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

AGENDA

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

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

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

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

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

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

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

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

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

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

ROLL CALL:

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

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

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

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

WRITTEN COMMUNICATIONS:

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

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

CONSENT CALENDAR:

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

7. Regular City Council Meeting Minutes of March 11, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

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

9. Receipts, Disbursements, and Net Cash Flows

10. Investment Report November 30, 2025

11. Investment Report December 31, 2025

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

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

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

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

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

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

18. Adopt Resolution No. 2026-17 Approving a Professional Service Agreement with Altura Solutions Accessibility Consultants to provide the City with an American with Disabilities Act (ADA) Public

Right-of-Way (PROW) Self-Evaluation and Transition Plan (SETP) with a Not to Exceed Amount of $149,687

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

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

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

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

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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

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

City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, the Coachella Valley High School Girls Soccer Team is a dedicated group of 22 student-athletes representing their school community, whose mission is to develop teamwork, discipline, leadership, and athletic excellence while providing opportunities to compete at the highest level of interscholastic soccer; and

WHEREAS, the Coachella Valley High School Girls Soccer program serves students of Coachella Valley High School, offering opportunities for athletic participation; and

WHEREAS, through dedication, discipline, and teamwork, the Coachella Valley High School Girls Soccer Team earned the title of CIF Division 5 Champions, achieving a historic milestone for their school and bringing great pride and recognition to the City of Coachella; and

WHEREAS, the accomplishments of the Coachella Valley High School Girls Soccer Team inspire youth throughout the community, encouraging younger students to pursue their highest potential both on the field and in the classroom; and

WHEREAS, the team's exceptional season and championship performance marked one of the most successful campaigns in school history, earning recognition across the region and bringing distinction and pride to their school and community; and

WHEREAS, the team's CIF Division 5 Championship victory represents a historic first for the Coachella Valley, elevating their school and community with pride and distinction; and

NOW THEREFORE, I, Steven A. Hernandez, Mayor and Council of the City of Coachella, by the power vested in us, do hereby recognize

CVHS CIF Soccer Team Champions

and urge all citizens of the City of Coachella in joining me to commemorate their commitment to serving the community.

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 25th day of March 2026.

Steven A. Hernandez, Mayor
City of Coachella, California





Coachella Rail Station Feasibility Study and Integrated Land Use and Transit Network

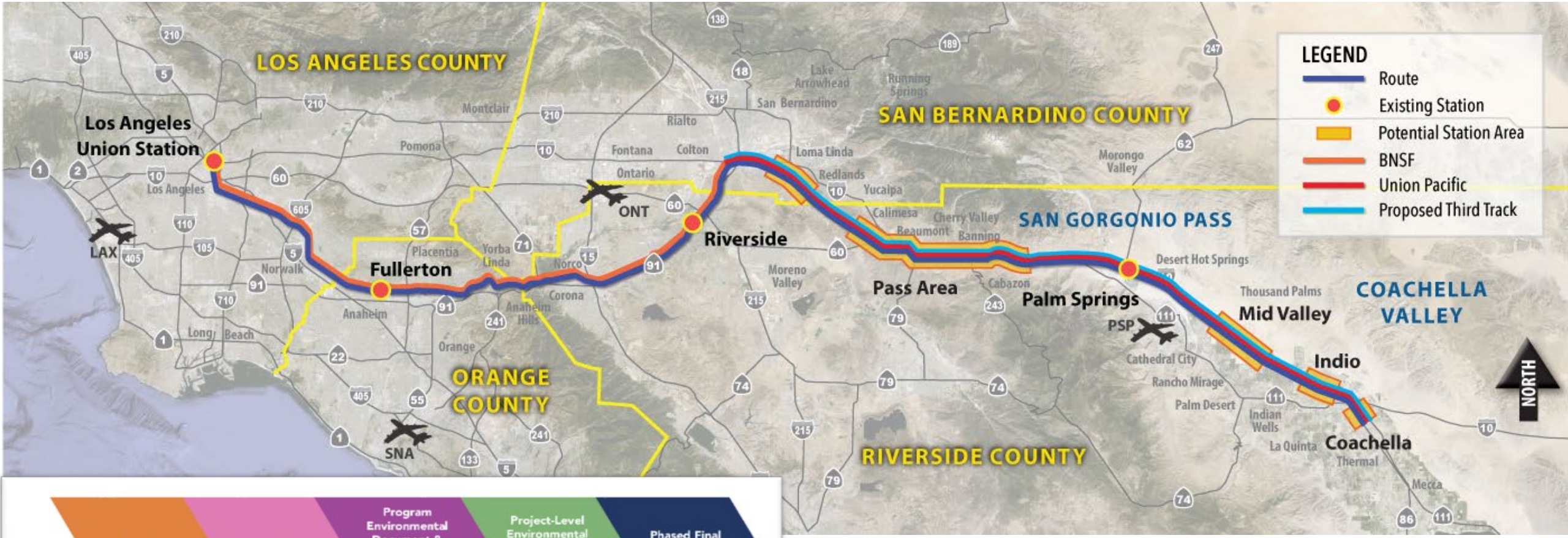
Coachella City Council

March 25, 2026

Study Overview

Coachella Valley Rail (CV Rail) Project

The Riverside County Transportation Commission (RCTC) is leading an effort to initiate passenger rail service between Los Angeles and the Coachella Valley, including a station in the City of Coachella





Coachella Station Study At a Glance

- Identified City's preferred station location
- Engaged community members and key stakeholders
- Developed:
  - Station designs, engineering plans, and cost estimates
  - Transit-oriented land use plans for Coachella's downtown area
  - Economic development strategy for Pueblo Viejo



CV Rail and the Coachella Station Study

- Final selection of station locations will be determined in the NEPA/CEQA CV Rail Tier II/Project Environmental Document[1]
- Analysis and information in this study will be utilized to help determine the final selection of the preferred alternative during formal NEPA/CEQA process
- Location of tracks for CV Rail are subject to negotiations and agreements with the host railroad
- This study does not commit the City to the approval or construction of any particular station location or design concept

1. Led by RCTC under the oversight of the Federal Railroad Administration and Caltrans Division of Rail.

Community Engagement

Pop up Events

- Eggstravaganza – April 12
- Movie Night – May 13
- Mariachi Festival – May 22
- Propsera Learning Exchange – May 29
- Independence Day – July 3
- Halloween Carnival – Oct 30
- Los Muertos Block Party – Nov 11
- Fiestas Azules – Jan 24
- DRD Health Resource Fair – Feb 7

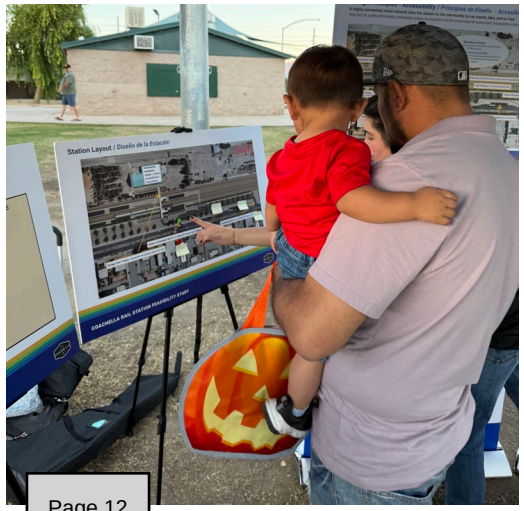
Community Workshops

- November 21, 2024
- March 18, 2025
- July 24, 2025
- October 16, 2025



Technical Advisory Committee Meetings

- Oct 24, 2024 – Introduction and Initial Sites
- Jan 30, 2025 – Station location evaluation
- Apr 24, 2025 – Preliminary station layout and land use vision
- Sept 11, 2025 – Station designs and land use plan
- Jan 15, 2026 – Refined design, plans, and strategies





Station Layout and Design

City's Preferred Station Site

Pueblo Viejo location was recommended to City Council because it has good accessibility, the most supportive land use, and the fewest engineering constraints.



