAL APPOINTMENTS LIST

CALENDAR YEAR 2026 – DRAFT

ELECTED OFFICIALS

City Council Meetings are held on the second and fourth Wednesday of each month in the Council Chamber of City Hall, beginning at 6:00 p.m.

ELECTED OFFICIALS		TERM EXPIRES
Mayor	Steven Hernandez	November 2026
Mayor Pro Tem	Denise Delgado	November 2028
Councilmember	Stephanie Virgen	November 2026
Councilmember	Dr. Frank Figueroa	November 2026
Councilmember	Yadira Perez	November 2028
City Clerk	Angela M. Zepeda	November 2028
City Treasurer	Mayra Perez	November 2028

APPOINTED OFFICIALS

Interim City Manager	Bill Pattison
City Attorney	Ryan Guiboa

In compliance with the requirements of the Maddy Act, Government Code 54972, the following local appointments list shows all boards, commissions, and committees which are appointed by the legislative body of the local agency and the dates of their terms of office.

COACHELLA PLANNING COMMISSION – *(Meets on the first and third Wednesday of each month at 6:00 p.m. at the Coachella Council Chambers of City Hall located at 1515 Sixth Street, Coachella.)*

The City Planning Commission shall consist of five regular members and one alternate member. Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

APPOINTEE	NOMINATED BY (MEMBER OF COUNCIL)	ORIGINAL APPOINTMENT	TERM EXPIRES
Vanessa Ordorica	Councilmember Dr. Figueroa	June 25, 2025	December 2026
Isela Murillo (Chair)	Councilmember Virgen	March 8, 2023	December 2026
Eva Lara	Mayor Pro Tem Delgado	February 26, 2025	December 2028
Oscar Fonseca (Vice Chair)	Mayor Hernandez	February 26, 2025	December 2026
Alyssa Torres	Councilmember Perez	June 25, 2025	December 2028

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY (HEALTH AND SAFETY CODE SECTION 34179-34181): – *(Meetings held as needed.)*

The Oversight Board was created pursuant to California State law that dissolved the Coachella Redevelopment Agency, along with all 400 redevelopment agencies in California, on February 1, 2012. That law, known as AB X1 26, required the City of Coachella, as the successor agency to the Coachella Redevelopment Agency, to create a new Oversight Board to oversee certain fiscal management of former Agency funds and assets.

Oversight Boards direct the staff of the Successor Agency, have fiduciary responsibilities to holders of enforceable obligations, approves actions of the Successor Agency and establishes the Recognized Payment Obligation Payment Schedule. It takes a majority of the Oversight Board to constitute a quorum and to vote to take action.

The California Redevelopment Dissolution Laws mandated the dissolution of the 25 existing Oversight Boards within the County of Riverside and the creation of a single Consolidated Oversight Board overseeing all 25 successor agencies within the County commencing on **July 1, 2018.**

QUALIFICATIONS	APPOINTEE	ORIGINAL APPOINTMENT	TERM EXPIRES
Authority to represent the Successor Agency before the Countywide Oversight Board, the Riverside County Auditor-Controller, the State Controller, the California Department of Finance, or any other public body with regards to the Successor Agency business with the Countywide Oversight Board.	Gabriel Martin City Manager	December 8, 2021	Open

COACHELLA PARKS AND RECREATION COMMISSION – *(Meets on the third Tuesday of each month at 4:30 p.m. in the upstairs conference room at the Coachella Council Chambers of City Hall located at 1515 Sixth Street, Coachella.)*

The Coachella Parks and Recreation Commission shall consist of five regular members and one alternate member. Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

APPOINTEE	NOMINATED BY (MEMBER OF COUNCIL)	ORIGINAL APPOINTMENT	TERM EXPIRES
Andrew Gallegos	Mayor Hernandez	April 26, 2023	December 2026
Marcos Granados Jr. (Vice C)	Councilmember Virgen	April 26, 2023	December 2026
J. Carlos Ayala *(Alternate)*	Mayor Hernandez	April 26, 2023	December 2026
Rosalio Avila (Chair)	Councilmember Dr. Figueroa	February 26, 2025	December 2026
Jesus Nunez	Mayor Hernandez	February 26, 2025	December 2026
Victor Alcantara	Mayor Pro Tem Delgado	February 26, 2025	December 2028

CULTURE AND ARTS COMMISSION – *(Meetings called as needed at the Council Chambers of City Hall located at 1515 Sixth Street, Coachella.)*

The Culture and Arts Commission shall consist of five regular members. Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

APPOINTEE	NOMINATED BY (MEMBER OF COUNCIL)	ORIGINAL APPOINTMENT	TERM EXPIRES
Clara Nieblas	Councilmember Virgen	July 26, 2023	December 2026
Juan Ponce Ramos	Councilmember Dr. Figueroa	July 26, 2023	December 2026
Armando Lerma	Mayor Hernandez	February 26, 2025	December 2026
Oralia "Yaya" Ortiz	Mayor Hernandez	February 26, 2025	December 2026
Irene N. Rodriguez	Mayor Hernandez	March 12, 2025	December 2026
Javier Figueroa *(Alternate)*	Mayor Hernandez	March 12, 2025	December 2026

YOUTH ADVISORY COMMISSION – *(Meets on the second Monday of each month at 4:30 p.m. at the Council Chambers of City Hall located at 1515 Sixth Street, Coachella.)*

The Youth Advisory Commission shall consist of ten regular members. All members of the commission must live within the City of Coachella and be enrolled in high school. The term of a commissioner is one year from August to June; mirroring the local school district's school year. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

APPOINTEE	NOMINATED BY (MEMBER OF COUNCIL)	ORIGINAL APPOINTMENT	TERM EXPIRES
Sewa Meza (Chair)	Full Council	September 10, 2025	June 2026
Daila Juarez-Andrade (Vice Chair)	Full Council	September 10, 2025	June 2026
Isabel Martinez (Secretary)	Full Council	September 10, 2025	June 2026
Meraly Rodriguez	Full Council	September 10, 2025	June 2026
Kayla Castillo-Cabrera	Full Council	September 10, 2025	June 2026
Kenia Avalos	Full Council	September 10, 2025	June 2026
Jade Meza	Full Council	September 10, 2025	June 2026
Yamileth Cabrera-Gutierrez	Full Council	September 10, 2025	June 2026
Yarely Morales-Hinojosa, Alt.	Full Council	September 10, 2025	June 2026
Valeria Romero	Honorary	September 10, 2025	June 2026
Amanda Flores-Rojas	Honorary	September 10, 2025	June 2026

COUNCIL SUB-COMMITTEES

Building/Code Enforcement/Public Safety Sub-Committee – *(Meetings called as needed)*

Denise Delgado, Mayor Pro Tem
Dr. Frank Figueroa, Councilmember *(Alternate)*
City Manager
Development Services Director
City Engineer
Police Chief
Battalion Chief
Finance Director
Permit Technician *(Support Staff)*
Code Enforcement

Economic Development/Planning Sub-Committee – *(Meetings held on the 1st Thursday of each month at 5:00 p.m. in the Council Chambers of City Hall located at 1515 Sixth Street, Coachella)*

Denise Delgado, Mayor Pro Tem
Stephanie Virgen, Councilmember
City Manager
Development Services Director
Economic Development Director
Finance Director

Senior Citizens Advisory Sub-Committee – *(Meetings called as needed, if held, on the 3rd Wednesday of the month at 1:00 p.m.)*

Steven Hernandez, Councilmember
Stephanie Virgen, Councilmember
Public Works Director
Senior Center Coordinator *(Support Staff)*

Engineering/Public Works/Water-Sewer Sub-Committee – *(Meetings called as needed.)*

Denise Delgado, Mayor Pro Tem
Stephanie Virgen, Councilmember
City Manager
Development Services Director
Economic Development Manager
Finance Director
Utilities Department Assistant *(Support Staff)*

Sister City Sub-Committee – *(Meetings called as needed.)*

Steven Hernandez, Mayor
Dr. Frank Figueroa, Councilmember
City Manager
Economic Development Manager

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS – *Dark during the months of March, July, August, October and December* at CVWD Steve Robbins Administration Building Training Room, 75515 Hovely Lane East, Palm Desert, CA*

Executive Committee – *(Meetings held on last Monday* at 4:00 p.m.)*

Steven Hernandez, Mayor, Member
Denise Delgado, Mayor Pro Tem *(Alternate)*
City Manager, Staff

CVAG COMMITTEES – *(Continued)*

Transportation Committee (TC) – *(Meetings held on 1st Monday* at 10:00 a.m.)*
CVWD Steve Robbins Administration Building Training Room, 75515 Hovely Lane East, Palm Desert, CA

Steven Hernandez, Mayor, Member
Stephanie Virgen, Councilmember *(Alternate)*
City Engineer, Staff

Homelessness Committee – *(Meetings held on 3rd Wednesday* at 10:00 a.m.)*
CVWD Steve Robbins Administration Building Training Room, 75515 Hovely Lane East, Palm Desert, CA

Yadira Perez, Councilmember, Member
Dr. Frank Figueroa, Councilmember *(Alternate)*
Economic Development Manager, Staff
Development Services Director, Staff *(Alternate)*

Energy/Sustainability Committee – *(Meetings held on 2nd Thursday of each month at 12:00 noon) at*
CVWD Steve Robbins Administration Building Training Room, 75515 Hovely Lane East, Palm Desert, CA

Stephanie Virgen, Councilmember, Member
Denise Delgado, Mayor Pro Tem *(Alternate)*
Assistant to the City Manager, Staff

Public Safety – *(Meetings held on 2nd Monday* at 9:00 a.m.)*
CVWD Steve Robbins Administration Building Training Room, 75515 Hovely Lane East, Palm Desert, CA

Dr. Frank Figueroa, Councilmember
Denise Delgado, Mayor Pro Tem
City Manager, Staff
Police Chief
Battalion Chief

Technical Planning Sub-Committee – *(Meetings held on 3rd Tuesday* at 11:00 a.m.)*

Development Services Director, Staff
Senior Planner, Staff *(Alternate)*

Transportation Technical Advisory Sub-Committee – *(Meetings held on 4th Monday* at 10:00 a.m.)*

City Engineer, Staff
Public Works Director, Staff *(Alternate)*

Solid Waste and Recycling Technical Working Group – *(Meetings are held quarterly on 2nd Monday at 3:00 p.m.)*

Public Works Director, Staff
Environmental/Regulatory Program Manager, Staff *(Alternate)*

JPA/ Coachella Valley Conservation Commission (CVCC) – *(Meetings held on 2nd Thursday of each month at 11:00 a.m.) Dark each March, August, October and December.*

Steven Hernandez, Mayor, Member
Dr. Frank Figueroa, Councilmember *(Alternate)*

SUNLINE TRANSIT AGENCY – *(Meetings are held on 4th Wednesday of each month at noon in the Board Room, 32505 Harry Oliver Trail, Thousand Palms) The Board goes dark the month of August and November.*

Denise Delgado, Mayor Pro Tem, Member
Yadira Perez, Councilmember *(Alternate)*

COACHELLA VALLEY MOSQUITO & VECTOR CONTROL DISTRICT BOARD – *(Meetings are held every 2nd Tuesday of each month at 6:00 p.m. at the District's Ben Laflin Administration Building, 43-420 Trader Place, Indio. Trustees are appointed for a fixed term of either two (2) or four (4) years,*

Dr. Frank Figueroa, Councilmember (Term Expires February 2026)
Public Works Director, Staff

PALM SPRINGS INTERNATIONAL AIRPORT COMMISSION – *(Meetings held on 3rd Wednesday of each month at 4:00 p.m. in the Multi Purpose Conference Room, Demuth Community Center, 3601 E. Mesquite Ave., Palm Springs, CA, The City representative(s) may be council members, community members or staff.)*

Denise Delgado, Mayor Pro Tem, Member (Term Expires December 31, 2026)

RIVERSIDE COUNTY TRANSPORTATION COMMISSION – *(**Executive** Meetings are held at **9:00 a.m.** on the **2nd Wednesday** of each month; and the **Budget and Implementation** meetings are held at **9:30 a.m.** on the **4th Monday** of each month at the County of Riverside Administrative Center, 4080 Lemon Street, Riverside. Video teleconferencing is available from Palm Desert City Hall.)*

Denise Delgado, Mayor Pro Tem, Member – **Commission & *Budget and Implementation***

City Engineer, Staff, TAC Member
Public Works Director, Staff, TAC *(Alternate)*

PUBLIC ENTITIES RISK MANAGEMENT AUTHORITY (PERMA) – *(Meetings at the DoubleTree Resort 67-967 Vista Chino, Cathedral City. Held quarterly, 1st Thursday of last month of each quarter.)*

Human Resources Manager, Staff, Bill Pattison Interim City Manager, Member,
Finance Director, Staff *(Alternate)*

ABANDONED VEHICLE AUTHORITY – *(Meetings held quarterly. Date and location for next meeting are announced at each meeting. Locations hosted by different cities.)*

Finance Director, Member
Code Compliance Manager *(Alternate)*

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS – ***General Assembly*** *– (Meetings are held At least once every year (usually in April or May).*

Denise Delgado, Councilmember, Voting Delegate

COACHELLA/INDIO WASTE TRANSFER STATION JOINT POWERS AUTHORITY – *(Meetings held at **as needed**, at Coachella City Hall located at 1515 Sixth Street, Coachella.)*

Steven Hernandez, Mayor, Board Member
Dr. Frank Figueroa, Councilmember *(Alternate)*
Public Works Director, Staff

WASTE MANAGEMENT CONTRACT AMENDMENT - AD HOC COMMITTEE – *(Held **as needed**.)*

Steven Hernandez, Mayor
Stephanie Virgen, Councilmember

NPDES TASK FORCE – *(Meetings held first Wednesday of each month at 10 a.m.)*

Environmental/Regulatory Program Manager, Member
Sanitary Superintendent, Member

CHAMBER OF COMMERCE LIAISON – *(Meetings held **as needed**)*

Yadira Perez, Councilmember
Dr. Frank Figueroa, Councilmember
Assistant to the City Manager, Staff
Executive Assistant, Staff

JOINT WATER POLICY ADVISORY COMMITTEE MEETING – *(As needed at CVWD'S Coachella office, 85-995 Avenue 52, Coachella, Rummonds Training Room.)*

Steven Hernandez, Mayor, Member
Dr. Frank Figueroa, Councilmember *(Alternate)*
Utilities Manager, Staff

COACHELLA VALLEY ANIMAL CAMPUS COMMISSION – *(Meetings held on 1st Thursday, every two months at 9:30 a.m. at the 1000 Palms Community Center, 31189 Robert Road, Thousand Palms, CA 92276)*

Dr. Frank Figueroa, Councilmember, Member
Yadira Perez, Councilmember *(Alternate)*
City Manager, Staff

COACHELLA VALLEY ENERGY COMMISSION – *(Meetings held at 4:00 p.m. on the second Thursday of each month. Meetings may be held at the IID Boardroom at its La Quinta Headquarters, 81-600 Avenue 58 La Quinta, or rotating at member agency locations. Commission members are appointed for one-year terms with no term limits, and must reside within the IID boundary area for the Coachella Valley. (New for 2021)* ***DISBANNED MAY 2025.***

Stephanie Virgen, Councilmember, Member (Term Expires December 2025)

UTILITY USERS CITIZENS OVERSIGHT COMMITTEE – *(Meetings held at [time] on the [day] of each month.) Meetings will be held at [location and address]*

Member
Staff

COACHELLA VALLEY MOUNTAINS CONSERVANCY – *(Meetings held at 3:00 p.m. on the 2nd Monday of February, May, August and November in the City of Palm Desert Administrative Conference Room, 73-510 Fred Waring Drive, Palm Desert. Terms are for 2-years. Appointees must be either the Mayor or a Councilmember.)*

Denise Delgado, Mayor Pro Tem, Member (Term Expires December 2026 – 2-year term)
Dr. Frank Figueroa, Councilmember *(Alternate)*
Development Services Director, Staff, non-member

VISIT GREATER PALM SPRINGS JOINT POWERS AUTHORITY – *(Six (6) Meetings are held yearly on Fridays, 8:00 am to 10:30 am.) [Locations and Dates TBD]*

Dr. Frank Figueroa, Councilmember, Member
Denise Delgado, Mayor Pro Tem *(Alternate)*

Agency Report of: Public Official Appointments

A Public Document

California Form 806

For Official Use Only

1. Agency Name

City of Coachella

Division, Department, or Region *(If Applicable)*

City Council

Designated Agency Contact *(Name, Title)*

Delia Granados, Deputy City Clerk

Area Code/Phone Number	E-mail
(760) 398-3502	dgranados@coachella.org

Date Posted: 12/4/2025 *(Month, Day, Year)*

2. Appointments

Agency Boards and Commissions	Name of Appointed Person	Appt Date and Length of Term	Per Meeting/Annual Salary/Stipend
Coachella Valley Association of Governments (CVAG) Executive Committee	Name: Hernandez, Steven (Last, First) Alternate, if any: Delgado, Denise (Last, First)	12/10/2025 Appt Date 1 Year Length of Term	Per Meeting: $ 125 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ☒ $1,001-$2,000 ☐ Other
Coachella Valley Association of Governments (CVAG) Transportation Committee	Name: Hernandez, Steven (Last, First) Alternate, if any: Virgen, Stephanie (Last, First)	12/10/2025 Appt Date 1 Year Length of Term	Per Meeting: $ 100 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ☒ $1,001-$2,000 ☐ Other
Coachella Valley Association of Governments (CVAG) Homelessness	Name: Perez, Yadira (Last, First) Alternate, if any: Figueroa, Frank (Last, First)	12/10/2025 Appt Date 1 Year Length of Term	Per Meeting: $ 100 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ☒ $1,001-$2,000 ☐ Other
Coachella Valley Association of Governments (CVAG) Energy Environmental Resource Committee	Name: Virgen, Stephanie (Last, First) Alternate, if any: Delgado, Denise (Last, First)	12/10/2025 Appt Date 1 Year Length of Term	Per Meeting: $ 100 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ☒ $1,001-$2,000 ☐ Other

3. Verification

I have read and understand FPPC Regulation 18702.5. I have verified that the appointment and information identified above is true to the best of my information and belief.

Signature of Agency Head or Designee	Print Name	Title	(Month, Day, Year)
	Delia Granados	Deputy City Clerk	12/4/2025

Comment:

Print Clear

Agency Report of:
Public Official Appointments
Continuation Sheet

California Form 806
A Public Document

1. Agency Name
City of Coachella

Date Posted: 12/10/2025 (Month, Day, Year)

2. Appointments

Agency Boards and Commissions	Name of Appointed Person	Appt Date and Length of Term	Per Meeting/Annual Salary/Stipend
Coachella Valley Association of Governments (CVAG) Public Safety Committee	Name: Figueroa, Frank (Last, First) Alternate, if any: Delgado, Denise (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 100 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ■ $1,001-$2,000 ☐ ____ Other
Coachella Valley Conservation Commission (CVCC)	Name: Hernandez, Steven (Last, First) Alternate, if any: Figueroa, Frank (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 120 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ■ $1,001-$2,000 ☐ ____ Other
Sunline Transit Agency: 1) Board 2) Finance Committee 3) Taxi Committee 4) Chairman Executive Committee ($50x1)	Name: Delgado, Denise (Last, First) Alternate, if any: Perez, Yadira (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 25 Estimated Annual: ■ $0-$1,000 ☐ $2,001-$3,000 ☐ $1,001-$2,000 ☐ ____ Other
Coachella Valley Mosquito & Vector Control District Board	Name: Figueroa, Frank (Last, First) Alternate, if any: ____ (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 100 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ■ $1,001-$2,000 ☐ ____ Other
Riverside County Transportation Commission (RCTC) Executive and Budget & Implementation	Name: Delgado, Denise (Last, First) Alternate, if any: ____ (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 100 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ■ $1,001-$2,000 ☐ ____ Other
Coachella/Indio Waste Transfer Station Joint Powers Authority	Name: Hernandez, Steven (Last, First) Alternate, if any: Figueroa, Frank (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 50 Estimated Annual: ■ $0-$1,000 ☐ $2,001-$3,000 ☐ $1,001-$2,000 ☐ ____ Other

Print Clear

Agency Report of: Public Official Appointments Continuation Sheet

California Form 806
A Public Document

1. Agency Name
City of Coachella

Date Posted: 12/4/2025 (Month, Day, Year)

2. Appointments

Agency Boards and Commissions	Name of Appointed Person	Appt Date and Length of Term	Per Meeting/Annual Salary/Stipend
Coachella Valley Mountains Conservancy	Name: Delgado, Denise (Last, First) Alternate, if any: Figueroa, Frank (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 75 Estimated Annual: ■ $0-$1,000 ☐ $2,001-$3,000 ☐ $1,001-$2,000 ☐ ____ Other
Southern California Association of Governments (SCAG) General Assembly	Name: Delgado, Denise (Last, First) Alternate, if any: ____ (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 150 Estimated Annual: ■ $0-$1,000 ☐ $2,001-$3,000 ☐ $1,001-$2,000 ☐ ____ Other
Visit Greater Palm Springs Joint Powers Authority	Name: Figueroa, Frank (Last, First) Alternate, if any: Delgado, Denise (Last, First)	12/10/2025 (Appt Date) 1 Year (Length of Term)	Per Meeting: $ 100 Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ■ $1,001-$2,000 ☐ ____ Other
	Name: ____ (Last, First) Alternate, if any: ____ (Last, First)	____ (Appt Date) ____ (Length of Term)	Per Meeting: $ ____ Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ☐ $1,001-$2,000 ☐ ____ Other
	Name: ____ (Last, First) Alternate, if any: ____ (Last, First)	____ (Appt Date) ____ (Length of Term)	Per Meeting: $ ____ Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ☐ $1,001-$2,000 ☐ ____ Other
	Name: ____ (Last, First) Alternate, if any: ____ (Last, First)	____ (Appt Date) ____ (Length of Term)	Per Meeting: $ ____ Estimated Annual: ☐ $0-$1,000 ☐ $2,001-$3,000 ☐ $1,001-$2,000 ☐ ____ Other

Print Clear

FPPC Form 806 (1/18)
FPPC Toll-Free Helpline: 866/ASK-FPPC (866/275-3772)

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Director of Economic Development

SUBJECT: Appoint one (1) Commissioner to the Coachella Youth Advisory Commission

---

STAFF RECOMMENDATION:

Staff recommends that the City Council appoint one (1) Commissioner to the Coachella Youth Advisory Commission (YAC).

BACKGROUND:

In July 2024, the City Council adopted Resolution No. 2024-25, which established compensation for members of the Youth Advisory Commission. Under this resolution, Commissioners receive $50.00 per scheduled meeting, provided a quorum is present. Following Council's action, the City conducted outreach through schools, community organizations, and social media platforms to promote the opportunity to local youth.

The YAC was created to provide young residents with a voice in civic matters. Commissioners serve in an advisory role to the City Council, helping to identify the educational, recreational, and cultural needs of Coachella's youth and ensuring coordination of community resources that improve quality of life for young people.

DISCUSSION/ANALYSIS:

The Commission is designed to consist of ten youth members enrolled in high school who reside in Coachella. To date, the City had received a sufficient number of applications to fill all ten seats. The Youth Advisory Commission held its first meeting on October 14, 2025 but since then, the Commission had one Commissioner resign. Appointing the full membership will allow the Commission to begin its work with balanced representation and greater capacity to address issues affecting youth. With all positions filled, the Commission will be better positioned to carry out its duties effectively and ensure broad input from across the community.

The following applicants submitted an application for consideration: (the council must select and appoint one)

1. Brandon Antunez Lopez (Coachella resident)
2. Valerie Aguirre (Coachella resident)
3. Emily Samano Felix

FISCAL IMPACT:

There is no additional fiscal impact beyond the stipends already authorized under Resolution No. 2024-25.

ATTACHMENT(S):

1. Youth Advisory Commission Applications

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Brandon Antunez Lopez

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL:** [redacted]

COMMISSION:

- ☐ **Planning**
- ☐ **Cultural and Arts**
- ☐ **Parks and Recreation**
- ☐ **Utilities User Tax Citizen Oversight (UUT)**
- ☑ **Youth Advisory (**To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)
- ☐ **Social Justice & Public Safety**

To be eligible for appointment to any Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.

Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

   Some training that I have had is I am in multiple clubs in my high school, also I am in a leadership group Where the youth give input on programs, policies, and community projects. We have mostly made an initiative Towards building smoke free environments for all of riverside county residents, which is led by RUHS and the RAP foundation

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

   I believe the Commission's objectives are to promote youth representation in the City of Coachella. I would support these goals by offering informed input as a local high school student and helping the commission by using my prior leadership experience to help strengthen youth involvement throughout the city of Coachella.

3. What special qualities can you bring to the Commission?

What qualities I can bring to the commission is that I am in a leadership youth group that promotes smoke free environments For riverside county residents as well as Coachella Valley residents. I have done around 260 hours of community service From this year and last year in order to promote topics like these

4. Do you have any questions or comments about the Commission's structure or functions?

At this time I do not have any questions. I look forward to learning more about the commissions structure and responsibilities

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

As a student and active community volunteer, I can offer a youth perspective that reflects the concerns of local residents. I hope to support initiatives that promote community engagement, public health, and positive youth development.

Signature  Date 11-13-25

Note: Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

Youth Advisory Commission Note: The term of a Commissioner is one year from August to June; mirroring the local school district's school year.

PLEASE RETURN THIS COMPLETED APPLICATION TO:

Deputy City Clerk
City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

cityclerk@coachella.org

(Revised 10-30-2023)

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Emily Samano Felix

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL** [redacted]

COMMISSION:

☒ **Planning**

☒ **Cultural and Arts**

☒ **Parks and Recreation**

☒ **Utilities User Tax Citizen Oversight·(UUT)**

☒ **Youth Advisory** (To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)

☒ **Social Justice & Public Safety**

To be eligible for appointment to any Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.

Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

I think I should be appointed because I've learned a lot from my parents, who came from another country and built their own business. They taught me how to work hard, make good choices, and manage money. I also help my community by volunteering with groups like Cofem. I like being involved, helping others, and learning about the problems people face so I can make a difference.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

My goal is to make Coachella a better place by listening to what people need and helping make good decisions for the community.I want to help more people know what's happening in our city and get involved. I will do this by speaking up for others, going to meetings, and working with different people to share ideas. I'll listen to everyone's opinions, help plan events, and bring new ideas to make our community better.

3. What special qualities can you bring to the Commission?

Some special qualities I bring to the Commission are that I'm very vocal and I stand up for what's right. I don't like seeing unfair things happen. I'm very active and like to help out in my community. I always try to join clubs and do community service. I stay organized and manage my time well. I enjoy working with others, sharing ideas, and listening to what people have to say so we can make good changes together.

4. Do you have any questions or comments about the Commission's structure or functions?

No, I don't have any questions. I just hope you are able to give me the opportunity to be part of the Commission for the city of Coachella. I would love to be able to learn new things!

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

I want to help make Coachella a better and safer place for everyone. I can share ideas to make the city more fun and bring people together. I will help spread information so more people, especially young people, know what's going on. I want to listen to what students and families think and share their ideas.

Signature [signature] Date 11/05/2025

Note: Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

Youth Advisory Commission Note: The term of a Commissioner is one year from August to June; mirroring the local school district's school year.

PLEASE RETURN THIS COMPLETED APPLICATION TO:

Deputy City Clerk
City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

cityclerk@coachella.org

(Revised 10-30-2023)

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Valerie Aguirre

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL:** [redacted]

COMMISSION:

- ☐ **Planning**
- ☐ **Cultural and Arts**
- ☐ **Parks and Recreation**
- ☐ **Utilities User Tax Citizen Oversight (UUT)**
- ☒ **Youth Advisory (**To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)
- ☐ **Social Justice & Public Safety**

To be eligible for appointment to any Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.

Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

   Being appointed would not only allow me to be a voice for my peers but also a voice for the youth in my community. Coming from a Mexican American household where education levels where limited, and where lack of involvement in the community also played a role, I plan to break that cycle with my 3.9 GPA and by actively engaging with my community. This opportunity would be a big step toward achieving that goal. I have always taken my education and involvement in my community seriously, having worked at local election polling sites, participating in school sport teams, enrolled in advanced classes, and joining an academy focused on college preparation and Chicano/a history.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

   The goals of the Youth Commission are to represent young people, improve community involvement, and create more opportunities for growth. I would help achieve these goals by listening to my peers, sharing their ideas with city leaders, and working on plans that make a po[illegible]pact on Coachella's youth.

3. What special qualities can you bring to the Commission?

With my dedication to academics, involvement within the city, and sports, I aim to bring ideas, teamwork, and a strong commitment to helping Coachella's youth reach their full potential.

4. Do you have any questions or comments about the Commission's structure or functions?

What kind of training or orientation do new members receive?

What should I expect if I were appointed as a new member wanting to make a strong impact?

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

As a member of the Coachella Youth Commission, I would bring dedication, kindness, and a strong work ethic to serve my community. I value respect, teamwork, and understanding, and I strive to create a welcoming environment for others. With these qualities I would work to strengthen communication between young people and city leaders and help create a more inclusive and positive community for all youth in Coachella.

Signature  Date 11/07/2025

Note: Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

Youth Advisory Commission Note: The term of a Commissioner is one year from August to June; mirroring the local school district's school year.

PLEASE RETURN THIS COMPLETED APPLICATION TO:

Deputy City Clerk
City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

cityclerk@coachella.org

(Revised 10-30-2023)

STAFF REPORT
12/10/2025

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Director

SUBJECT: Resolution No. WA-2025-03; A Resolution of the Board of Directors of the Coachella Water Authority Authorizing the Drinking Water State Revolving Fund Application for the Chromium-6 Treatment Project & Resolution No. WA-2025-04, A Resolution of the Board of Directors of the Coachella Water Authority Authorizing Reimbursement for Drinking Water State Revolving Fund Application for the Chromium-6 Treatment Project.

STAFF RECOMMENDATION:

Authorize Resolution No. WA-2025-03 & WA-2025-04 for the Drinking Water State Revolving Fund Application and Reimbursement for the Chromium-6 Treatment Project.

BACKGROUND:

In 2014, the State Water Resources Control Board (SWRCB) Division of Drinking Water (DDW) adopted California's first Maximum Contaminant Level (MCL) specific to chromium-6, setting the limit at 10 µg/L. Shortly after its adoption, a court invalidated the standard on procedural grounds, requiring the state to revert to the previous total chromium MCL of 50 µg/L.

After several years of reevaluation, the SWRCB Division of Drinking Water readopted a chromium-6 specific MCL of 10 µg/L, on April 17, 2024, this time applying the limit at entry points to the distribution system (EPDS). The regulation became effective on October 1, 2024, with compliance timelines based on water system size. Coachella Water Authority (CWA), has six wells exceeding this limit and requires treatment to achieve the MCL compliance and is currently developing a new well that will also require treatment. The Chromium-6 Treatment Project (Project) will construct a Reduction Coagulation Filtration water treatment process to remove Chromium-6 in the seven wells, improving water quality and water supply reliability to CWA's service area.

To fund the Project, CWA is pursuing financing through SWRCB's Drinking Water State Revolving Fund (DWSRF). The application process includes four key components: the General Information Package, Technical Application Package, Environmental Package, and Financial Security Package. CWA has submitted the General Information Package and is actively working on the remaining components. As part of the DWSRF requirements, CWA prepared an Authorizing Resolution to designate authority for submitting application materials and executing

agreements, and a Reimbursement Resolution using the required template language to ensure eligibility for reimbursement from loan proceeds. The reimbursement resolution is required for publicly-owned entities applying for loans.

FISCAL IMPACT:

No Fiscal Impact.

RESOLUTION NO. WA-2025-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY AUTHORIZING THE DRINKING WATER STATE REVOLVING FUND APPLICATION FOR THE CHROMIUM-6 TREATMENT PROJECT

WHEREAS, the Coachella Water Authority (CWA) and the City of Coachella (the "City") are pursuing funding for the Chromium-6 Treatment Project (the "Project") through the Drinking Water State Revolving Fund; and

WHEREAS, the CWA has the authority to construct, operate, and maintain its water system; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY, **AS FOLLOWS:**

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Manager or the Utilities Director (the "Authorized Representatives") or designee is hereby authorized and directed to sign and file, for an on behalf of the Entity, a Financial Assistance Application for a financing agreement from the State Water Resources Control Board for the planning, design, and construction of the Project.

SECTION 3. The Authorized Representative, or his/her designee, is designated to provide the assurances, certifications, and commitments required for the financial assistance application, including executing a financial assistance agreement from the State Water Resources Control Board and any amendments or changes thereto.

SECTION 4. The Authorized Representative, or his/her designee, is designated to represent the CWA in carrying out the CWA's responsibilities under the financing agreement, including certifying disbursement requests on behalf of the CWA and compliance with applicable state and federal laws.

PASSED, APPROVED and **ADOPTED** this 10th day of December, 2025.

_____

Steven A. Hernandez
President

ATTEST:

_____

Angela M. Zepeda

Secretary

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____

Authority Attorney

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

I HEREBY CERTIFY that the foregoing **Resolution No. WA-2025-03** was duly adopted by the Board of Directors of the Coachella Water Authority at a regular meeting thereof, held on this 10th day of December, 2025, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

RESOLUTION NO. WA-2025-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY AUTHORIZING REIMBURSEMENT FOR DRINKING WATER STATE REVOLVING FUND APPLICATION FOR THE CHROMIUM-6 TREATMENT PROJECT

WHEREAS, the Coachella Water Authority (CWA) and the City of Coachella (the "City") desires to finance the costs of constructing and/or reconstructing certain public facilities and improvements relating to its water system, including certain treatment facilities, pipelines and other infrastructure (the "Project"); and

WHEREAS, the CWA intends to finance the construction and/or reconstruction of the Project or portions of the Project with moneys ("Project Funds") provided by the State of California, acting by and through the State Water Resources Control Board (State Water Board); and

WHEREAS, the State Water Board may fund the Project Funds with proceeds from the sale of obligations the interest upon which is excluded from gross income for federal income tax purposes (the "Obligations"), and

WHEREAS, prior to either the issuance of the Obligations or the approval by the State Water Board of the Project Funds the CWA desires to incur certain capital expenditures (the "Expenditures") with respect to the Project from available moneys of the CWA; and

WHEREAS, the CWA has determined that those moneys to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the CWA for the Expenditures from the proceeds of the Obligations.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY, AS FOLLOWS:

SECTION 1. The CWA hereby states its intention and reasonably expects to reimburse Expenditures paid prior to the issuance of the Obligations or the approval by the State Water Board of the Project Funds.

SECTION 2. The reasonably expected maximum principal amount of the Project Funds is $84,000,000.

SECTION 3. This resolution is being adopted no later than 60 days after the date on which the CWA will expend moneys for the construction portion of the Project costs to be reimbursed with Project Funds.

SECTION 4. Each CWA expenditure will be of a type properly chargeable to a capital account under general federal income tax principles.

SECTION 5. To the best of our knowledge, the CWA is not aware of the previous adoption of official intents by the CWA that have been made as a matter of course for the purpose of reimbursing expenditures and for which tax-exempt obligations have not been issued.

SECTION 6. This resolution is adopted as official intent of the CWA in order to comply with Treasury Regulation §1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of Project costs.

SECTION 7. All the recitals in this Resolution are true and correct and the CWA so finds, determines and represents.

PASSED, APPROVED and **ADOPTED** this 10th day of December, 2025.

_____
Steven A. Hernandez
President

ATTEST:

_____
Angela M. Zepeda
Secretary

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
Authority Attorney

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

I HEREBY CERTIFY that the foregoing **Resolution No. WA-2025-04** was duly adopted by the Board of Directors of the Coachella Water Authority at a regular meeting thereof, held on this 10th day of December, 2025, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

STAFF REPORT
12/10/2025

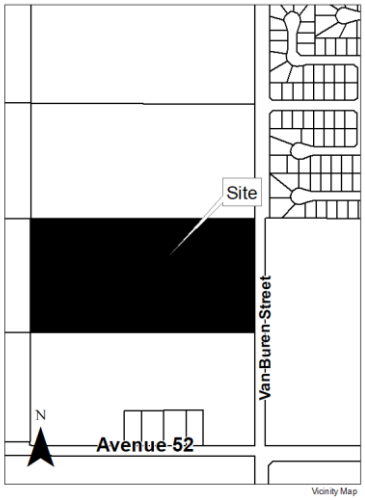
TO: Honorable Mayor and City Council Members

FROM: Adrian Moreno, Associate Planner

SUBJECT: Resolution No. 2025-60: 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 City Council to approve Resolution No. 2025-60 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 June 12, 2024, the City Council approved the original Tentative Tract Map, Conditional Use Permit, Architectural Review, and Environmental Assessment for the Encanto project. The previous approvals were for 111 single family lots on approximately 4,500 acre lots. On July 15, 2025, the applicant, Joseph Rivani of Global Investments and Development, submitted a Planning Application requesting the modification to the previously approved Tentative Tract Map, Conditional Use Permit, Architectural Review, and Environmental Assessment. The proposed

modification would allow for the subdivision of 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet.