Layover Facility Location

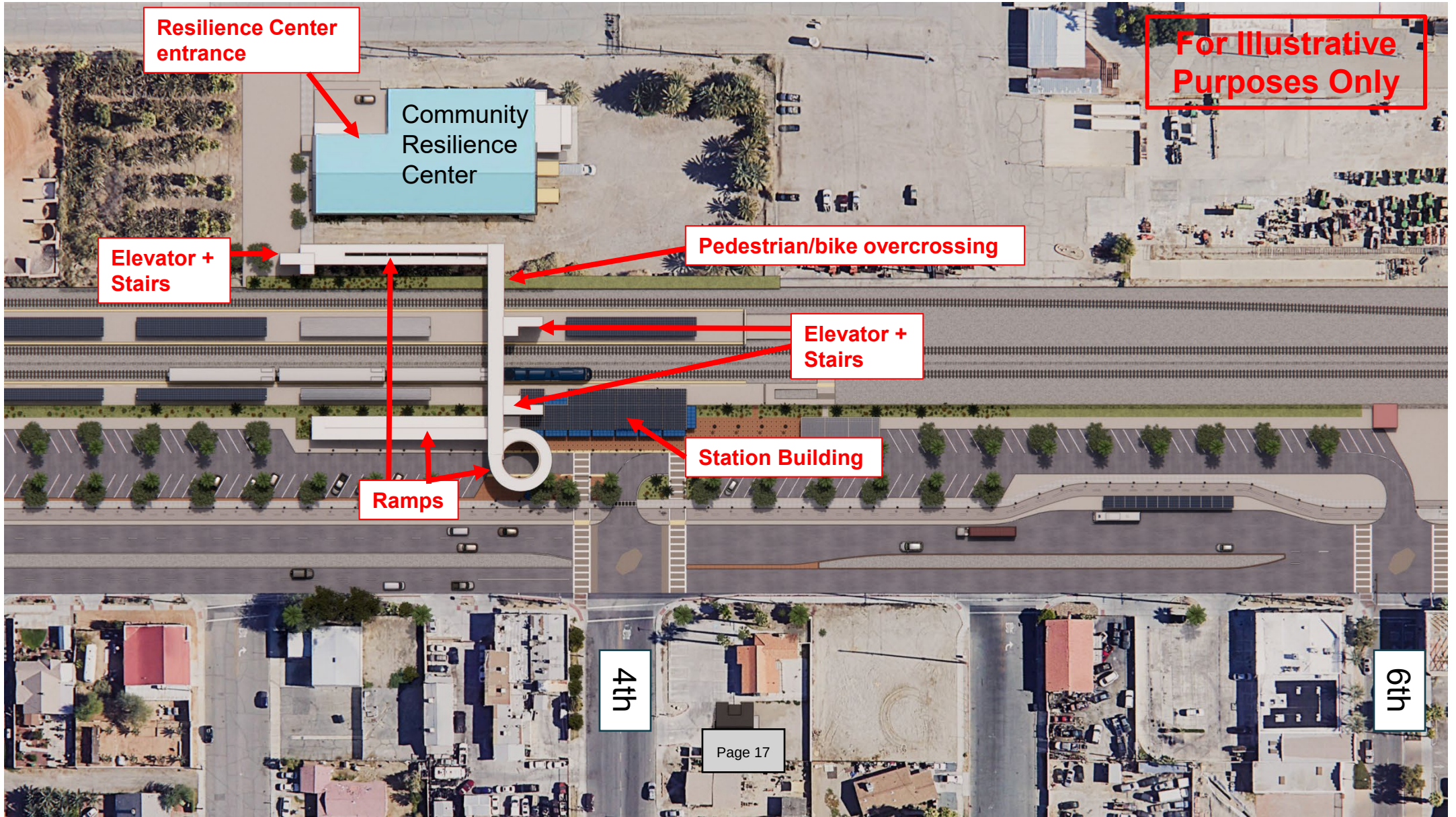
- South of Avenue 52 was determined to be the optimal location operationally
- More land is available on the east side of the railroad to accommodate facility elements:
  - 3 storage tracks
  - Train wash
  - Crew building
  - Truck access and employee parking



Proposed Station Layout - Access



Proposed Station Layout - Components



Station View




STATION

Station Area Plan

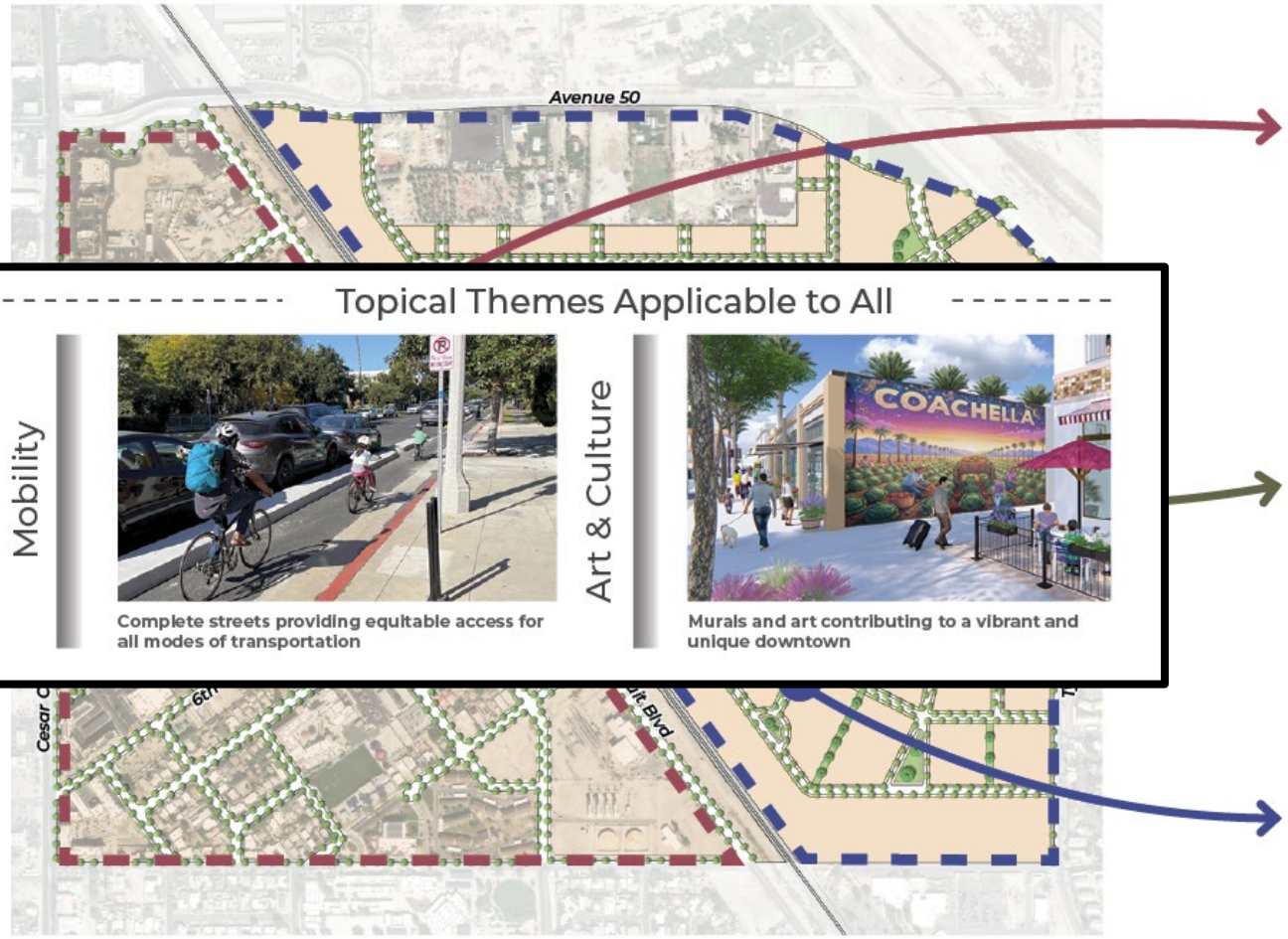
Purpose of the Station Area Plan

- Builds on the vision of the General Plan and Revitalization Plan
- Supports the priorities of RHNA and REAP 2.0
- Enhances grant eligibility/competitiveness
- Leverages the prospect of passenger rail service to define and illustrate a community-led vision for the area
- Provides policy and guidance for achieving the vision





Illustrated Vision



Pueblo Viejo



Active ground floors in a mixed-use downtown environment



Public Realm improvements intended to create a beautiful, comfortable, safe, and active environment

Potential Station



Iconic train station with pedestrian and bicycle facilities located at the terminus of 4th Street



Bridge connecting both sides of the Plan Area: Pueblo Viejo and Downtown Expansion

Downtown Expansion



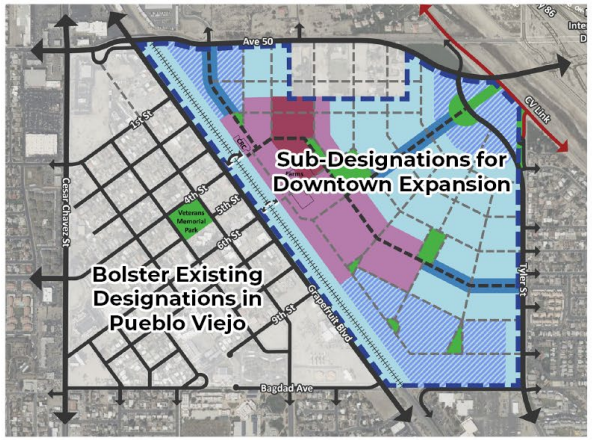
Opportunity for adaptive reuse of existing buildings in the initial phases



A walkable mixed use downtown environment, creating an extension of Pueblo Viejo

Plan Area Toolkit

Toolkit At A Glance



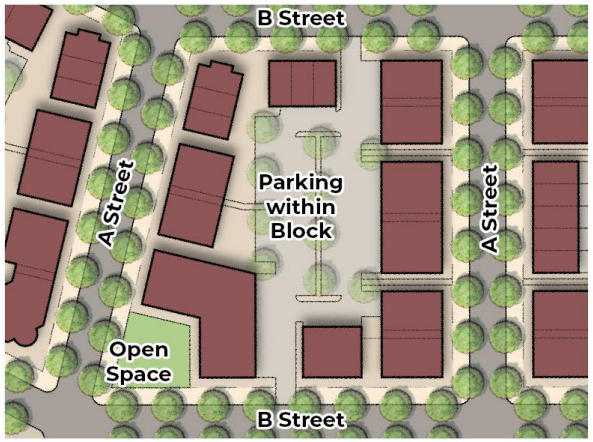
Land Use (Section 3.2)

This section describes the attributes of each land use Designation and Sub-Designation applicable to the Plan Area; these descriptions serve as a key to the remainder of the Toolkit.



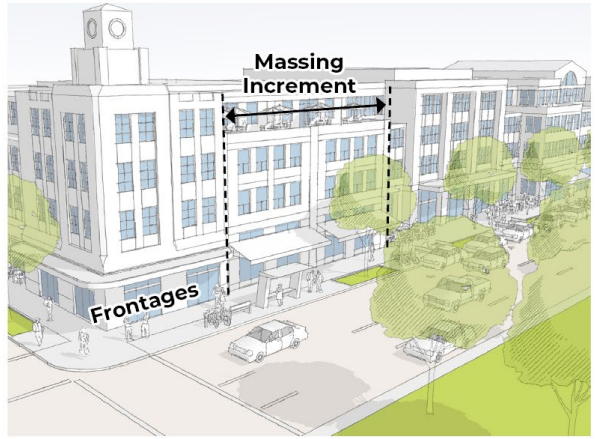
The Public Realm (Section 3.3)

This section describes how any improvements and new development are intended to create a connected, walkable, and attractive Public Realm, composed of streets, paseos, and open spaces.



Site Plan Design (Section 3.4)

Once blocks are defined by the Public Realm established per Section 3.3, this section describes how to configure buildings, parking, and utilities on those blocks.



Building Design (Section 3.5)

This section identifies appropriate building types, how buildings can be properly designed and scaled to the context, and how their frontages can bring life to the streets, paseos, and open spaces which they line.

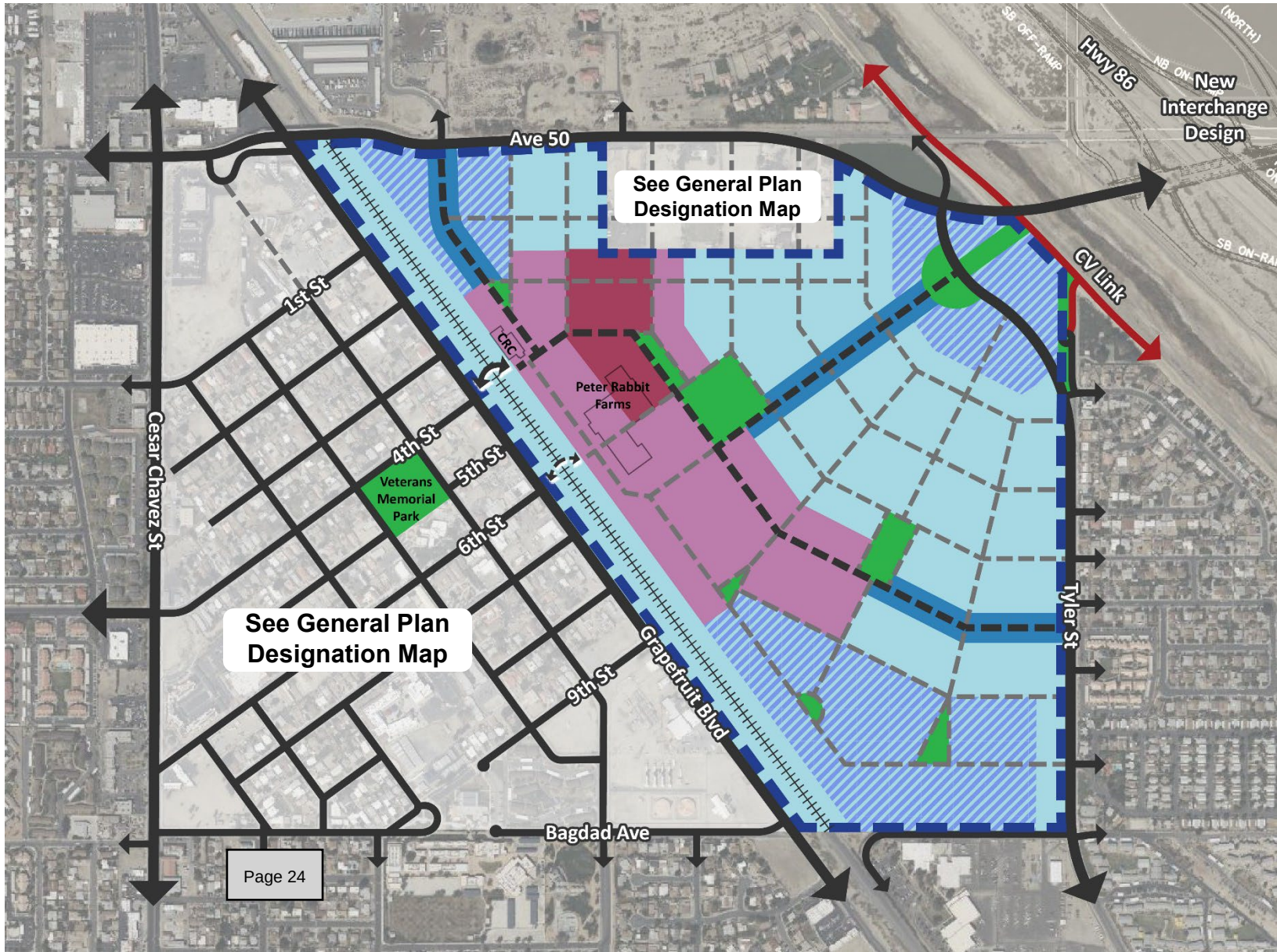
Flexible Land Use Framework Consistent with Housing Element