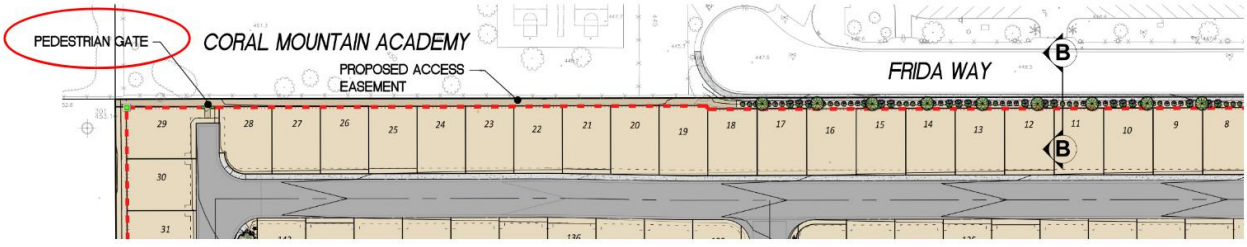
The Encanto Modification project was brought before the Planning Commission at the November 19, 2025 Planning Commission meeting. The Planning Commission recommended the conditional approval of the proposed project to the City Council with a vote of 4-0 with 1 abstention. The Planning Commission approved the project with staff recommendations, and included the following planning commission recommended modifications to the following conditions:

121. Planning Commission modifies this condition #121 as follows: Trees must have a minimum of 5' separation from water and sewer laterals with root barrier. Trees planted more than 5' from water and sewer laterals require no root barrier.

153. Condition #97 of the original approved conditions of approval shall be modified as follows: 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 **three** years after the final occupancy permit is issued for Tract 32429, CUP No. 376 and AR No. 22-11.

154. The applicant shall revise the plans to include a secondary gate on Frida Way. The applicant shall work with staff on the implementation of this condition of approval, and the applicant shall use its best efforts to put in a gate, however if staff is uncomfortable with having pedestrians on the other side of the gate, the applicant will be relieved of this condition of approval, but it will be up to staff's reasonable discretion.

Staff recommends the applicant include a pedestrian gate in the northwestern corner of the proposed subdivision as recommended by the Planning Commission. Staff recommends conditions of approval to require an easement to the rear access gate to provide access to a planned future bike trail, separate from the proposed project, at a future undetermined date.



SUMMARY:

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 Regional Retail District 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 Site



DISCUSSION/ANALYSIS:

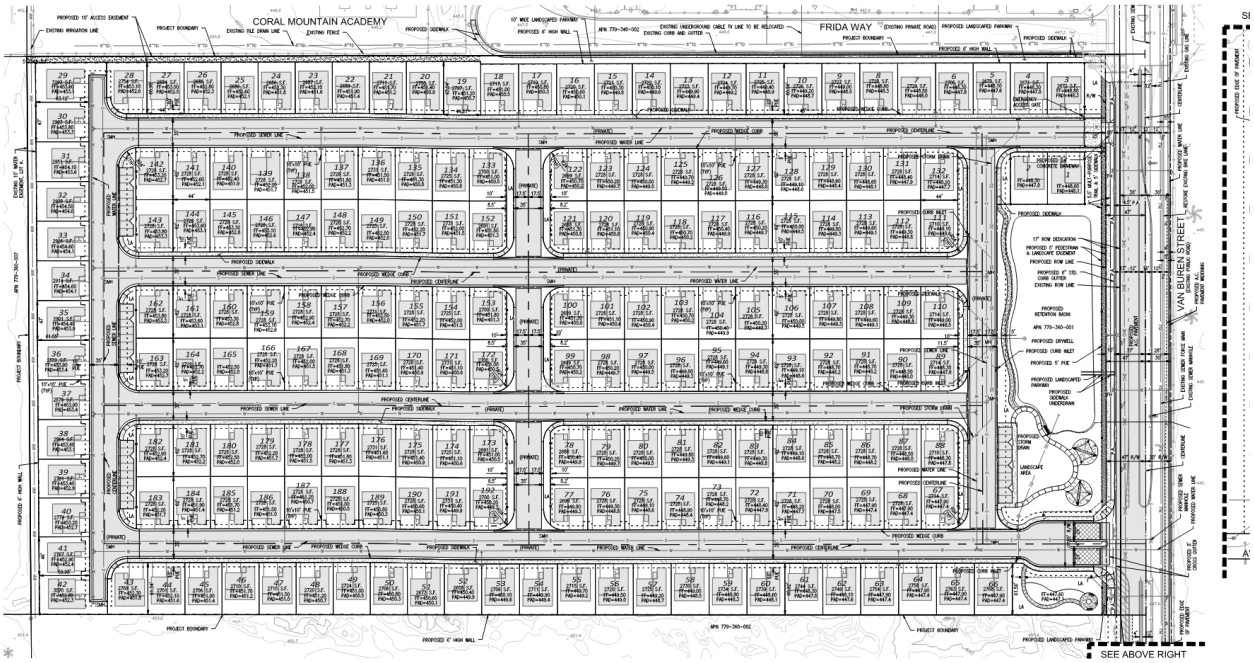
Surrounding land uses and zoning designations are as follows:

	General Plan 2035	Zoning	Existing Use
Site:	Regional Retail District	R-C-PUD	Vacant
North:	School	Suburban Neighborhood	Coral Mountain Academy (51375 Van Buren St)
South:	Regional Retail District	Regional Commercial (R-C).	Vacant
East:	Regional Retail District	Regional Commercial (R-C)	Van Buren Street and Existing Agricultural Uses (Date Farm)
West:	General Neighborhood	General Neighborhood (G-N)	Vacant

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

Plan A 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

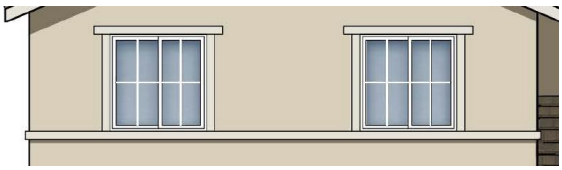


Figure 6 Trim Pop-outs



Figure 6 Board and Batten Stucco

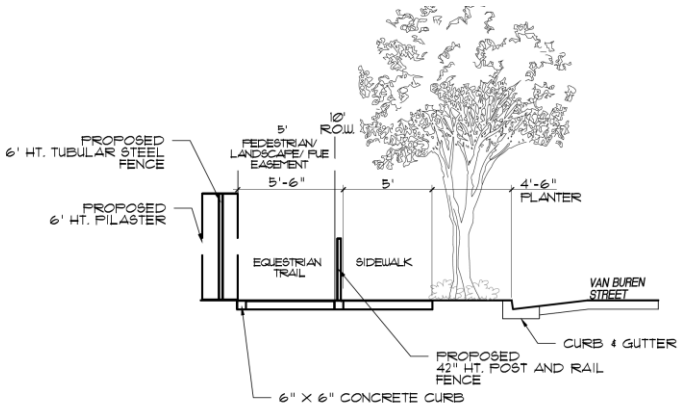
Plan C exterior building materials include stucco, board and batten stucco, concrete flat tile roofing, stucco finished window trim, decorative veneer, and decorative gable accents.

LANDSCAPE DESIGN

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

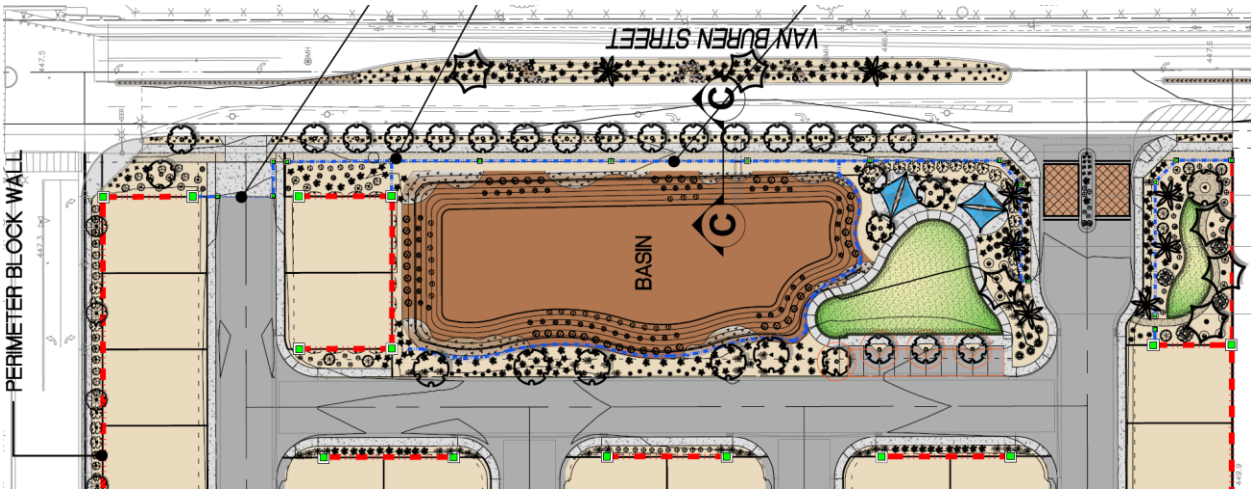
A 6-foot-high decorative block wall will be constructed along Frida Way. The Van Buren Street project frontage will provide a total 15'6" common area that includes a 4-foot curb adjacent landscape setback with shade trees per the direction of General Plan Mobility guidelines, a 5-foot sidewalk, equestrian vinyl fence and 5' 6" multi-use perimeter decomposed granite (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 Van Buren Street Roadway section

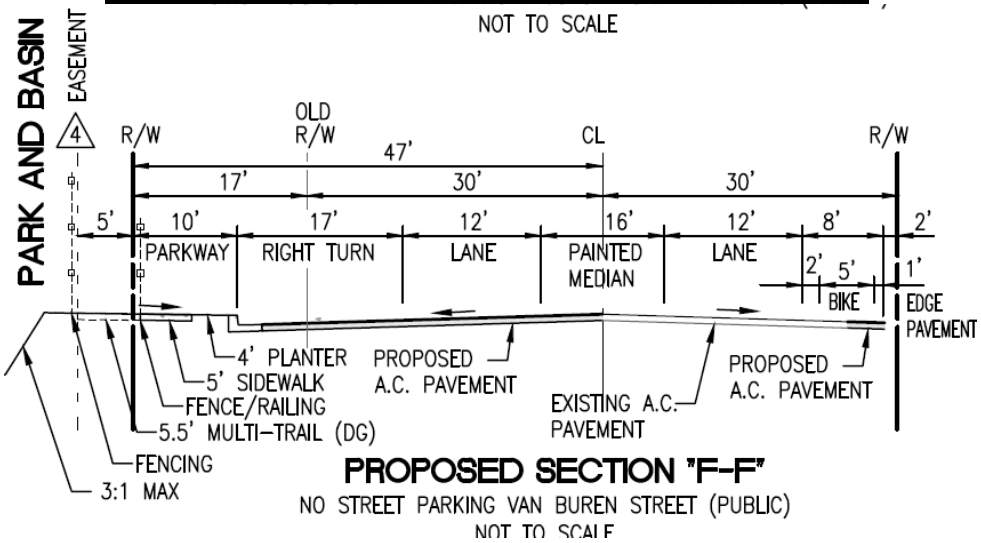
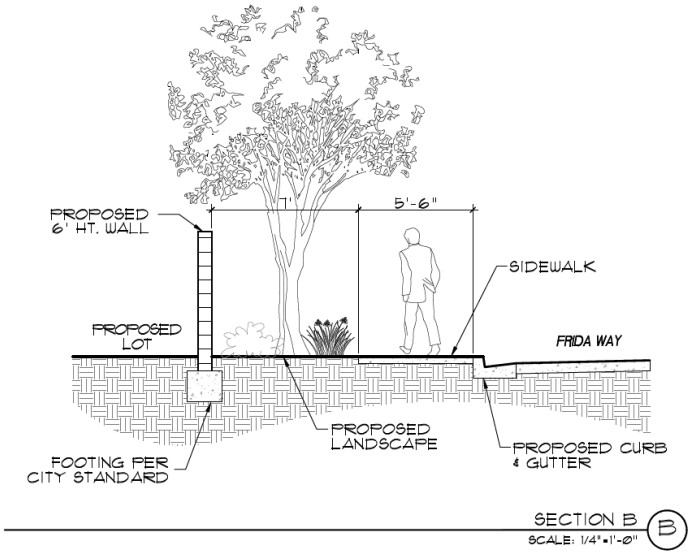


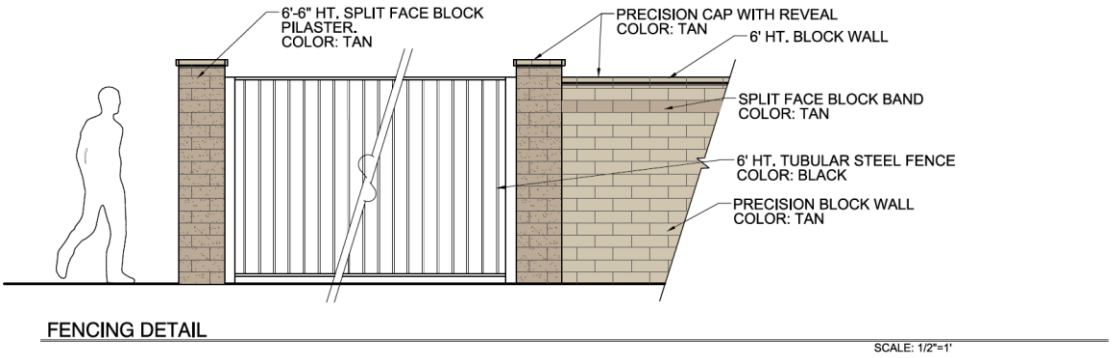
Figure 11: Proposed Frida Way Roadway section



Wall and Fence Plan

A copy of the proposed wall and fence plan is illustrated on Figure 12 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 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 also provide metal view obscured gates. Interior fencing not visible from the street are allowed to be vinyl fencing.

Figure 12: Proposed Wall and Fencing Materials



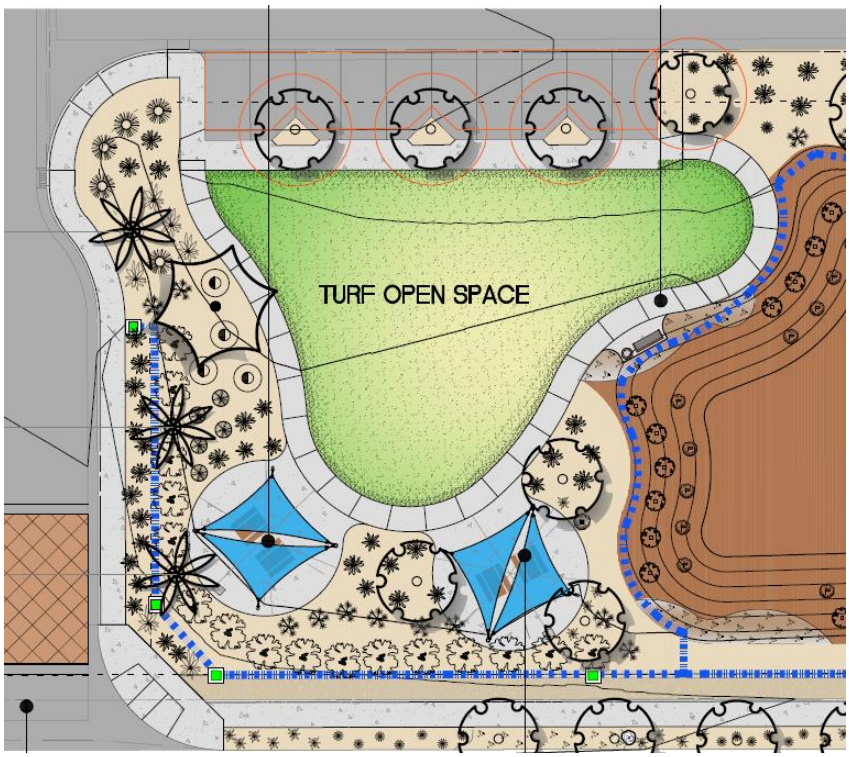
Retention Basin Landscaping

The retention basin landscaping is illustrated in Figure 8 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 a meandering walkway. A site plan for the park and plant palette are provided in Figure 15 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 13: Proposed Park Improvements



Typical Front Yard Landscaping and Plant Palette

A landscape plan has not been submitted for front yard typical landscaping but the applicant will be required to submit final landscape plans to include water efficient landscaping that meets municipal code requirements, as required by Condition #72 for this project.

Figure 14: Landscaping Tree and Plant Palette



CONSISTENCY WITH GENERAL PLAN

The project site is within the Regional Retail District land use designation. The Regional Retail District is intended to provide a wide range of shopping and entertainment in a variety of urban and suburban formats. These uses include 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 –Coachella Municipal Code Regional Commercial Development Standards

	Coachella Municipal Code	Proposed	Complies with Code
Density	10-15 du/acre	10 du/ac	Yes
Parking (Minimum)	Single-Family Detached Dwellings. Two spaces per dwelling unit, both to be in an enclosed garage.	Two spaces per dwelling unit, enclosed in a 19 x 19 foot garage	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 City Council 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 City Council 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 City Council 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 30, 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 24, 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. 2025-60 to conditionally 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. 2025-60 to conditionally 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 City Council.

3) Deny Resolution No. 2025-60

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

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1, to approve the project with the findings and conditions as recommended by Staff.

Attachments:

1. Resolution No. 2025-60

   a. Exhibit A – Conditions of Approval
   b. Exhibit B – Original Conditions of Approval
   c. Exhibit C – Tentative Tract Map No. 38429
   d. Exhibit D – Planned Unit Development and Elevations
   e. Exhibit E– Development Plan Set
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. 2025-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CONDITIONALLY APPROVING 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 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 May 8, 2024, the City Council conducted a duly noticed public hearing on Change of Zone 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 with a motion outcome of 5-0 for conditional approval of the project; and,

WHEREAS, on June 12, 2024, the City Council approved the 2nd reading on Change of Zone 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, the applicant, Joseph Rivani of Global Investment and Development, filed applications on July 15th, 2025 for a modification to their previously approved entitlement applications; and

WHEREAS, the Encanto project modification is proposing to develop 192 single

family homes with three different floor plans on 2,500 square foot lots; and,

WHEREAS, the proposed project is located in the Regional Retail District land use designation and Regional Commercial zoning designation; and,

WHEREAS, the proposed project is a permitted use in the Regional Retail District and Regional Commercial zoning designation; and,

WHEREAS, the proposed project is consistent with the City of Coachella General Plan and Coachella Municipal Code; and,

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a 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 City Council 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; 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 with a motion outcome of 4-0 with 1 abstention; and,

WHEREAS, on December 10, 2025, the City Council 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.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL 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 are 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 City Council, and the facts outlined below, the City Council 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 City Council 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 City Council 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 City Council 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 Community Development Director is the custodian of the record of proceedings.

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

SECTION 8. City Council Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council conditionally approves 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 10th day of December 2025.

_____
Steven A. Hernandez, Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-60 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 10th of December 2025 by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

Exhibit A – Resolution No. 2025-60

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. **Planning Commission modifies this condition #121 as follows: Trees must have a minimum of 5' separation from water and sewer laterals with root barrier. Trees planted more than 5' from water and sewer laterals require no 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.

Planning Commission Added Conditions

152. Condition #97 of the original approved conditions of approval shall be modified as follows: 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 **three** years after the final occupancy permit is issued for Tract 32429, CUP No. 376 and AR No. 22-11.

Engineering Added Conditions

153. Condition #25 of the original approved conditions of approval shall be modified as follows: 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, **including pedestrian access easements for future trails along the northern edge of the property and a future pedestrian access point near the northwest corner of the property**. All easements shall be identified on the engineering plans.

154. Condition #32 of the original approved conditions of approval shall be modified as follows: Prepare and record necessary drainage easements, access easements, **pedestrian access easements for trails and trail access**, 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.

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).

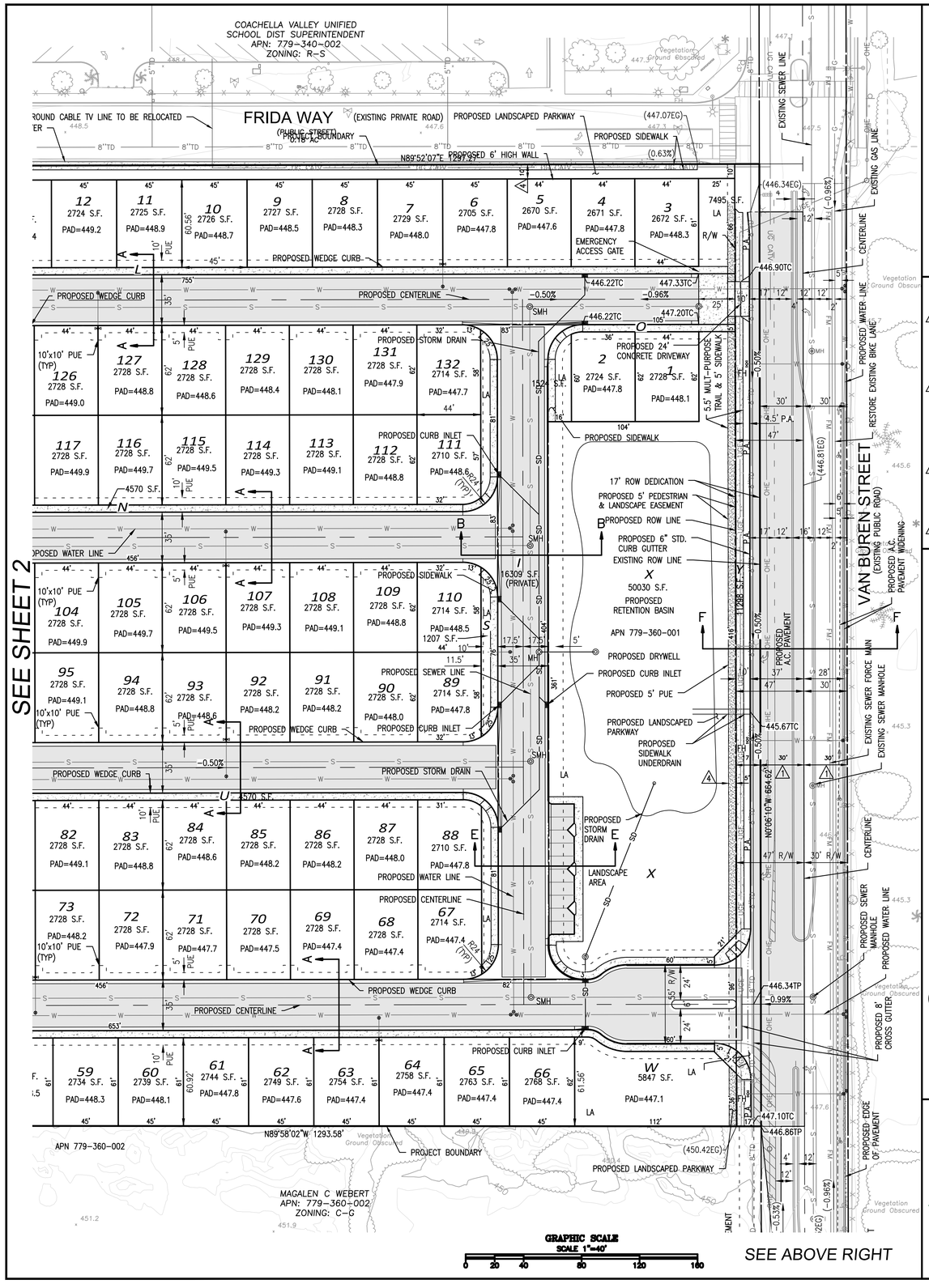
93. Proposed residences shall include covered patios that do not extend into the proposed 10 minimum rear yard setbacks.

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)

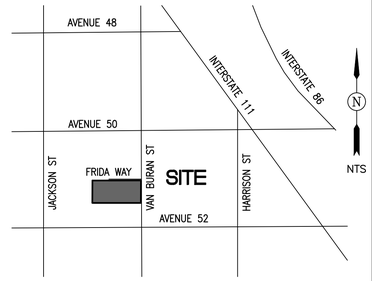
95. In the event that contaminants or hazards are encountered the applicant shall contact the Department of Toxic Substances Control or the Riverside County Department of Environmental Health.

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.**



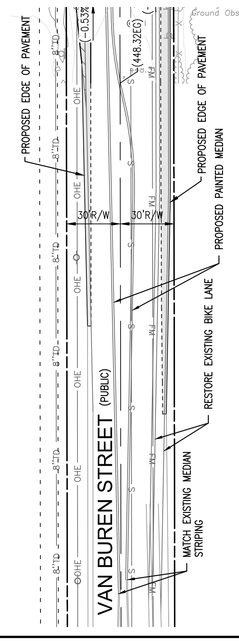
VICINITY MAP



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



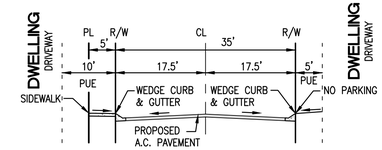
AERIAL TOPOGRAPHY

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

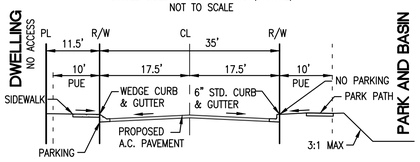
LEGEND

- 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

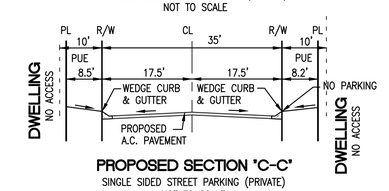
STREET SECTION



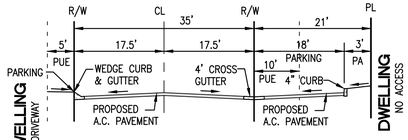
PROPOSED SECTION "A-A"
SINGLE SIDED STREET PARKING (PRIVATE)
NOT TO SCALE



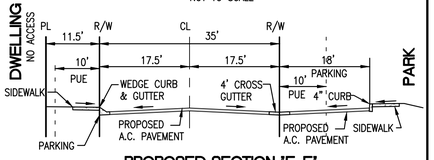
PROPOSED SECTION "B-B"
SINGLE SIDED STREET PARKING (PRIVATE)
NOT TO SCALE



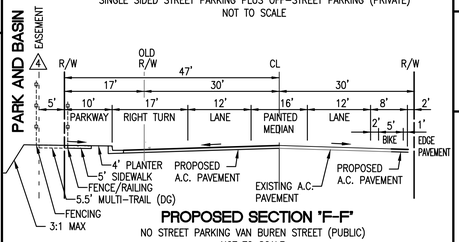
PROPOSED SECTION "C-C"
SINGLE SIDED STREET PARKING (PRIVATE)
NOT TO SCALE



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	2728	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:
• Engineering • Planning
• Survey • Environmental
The Altum Group
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.

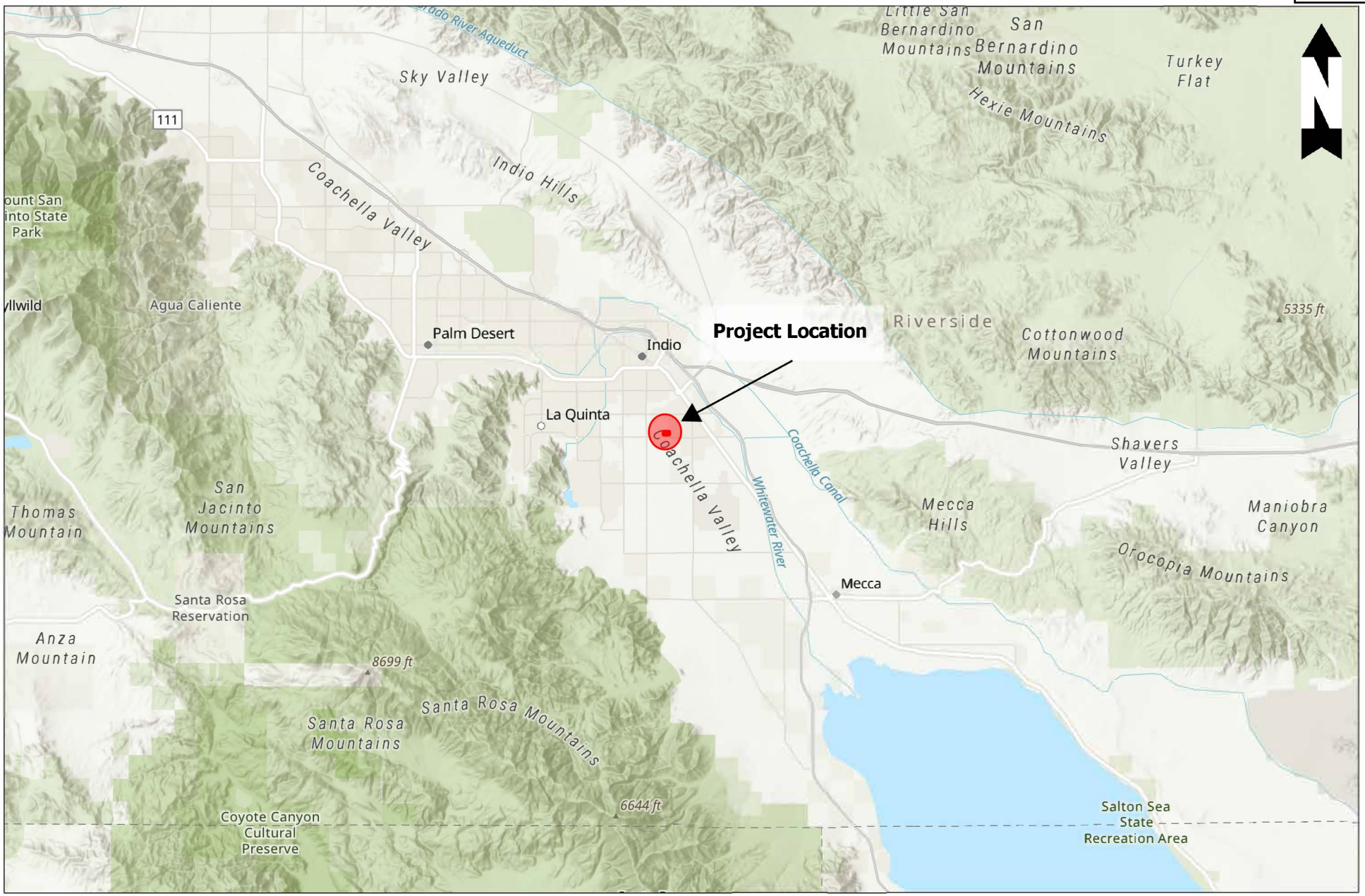
Pulte will partner with the City of Coachella to meet the demand for attainable housing with new and tailored floor plans along with mindful neighborhood amenities to encourage homeownership. Progressive Spanish, Desert Contemporary, and Desert Ranch architectural stylings will provide aesthetic diversity 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