LEGEND

- Existing Streets
- Potential Neighborhood Avenues
- Potential Neighborhood Streets
- Open Space (Green and/or Plaza)
- Urban Employment Designation within the Urban Expansion Subarea

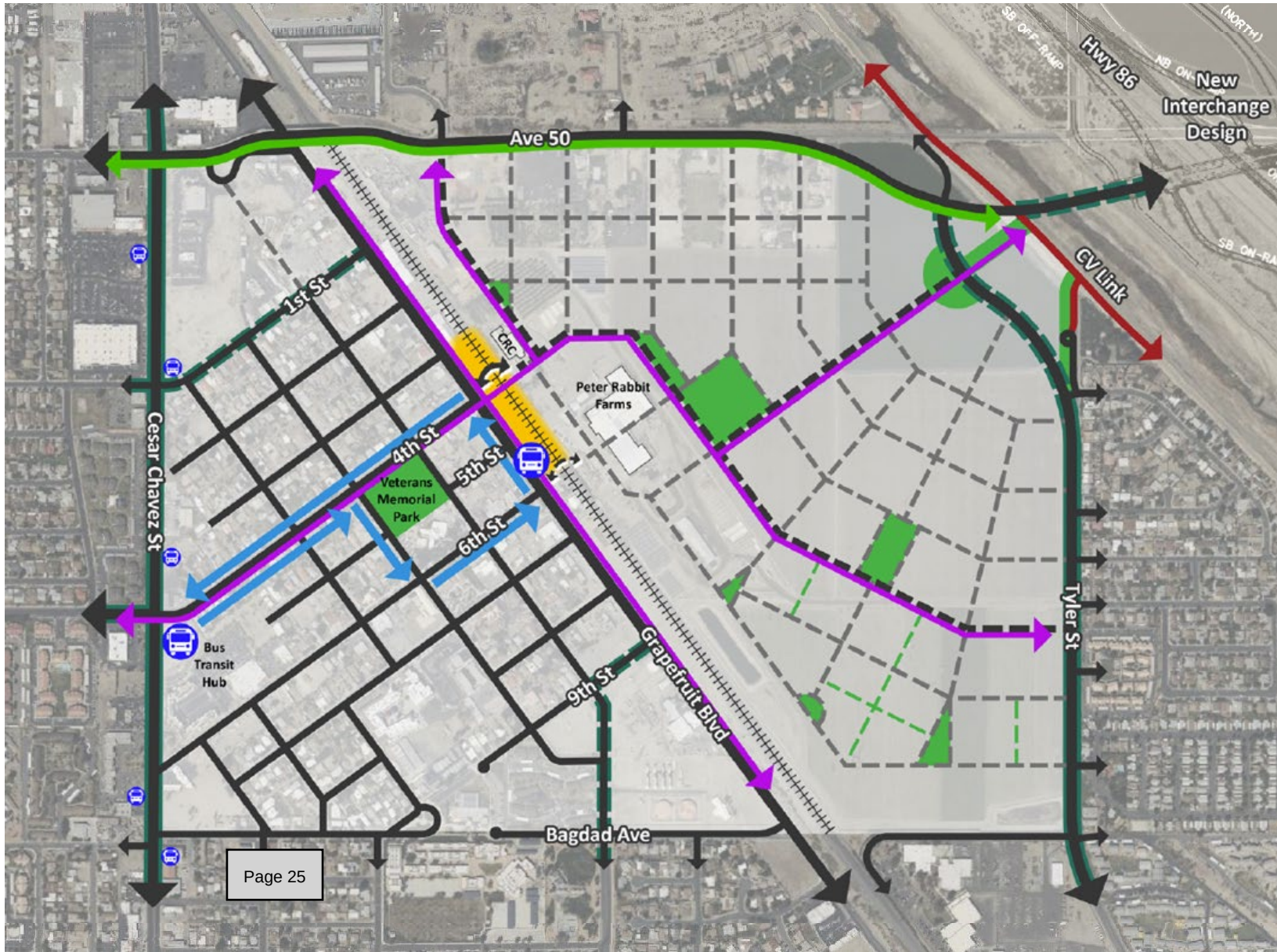
***Sub-Designations** (example locations):*

- U-E Core High
- U-E Core
- U-E General
- U-E Corridor Frontage
- U-E Commercial Focus



Integrated Mobility Network

- Existing Streets
- Potential Neighborhood Avenues
- Potential Neighborhood Streets
- Rail Lines
- Train Station and Bus Stop Area
- Open Space (Green and/or Plaza)
- Pedestrian Bridge Associated with Station
- Future Goal: additional east-west connectivity, such as a pedestrian bridge near 6th Street
- Bus Stops (including envisioned stop at station)
- Potential Bus Loop to Train Station
- CV Link
- Primary Bike Routes to Station
- Existing Bike Routes at Periphery
- Future Bike Routes at Periphery
- CV Link Connector
- Example Paseos



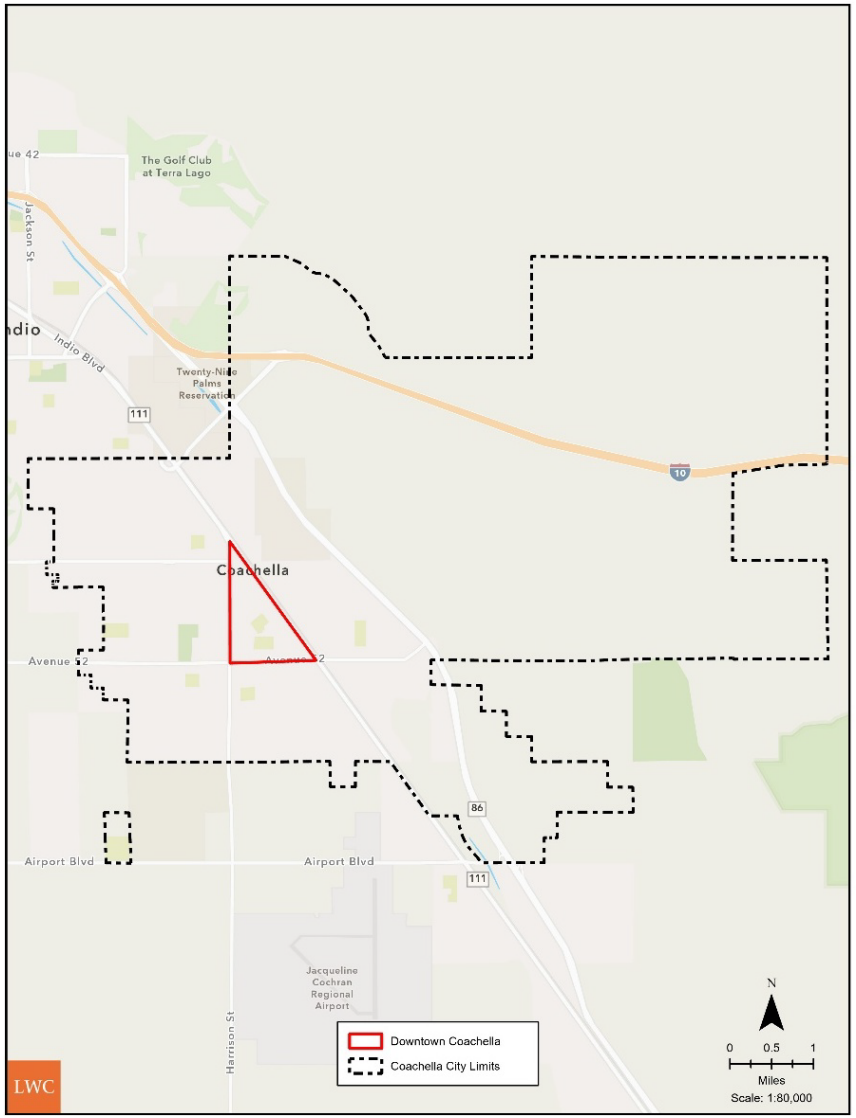
Economic Development Strategy

Key Findings & Opportunities

City of Coachella vs. Coachella Valley

- Higher share of young families with children
- Lower median household income
- More affordable housing
- Sales “leakage” to other Coachella Valley communities presents an opportunity to capture more spending locally

City of Coachella and Downtown Coachella



Economic Development Strategy Strategic Priorities

Strengthen the Downtown Business Base

• Grow and diversify businesses, with emphasis on professional services, agritourism, dining, and retail

Invest in Placemaking & Public Spaces

• Create walkable streets and active civic spaces with year-round programming

Leverage Future Rail Access

• Plan a TOD-focused station area with mixed-use development and multimodal connections

Encourage Public–Private Partnerships

• Use incentives and collaboration to attract high-quality development

Promote Cultural & Event Activation

• Develop signature events that reflect Coachella's cultural identity

Next Steps

Study Wrap-Up and Next Steps

- Finalizing remaining deliverables, including Phasing and Implementation Plan
- Broader Coachella Valley Rail environmental and design process begins this year, with more opportunities for community engagement
- City of Coachella can begin implementing Area Plan and Economic Development Strategy recommendations
  - Opportunity to adopt the Station Area Plan as part of the City's General Plan





Project Executive Summary

Coachella Rail Station Feasibility Study

March 2026

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Abbreviations and Aronyms

ADA	Americans with Disabilities Act
CalEPA	California Environmental Protection Agency
CEQA	California Environmental Quality Act
City	City of Coachella
CV	Coachella Valley
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
LUST	Leaking Underground Storage Tank
NEPA	National Environmental Policy Act
RCTC	Riverside County Transportation Commission
ROW	Right-of-Way
SDP	Service Development Plan
TAC	Technical Advisory Committee
TIMS	Transportation Injury Mapping System
TOD	Transit-Oriented Development



1. Study Purpose and Goals

Purpose

The Coachella Rail Station Feasibility Study sets a vision and creates a detailed implementation plan for a multimodal rail station in the Coachella's historic downtown, Pueblo Viejo. The station will serve as the eastern terminus of a new passenger rail service, known as Coachella Valley Rail (CV Rail), that will introduce safe, reliable, and convenient intercity passenger rail service between the Coachella Valley and Los Angeles Union Station. This new rail service will provide travelers with a reliable and affordable alternative to driving.

The City of Coachella has been planning for a more walkable, livable community in the downtown area for several years, as reflected in the City's Pueblo Viejo District Plan (2010), the La Plaza East Transit Oriented Development Study (2015), and the General Plan 2035, which was adopted in 2015. The existing railroad is central to the history of the City, which was founded around a rail depot that facilitated export of agricultural goods.

This study was funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Planning (REAP) 2021 grant funding from the State of California Department of Housing and Community Development, and was intended to assist in the identification of the City's preferred station site. The final selection of the preferred alternative and final station locations will be determined in the National Environmental Policy Act/California Environmental Quality Act (NEPA/CEQA) CV Rail Tier II/Project Environmental Document, which is being led by the Riverside County Transportation Commission (RCTC) under the oversight of the Federal Railroad Administration and California Department of Transportation (Caltrans) Division of Rail. While this feasibility study will be incorporated into the CV Rail environmental process, the study itself does not commit the City to the approval or construction of any particular station location.

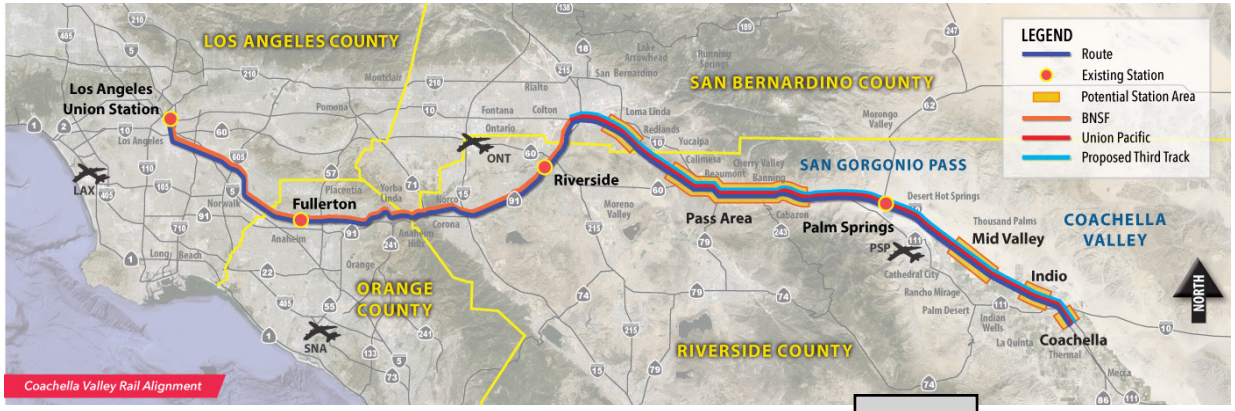
The study evaluated three potential station sites and recommends the City's preferred rail station location, including a layover facility and a mobility hub. Preliminary engineering plans, architectural drawings, and connectivity plans were developed for the preferred station site, as well as transit-oriented community plans and economic development strategies for the surrounding area.

Goals

The study envisions what a new rail station could mean for the Coachella community: an alternative to congested highways, access for non-drivers, economic development, and a rail station as a new community focal point. Project leaders, a Technical Advisory Committee, and community engagement established the following goals for what the new station should accomplish:

- Provide more multimodal transportation choices.
- Improve quality of life.
- Increase equitable accessibility.
- Reduce driving and emissions.
- Foster economic development.
- Promote sustainable design.

A Transit-Oriented Development (TOD) Vision Statement was developed with stakeholder and community input that reflects the City's intent to develop its downtown in tandem with the proposed rail station.



Vision Statement:

The City of Coachella will capitalize on the return of passenger rail service to strengthen and accelerate progress toward a vibrant, inviting, comfortable, and culturally rich downtown that supports transit-oriented housing and commercial development, provides an attractive and amenity-rich public realm, facilitates ready access to essential goods and servicer, and connects seamlessly to adjoining neighborhoods.

2. Existing Conditions

The study area spans approximately four and a half miles along the existing railroad parallel to Grapefruit Boulevard from the northern city limit at Avenue 48 to the southern city limit south of Avenue 54.

Rail Corridor

The railroad corridor is owned and operated by Union Pacific Railroad (UP). It is a continuous double-track railroad with one spur on its western side and a universal crossover between the two tracks between 9th Street and Bagdad Avenue. There is one at-grade crossing at Avenue 54, while all other crossings within the city are grade-separated overpasses at Dillon Road, Avenue 50, and 52nd Avenue.

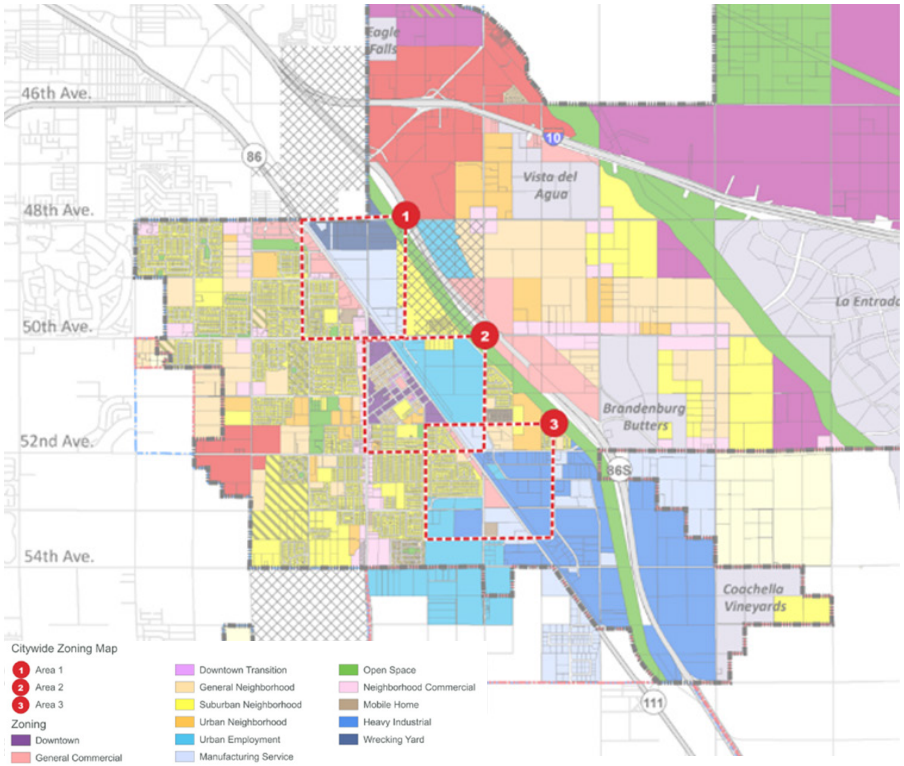
In 2018, there was an average of 42 freight trains per day in this corridor; however, this number can vary depending on changing economic conditions. Additionally, Amtrak's Sunset Limited/Texas Eagle passenger train, which runs between Los Angeles and New Orleans, operates three round trips per week through the corridor.