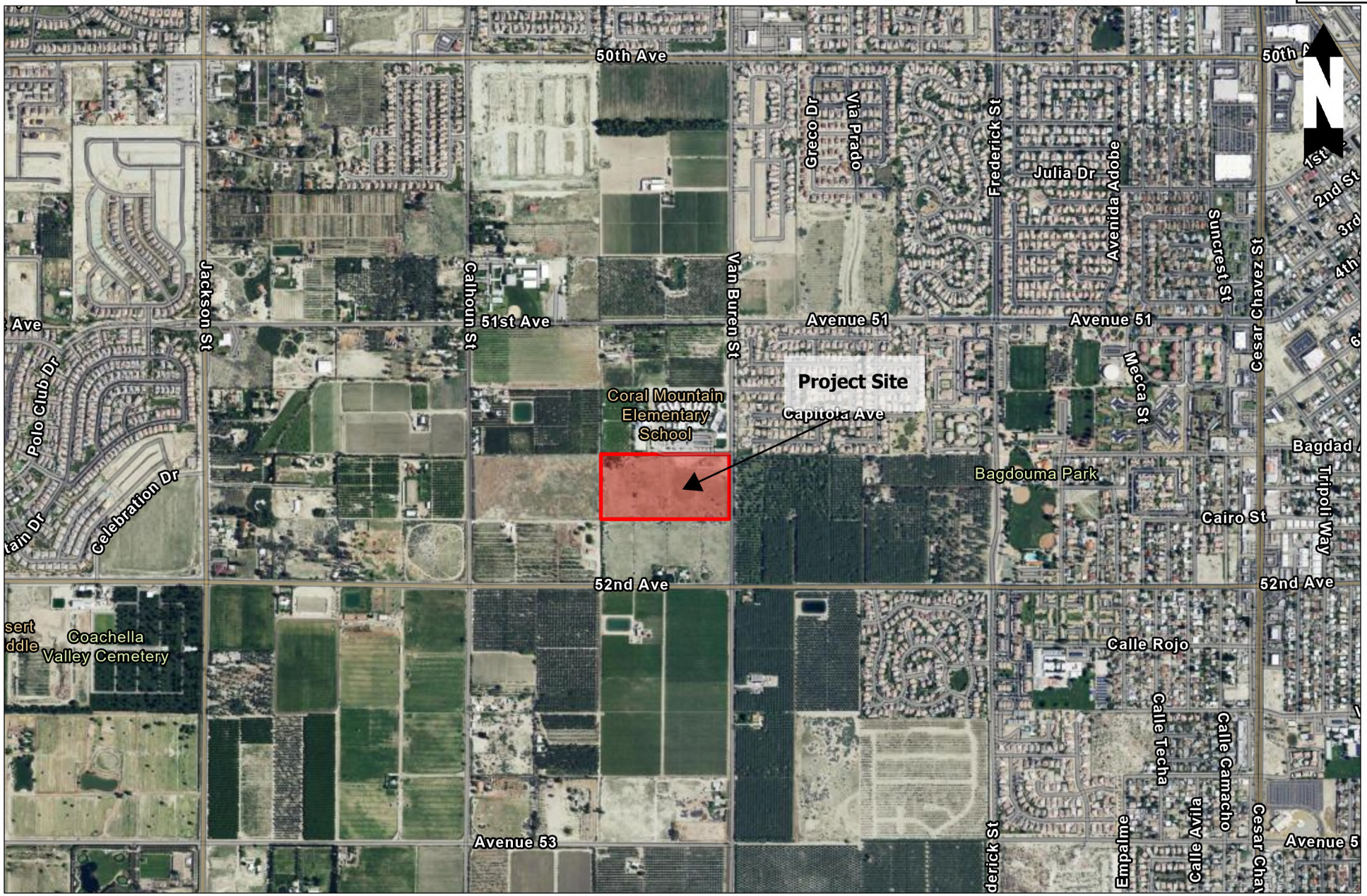
The Altum Group

Regional Location Map

Encanto Housing Develo

Exhibit

1



1 in = 0.26 mi

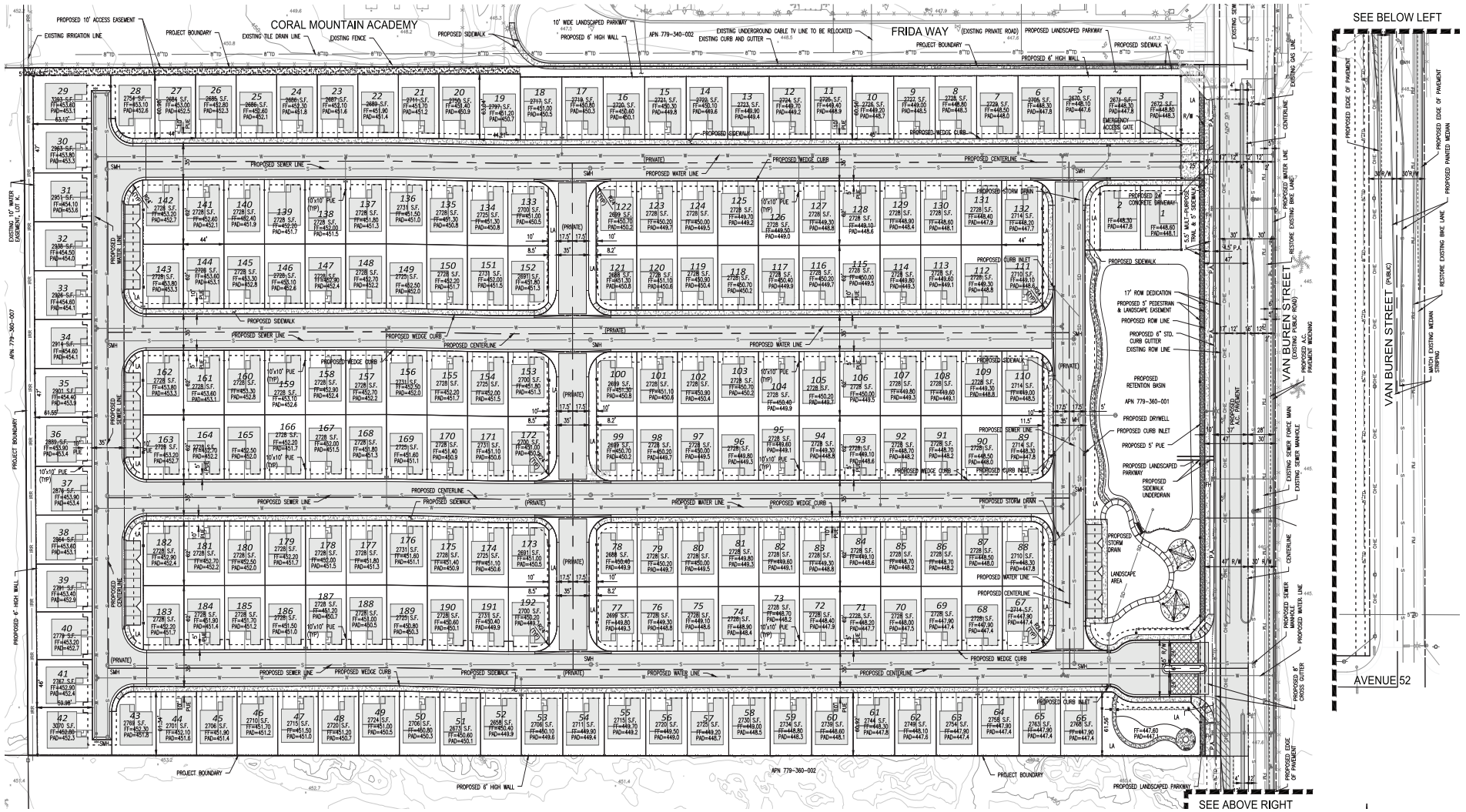
The Altum Group

Vicinity Map

Encanto Housing Develo

Exhibit

2



Not to Scale

The Altum Group

Site Plan

Encanto Housing Development

Exhibit

3

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

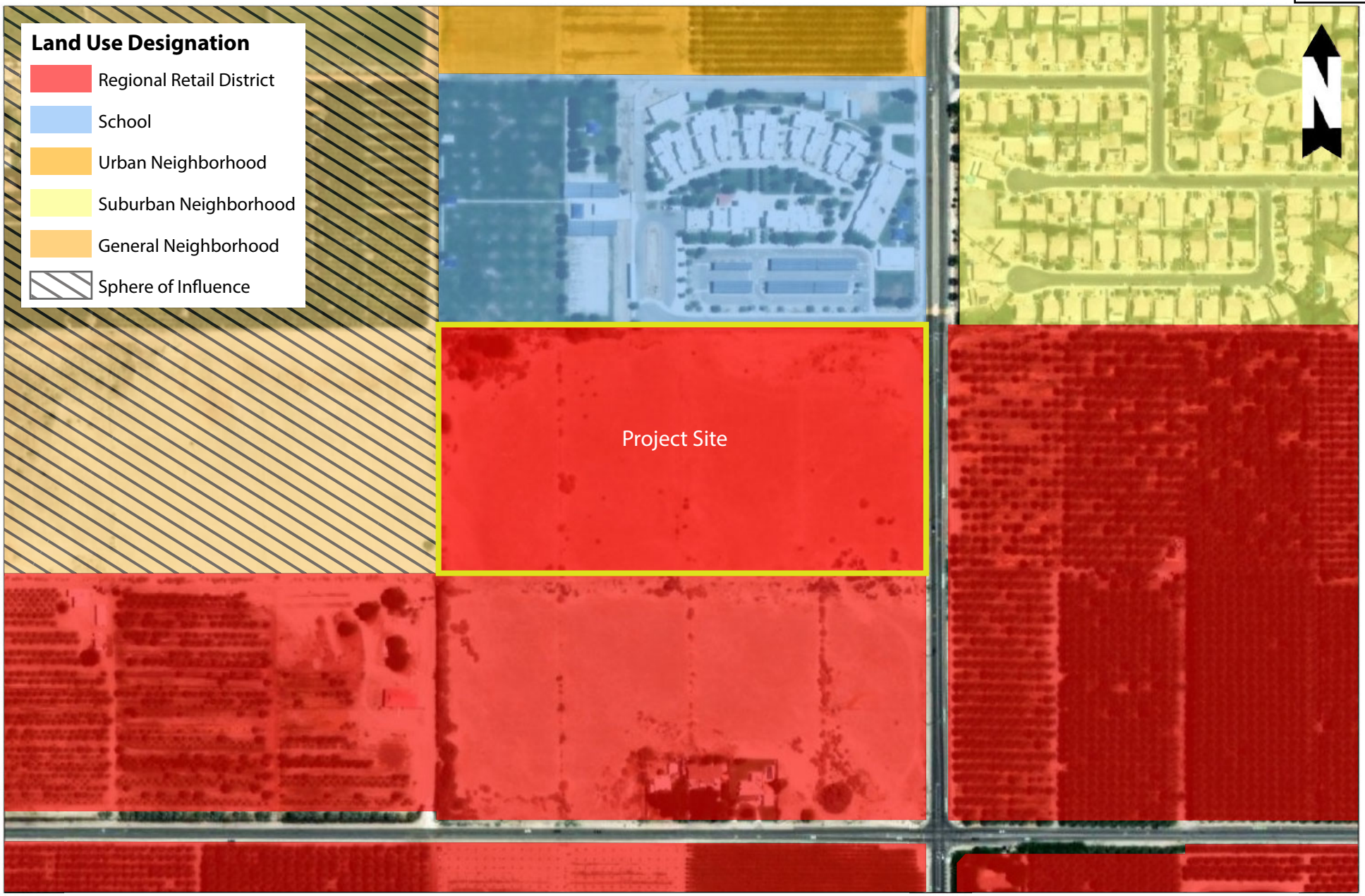
The Altum Group

Existing Land Uses

Encanto Housing Develo

Exhibit

4



1 in = 0.07 mi

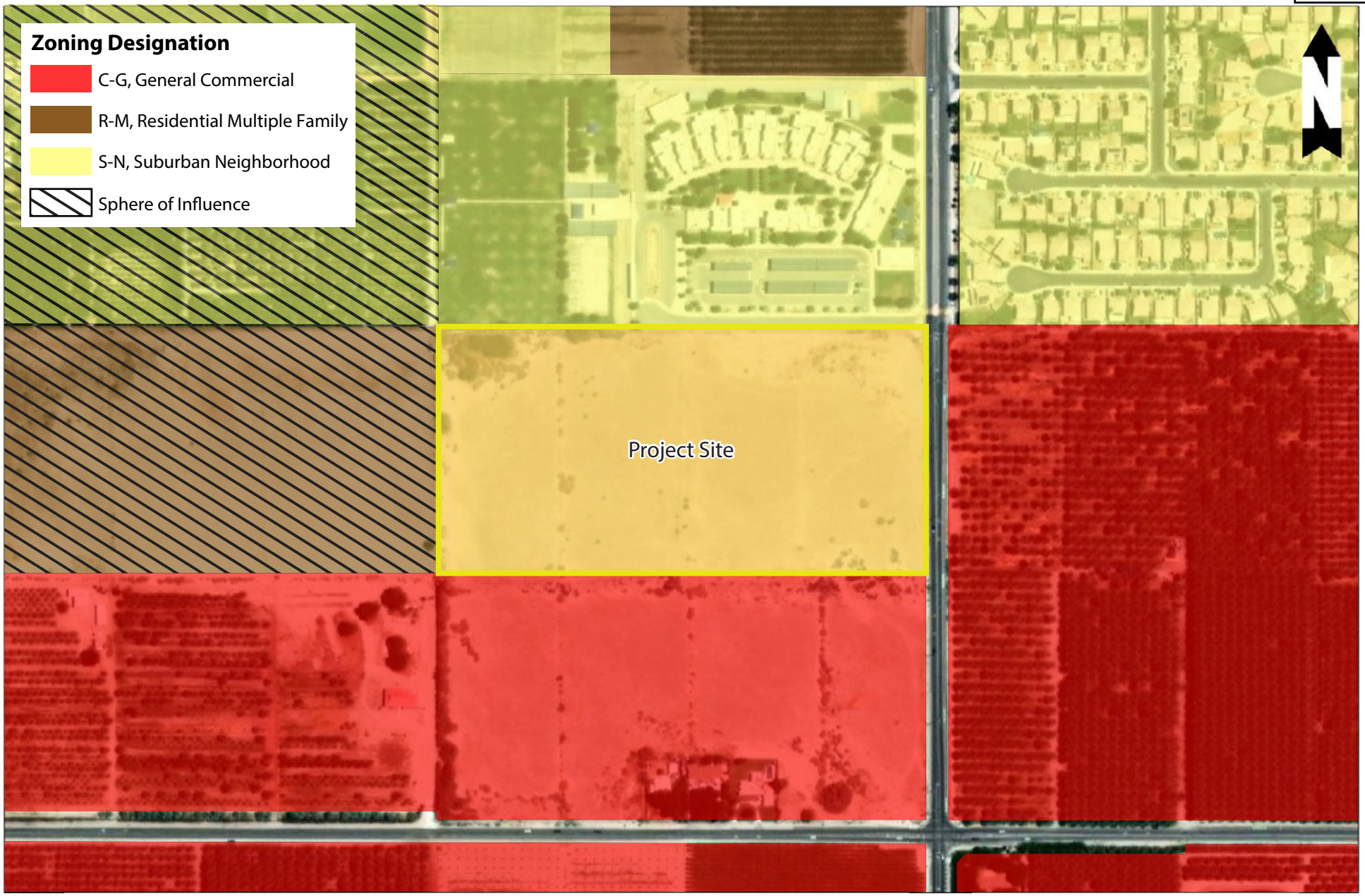
The Altum Group

Existing General Plan

Encanto Housing Develo

Exhibit

6



1 in = 0.07 mi

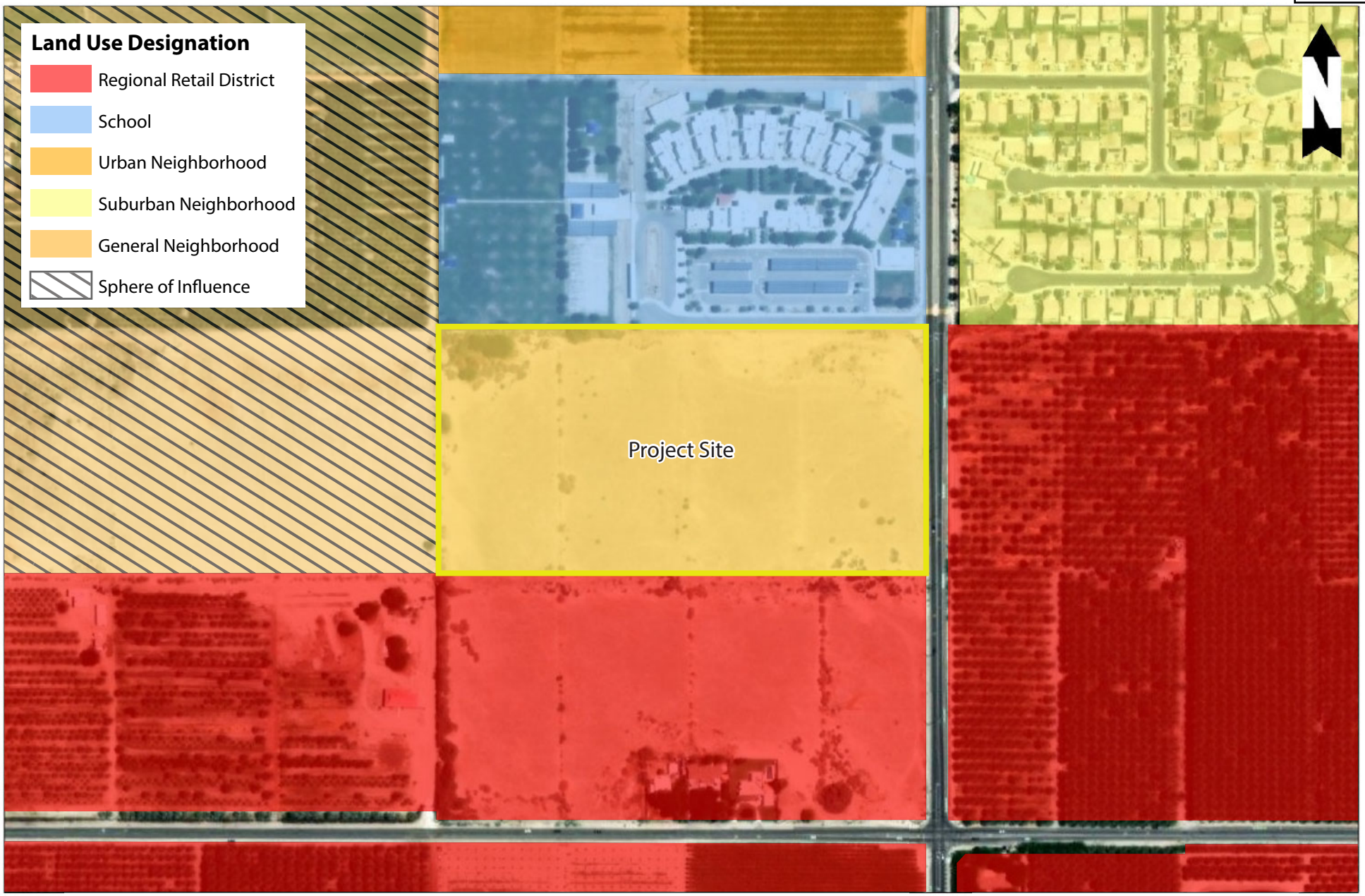
The Altum Group

Existing Zoning

Encanto Housing Develo

Exhibit

6



1 in = 0.07 mi

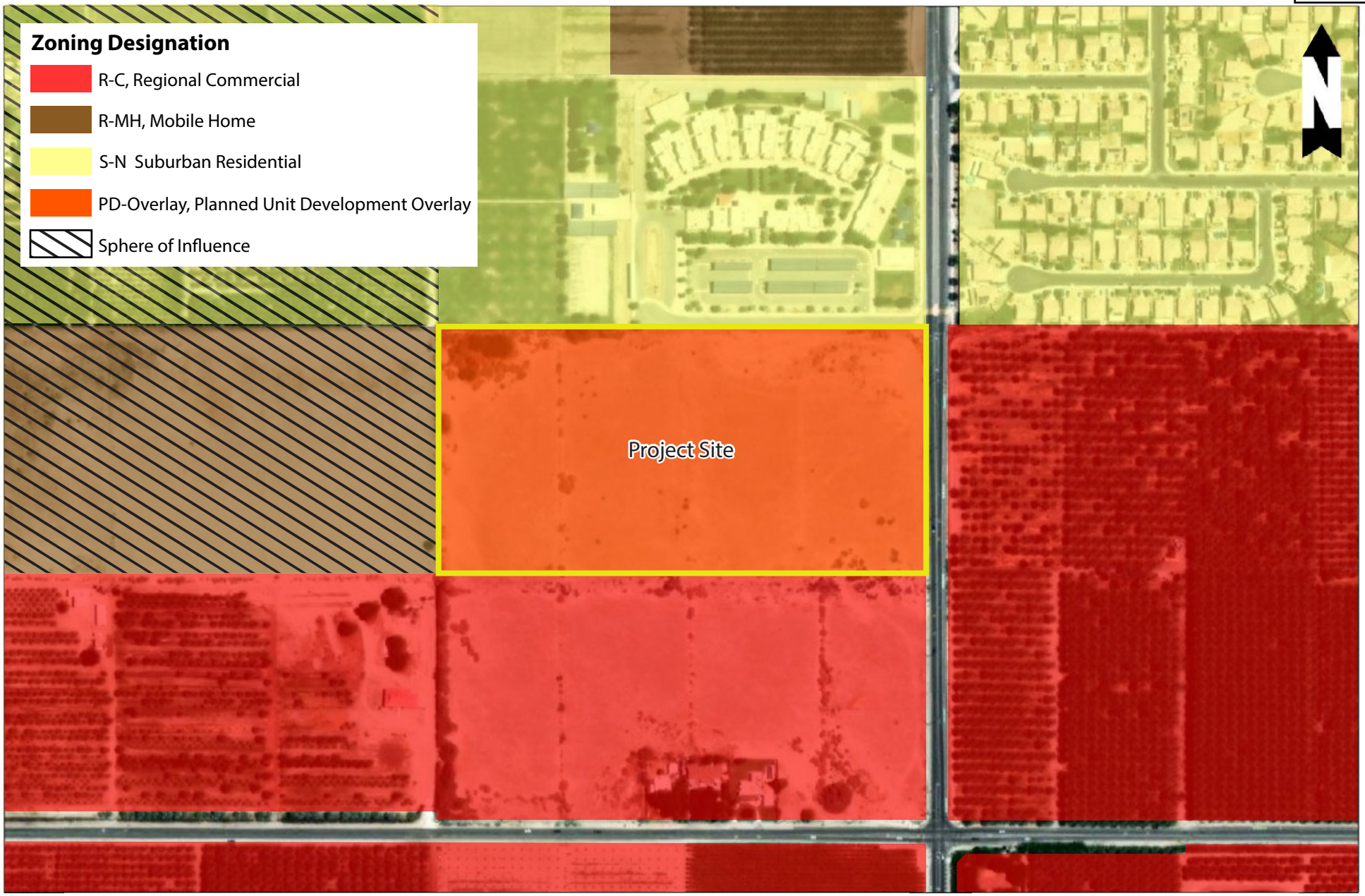
The Altum Group

Proposed General Plan

Encanto Housing Develo

Exhibit

5



1 in = 0.07 mi

The Altum Group

Proposed Zoning

Encanto Housing Develo

Exhibit

8

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.

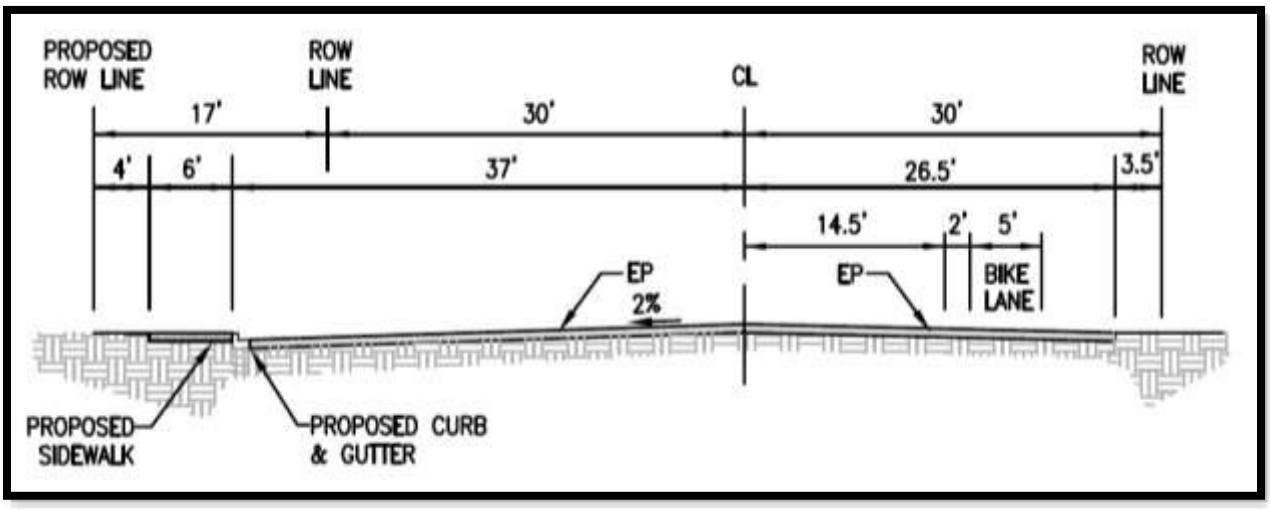


Figure 2 Van Buren Street Section

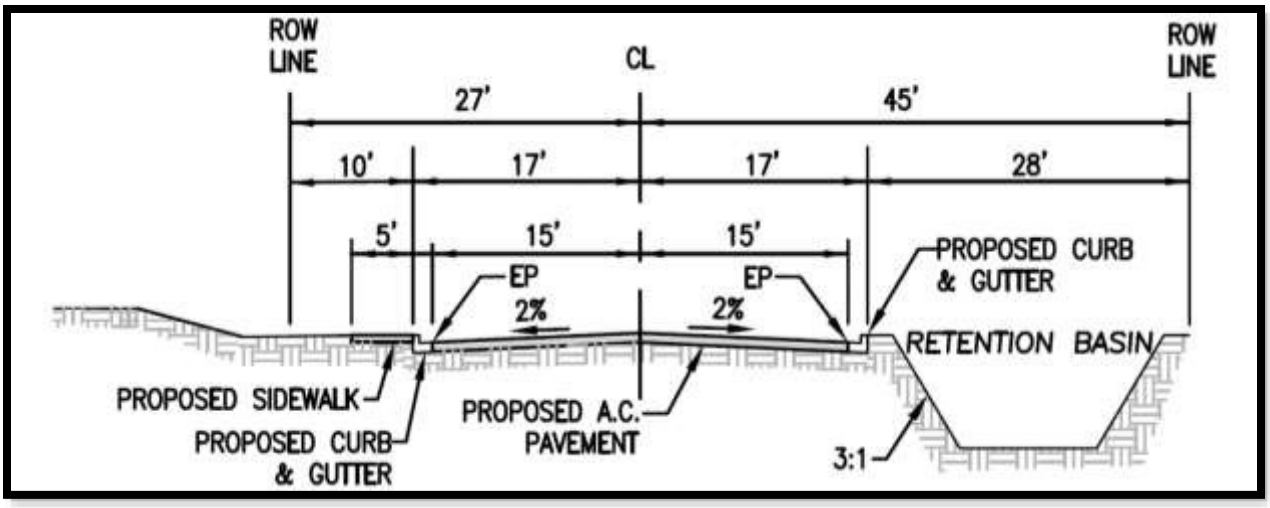


Figure 3 Lot 'G' Retention Basin Section

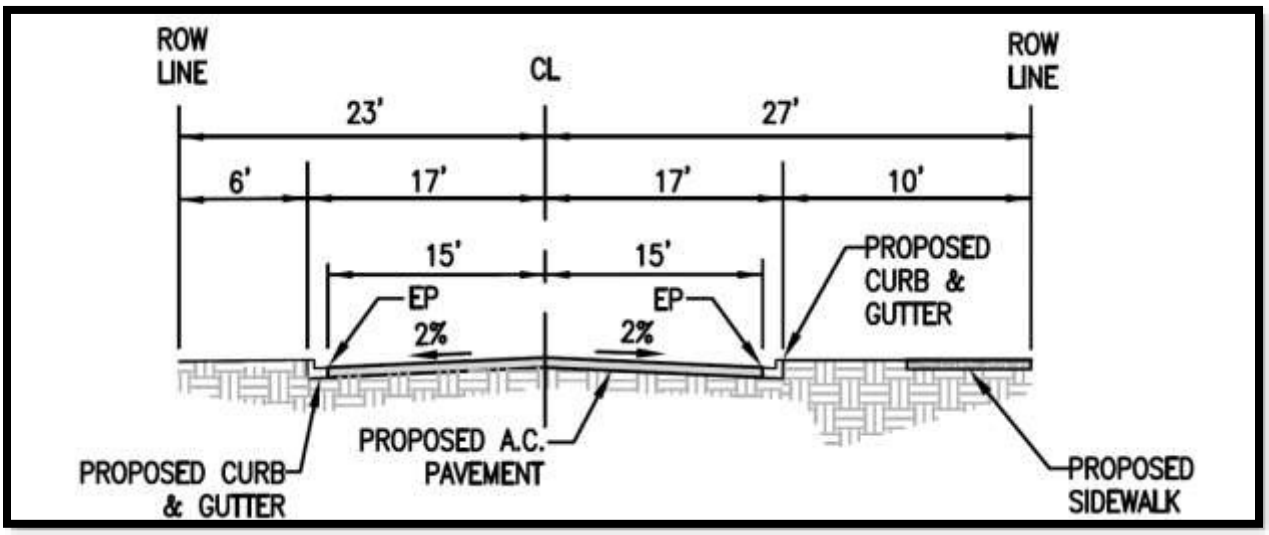


Figure 4 Lot 'G' East & West Bound Section

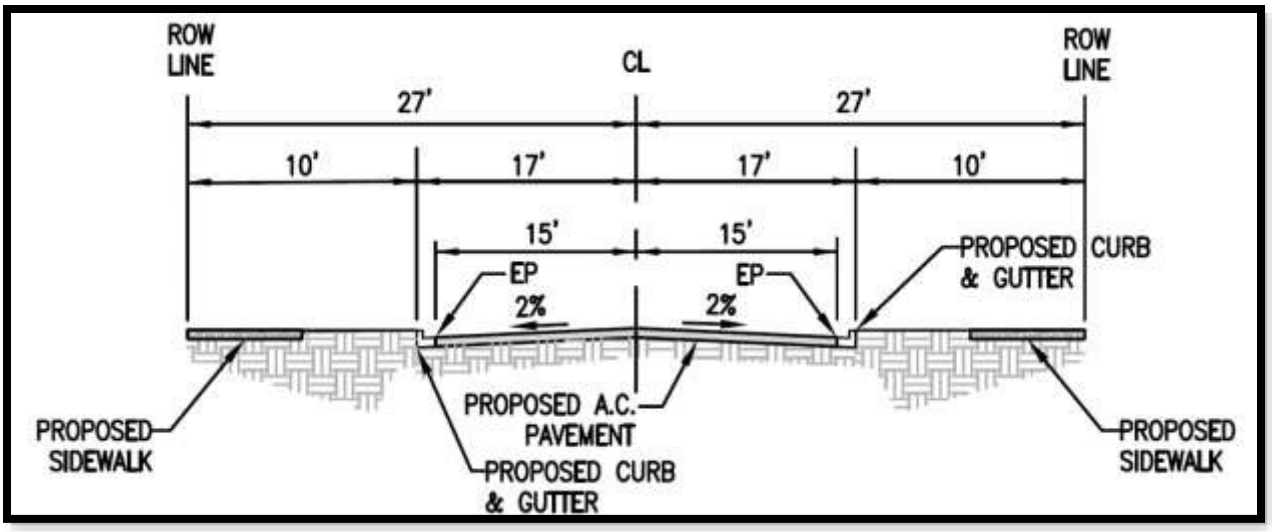


Figure 5 Lot 'G' North & South Bound and Lots 'D' through 'F' Section

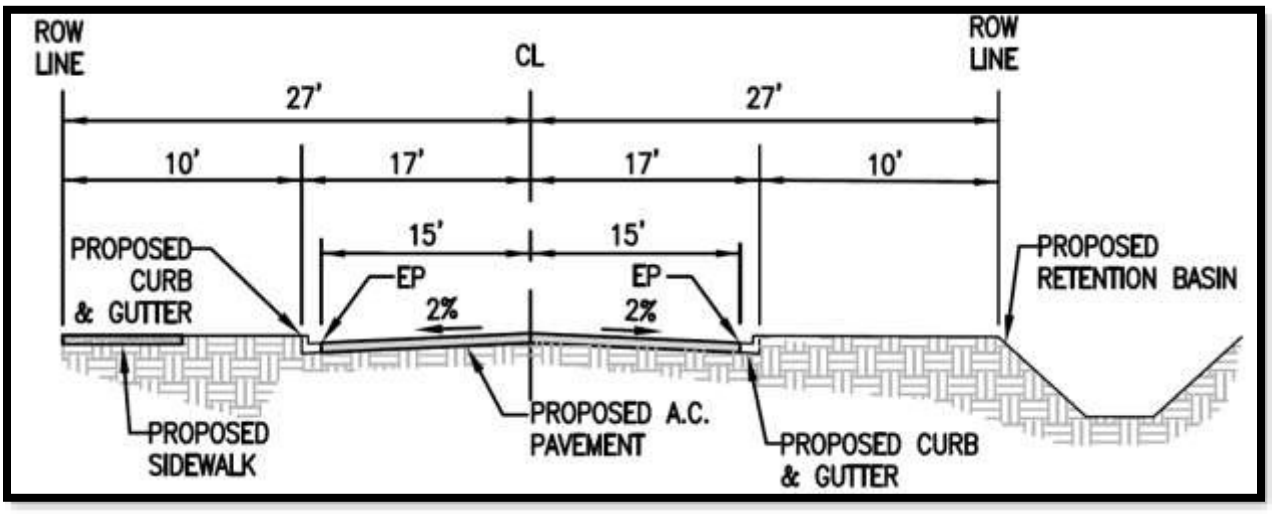


Figure 6 Lot 'C' Section

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.

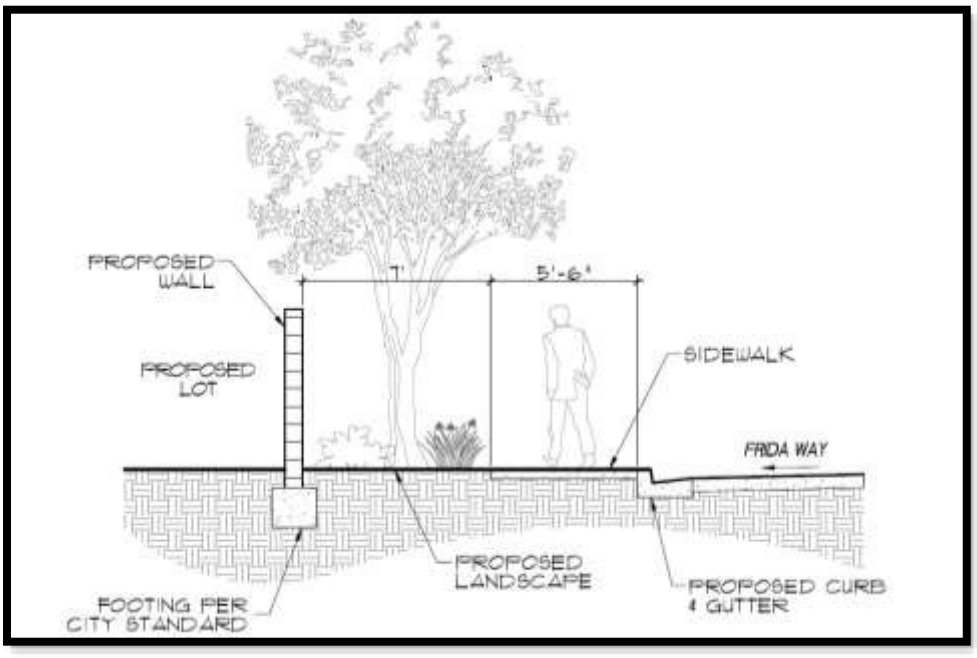


Figure 9 Frida Way Pedestrian improvements

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'

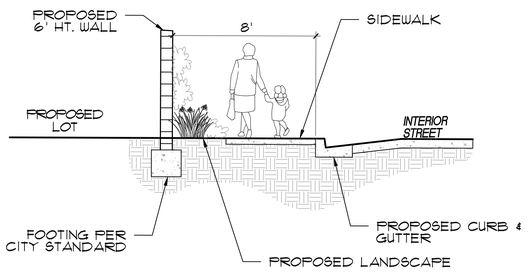
SCALE: 1"=50'

PARKING SHADE STUDY:

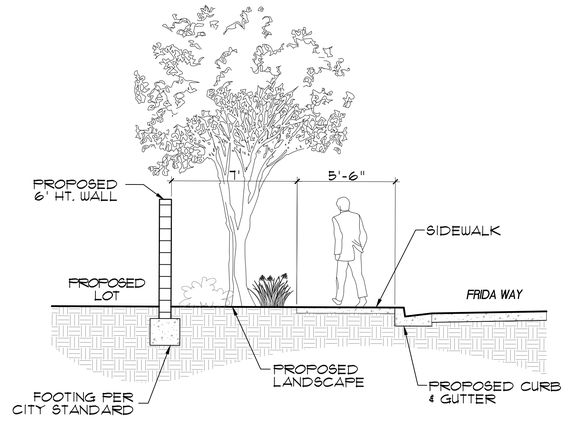
PARKING STALL AREA: 5,488 SF

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

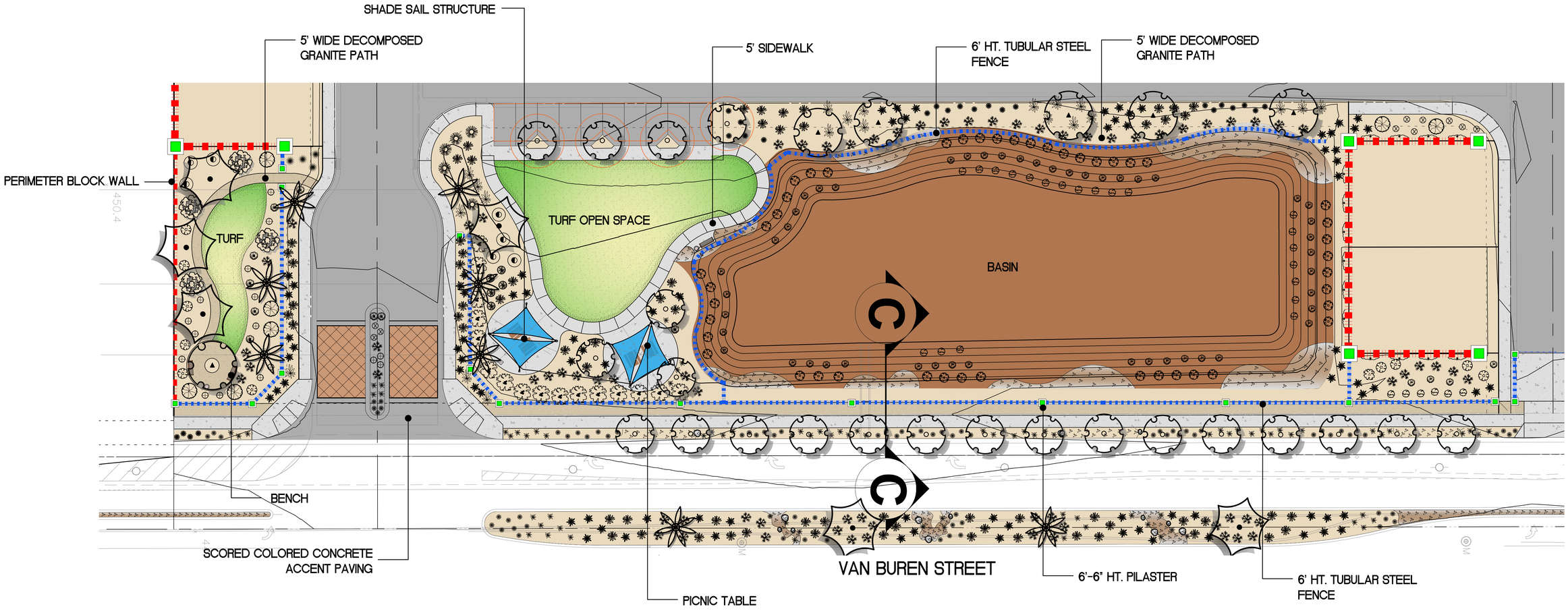
PRELIMINARY LANDSCAPE PLAN

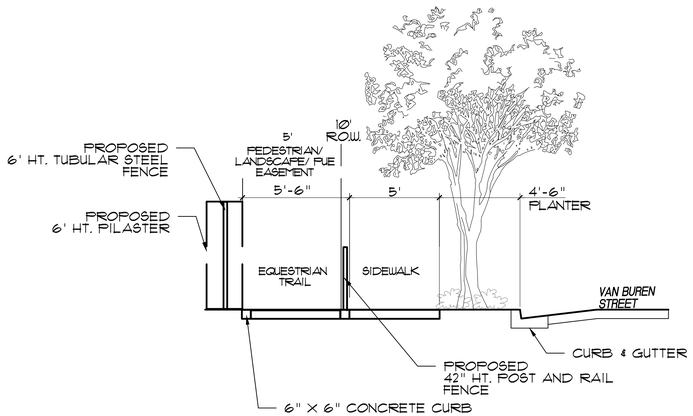
COACHELLA, CA 92236

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: 11/3/25





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

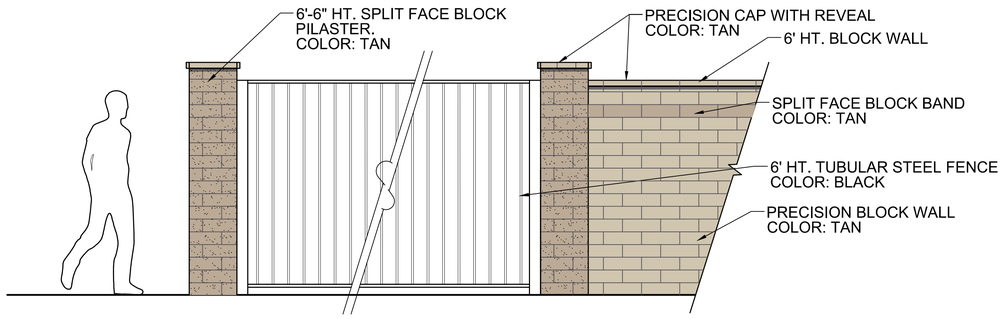
BOULDER 'A' = 36"H X 36"W X 40"L DIA. COLOR T.B.S.
BOULDER 'B' = 24"H X 24"W X 30"L DIA. COLOR T.B.S.
BOULDER 'C' = 18"H X 18"W X 24"L DIA. COLOR T.B.S.