Land Use

The City's General Plan defines future land use patterns, which generally correlate with four 1-mile-square blocks of land on both sides of the Corridor. Land uses along the Corridor vary considerably. Agricultural land is common to the east, while the west side includes shopping centers with adjacent residential neighborhoods, the historic downtown area of Pueblo Viejo, and additional residential districts further south. North of the city boundary, the landscape transitions into a mix of city and Tribal lands.

Areas with a continuous street grid, small block structure, and higher planned development intensities, particularly near the historic downtown and the envisioned "Downtown Expansion" zone, offer greater potential for strong pedestrian connectivity. South of these districts, land uses shift to a combination of residential neighborhoods, industrial areas, and vacant parcels on both sides of the Corridor.



Circulation

Transit

SunLine Transit Agency is the main mass transit provider in the area and operates the SunBus fixed route transit service and SunDial a door-to-door paratransit service. The City of Coachella is served by three SunBus fixed routes (1EV, 6, and 8) all of which connect at the Coachella Transit Hub on the southeast corner of 4th Street and Cesar Chavez Street.

Active Transportation

The bicycle network in Coachella consists of dedicated bike lanes and shared bicycle and vehicle facilities. There is a Class I bike path along the east side of Grapefruit Boulevard, from Avenue 50 to 9th Street. There are other Class II bike lanes in the city and some streets with sharrow markings for bicyclists to share the road with vehicles. Most of the roads in the city are industrial and agricultural with limited paved shoulders for bicyclists.

The East Valley segment of CV Link, which provides a dedicated route for pedestrians, bicyclists, and low-speed electric vehicles along the Whitewater River Stormwater Channel, runs 16 miles starting at Washington Street in La Quinta and ending at Airport Blvd in Coachella.

Vehicles

State Route (SR) 86 and SR 111, both running northwest to southeast through the city, provide connectivity to neighboring cities and Interstate 10. Arterials are oriented north-south and east-west to create a grid. Unlike the rest of the city, the local street grid in Pueblo Viejo, located west of the railroad between Avenue 50 and Bagdad Avenue, is oriented such that streets are either perpendicular or parallel to the railroad, underscoring the importance of the railroad to the history of the city.

Community

Coachella's population is relatively young with about 45 percent of the population under 30 years old, more than the Riverside-San Bernardino-Ontario metro area and California as a whole (American Community Survey 2024). The city is overwhelmingly Hispanic or Latino (98 percent). Spanish is the dominant language, spoken by over 80 percent of residents, while fewer than 20 percent speak only English. Employment is spread across major industries, with the largest sectors being arts/entertainment/food services, education/health/social assistance, and retail. The median household income is $52,466, and educational attainment skews toward high school completion, with relatively low rates of bachelor's and graduate degrees.



3. Community and Stakeholder Engagement

Community members and key stakeholders contributed significantly to the study's process and outcomes through in-person and virtual meetings, pop-up events and online surveys.

Technical Advisory Committee

A Technical Advisory Committee (TAC) was convened for this study, including representatives from the Coachella Valley Association of Governments (CVAG), Coachella Valley Housing Coalition, Coachella Valley Water District, SunLine Transit Agency, Coachella Valley Unified School District, the Cabazon Band of Mission Indians, community-based organizations (including Alianza, TODEC, and Inland Congregations United) and major landowners. This diverse group of stakeholders met at regular intervals at key study milestones, providing local context and guidance and helping to spread the word to their networks and constituencies. A total of five TAC meetings were held virtually during the course of the study.

Community Engagement

Coachella community members provided invaluable input in shaping the proposed rail station's location, design, connectivity, and surrounding uses, through community workshops, online engagement, and pop-up events.

Community Workshops
Four community workshops were held at the Coachella's downtown library between November 2024 and October 2025. Each workshop featured a series of boards and displays showcasing study information, and interactive activities designed to elicit feedback on recommendations and design strategies. Two of the workshops featured formal presentations, while the others were held in an open house format where participants could come at any time, review study information, and ask questions. Spanish translations were provided for all materials, and Spanish speakers and interpreters were on site.



Online Engagement
The City of Coachella created a dedicated website for the rail station feasibility study, which serves as a clearinghouse for project information. E-blasts and social media postings announced upcoming workshops and events. Following each community workshop, online surveys were posted to the project website and promoted via email and social media, soliciting input via the same types of questions and interactive activities available at the in-person workshops. These surveys helped bring the workshop content to a wider audience.



Pop-Up Events
Study team members attended nine community events during the study process, setting up kiosks at local festivals such as Coachella's Independence Day event, Los Muertos Block Party, and Fiestas Azules. Team members showcased study information, distributed flyers, and talked with participants about their wishes and needs for a future rail station. These events helped bring the study closer to community members who would not otherwise attend dedicated public meetings.



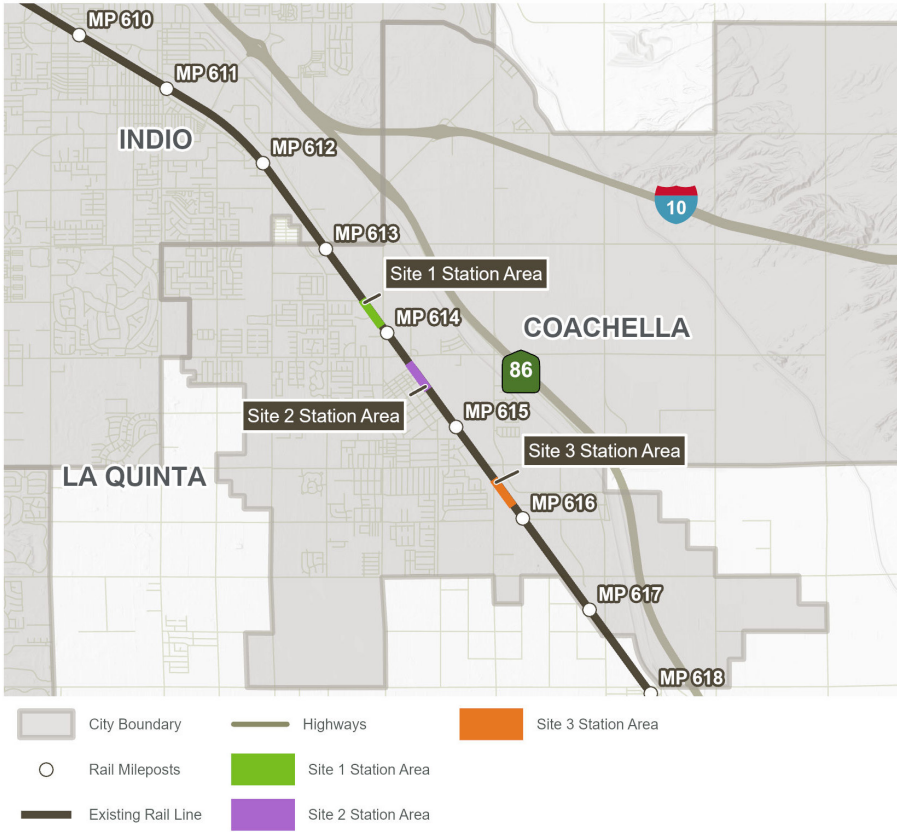
4. Site Evaluation

Site Identification

An initial review of the project corridor identified three potential station sites:

- Site 1: Gateway Center
- Site 2: Pueblo Viejo
- Site 3: Tyler Street

Additional site options north of Gateway Center and near Bagdad Avenue south of Pueblo Viejo were evaluated but geometric constraints were too limiting, so those sites were not carried forward.