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

SHEET: L2

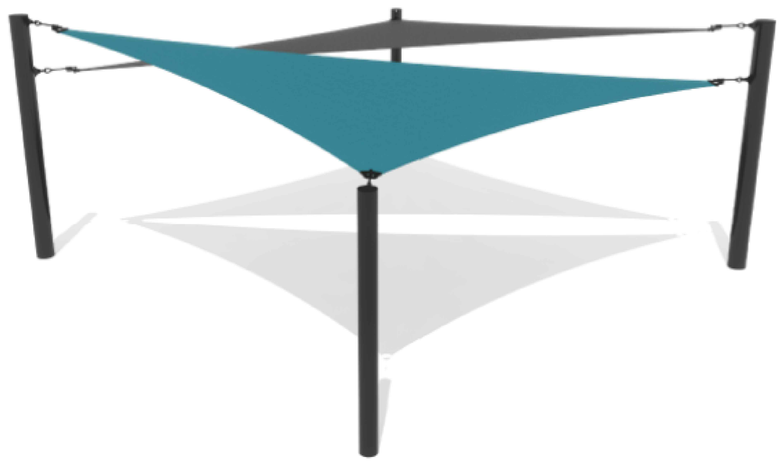
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3/25



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: 11/3/25

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: 06/26/25

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

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

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



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

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

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



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

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

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



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

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

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 5

'B' Elevations Only

Desert Contemporary

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



ROOFING

FASCIA

STUCCO

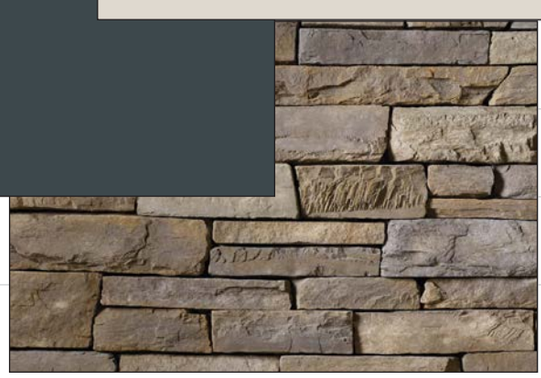
GABLE
BOARD
& BATTENS

GARAGE
DOOR

TRIM

FRONT
DOOR

SHUTTERS @
ENHANCED
LOTS ONLY



STONE

ENCANTO

Coachella, California

PULTE HOMES

May 16, 2025 | 2025143

SCHEME 7

'C' Elevations Only
Desert Ranch

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

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 . SACRAMENTO

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

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

For exact color refer to manufacturers' actual samples.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

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

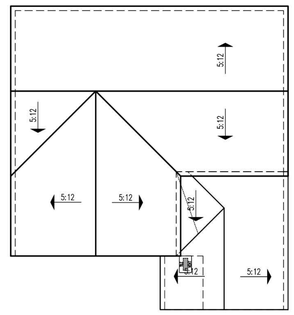
(c) Copyright 2025 PulteGroup, Inc.

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

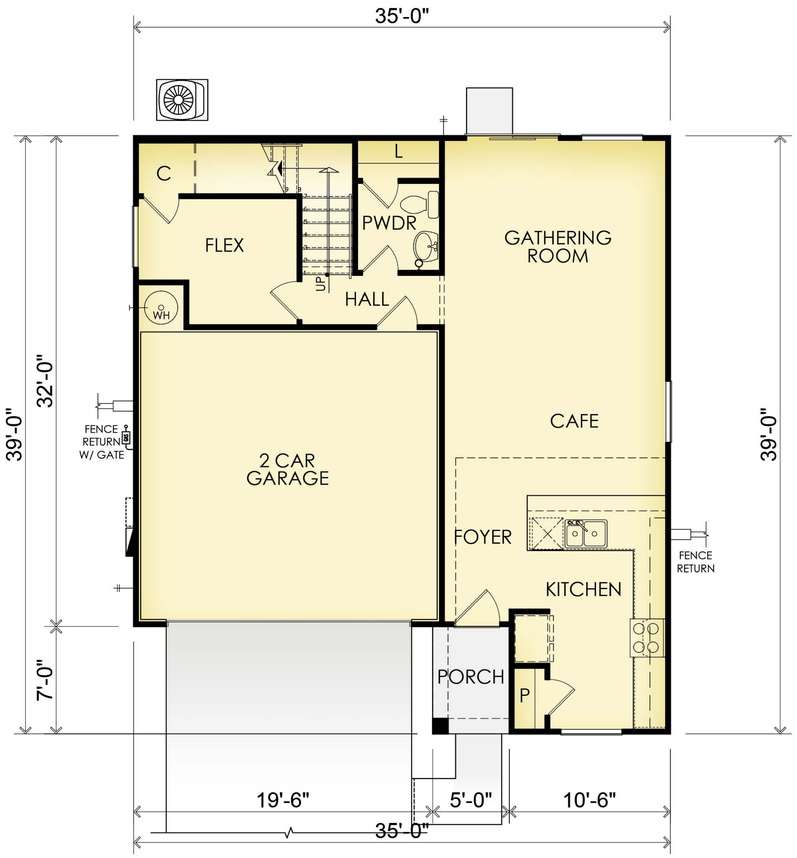
5/1/2025



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

(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

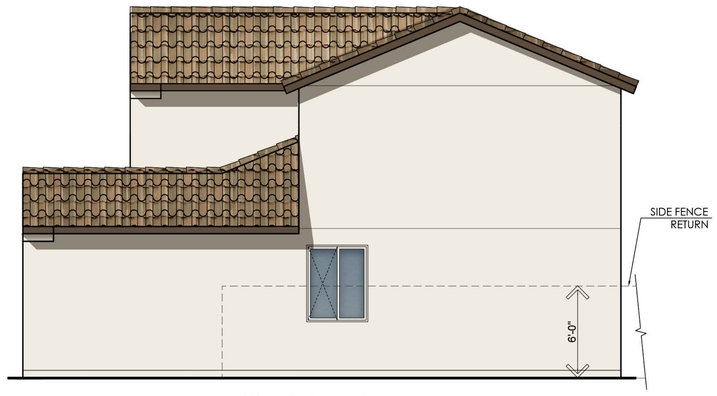
Exterior Materials

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

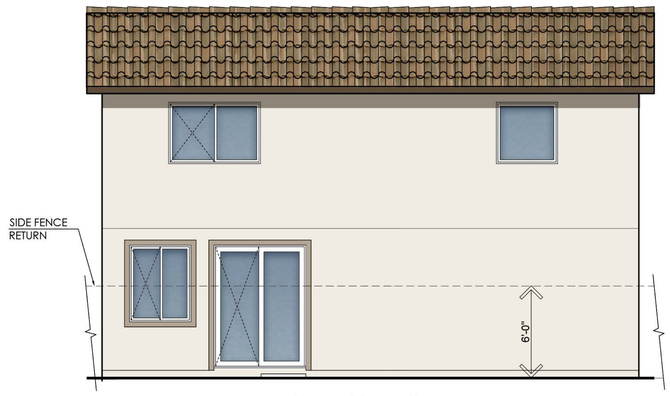


Front Elevation 'A' - Progressive Spanish

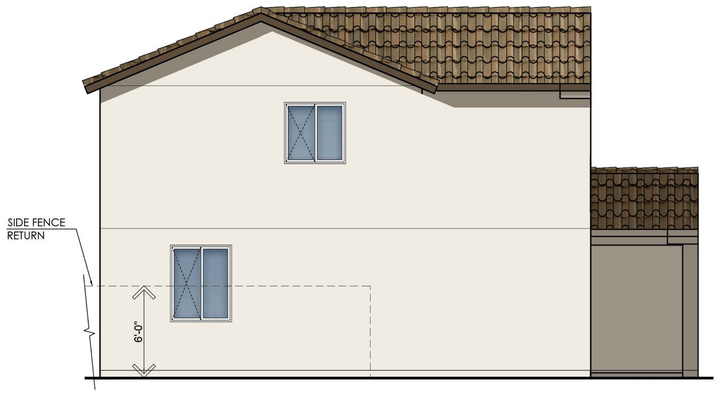
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



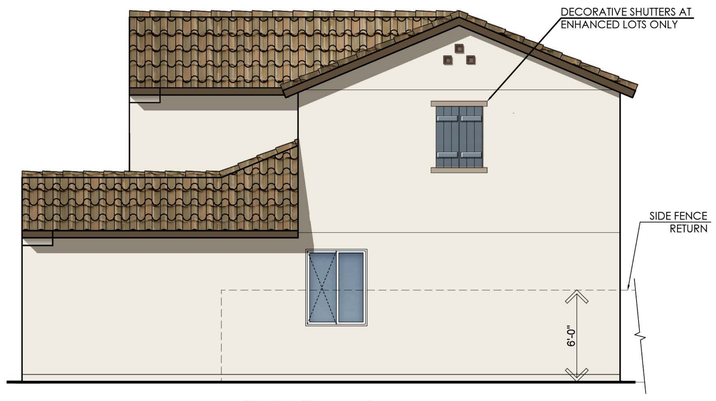
Right Elevation



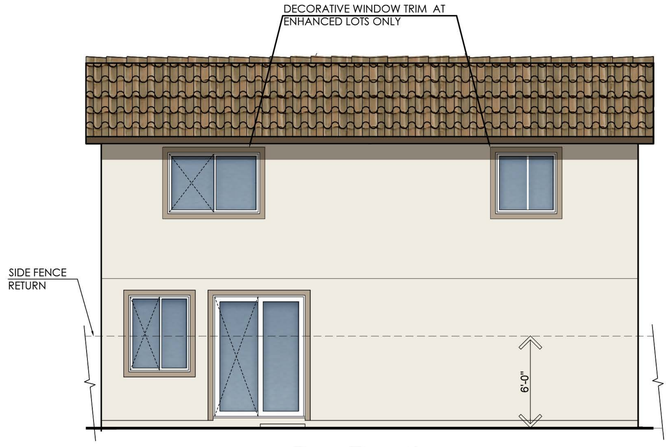
Rear Elevation



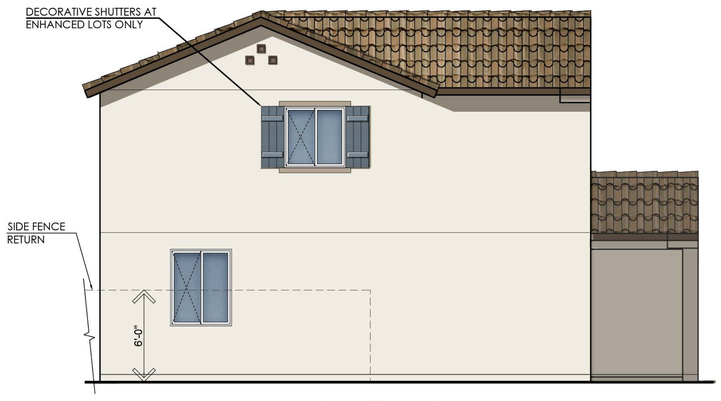
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



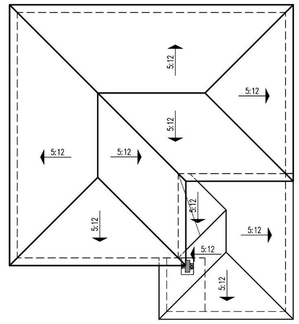
Left Elevation
"Enhanced"

(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

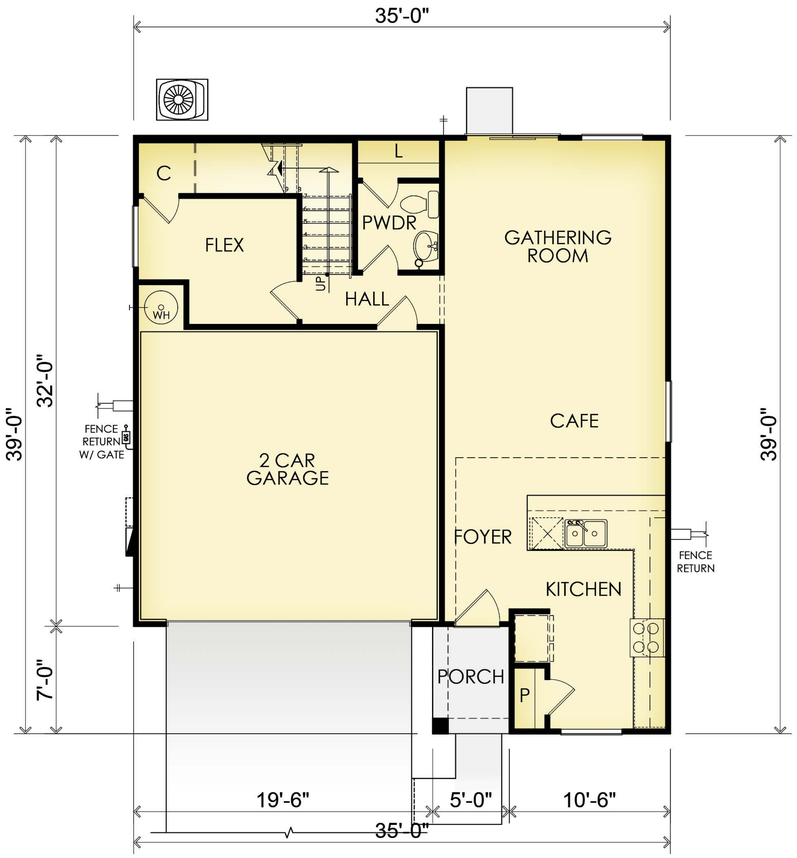
ELEVATION 'A'



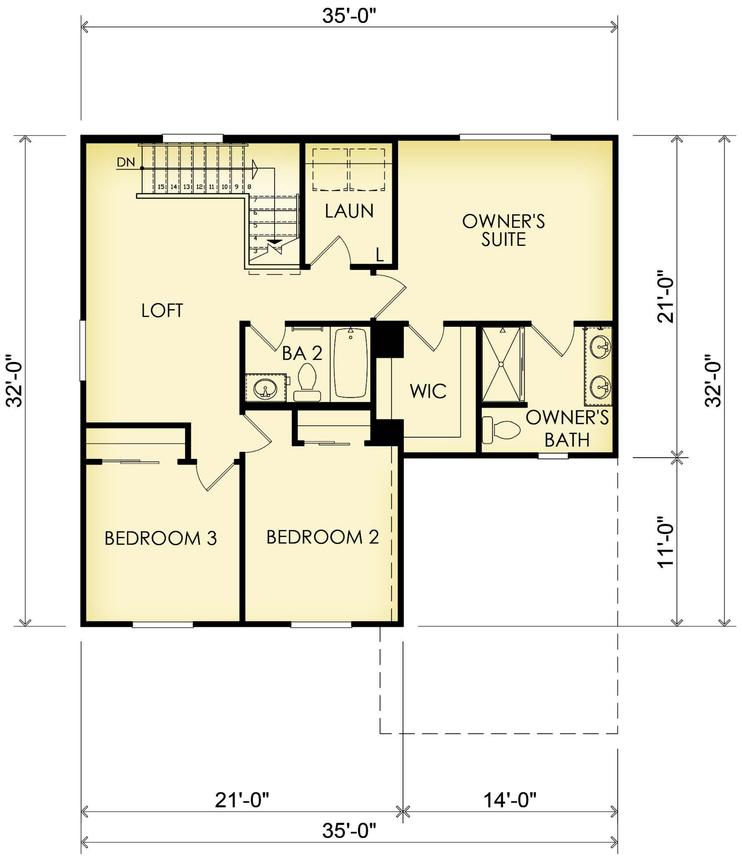
Exterior Wall Light
at Elevation 'B'



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.

(c) Copyright 2025 PulteGroup, Inc.

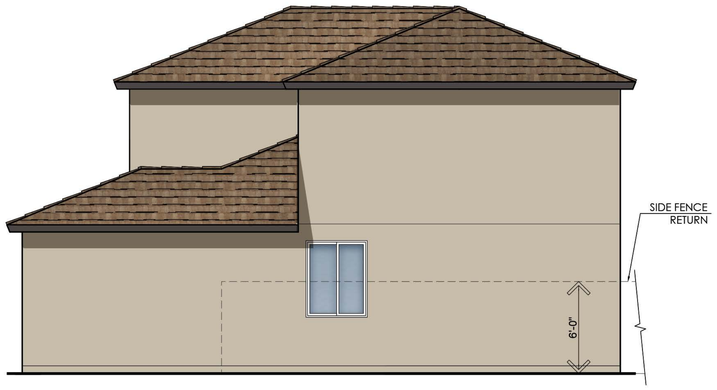
Exterior Materials

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

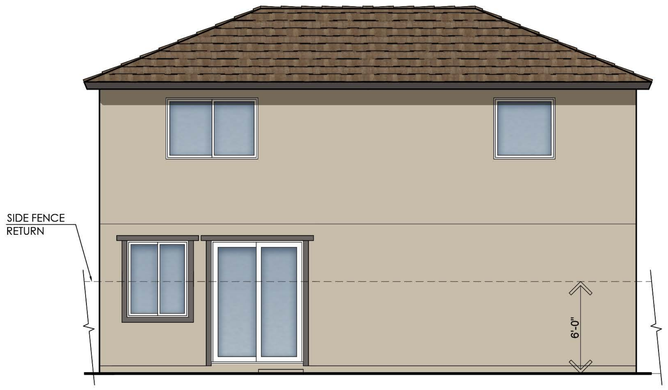


Front Elevation 'B' - Desert Contemporary

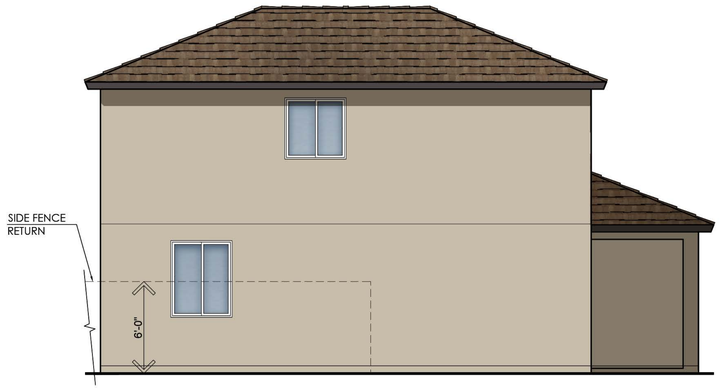
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



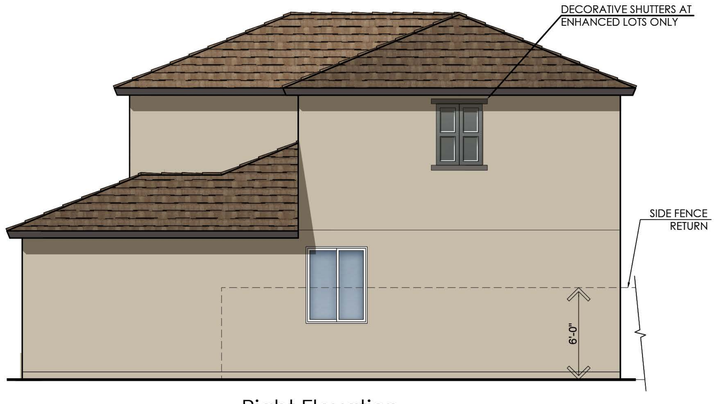
Right Elevation



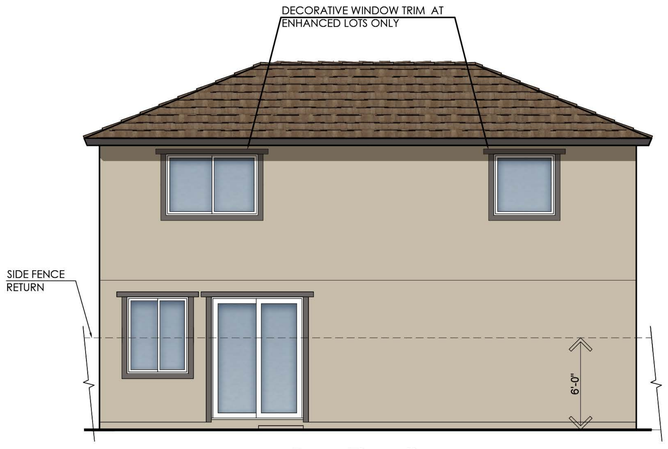
Rear Elevation



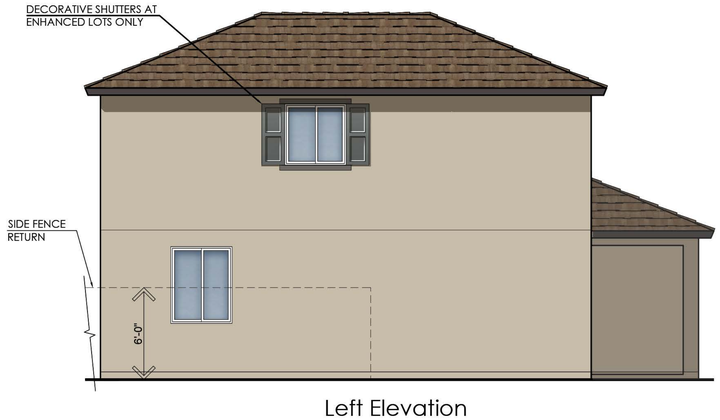
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex

3517-1 ■ 1,734 SQ. FT.

ENCANTO

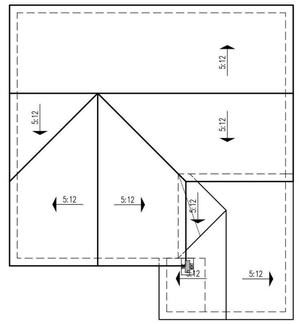
(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package. 5/1/2025

ELEVATION 'B'

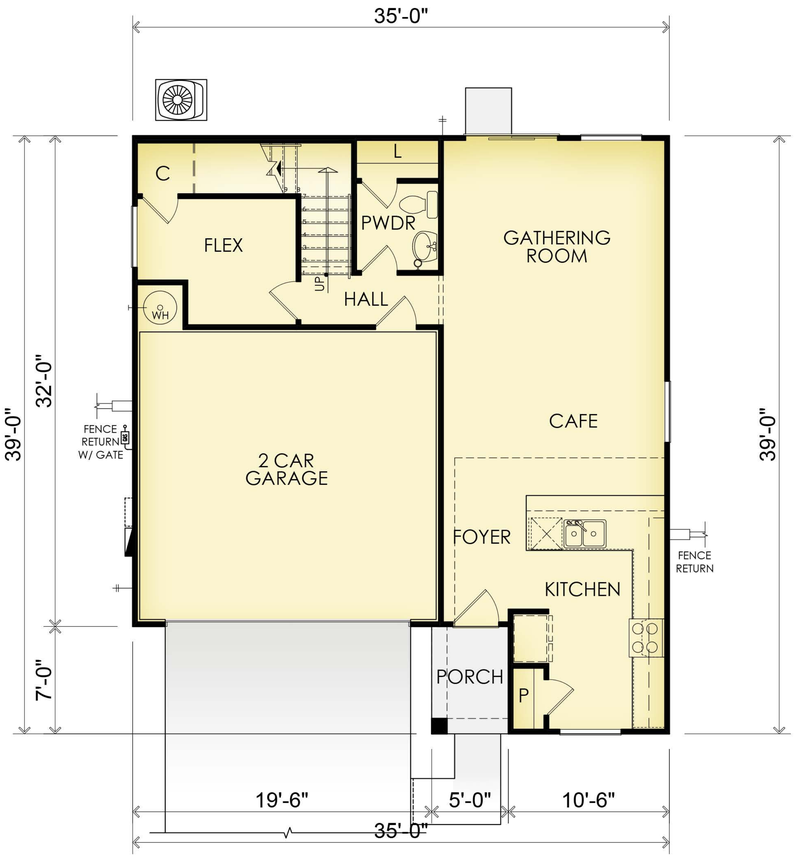
5



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.

(c) Copyright 2025 PulteGroup, Inc.

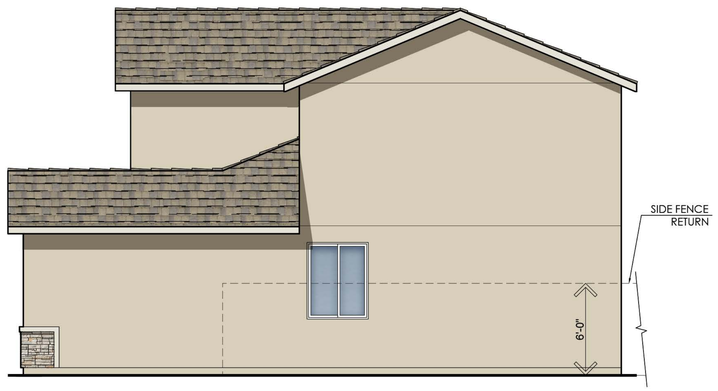
Exterior Materials

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

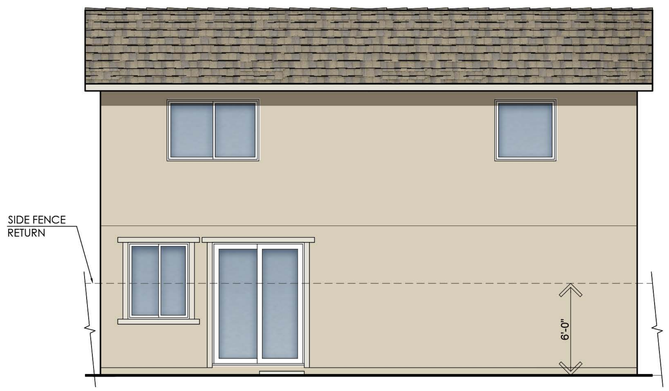


Front Elevation 'C' - Desert Ranch

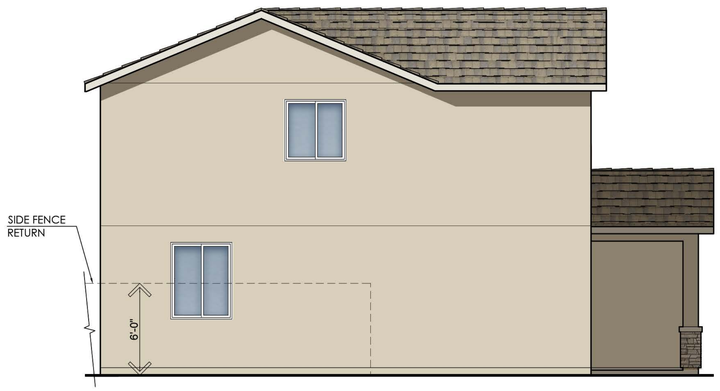
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



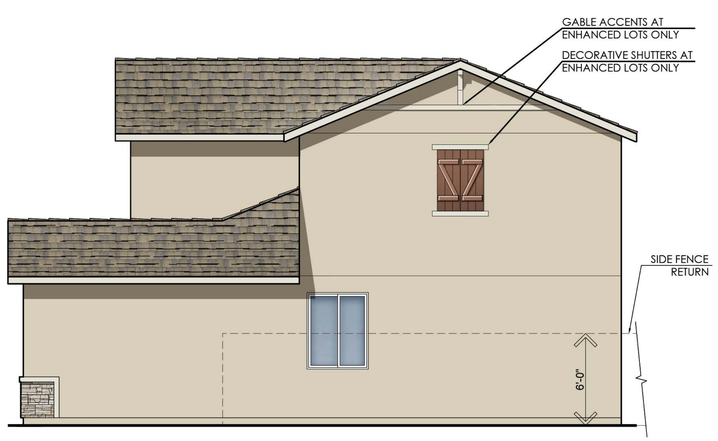
Right Elevation



Rear Elevation



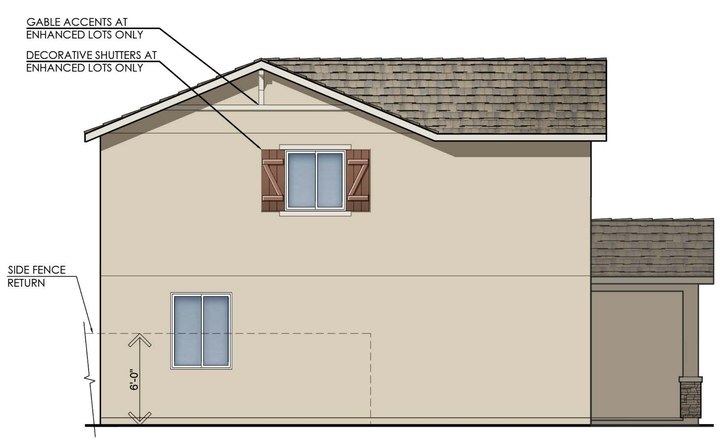
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex

3517-1 ■ 1,734 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

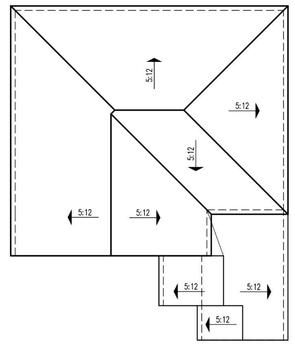
Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

5/1/2025

ELEVATION 'C'



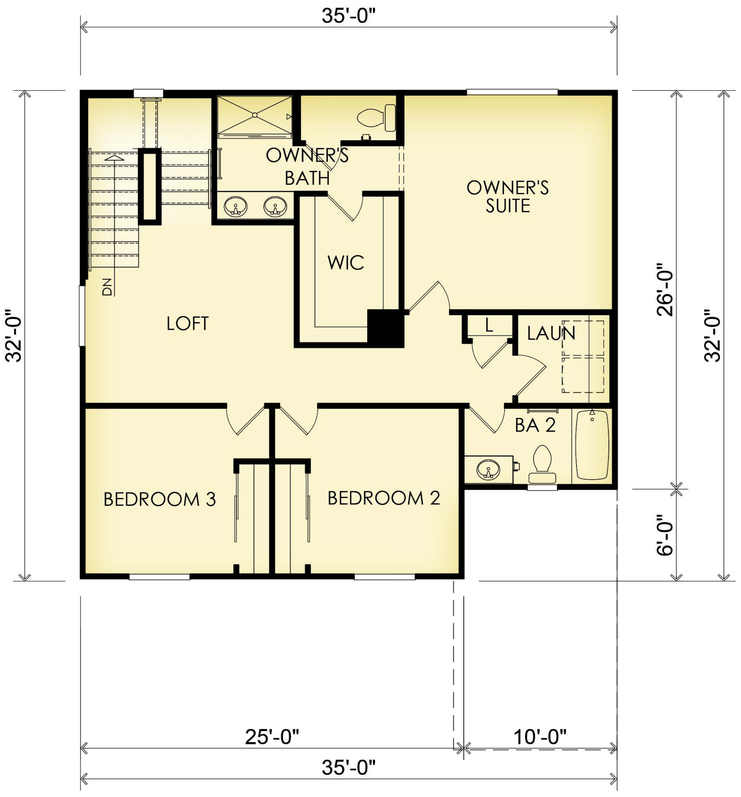
Exterior Wall Light
at Elevation 'A'



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"

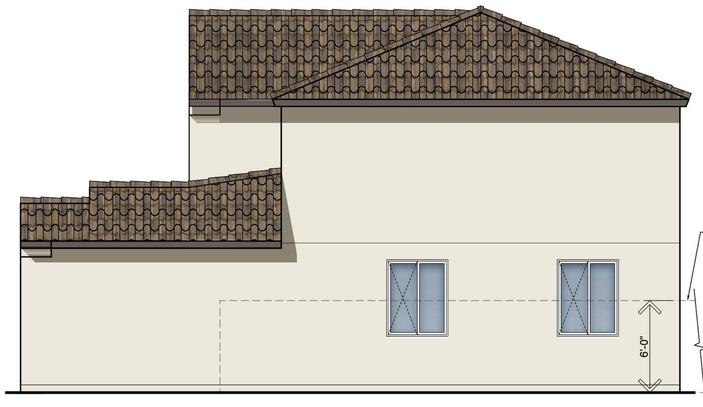


Front Elevation 'A' - Progressive Spanish

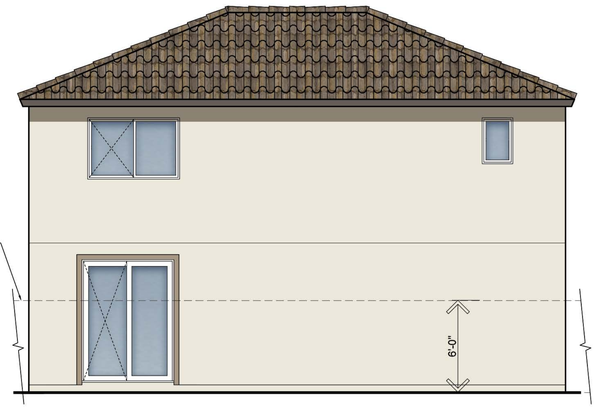
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

Exterior Materials

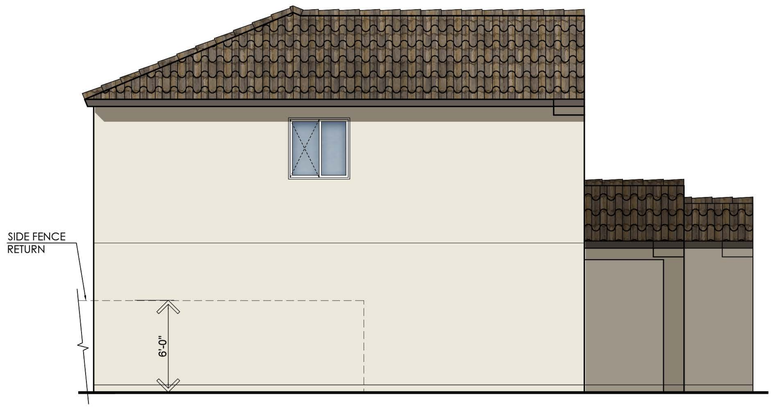
A. STUCCO
B. CONCRETE 'S' TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. STUCCO PROJECTION AT FRONT EAVES
E. SCORED STUCCO ACCENTS
F. DISTINCT "A" ELEVATION COACH LIGHT
G. DISTINCT "A" ELEVATION FRONT DOOR
H. DISTINCT "A" ELEVATION GARAGE DOOR



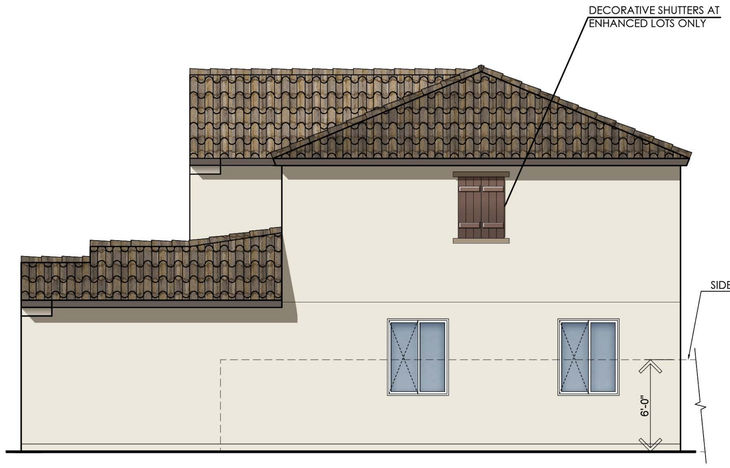
Right Elevation



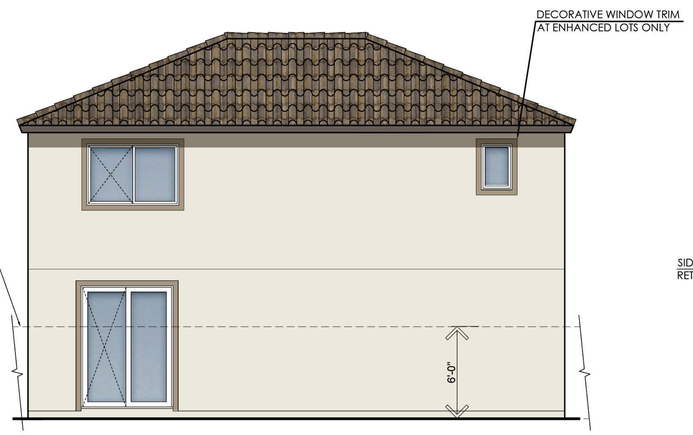
Rear Elevation



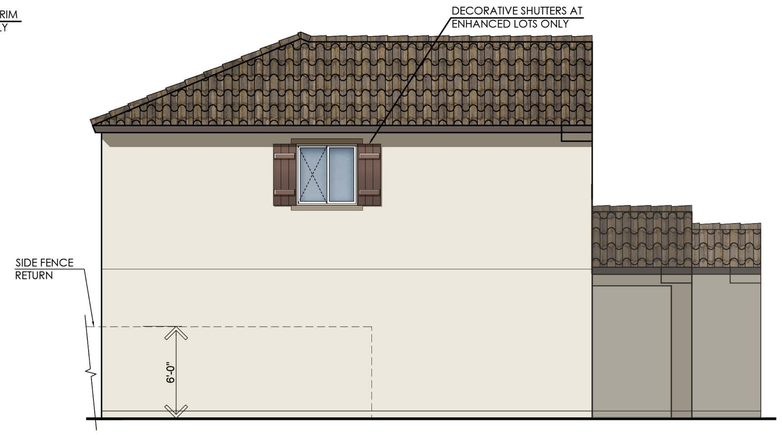
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

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.

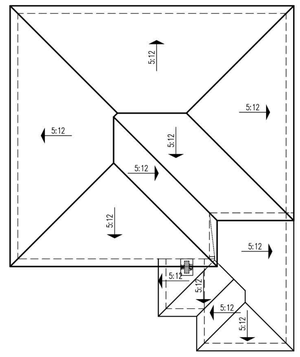
5/1/2025

ELEVATION 'A'

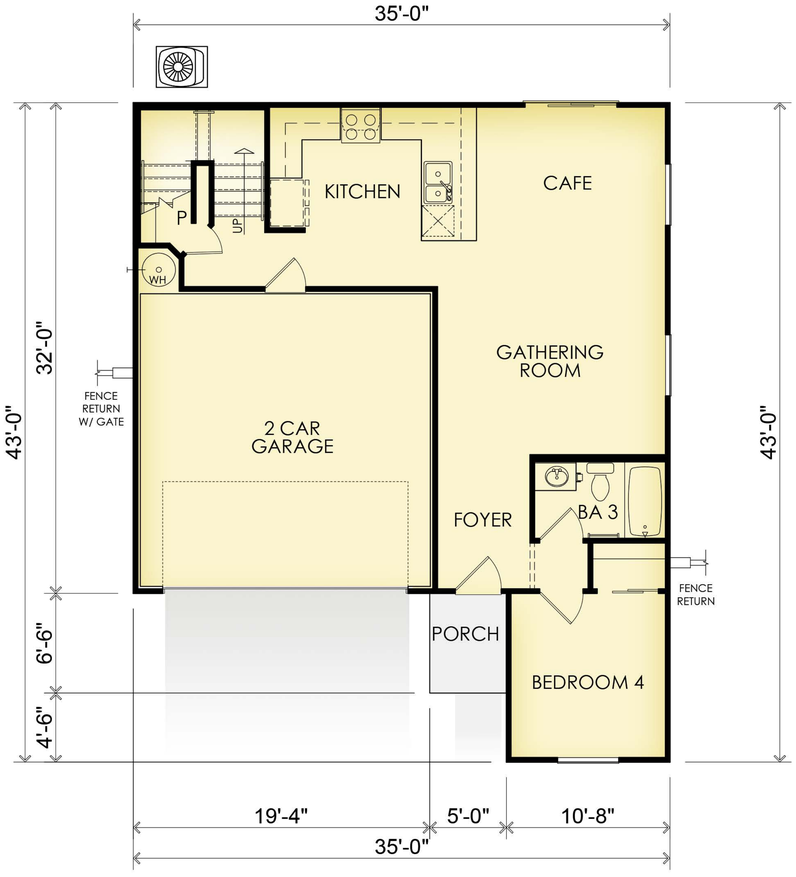
10



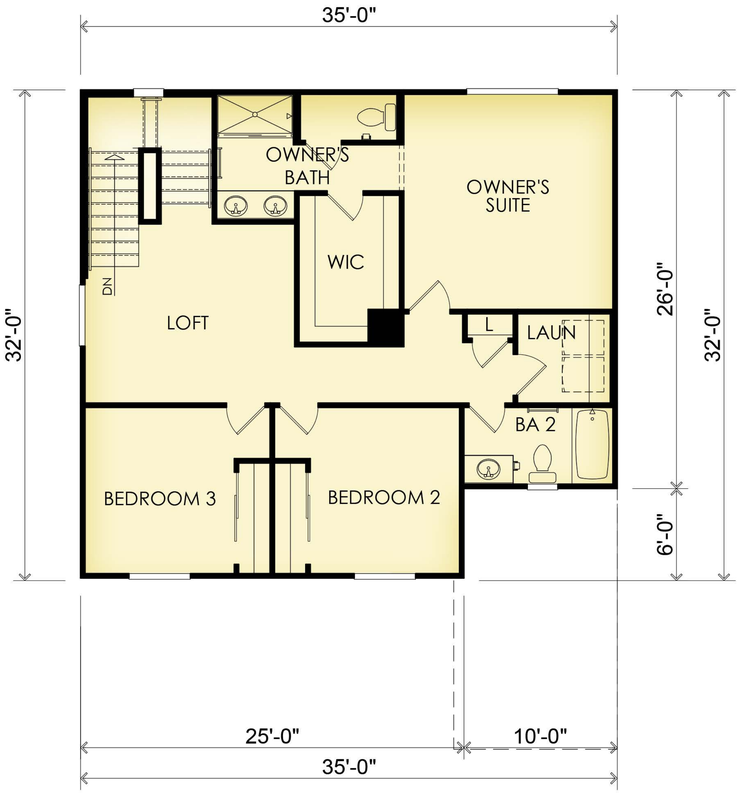
Exterior Wall Light
at Elevation 'B'



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.

(c) Copyright 2025 PulteGroup, Inc.

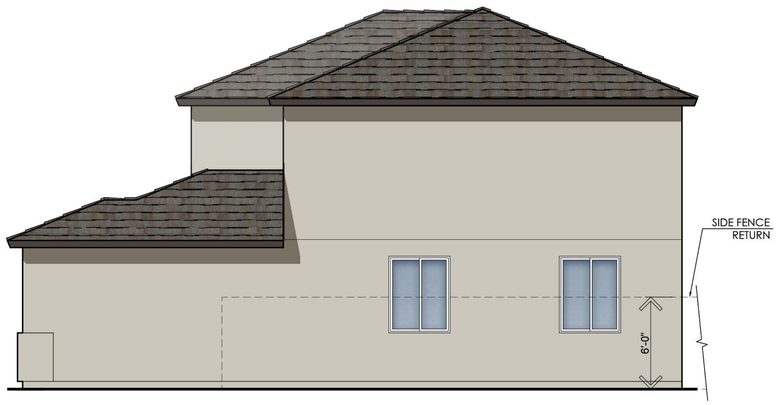
Exterior Materials

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

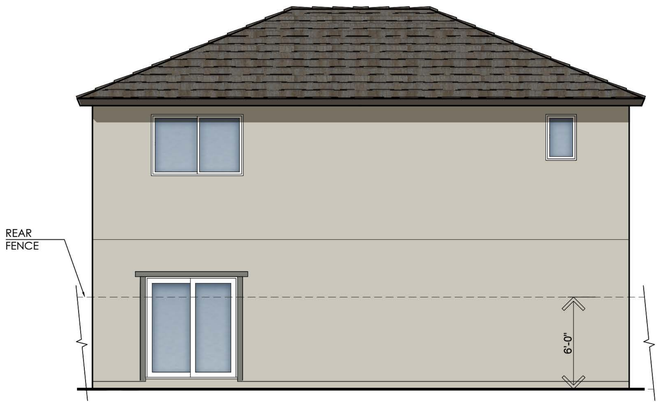


Front Elevation 'B' - Desert Contemporary

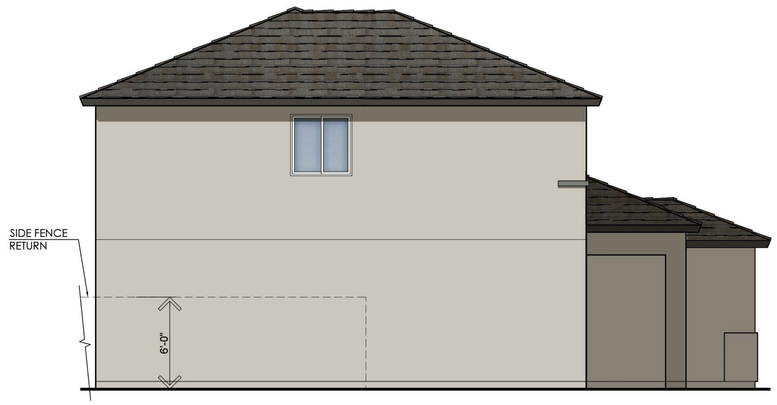
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



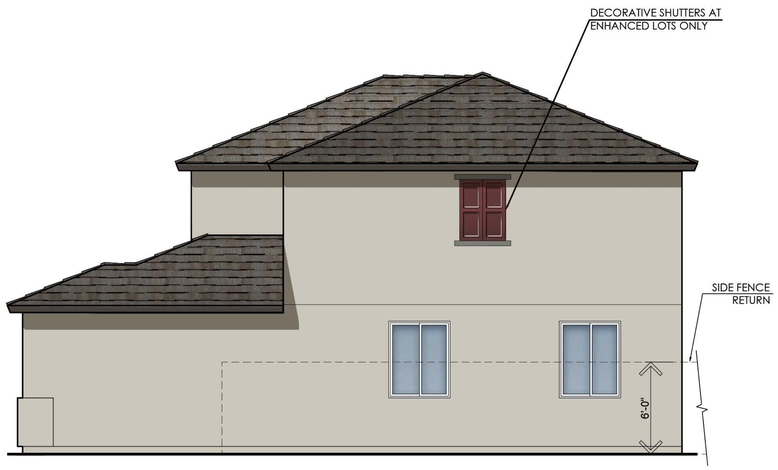
Right Elevation



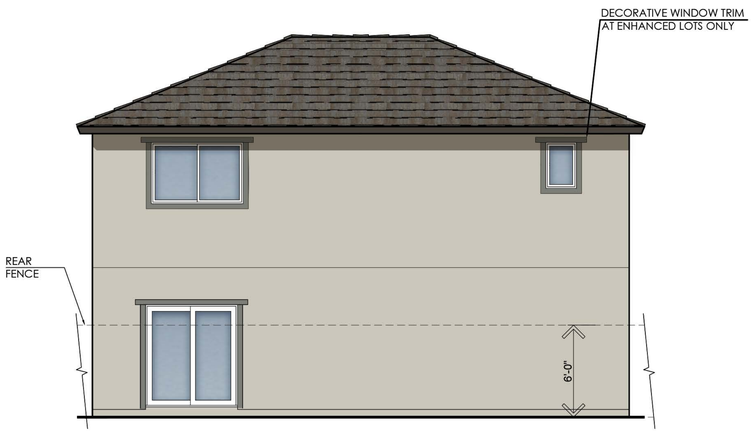
Rear Elevation



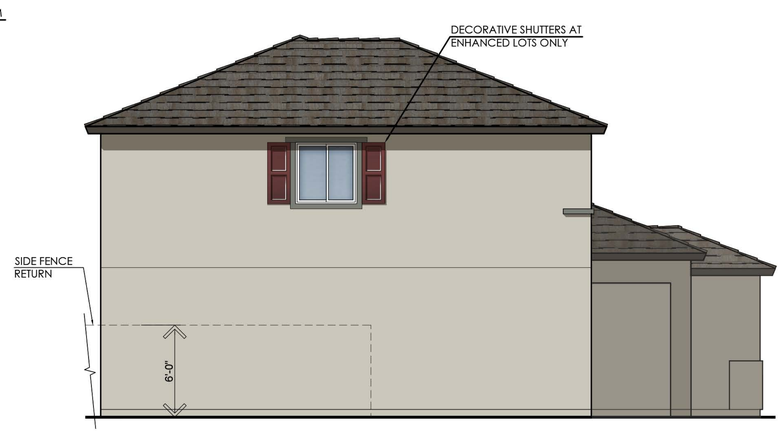
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



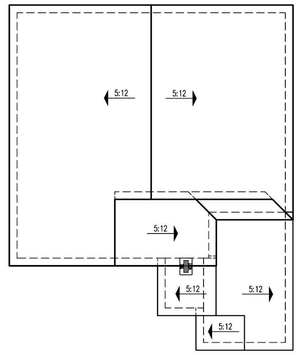
Left Elevation
"Enhanced"

(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'



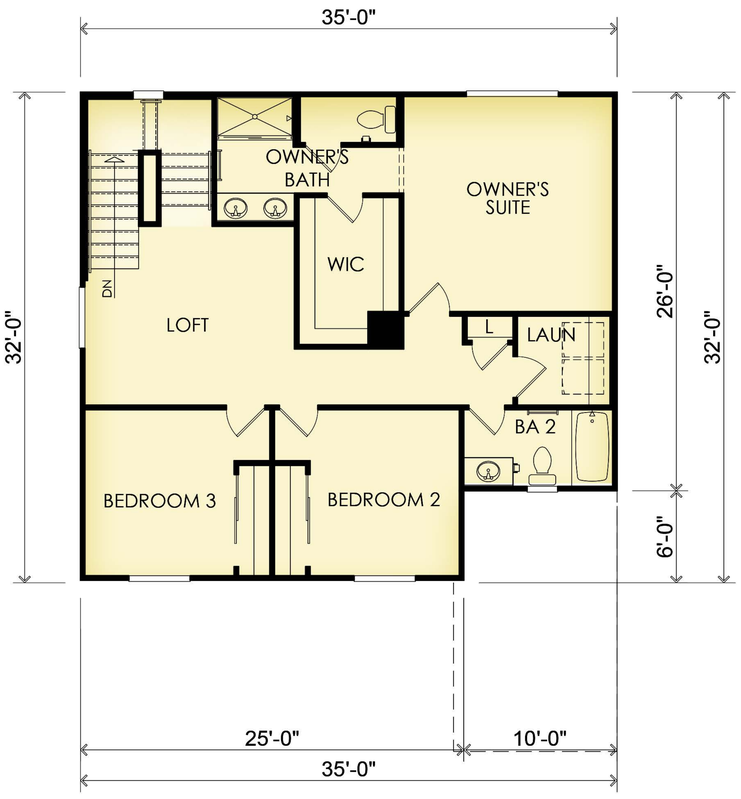
Exterior Wall Light
at Elevation 'C'



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.

Centex

3518-1 ■ 1,854 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

5/1/2025

ELEVATION 'C'

T/O RIDGE
+26'-6"

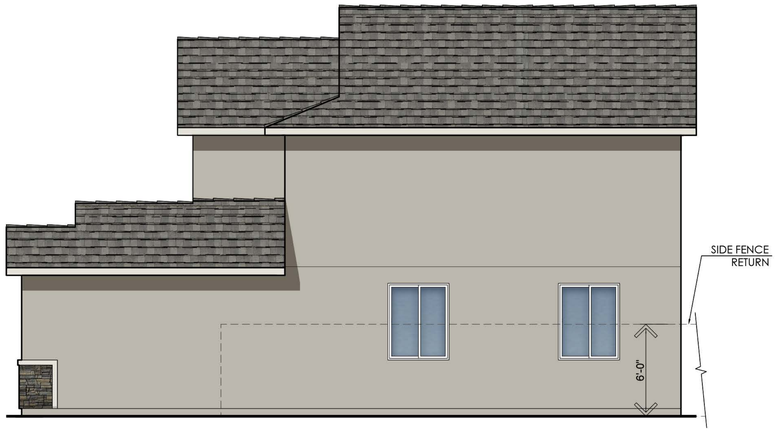


Exterior Materials

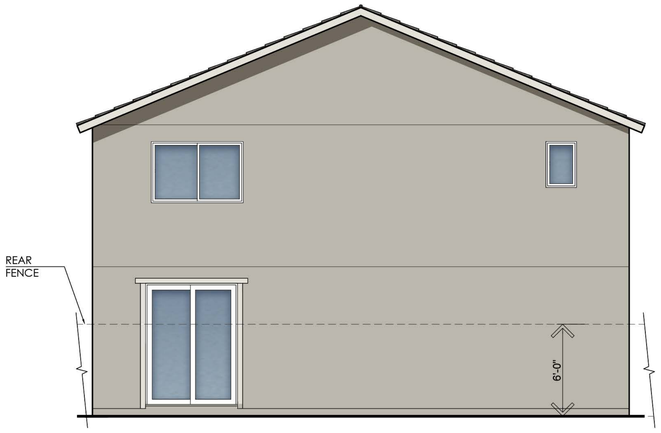
A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. DECORATIVE VENEER
E. BOARD AND BATTEN STUCCO
F. DECORATIVE GABLE BRACKETS
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR

Front Elevation 'C' - Desert Ranch

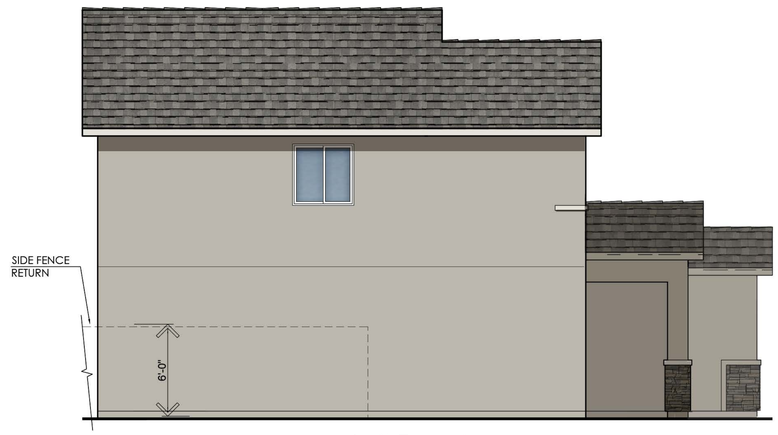
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



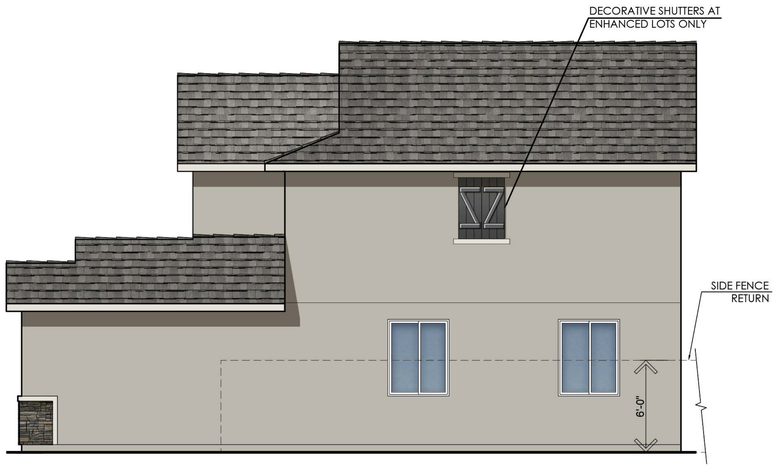
Right Elevation



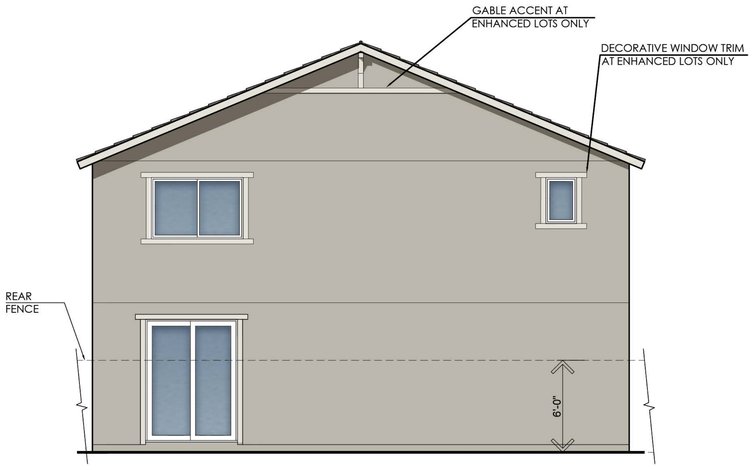
Rear Elevation



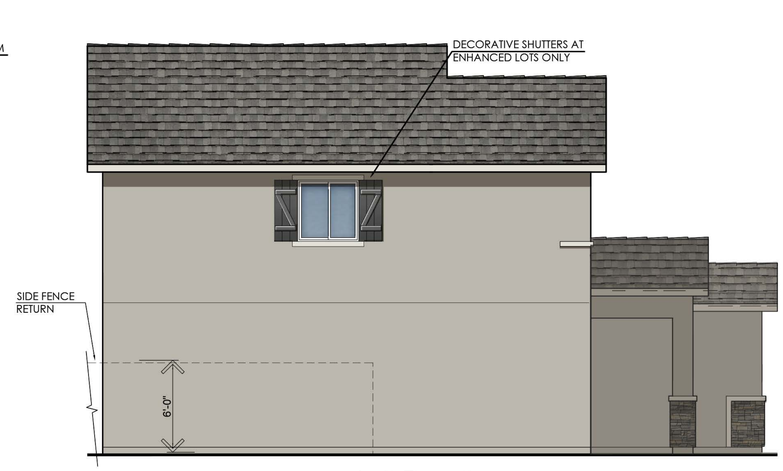
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex®

3518-1 ■ 1,854 SQ. FT.

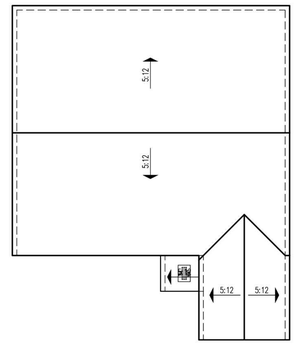
ENCANTO

(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

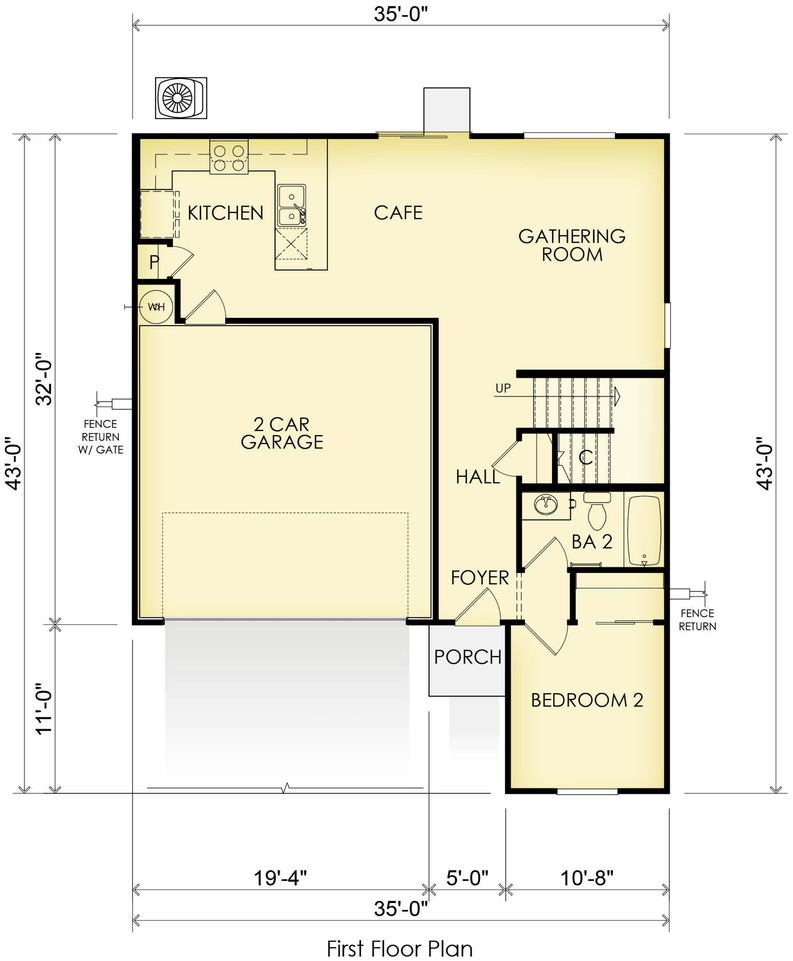
ELEVATION 'C'



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.

Centex

3520-1 ■ 2,047 SQ. FT.

ENCANTO

ELEVATION 'A'

(c) Copyright 2025 PulteGroup, Inc.

5/1/2025



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"



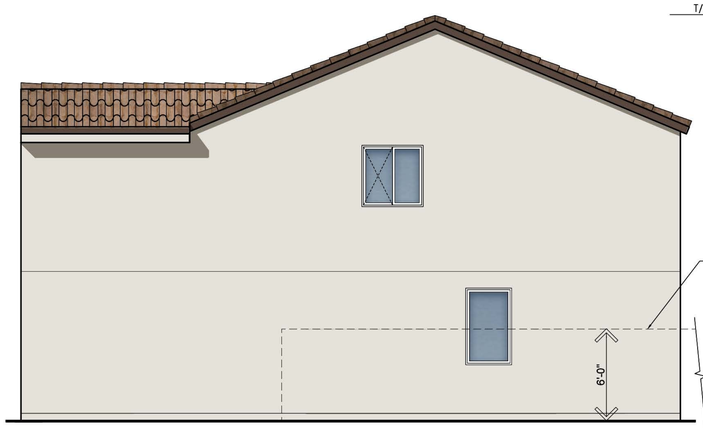
Exterior Materials

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

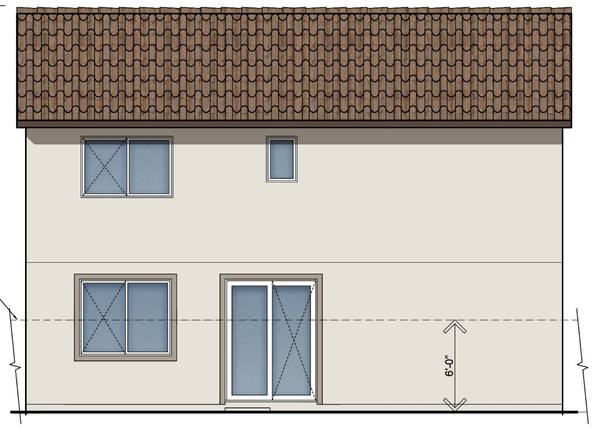
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

T/O RIDGE
+23'-6"



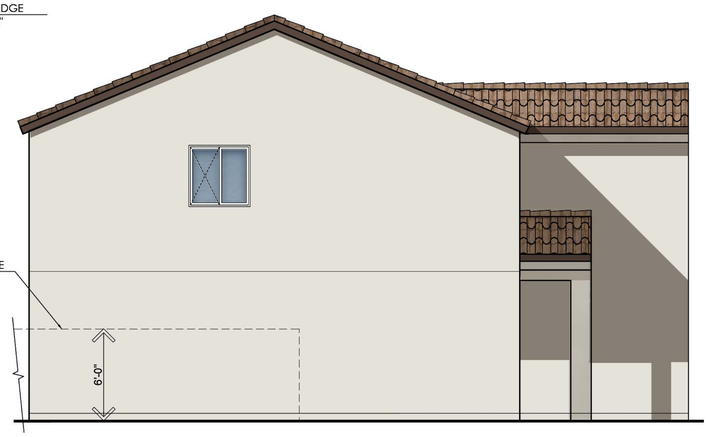
Right Elevation

T/O RIDGE
+23'-6"

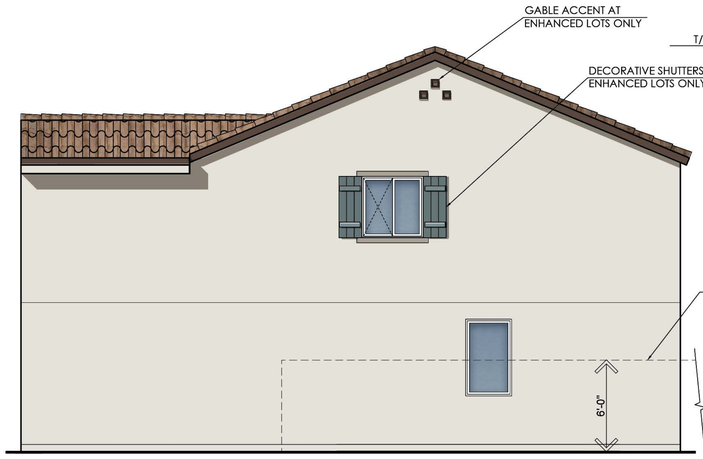


Rear Elevation

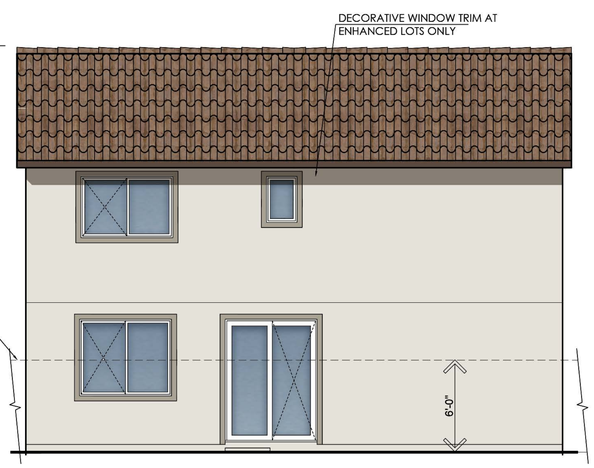
T/O RIDGE
+23'-6"



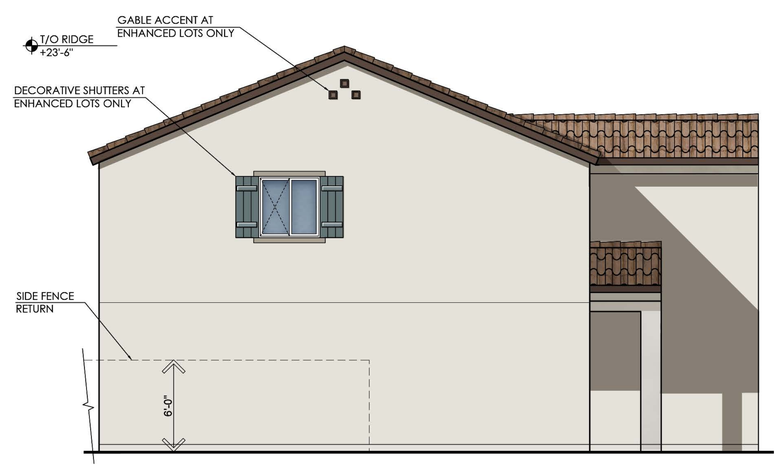
Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex®

3520-1 ■ 2,047 SQ. FT.

ENCANTO

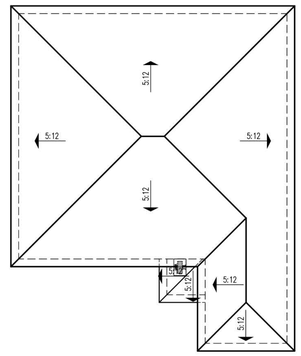
(c) Copyright 2025 PulteGroup, Inc. Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

5/1/2025

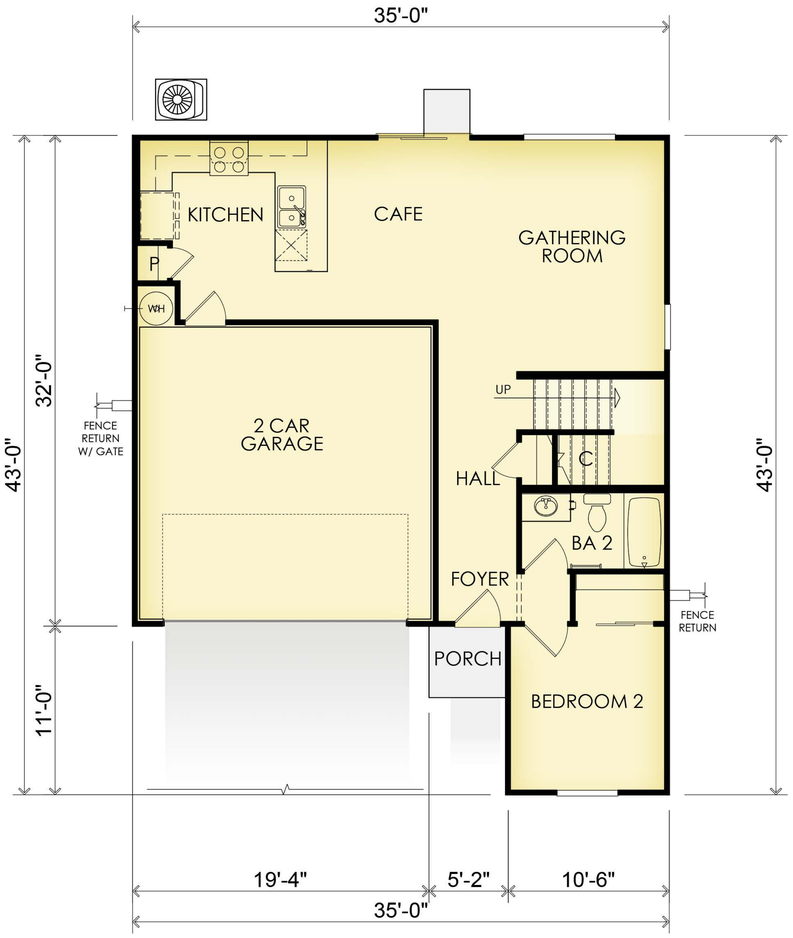
ELEVATION 'A'



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.

Centex

3520-1 ■ 2,047 SQ. FT.

ENCANTO

(c) Copyright 2025 PulteGroup, Inc.