The Technical Advisory Committee (TAC) provided input on what the rail station role should be, potential goals of the station and its effects on the surrounding area, and their preliminary thoughts on the three proposed sites. The TAC generally agreed that:

- The station should serve as town center, promoting economic development and city pride.
- The station should increase accessibility for low-income communities.
- The station should promote better environmental health for the community.
- The station should promote more regional connectivity to other CV communities.

Operational Requirements

The site chosen must be able to fit certain operational requirements set forth by the CV Rail project, which include requirements around platforms, station access, and other space needs. Each site considered was confirmed to be able to accommodate the following minimum required elements:

- Platform length of 700 feet.
- Platform widths of 20 feet for side platforms and 30 feet for center platforms.
- Platform edges available for each main track.
- Parking for 32 vehicles.
- Bus bays for two buses.
- Self-service ticketing area.
- Pedestrian bridge to provide grade-separated passenger access to each platform.

Site Scoring

For each site, conceptual station footprints and track alignments were developed based on applicable design criteria and the site constraints, and high-level station access plans were developed. These formed the basis for evaluating and comparing the costs and benefits of the alternative sites. Evaluation criteria were identified in coordination with the City, RCTC, and the TAC, and each site was scored against each criterion.

The criteria included project-specific requirements for rail and station operations, environmental constraints, local area and community impacts, and costs. Within each criteria category there were specific criteria factors that were measured and assigned a score. Each category was thoroughly assessed based on existing conditions in the surrounding areas, initial test-fit designs for each station site, and ridership and cost estimates. The results of the evaluation are shown in the table below.

Preferred Site

Site 2 in Pueblo Viejo received the best overall score. While a rail station would benefit the community at any location, Site 2 stood out. Site 2 would support the City's existing downtown area in Pueblo Viejo while also facilitating economic development on the east side of the railroad. Existing uses and future development provide a market to attract ridership. This site presents fewest engineering constraints the most potential benefits including good accessibility and supportive land uses, making it the most viable option for economic growth.

Summary Scoring Matrix

CATEGORY	SITE 1 RATING	SITE 2 RATING	SITE 3 RATING
Rail Engineering Feasibility	◑	●	○
Station Element Feasibility	◑	●	●
Land Use/Development Compatibility	◑	●	○
Environmental Constraints	◑	◑	○
Accessibility/Connectivity	◑	●	◑
Equity and Environmental Justice	◑	◑	◑
Ridership Potential	○	●	○
Costs	◑	○	◑
Overall	◑	◑	○

● Better ◑ Slightly Better ○ Neutral ◑ Slightly worse ● Worse

5. Station Area Plan

The Station Area Plan outlines a long-range strategy to revitalize and expand the City of Coachella's historic downtown, Pueblo Viejo, and to guide the transformation of adjacent areas like the Downtown expansion area east of the railroad into a vibrant, walkable, mixed-use environment. While future passenger rail service is an important catalyst, the plan recognizes that community development and downtown revitalization can progress independently of the rail service timeline.

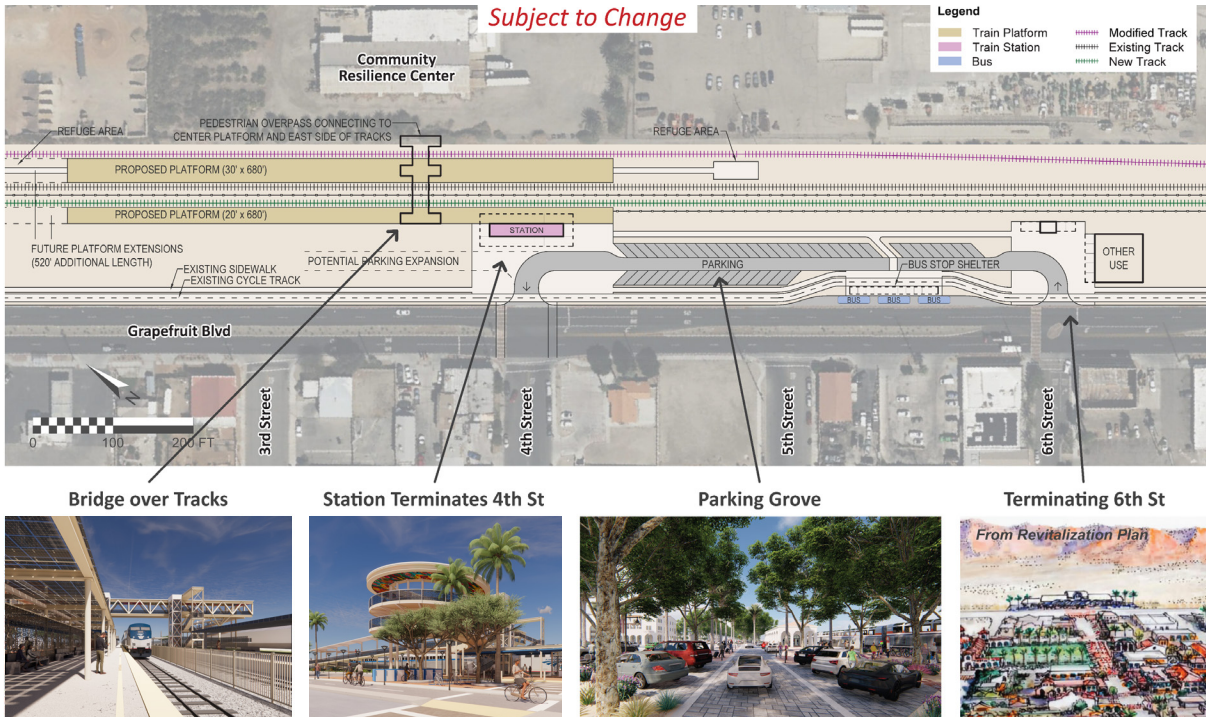




Station Area Components

The station is envisioned as a multimodal, shaded, pedestrian-oriented gateway that strengthens east-west connections across the railroad. The station area includes platforms, shaded pedestrian and bicycle paths, a landscaped parking grove, bus bays, microtransit pick-up zones, and an ADA-compliant pedestrian/bicycle bridge spanning the tracks. The design emphasizes shade, visibility, safety, and integration with surrounding businesses and public spaces. Streets such as 4th and 6th will function as primary gateways, with widened sidewalks, protected bike lanes, wayfinding, and active ground-floor uses supporting foot traffic and public life.

Pueblo Viejo builds on its historic structure of compact blocks, civic institutions, public art, and existing streetscape improvements to support infill, adaptive reuse, mixed-use buildings, and public realm enhancements that create an "outdoor room" environment. The Downtown expansion area, currently agricultural and industrial, is planned as a complete mixed-use neighborhood with walkable blocks, a hierarchy street types, parks and plazas, urban employment uses, multifamily housing, and strong pedestrian access to the future station and CV Link.