5/1/2025

ELEVATION 'B'

T/O RIDGE
+23'-6"



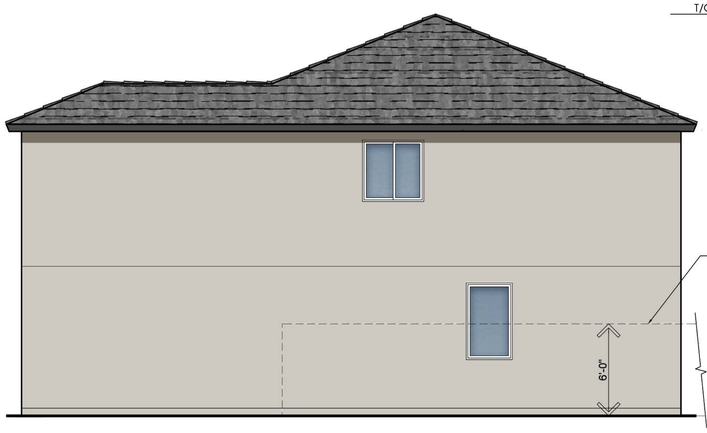
Exterior Materials

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"

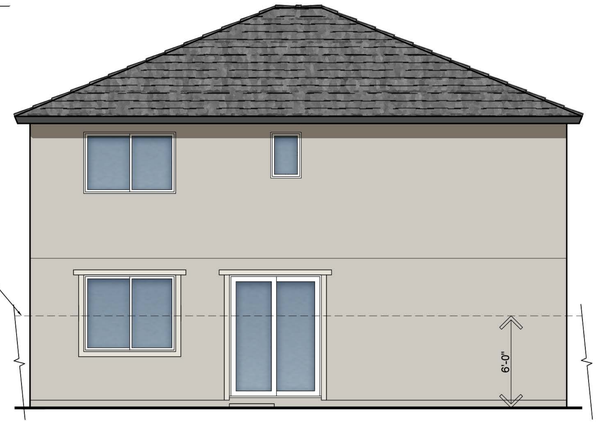


Right Elevation

T/O RIDGE
+23'-6"

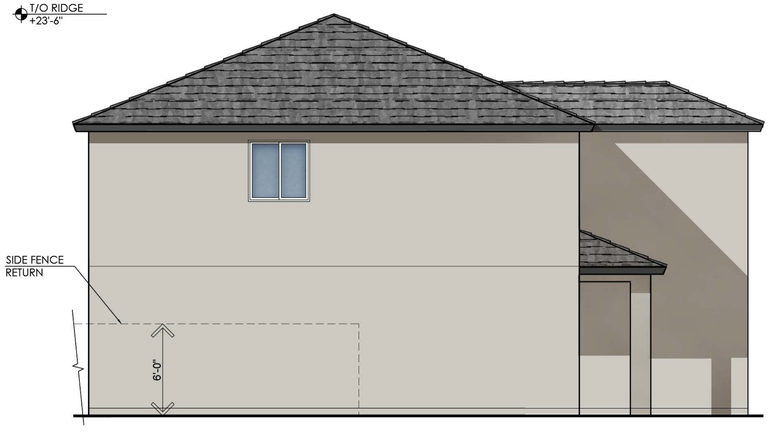
SIDE FENCE RETURN

REAR FENCE

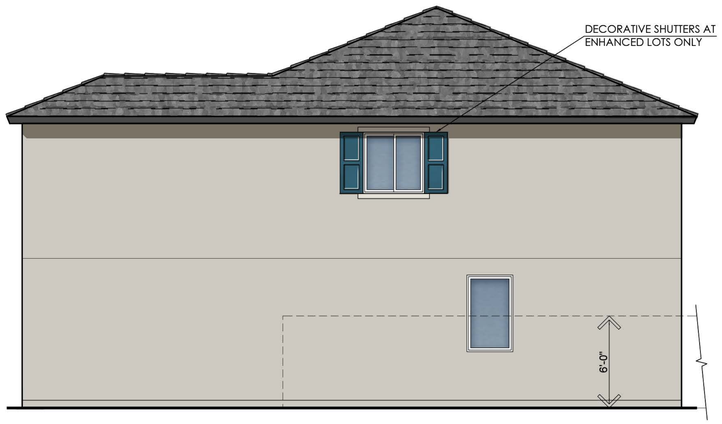


Rear Elevation

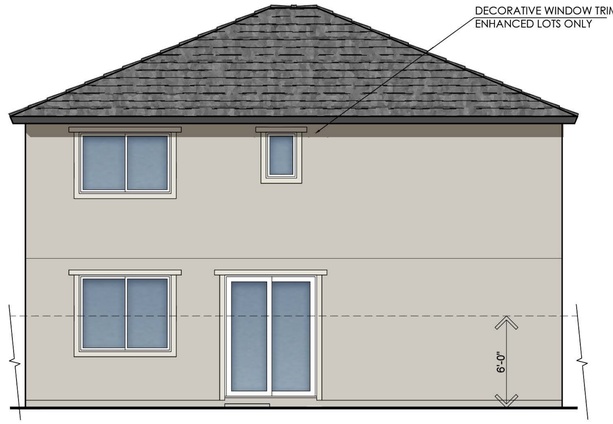
T/O RIDGE
+23'-6"



Left Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

Centex

3520-1 ■ 2,047 SQ. FT.

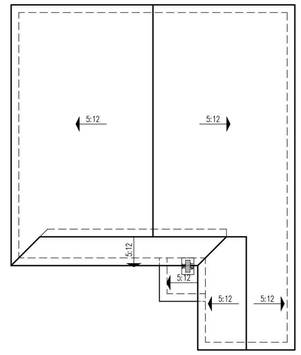
ENCANTO

(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

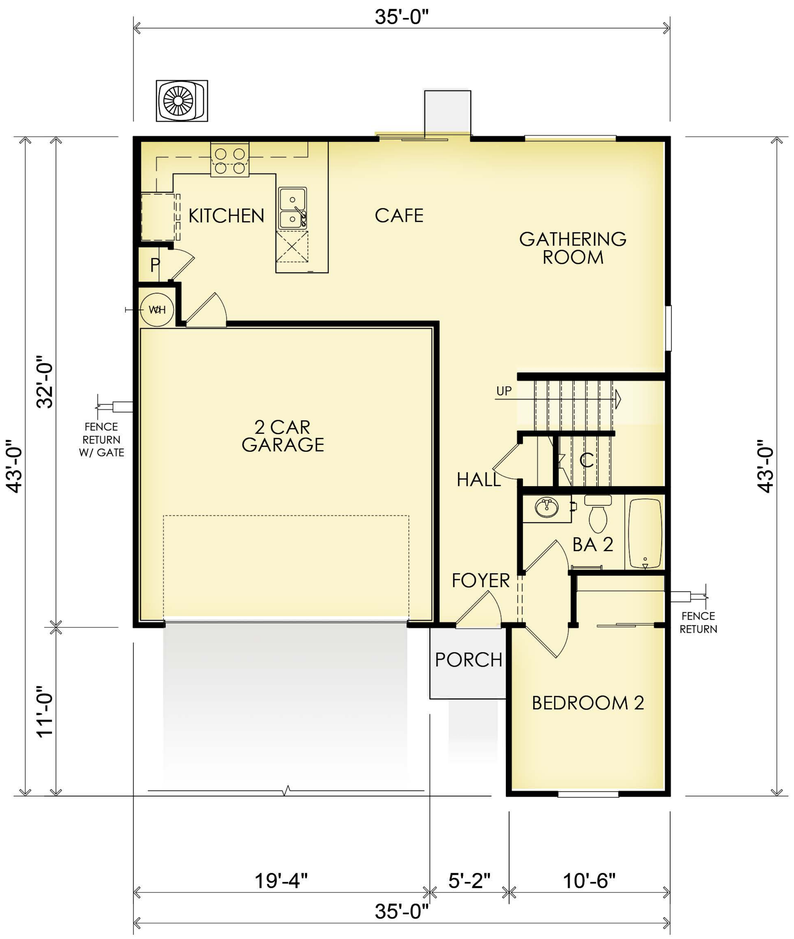
ELEVATION 'B'



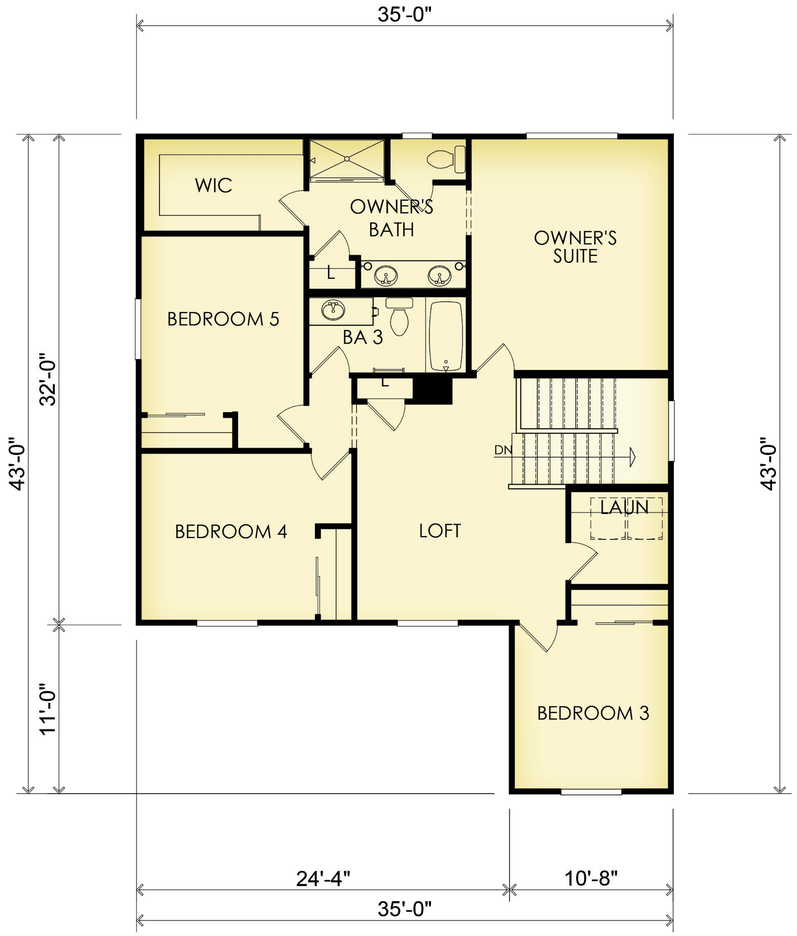
Exterior Wall Light
at Elevation 'C'



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.

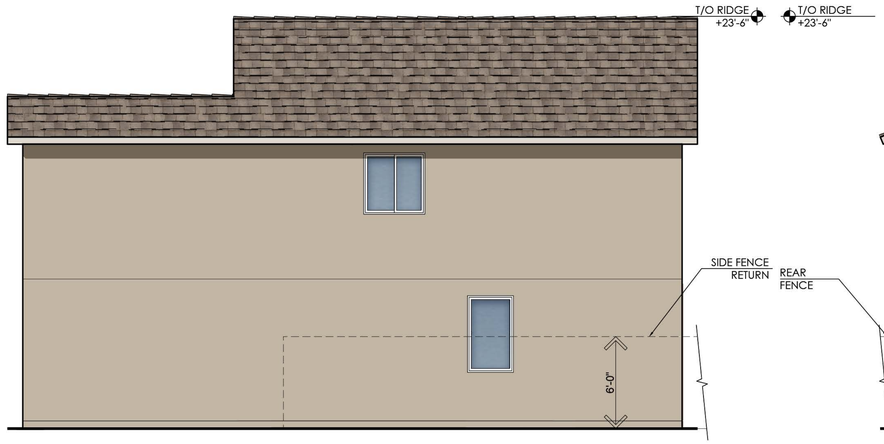


Exterior Materials

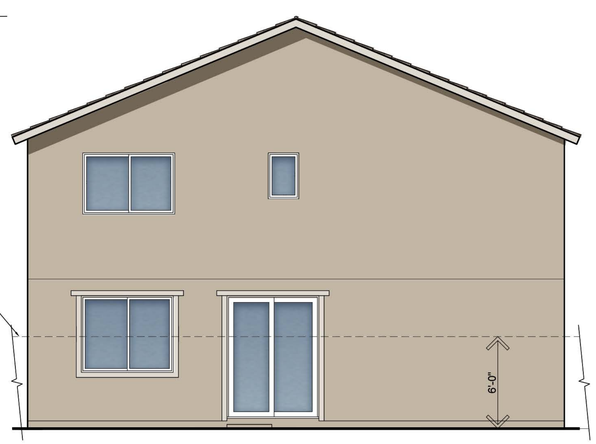
A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. DECORATIVE VENEER
E. BOARD AND BATTEN STUCCO
F. DECORATIVE GABLE BRACKETS
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR

Front Elevation 'C' - Desert Ranch

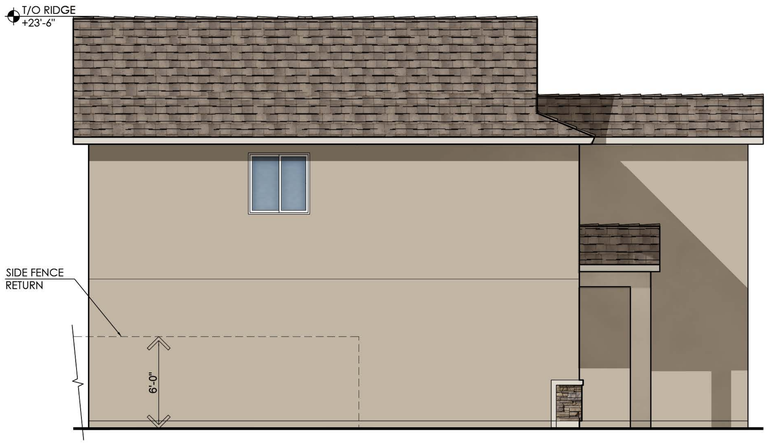
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



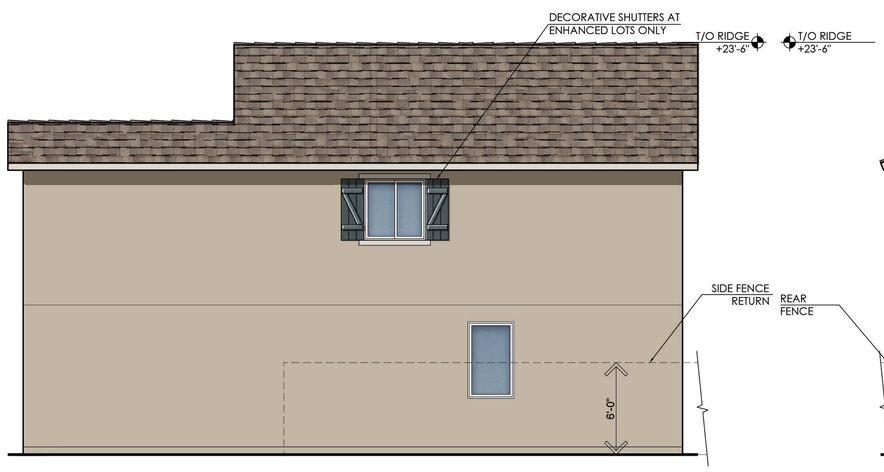
Right Elevation



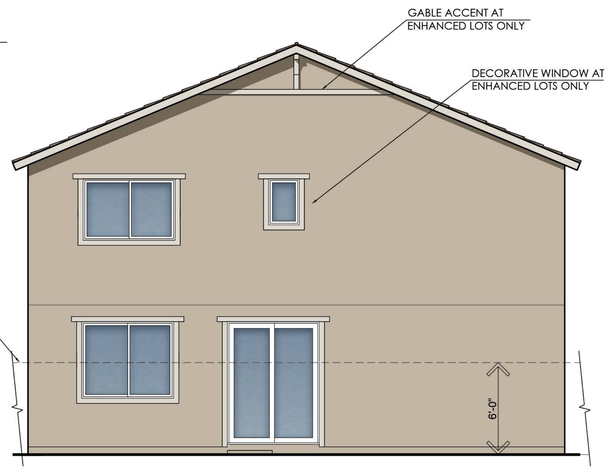
Rear Elevation



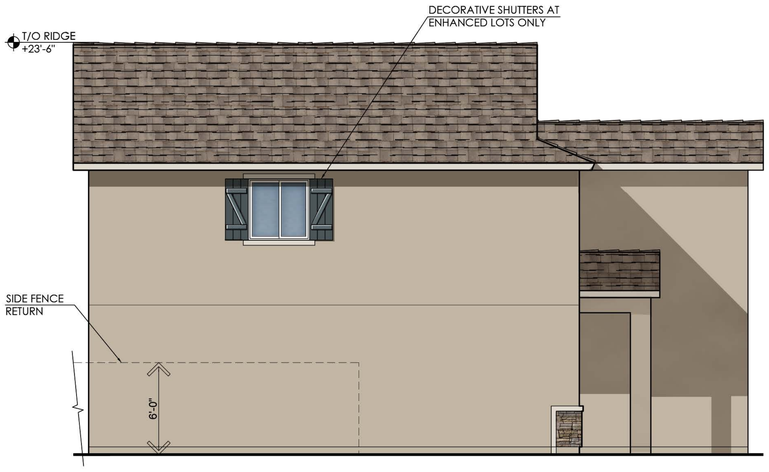
Left Elevation



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.

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

PEDESTRIAN GATE

CORAL MOUNTAIN ACADEMY

PROPOSED ACCESS EASEMENT

FRIDA WAY

PERIMETER BLOCK WALL

EMERGENCY GATE

PEDESTRIAN 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'

PROPOSED SECOND PEDESTRIAN GATE

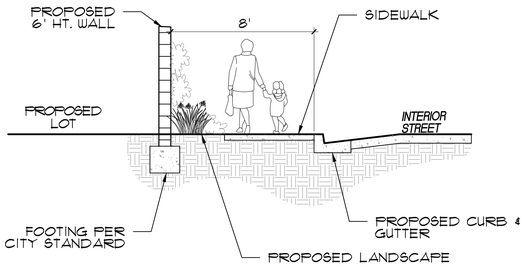
NOVEMBER 25, 2025

PARKING SHADE STUDY:

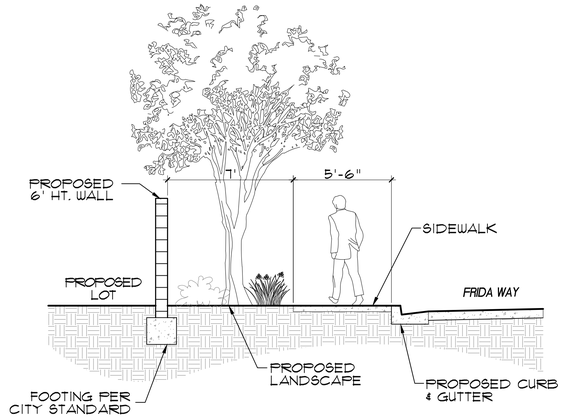
PARKING STALL AREA: 5,488 SF

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

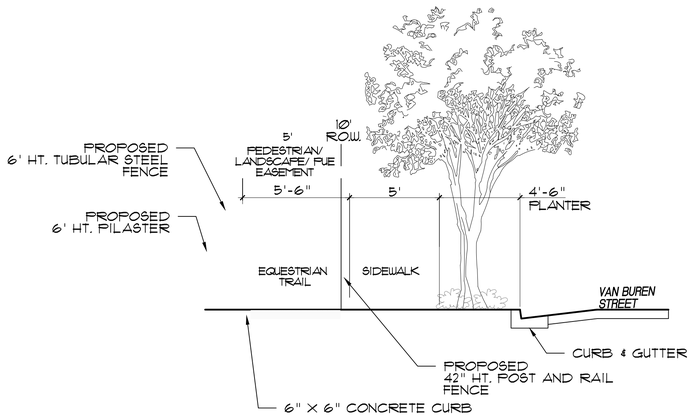
COACHELLA, CA 92236

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: 11/24/25





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

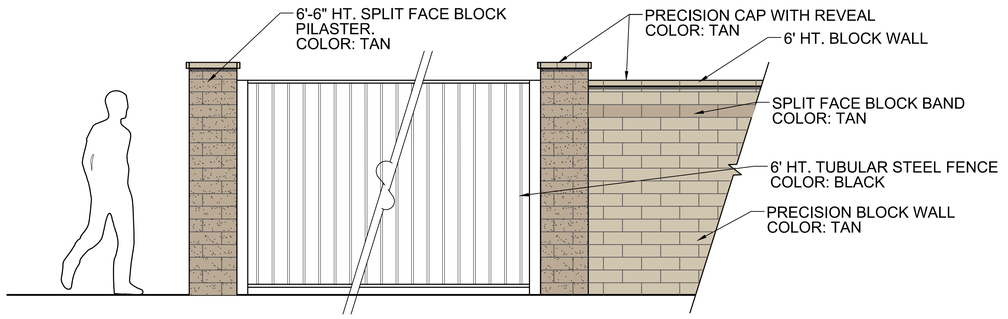
BOULDER 'A' = 36"H X 36"W X 40"L DIA. COLOR T.B.S.
BOULDER 'B' = 24"H X 24"W X 30"L DIA. COLOR T.B.S.
BOULDER 'C' = 18"H X 18"W X 24"L DIA. COLOR T.B.S.

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

SHEET: L2

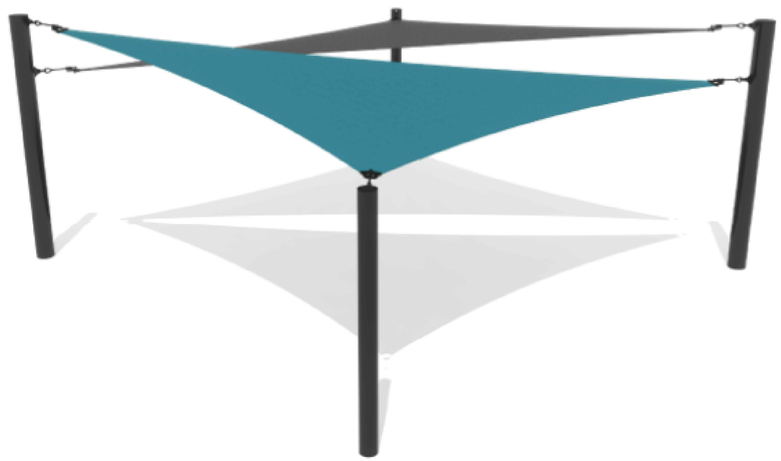
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3/25



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: 11/3/25

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

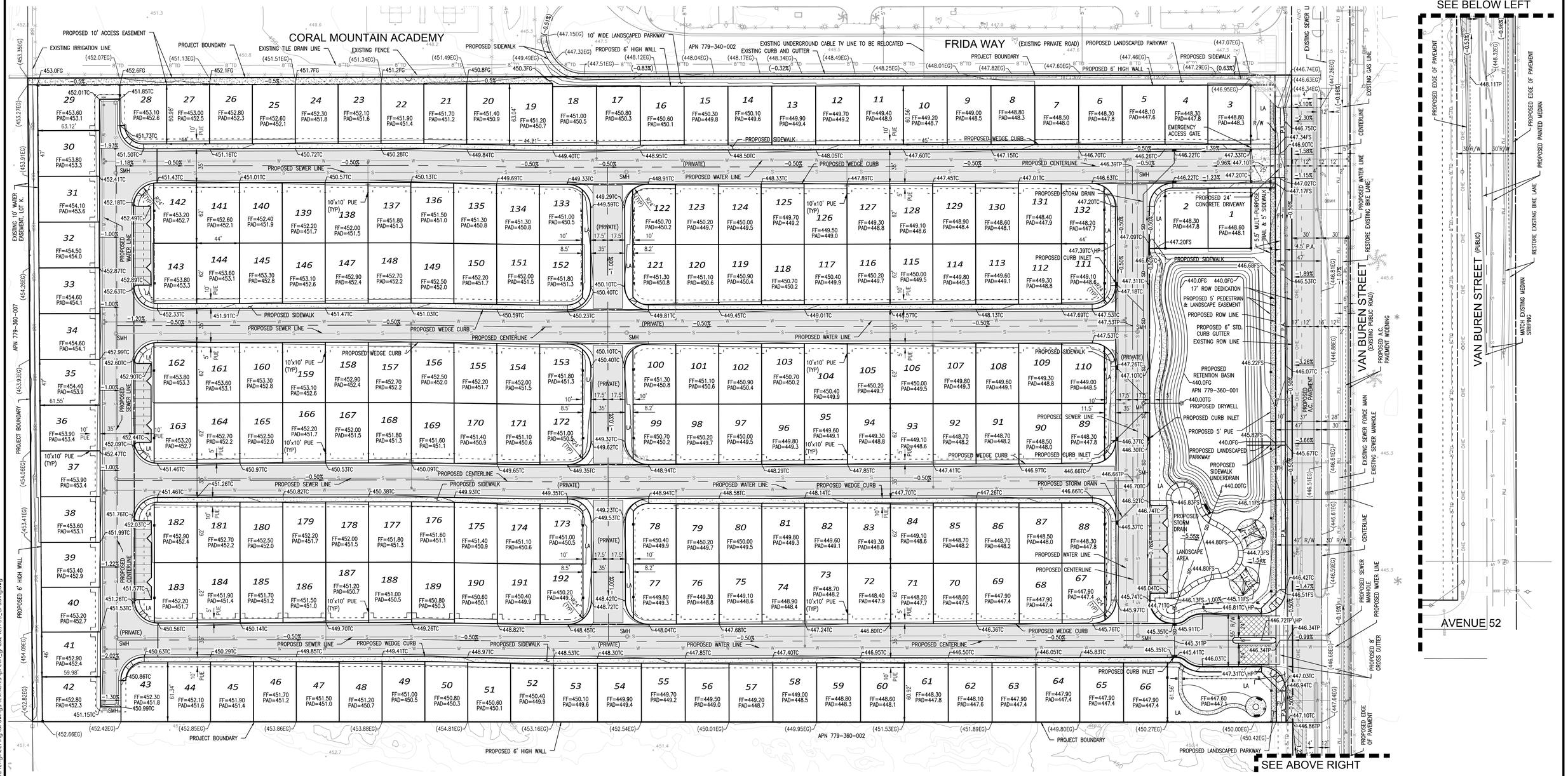
SHEET: L4

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: 06/26/25

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN



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

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

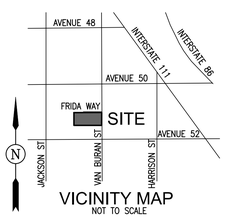
TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

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



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

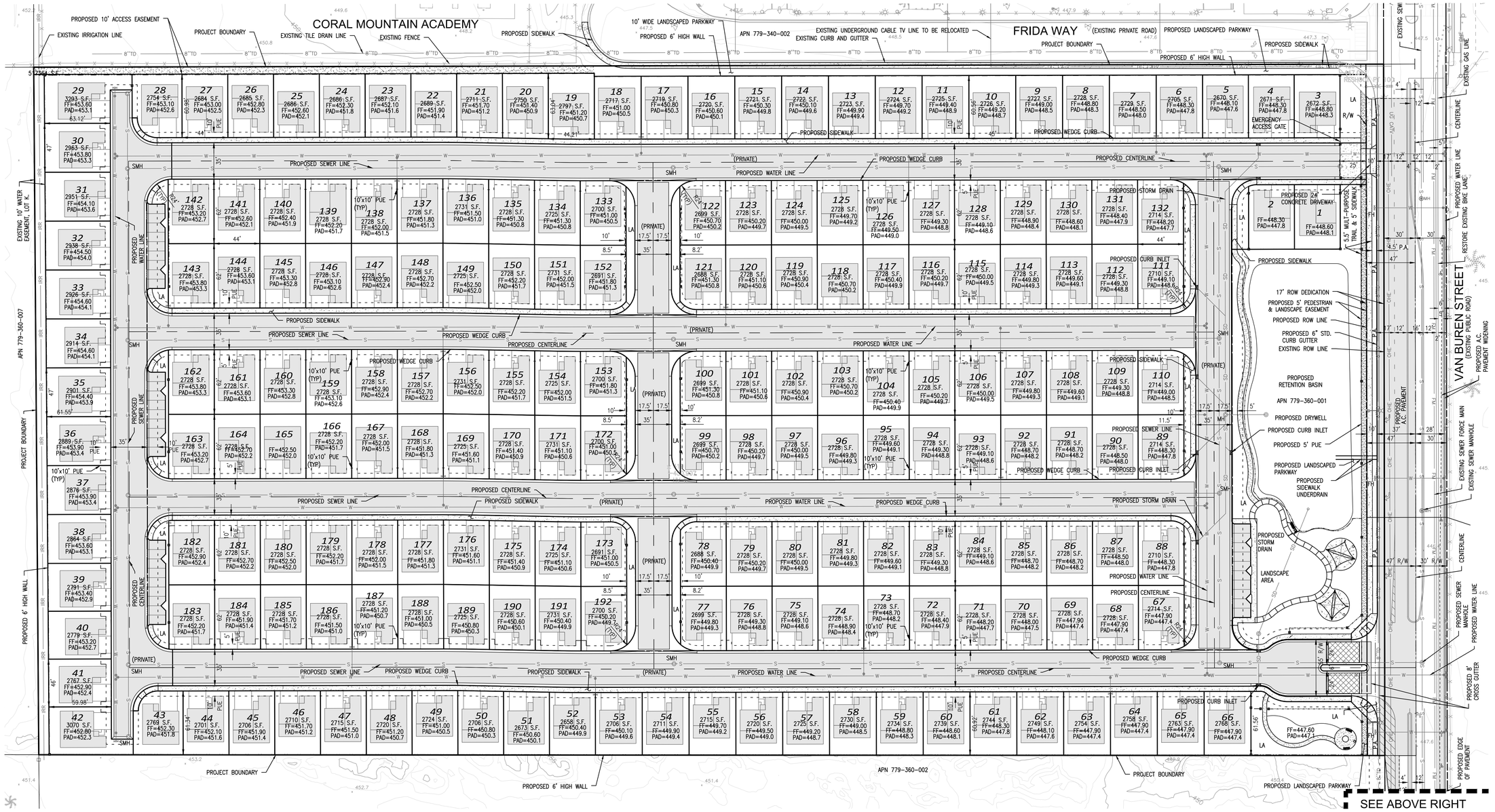
OF 1

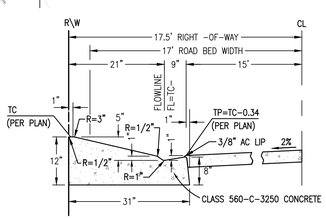
Plotted: Oct 31, 2025 - 6:54pm DWG: L:\projects\C1735 20 Acre Coachella\engineering\drawings\exhibits\prelim_grade\C1735_Grading.dwg

Oct 31, 2025 - PRELIMINARY GRADING AND DRAINAGE PLAN SUBMITTAL

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

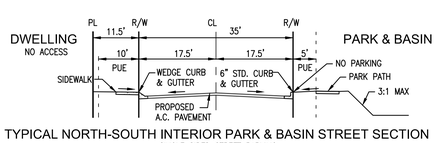
PRELIMINARY SITE PLAN





MODIFIED 6" WEDGE CURB (MOUNTABLE)

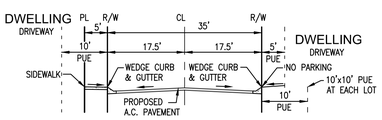
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR PARK & BASIN STREET SECTION

SINGLE SIDED STREET PARKING

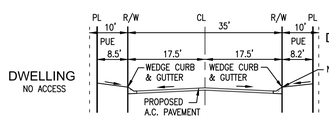
NOT TO SCALE



TYPICAL EAST-WEST INTERIOR STREET SECTION

SINGLE SIDED STREET PARKING

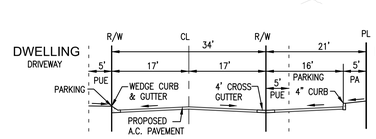
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR CONNECTOR STREET SECTION

SINGLE SIDED STREET PARKING

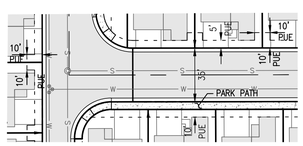
NOT TO SCALE



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

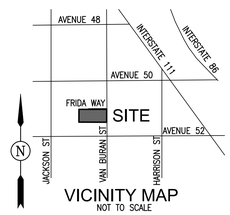
SINGLE SIDED STREET PARKING & SIDEWALK

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

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

(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

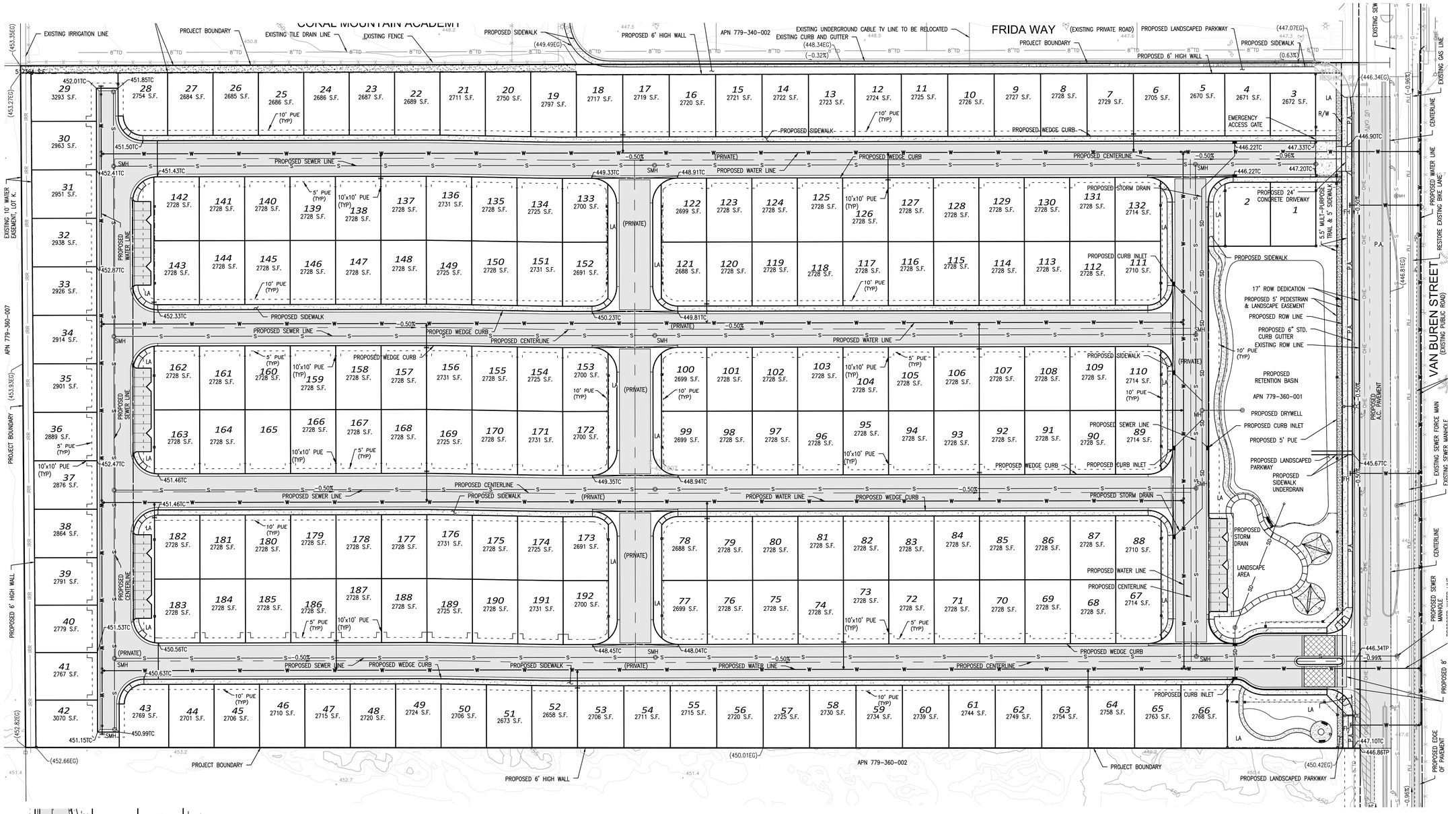
OF 1

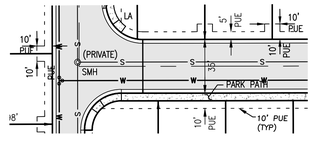
Plotted: Oct 31, 2025 - 6:54pm DWG: L:\projects\21735 20 Acre Coachella\engineering\drawings\exhibits\prelim_site\21735_Site.dwg

Oct 31, 2025 - PRELIMINARY SITE PLAN SUBMITTAL

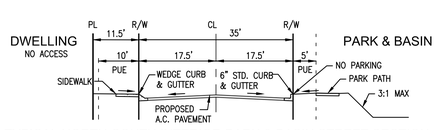
IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN

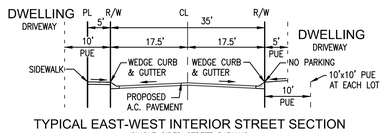




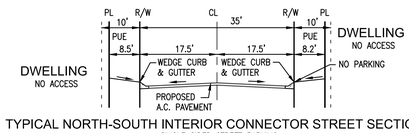
TYPICAL P.U.E. INTERIOR STREET PLAN VIEW
SINGLE SIDED STREET PARKING & SIDEWALK
NOT TO SCALE



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

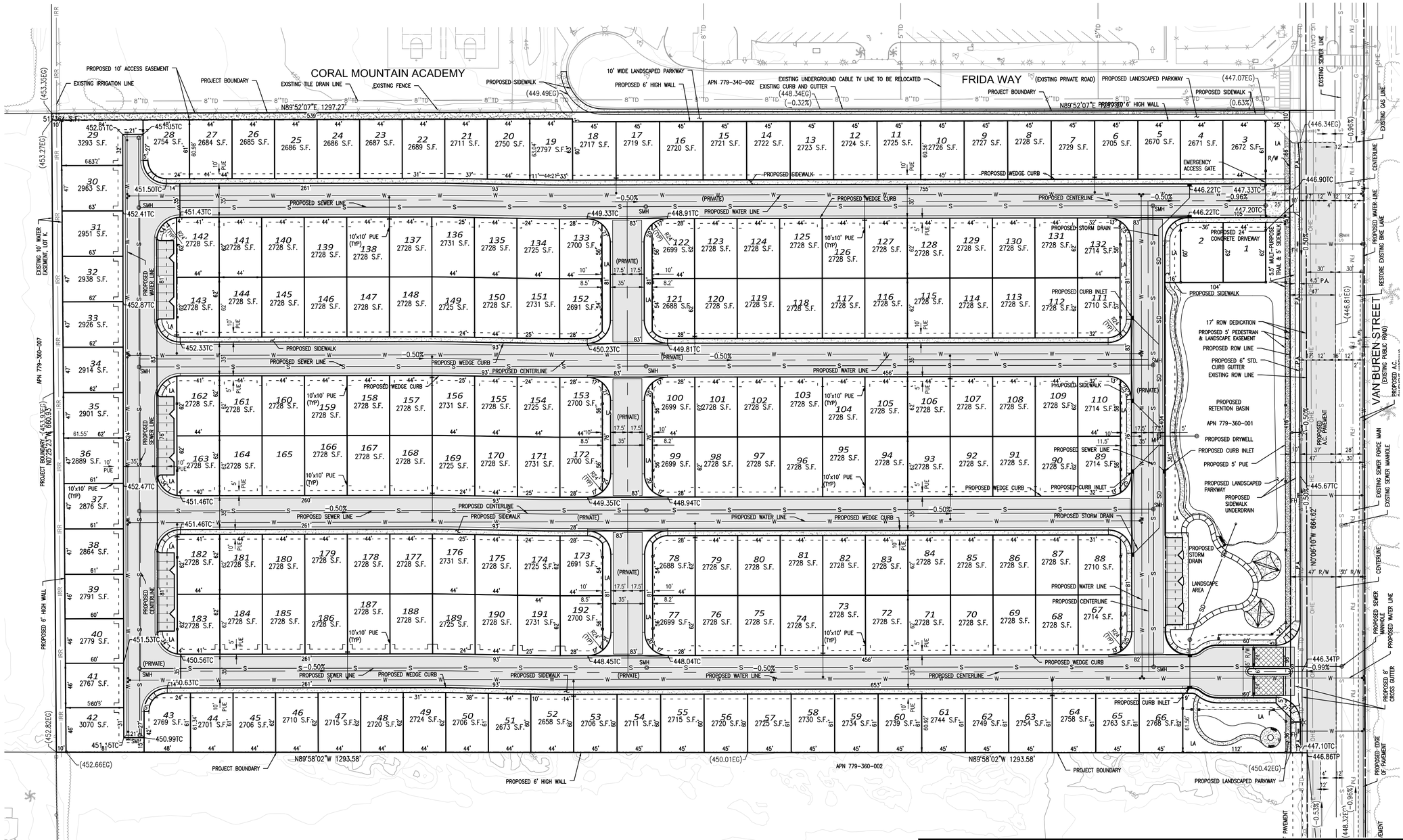
SHEET UP-01

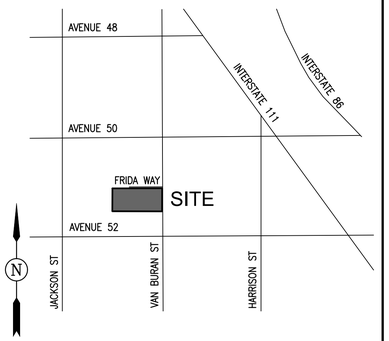
OF 1

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





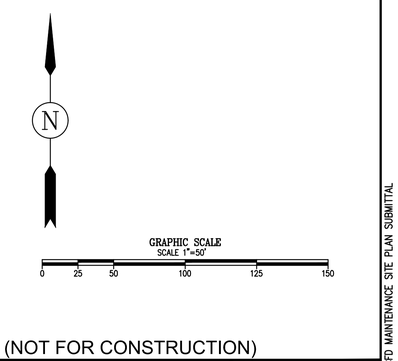
VICINITY MAP
NOT TO SCALE

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



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.

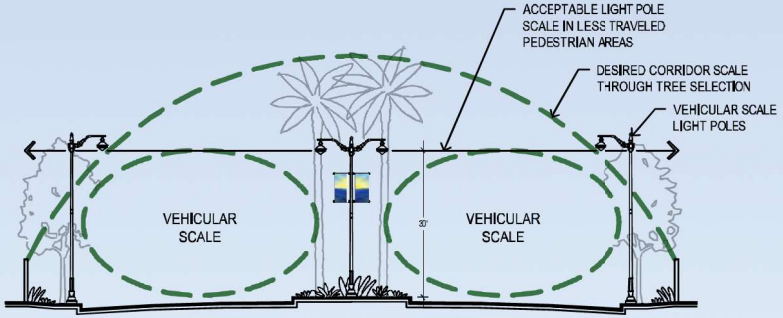


Fig. 18

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

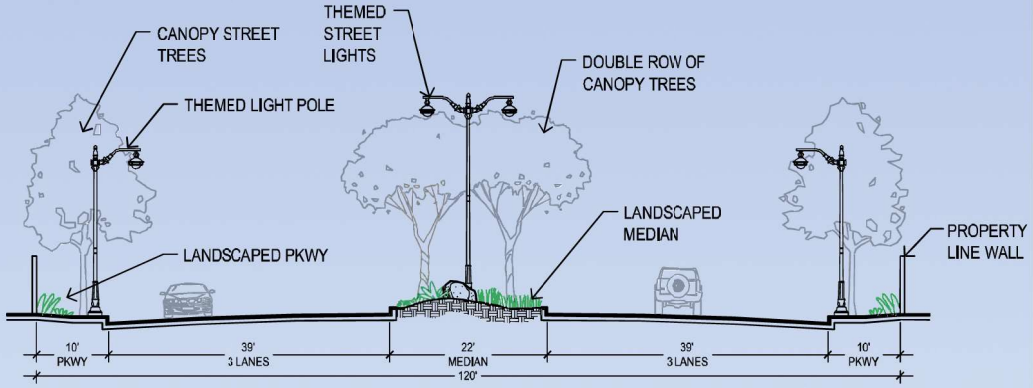


Fig. 19

Typical Street Section- Primary Arterial

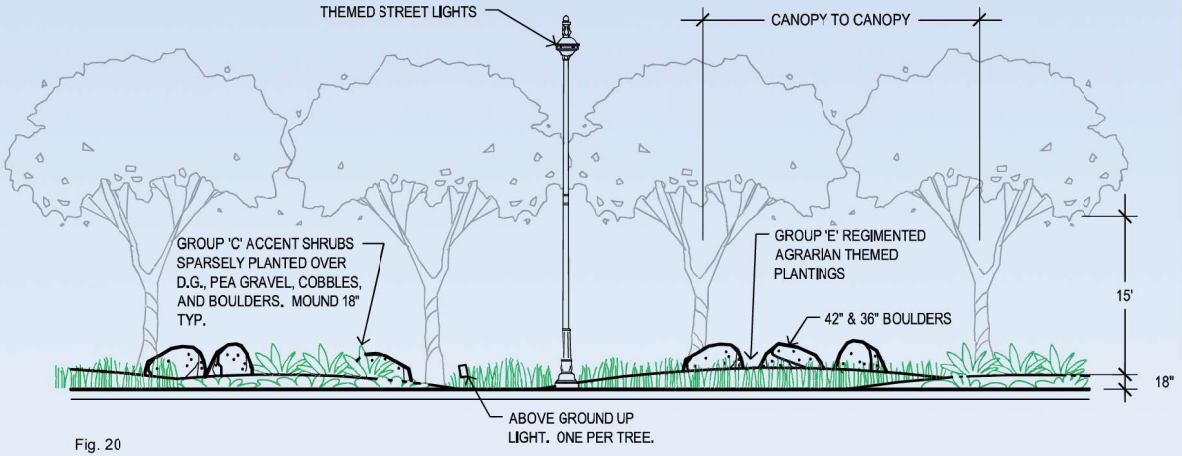


Fig. 20

Typical Median Elevation- Primary Arterial

Secondary Image Corridor

Major Arterial

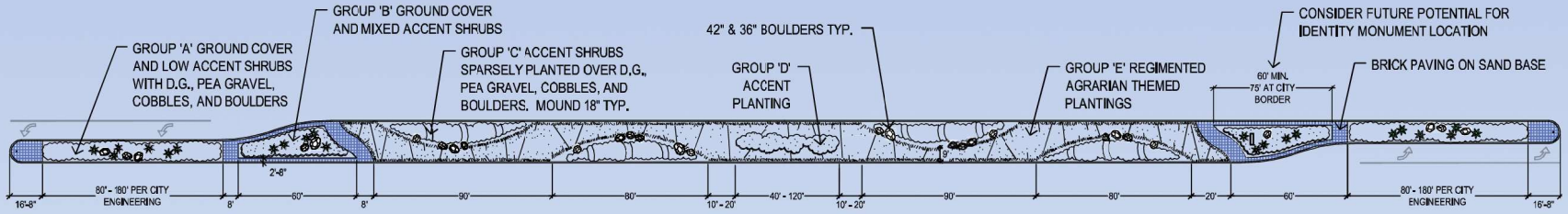


Fig. 21

Conceptual Hardscape and Shrub Layout

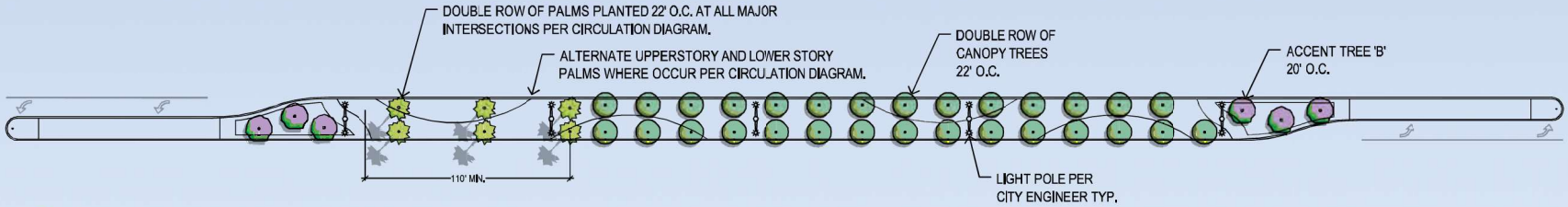


Fig. 22

Conceptual Tree Layout

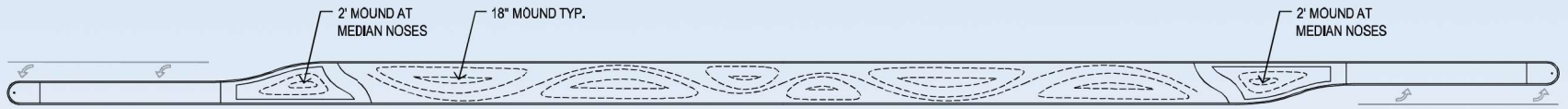


Fig. 23

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

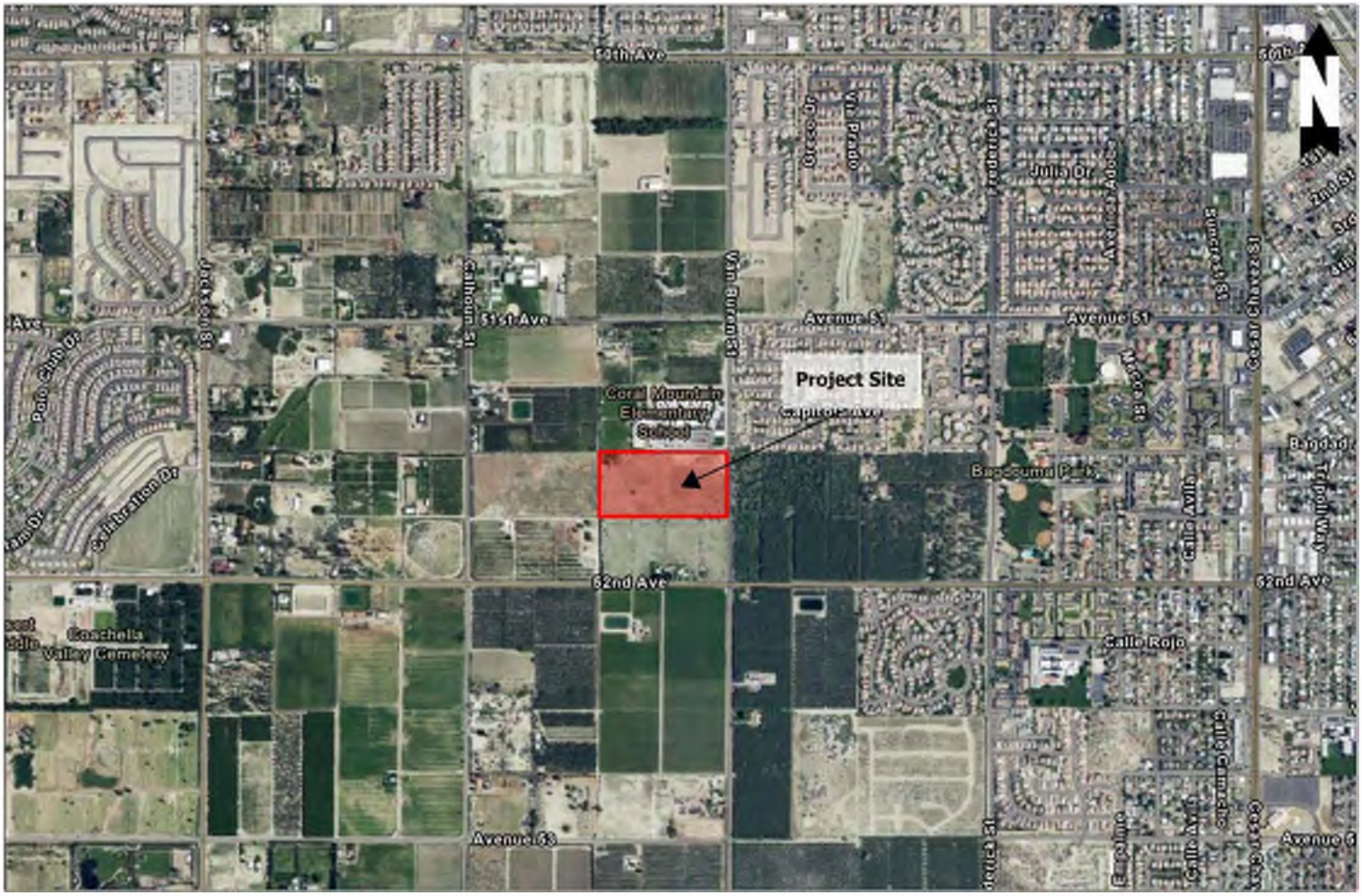
The Altum Group

Regional Location Map

Encanto

Exhibit

1



1 in = 0.26 mi

The Altum Group

Vicinity Map

Encanto

Exhibit

2



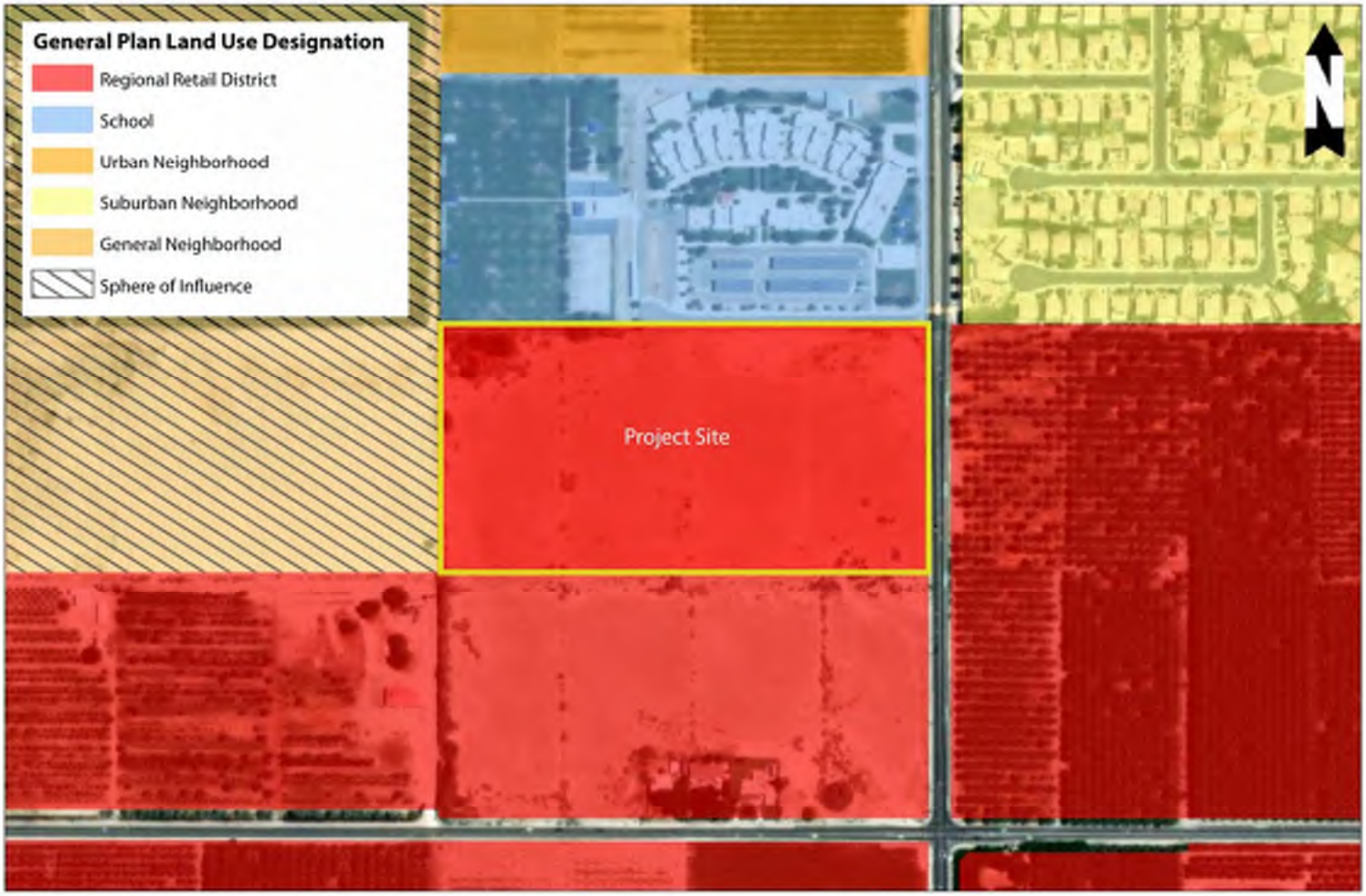
domusstudio architecture

The Altum Group

Building Massing Plan: Site Plan

Encanto - Planned Unit Development

Exhibit **3**



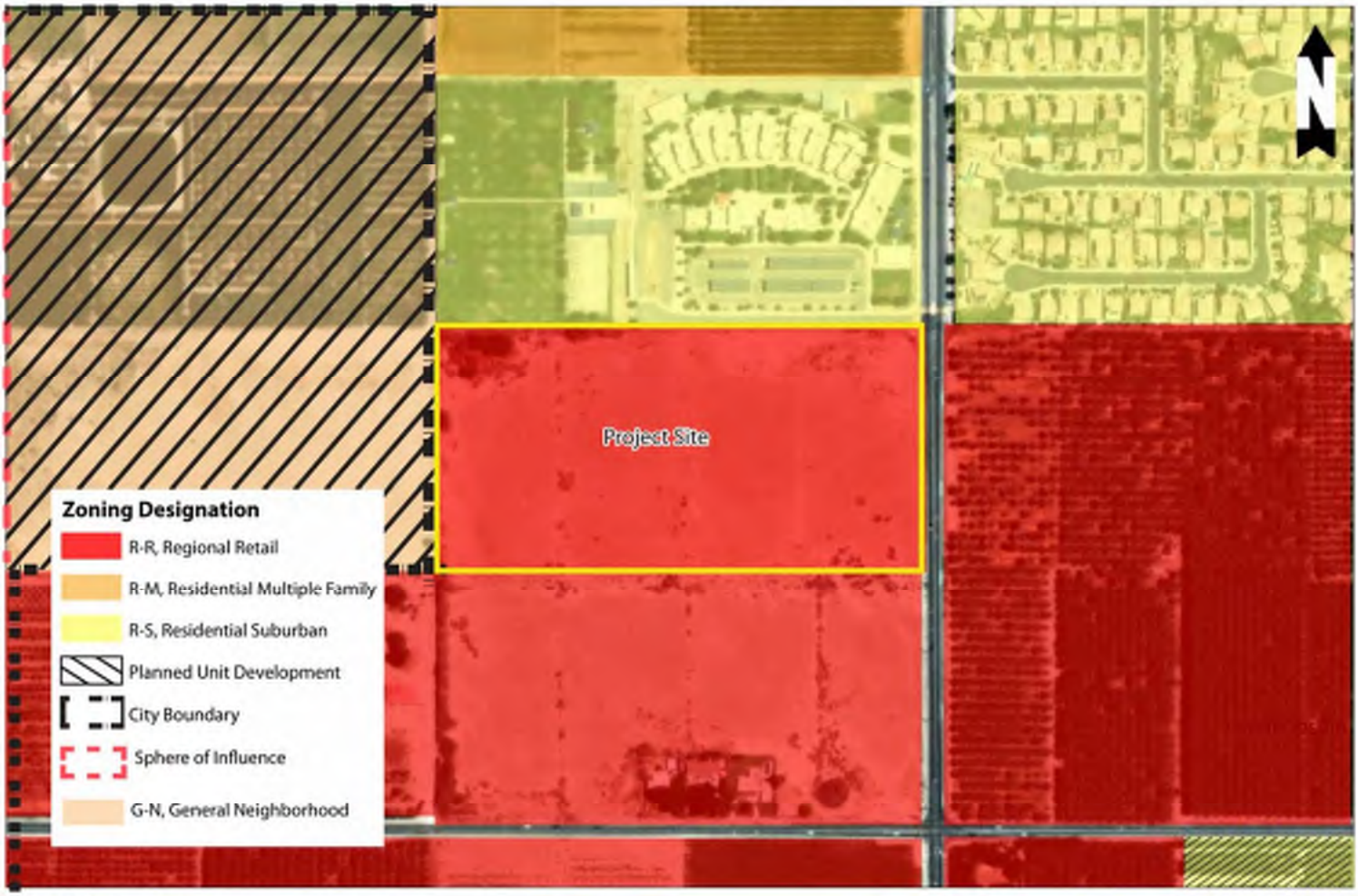
1 in = 0.07 mi

The Altum Group

Existing General Plan

Encanto Housing Development

Exhibit 4



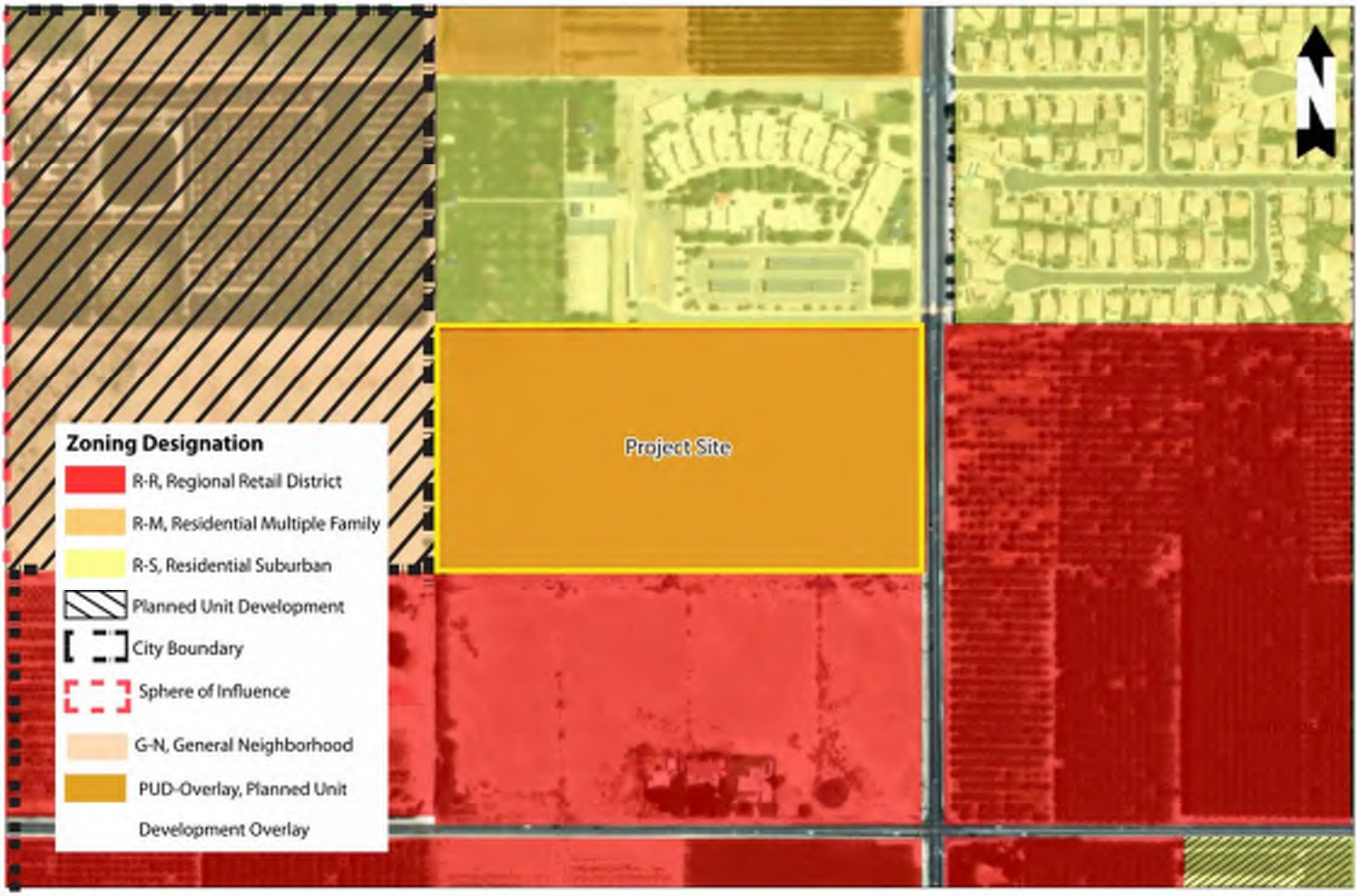
1 in = 0.07 mi

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

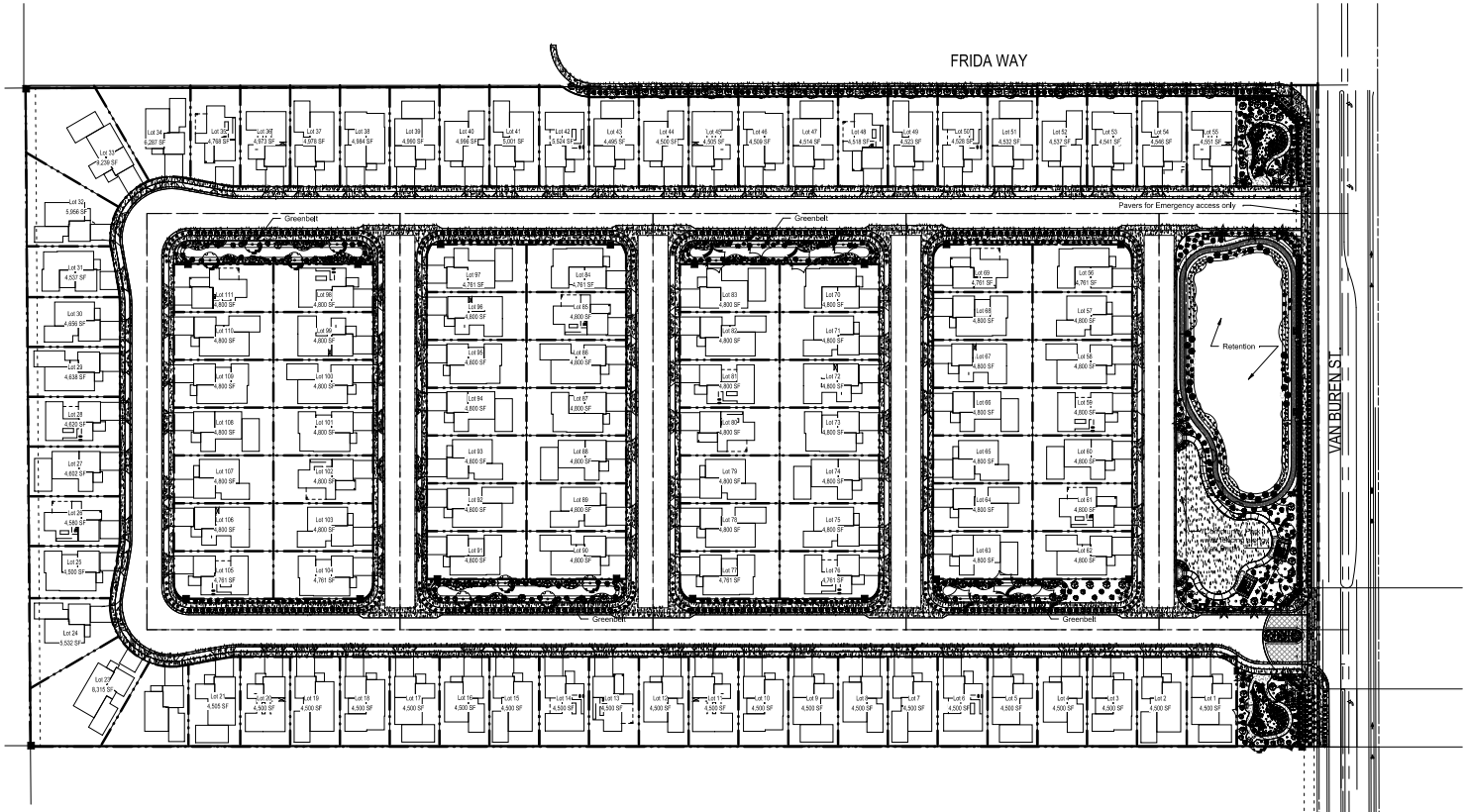
Environmental Impact	Mitigation Measure	Responsibility And Timing	Implementation Monitoring
	paleontological monitor) should recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the Project. Typically, fossils can be safely salvaged quickly 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	6,315 SF
Lot 24	5,532 SF
Lot 25	4,560 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

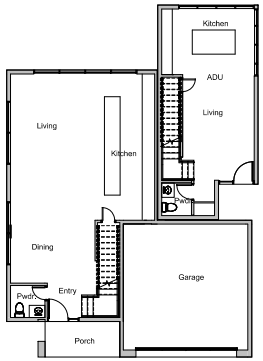
Revision Schedule

No.	Revision	Issue Date

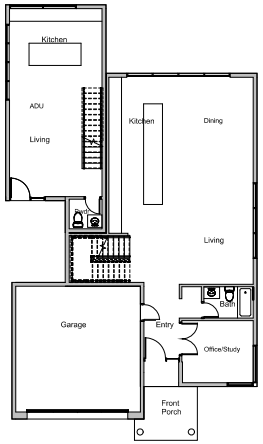
Drawing Set Issue Schedule

Description	Issue Date
Concepts	15 August 2023

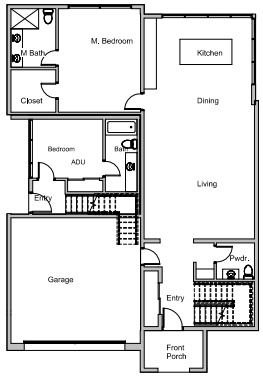
© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, material conducted herein and originating with domusstudio architecture shall be property of domusstudio architecture.
Project No. 2105
8/31/2023 11:57:17 AM
G:\2105 Projects\2105 Customs\Development Set Drawings\2023 Concepts\Development Set.pln



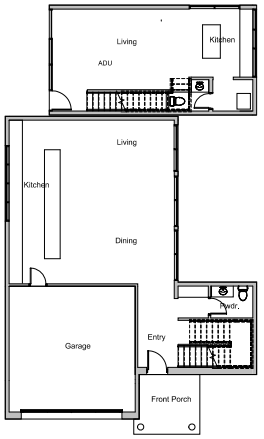
7 Plan A - Level 1
1/8" = 1'-0"



5 Plan B - Level 1
1/8" = 1'-0"



3 Plan C - Level 1
1/8" = 1'-0"



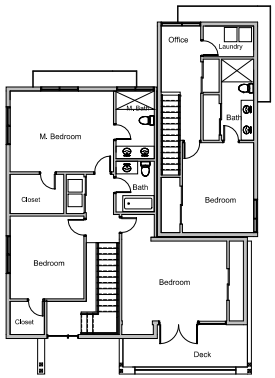
1 Plan D - Level 1
1/8" = 1'-0"

Plan A: 2,036 SF
3 Bedroom
2 1/2 Baths
ADU: 1,052 SF
1 Bedroom
1 1/2 Baths

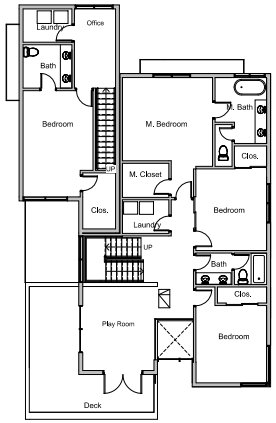
Plan B: 2,470 SF
4 Bedroom
3 Baths
ADU: 1,060 SF
1 Bedroom
1 1/2 Baths

Plan C: 2,270 SF
3 Bedroom
2 1/2 Baths
(Downstairs Master)
ADU: 964 SF
2 Bedroom
2 Baths

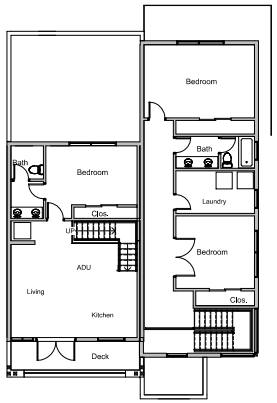
Plan D: 2,370 SF
3 Bedroom
2 1/2 Baths
ADU: 1,152 SF
2 Bedroom
1 1/2 Bath



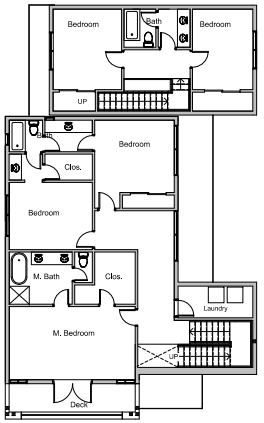
8 Plan A - Level 2
1/8" = 1'-0"



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\1 Active\2105 Coachella\Development\2-20 Design\2023 Coachella Development Exhibit.pln

domusstudio architecture

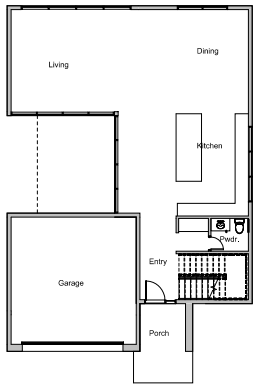
Encanto Residential Development
Van Buren Street

Floor Plans - Single Family with ADU

Revision Schedule
No. Revision Issue Date

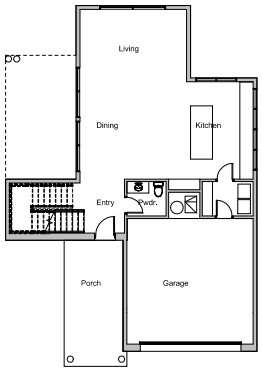
Drawing Set Issue Schedule
Description Issue Date
Concepts 15 August 2023

A2



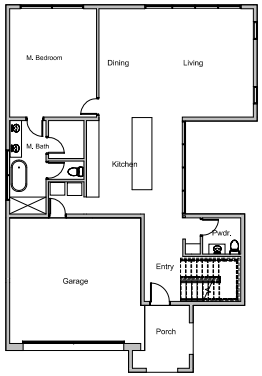
5 Plan E - Level 1
1/8" = 1'-0"

Plan E: 2,791 SF
4 Bedroom
3 1/2 Baths



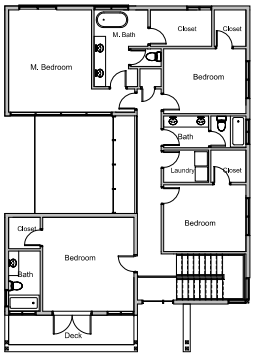
3 Plan F - Level 1
1/8" = 1'-0"

Plan F: 2,317 SF
4 Bedroom
3 1/2 Baths

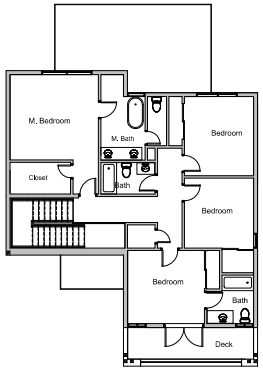


1 Plan G - Level 1
1/8" = 1'-0"

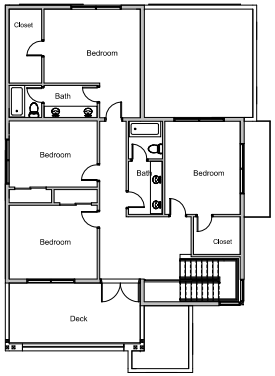
Plan G: 2,814 SF
5 Bedroom
3 1/2 Baths



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"

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and exclusive rights remain with domusstudio architecture and is property of domusstudio architecture.
Project No.: 2105
G:\2105 Projects\Encanto\105 Construction\Development Drawings\2023\Concept Development Sheets.pln
8/15/2023 11:49:29 AM

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

A3



1 Typical Street Elevation
12" = 1'-0"



2 Typical Street View
12" = 1'-0"

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and rights with domusstudio architecture and the company of domusstudio architecture.
Project No. 2105
8/31/2023 11:49:29 AM
G:\2-2 Projects\Active\2021 Custom\06 Encanto\Development_SP\Design\2023 Cust\Development Exhibit.pln

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

A4



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, material contained herein and originating 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 Cashion\04-Development\01 Drawings\2023 Cashion Development Sheet.pln

A5



1 North Entry



2 South Entry
12" = 1'-0"

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and exclusive interest and originality with domusstudio architecture and the company of domusstudio architecture.
Project No. 2105
8/31/2023 11:49:24 AM
G:\2105 Project Files\02 Construction Development\01 Drawings\2023 Construction Development Set\A6.pln

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

domusstudio architecture



2 Green Space



1 Walking Garden

Encanto Residential Development
Van Buren Street

Outdoor Amenities

Revision Schedule

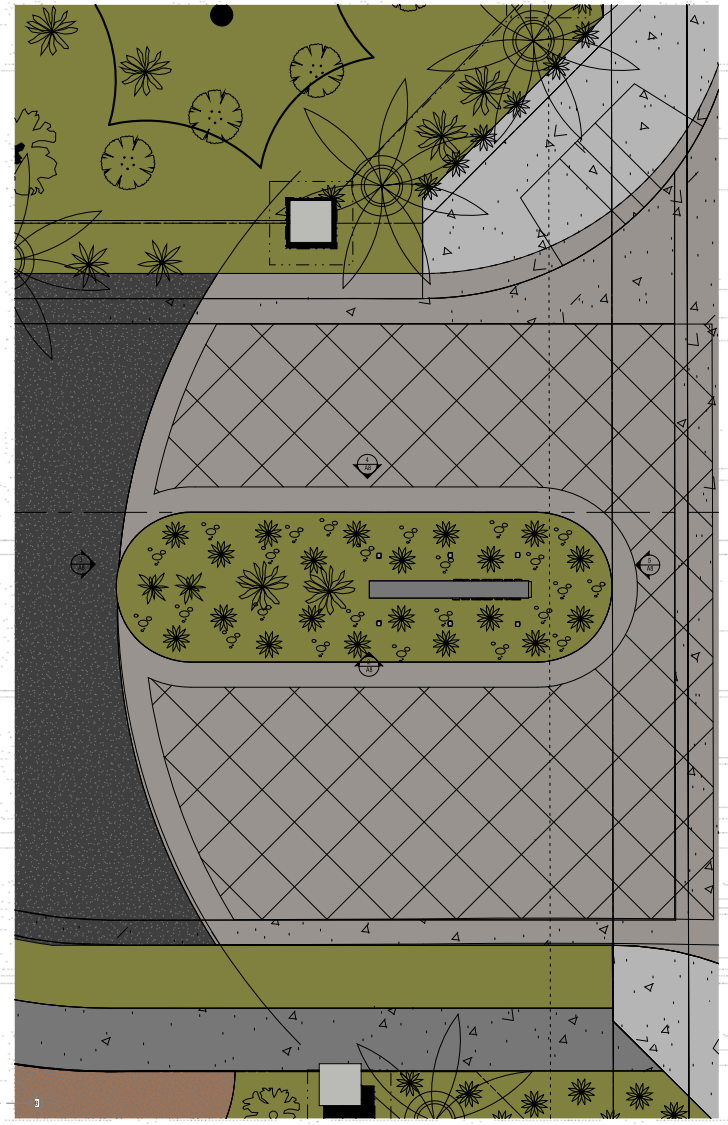
No.	Revision	Issue Date

Drawing Set Issue Schedule

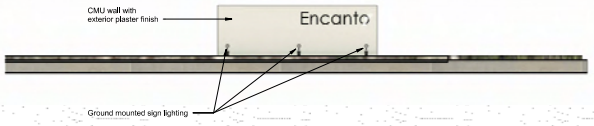
Description	Issue Date
Concepts	15 August 2023

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright. All ownership, control and exclusive rights are reserved. Unauthorized use of these drawings without the express written consent of domusstudio architecture and the company of domusstudio architecture, is strictly prohibited.
Project No. 2105
8/31/2023 11:49:31 AM
G:\2-2 Projects\2021 Clients\06 Encanto Development\20 Drawings\2023 Cases\4 Development Exhibit.pln

domusstudio architecture



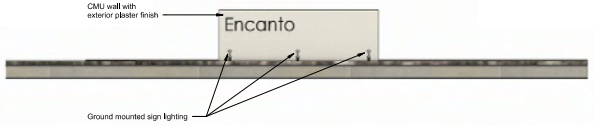
1 Signage Plan
1/4" = 1'-0"



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

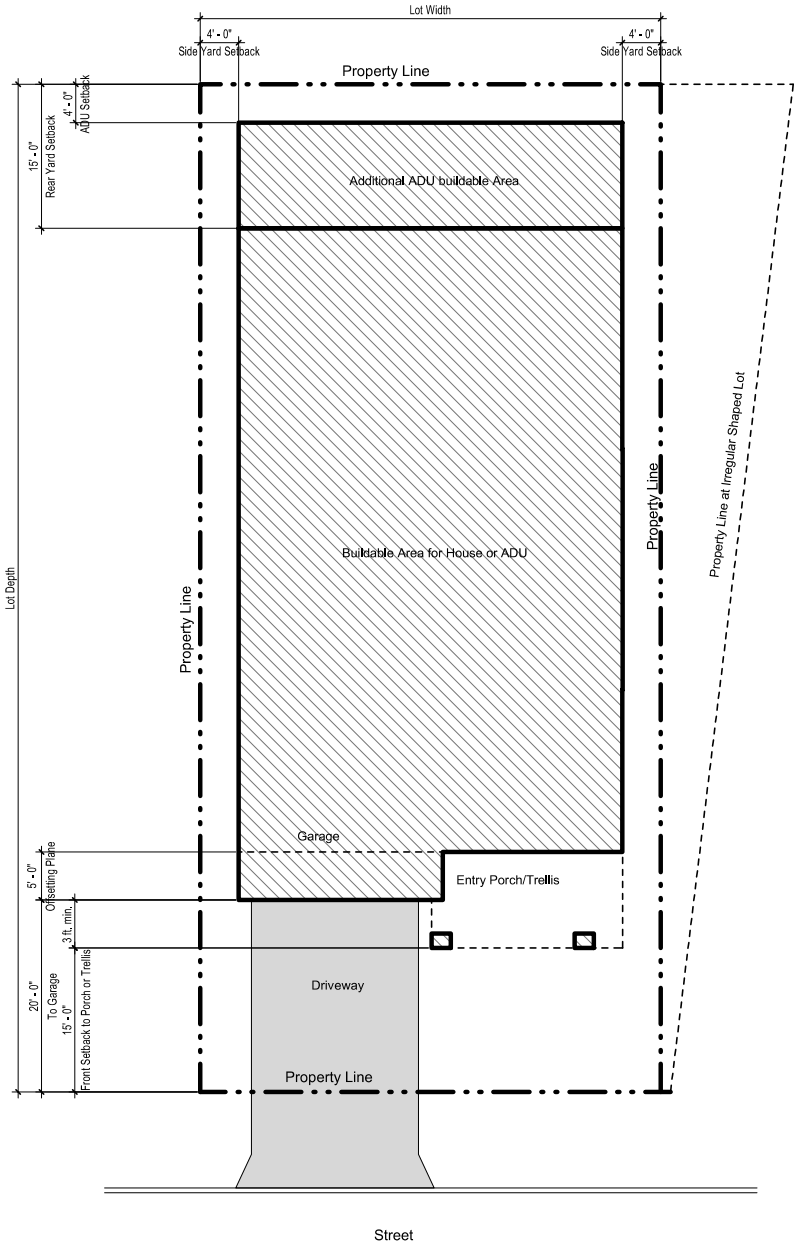
Revision Schedule

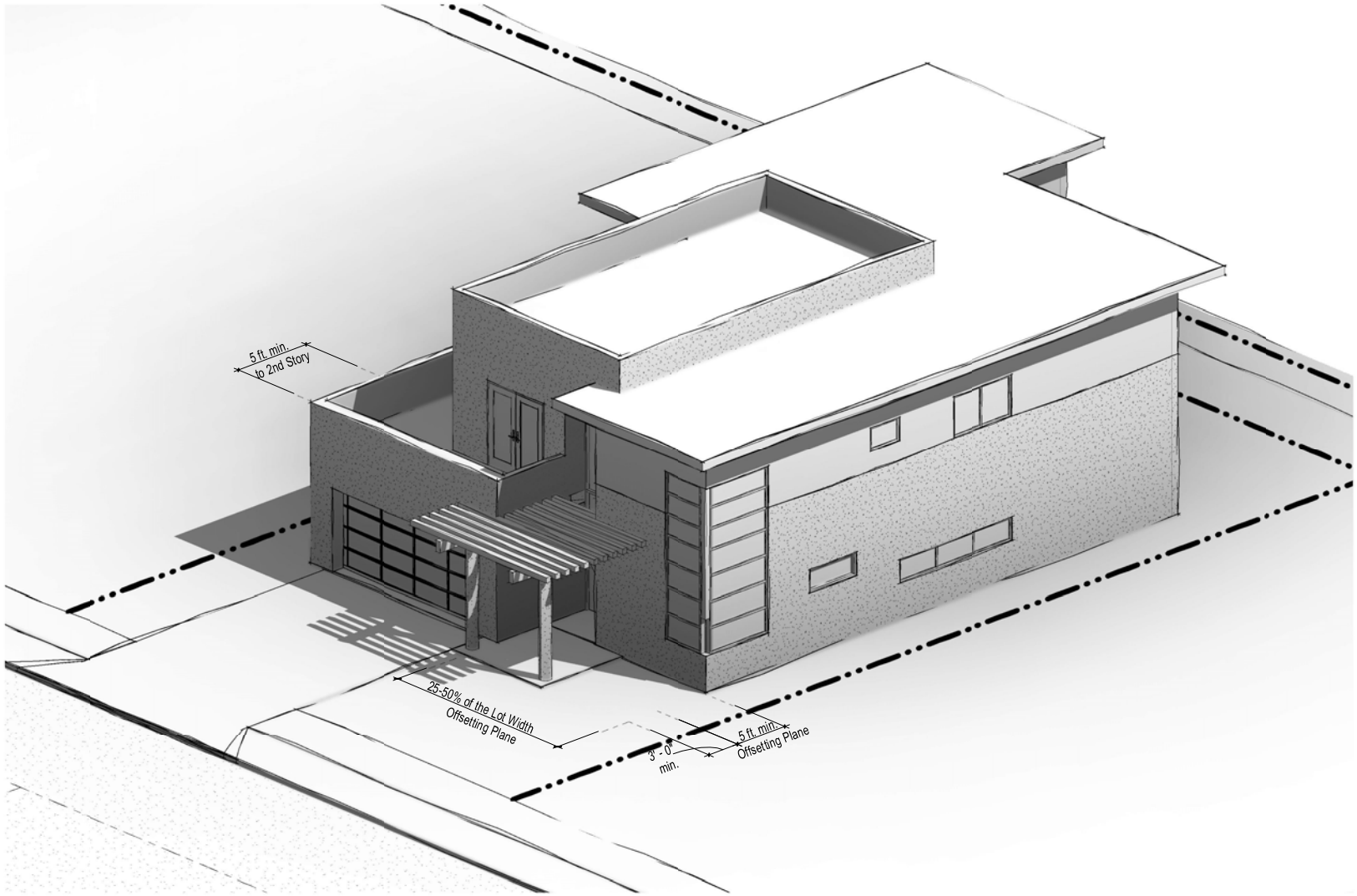
No.	Revised	Issue Date

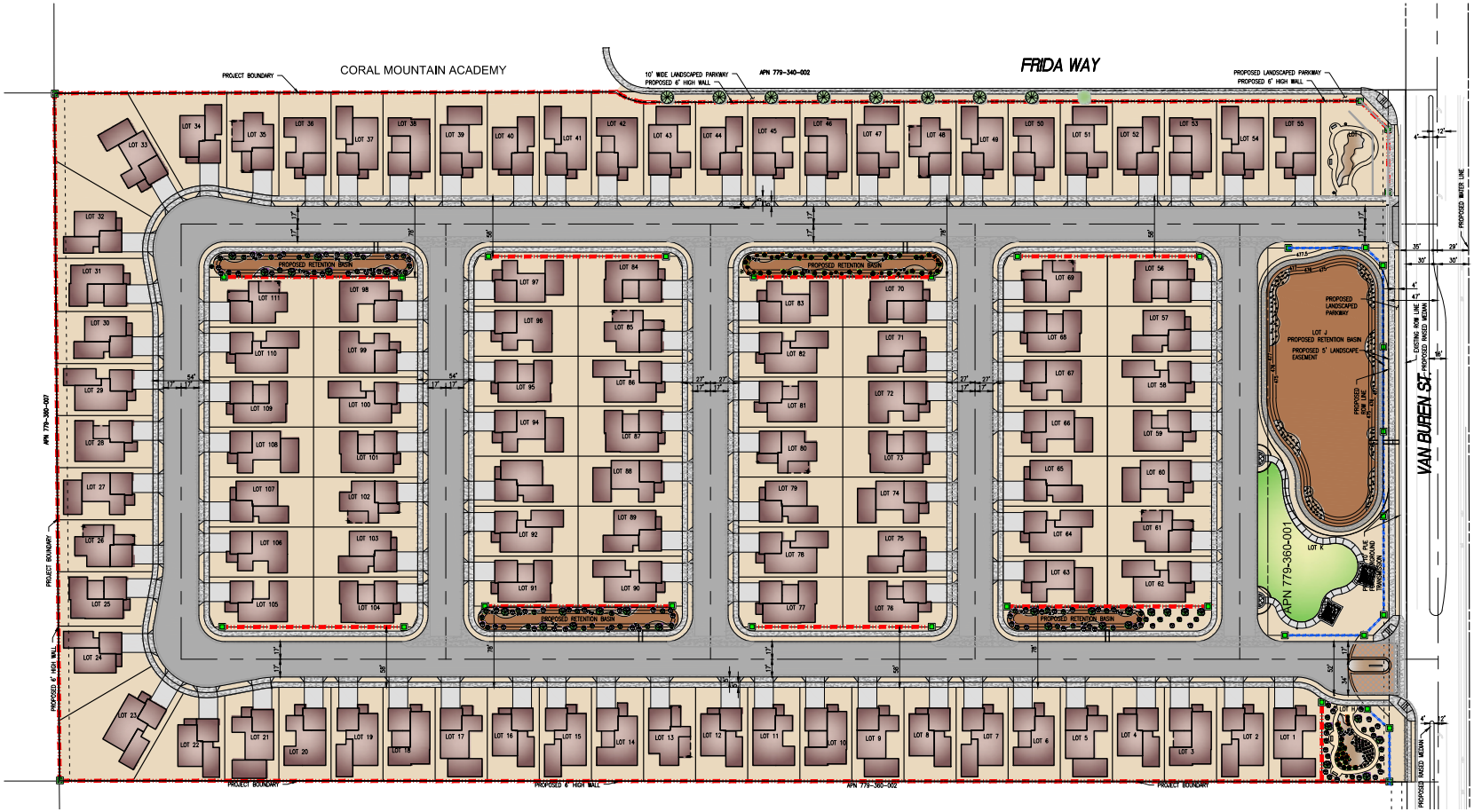
Drawing Set Issue Schedule

Description	Issue Date
Concepts	15 August 2023

© COPYRIGHT - Proprietary design. These drawings and design are protected by common law copyright, and originating with domusstudio architecture and the property of domusstudio architecture. Project No. 2109


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 6' HIGH WALL
PROPOSED RETENTION BASIN
PROPOSED LANDSCAPED PARKWAY
PROPOSED RETENTION BASIN
PROPOSED 5' LANDSCAPE EASEMENT
APN 779-360-001
APN 779-360-007
PROPOSED 6' HIGH WALL
APN 779-360-002
PROPOSED WATER LINE
EXISTING ROW LINE
PROPOSED RAISED MEDIAN

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.



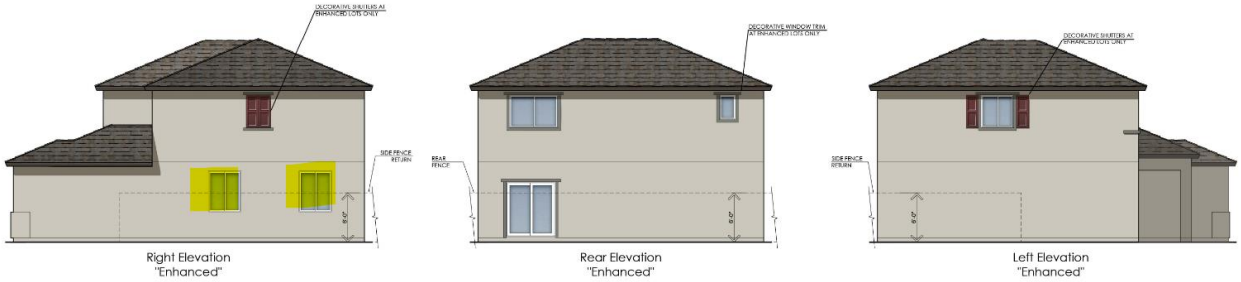
Right Elevation | Rear Elevation | Left Elevation



Right Elevation "Enhanced" | Rear Elevation "Enhanced" | Left Elevation "Enhanced"



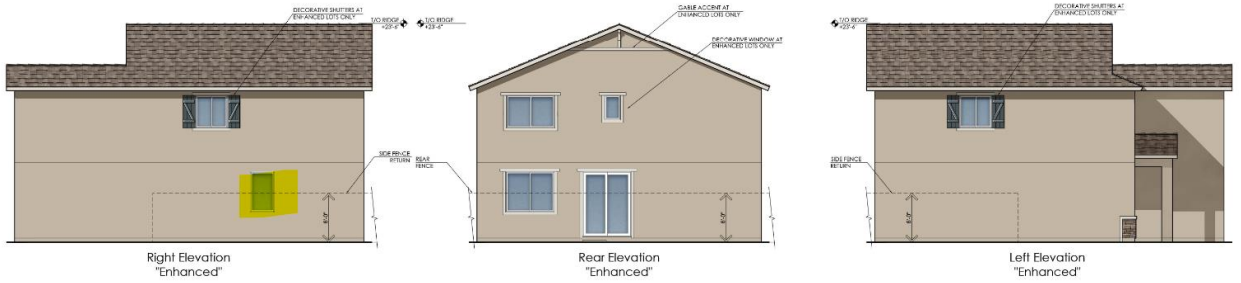
Right Elevation | Rear Elevation | Left Elevation



Right Elevation "Enhanced" | Rear Elevation "Enhanced" | Left Elevation "Enhanced"



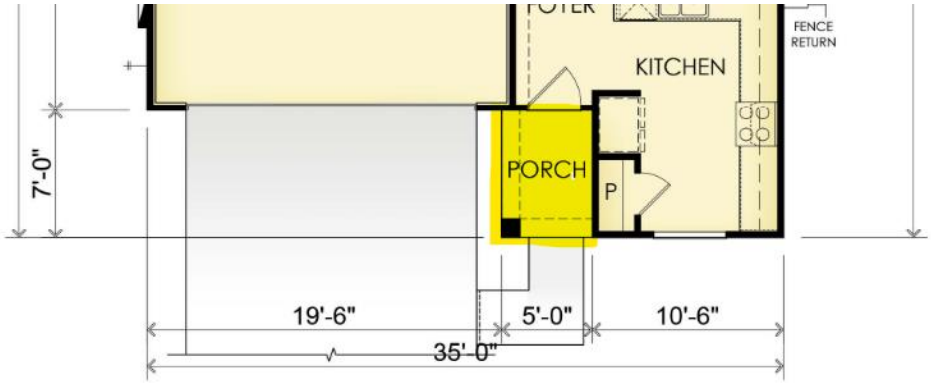
Right Elevation | Rear Elevation | Left Elevation



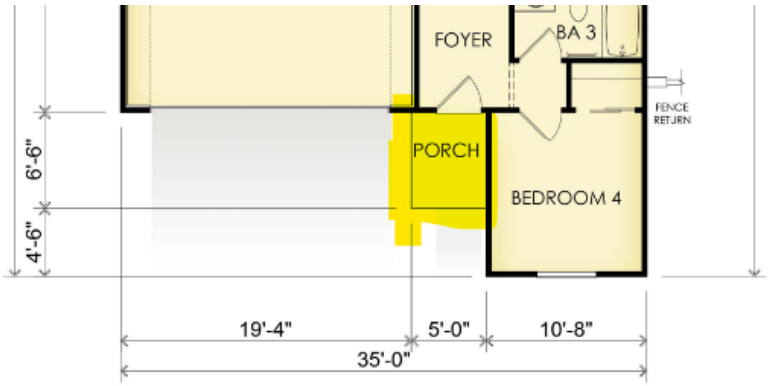
Right Elevation "Enhanced" | Rear Elevation "Enhanced" | Left Elevation "Enhanced"

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.

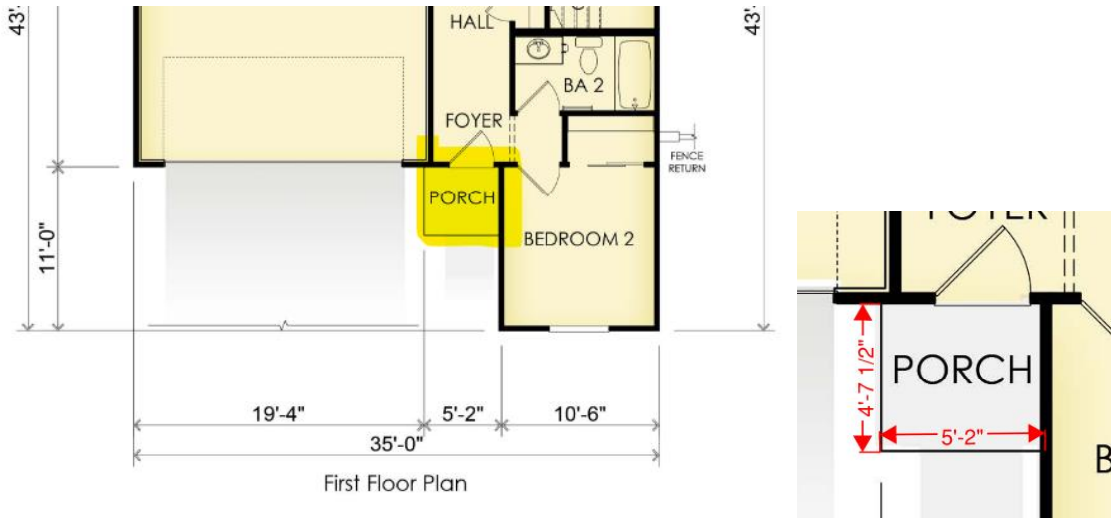
Analysis: Per the municipal code section above, building entries shall be 36 SF. The below highlighted building entries range from 22SF – 32.5 SF - 35 SF. For this reason, the applicant requests flexible development standards per the code.



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.

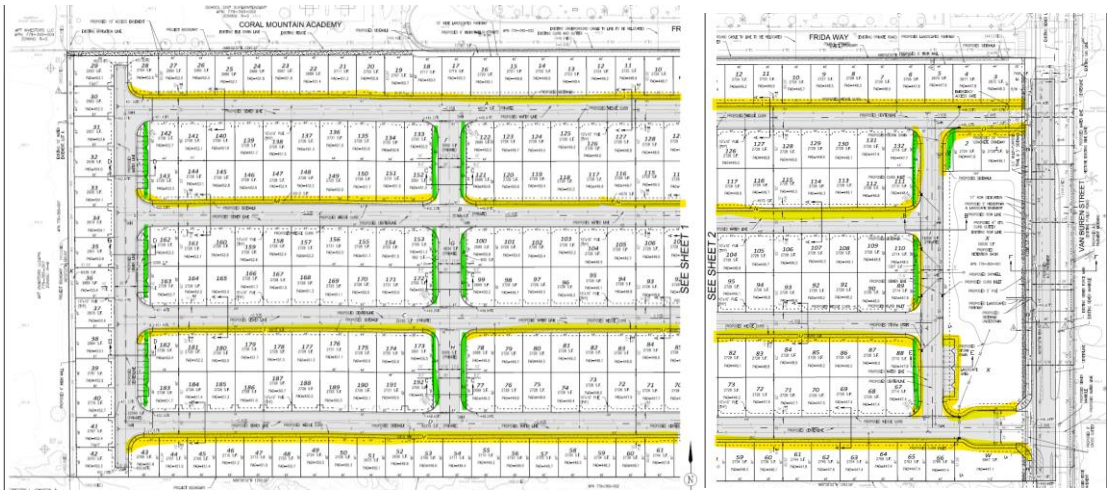
8. Equestrian and Agricultural Theme Improvements:
Pursuant to Section 17.14.030(M) the project is only required to meet the landscape elements per the attached development plan set.

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

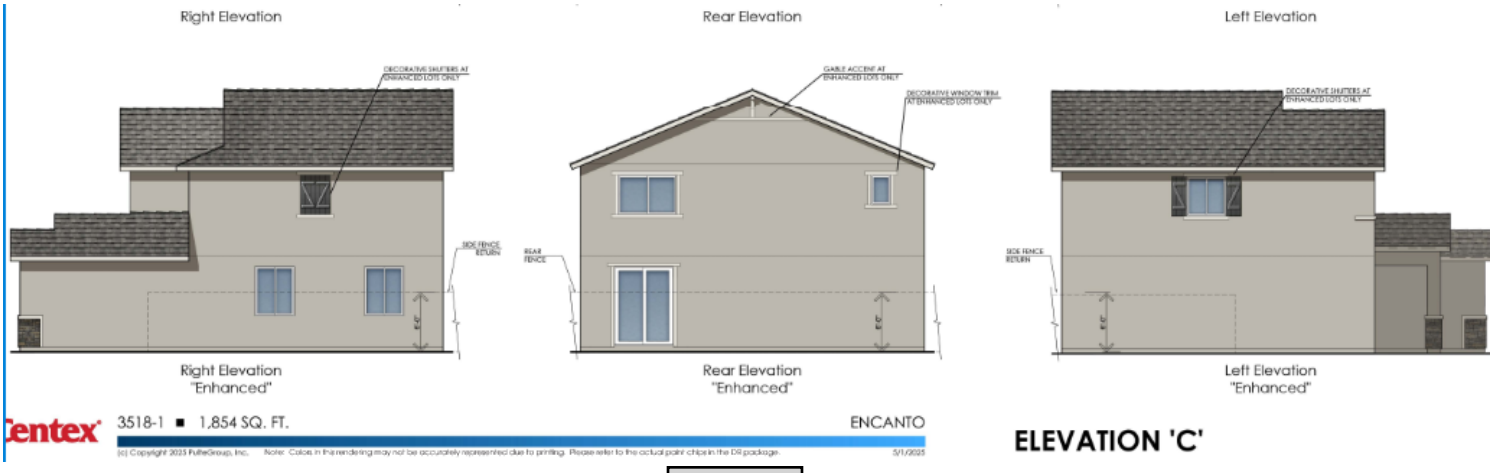
Elevation C See example below that highlights articulation elements used

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

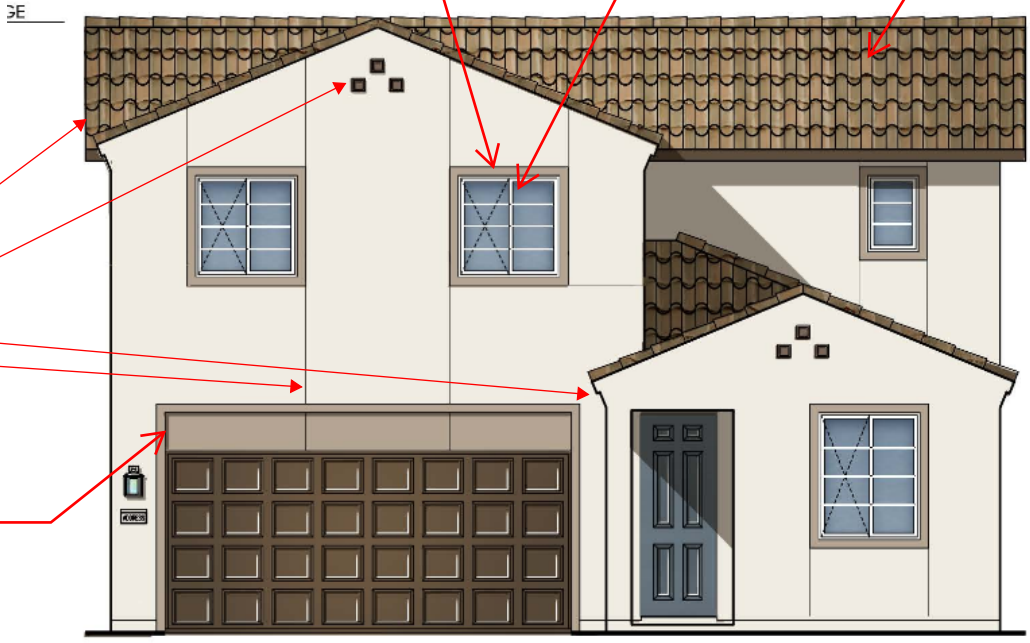
varied roof lines

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

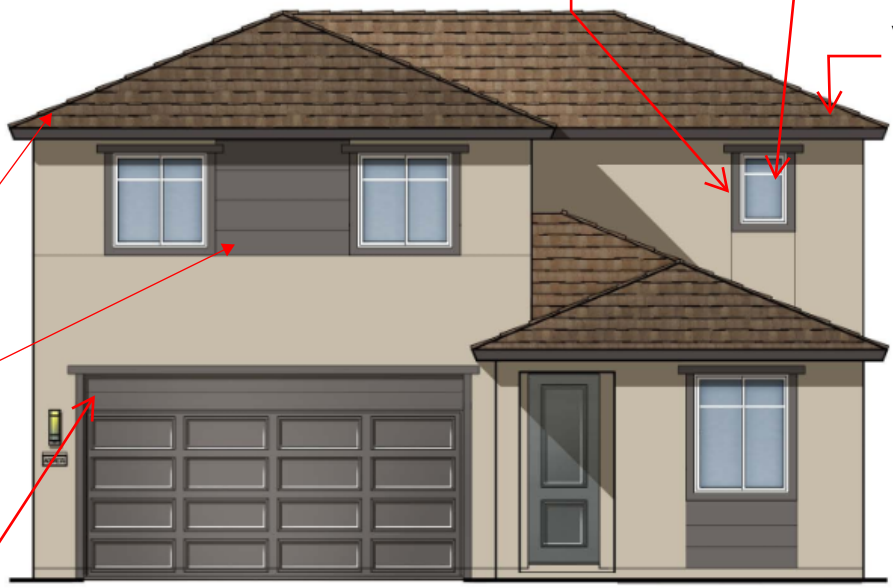
std pop out creating recessed windows at front elevations

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

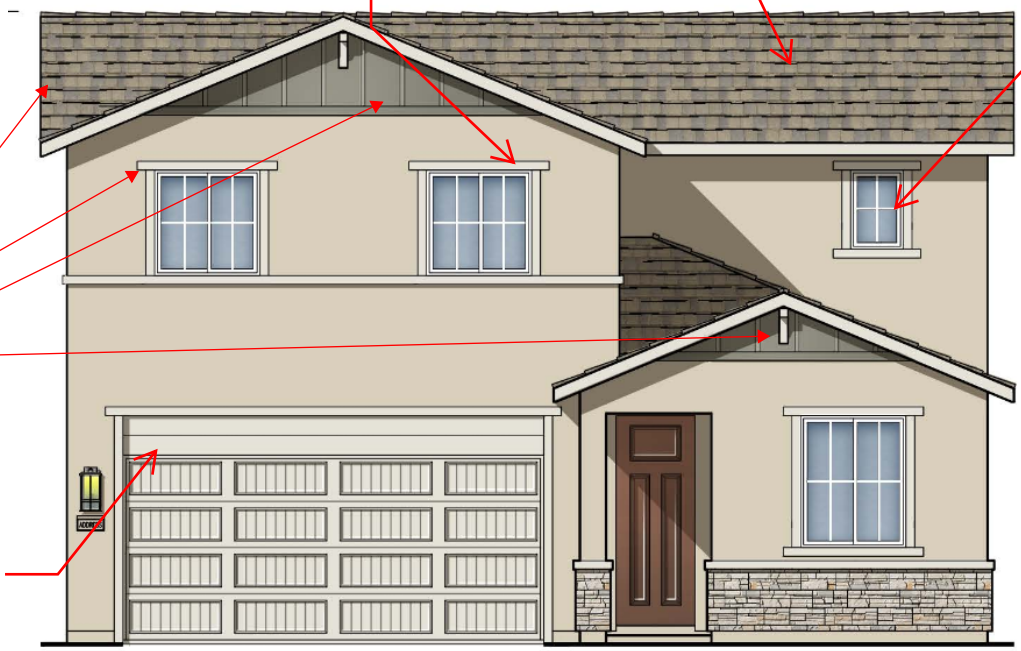
Unique window grids

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

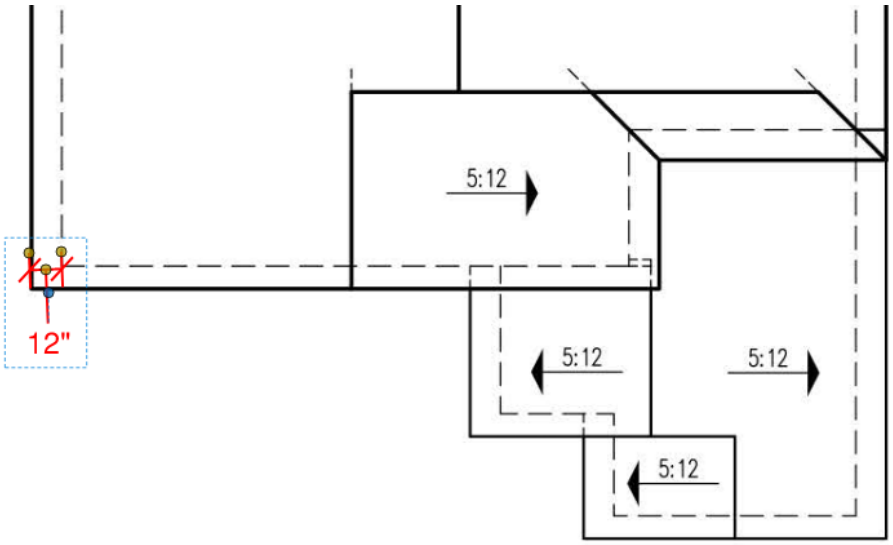


Front Elevation 'C' - Desert Ranch

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.