Mobility Network

The station is envisioned to fully integrate a multimodal system, strengthening connections across the planning area and supporting future TOD. The station design includes multimodal mobility connections to existing and future mobility networks in the area. Other components include:

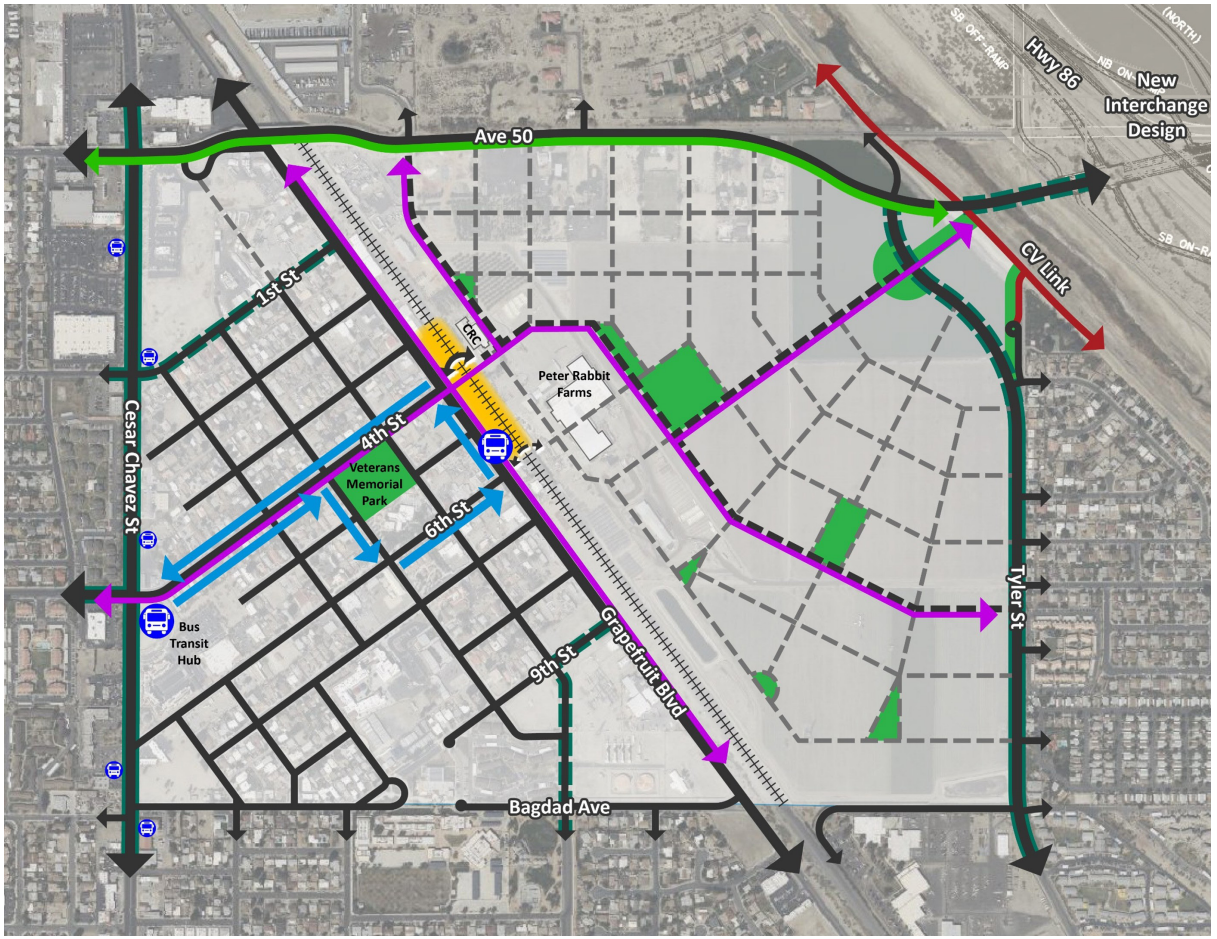
Complete Streets: Key streets such as 4th Street and 6th Street will feature wide sidewalks, bulb-outs, shade structures, protected bike lanes, and angled parking to improve safety and pedestrian activity.

Transit Connectivity: The existing Coachella Transit Hub at 4th & Cesar Chavez can provide additional bus service linking the rail station, surrounding neighborhoods, and nearby cities in coordination with SunLine Transit Agency. None of the current routes reach the station today, but it is anticipated that one or more routes will be extended to serve the station in future.

Active Transportation: Integration with CV Link, the regional 40-mile multimodal pathway, positions the area for walking, cycling, and low-speed electric mobility. Access to CV Link from Downtown will expand recreational and mobility options.

Parking Strategy: Angled and "bulb-in" parking throughout Pueblo Viejo expands supply while supporting redevelopment and business activity. A parking grove provides shaded, heat-resilient vehicle storage near the station.

The combined network supports a walk-first, transit-supported environment that reduces car dependence.



Current Plans

The Vision Plan builds on extensive policy groundwork already in place:

Pueblo Viejo Revitalization Plan (2010)
Promotes mixed-use TOD, public realm enhancements, pedestrian amenities, historic character, and streetscape improvements—many elements directly echoed in the Station Area Plan.



General Plan (2014)
The General plan designates Pueblo Viejo as the Downtown Center, allowing dense mixed-use development, while the area east of Downtown East designated Urban Employment, supporting light industrial, office, and mixed-use residential development. The Station Area Plan is meant to spur and guide the preparation of new and updated development and design standards for both public realm improvements (streets, trails, parks, and other shared open spaces) and private development in line with existing General Plan designations.

Zoning Ordinance
Implements Downtown, Downtown Transition, and Urban Neighborhood zones encouraging pedestrian-oriented streetscapes, active frontages, and high-quality architectural design.

Opportunities and Challenges

Future rail service can elevate Coachella's regional visibility and help anchor downtown reinvestment, and Pueblo Viejo is full of opportunities. The station site's central location within the city places public amenities and services close to all residents. The current number of vacant/underutilized parcels will enable infill housing and affordable redevelopment. Pueblo Viejo's existing wide streets can accommodate future complete streets with wider sidewalks, shade, and biking, which all contribute to a more connected and walkable transit-oriented development scheme.

There are some challenges to face, including uncertain market demand for office and light industrial uses. However, the community has identified a desire for more public-facing uses such as coffee shops, restaurants, retail, and cultural programming in public spaces.

TOD Vision

The TOD Vision outlines a cohesive, long-range strategy to transform the area into a vibrant, inclusive, walkable, and transit-supportive district. The Vision is to create a safe, shaded, pedestrian-first environment that can connect Pueblo Viejo with the station and the future development of Downtown East, ultimately forming a seamless, mixed-use district with a unified block structure that mirrors Coachella's historic 19th-century layout. To achieve this vision, the Station Area Plan includes a toolkit for refining land use, public realm, site plan design, and building design within the Station Area.

Leveraging civic and cultural assets will help strengthen community identity, and the station's design can complement this by reinforcing Coachella's brand and enhancing visibility for the city. Success does not depend on rail service alone. With its strong cultural identity, central location, and redevelopment potential, the area can evolve into a cohesive TOD environment through coordinated public and private investment.

6. Station Design

Station Site Design Assumptions and Principles

The conceptual station design developed for this study is based on several design criteria derived from the CV Rail Service Development Plan, previous input from UP, and input from RCTC. Station design principles were developed with input from community engagement events, the TAC, and City staff. The key design principles included:

- **Safety:** Visibility, lighting.
- **Sustainability/Climate Adaptation:** Solar panels, shade trees and structures.
- **Accessibility:** Connecting across the tracks, using ramps and elevators for universal access.
- **Unique, Iconic Look:** Circular ramps, colorful tiles and decorative fencing.

Two additional considerations for the conceptual design of the station are related to construction costs (including both ramps and elevators would raise costs) and ongoing maintenance costs of the elevators, required bathrooms, and required ticket vending machines.

Concept Design

The final concept design of the station took inspiration from the rich culture of Coachella. The design incorporated the principles and considerations above and was an iterative process with input from the community, the TAC, and City staff.

Optimizing the design of Pueblo Viejo station location as it relates to the current urban fabric required making trade offs between rail infrastructure and community connectivity. Aligning the platform and pedestrian crossing with downtown Coachella's main commercial corridor, 6th St, was the first choice from a mobility perspective; however, it would have required costly rail crossover relocations. By shifting the crossing slightly to the north, these conflicts were avoided while still including 6th Street as the southern gateway to the station area.

This location also optimized the dual purpose of the pedestrian bridge as a connection to the Community Resilience Center. In downtown Coachella, the train tracks act as a barrier within the city. A pedestrian crossing over the tracks could serve as more than just a way to access the rail platforms — it could connect the two sides. The overcrossing is intended to operate as a 24/7 pathway to provide connectivity even when trains are not operating, with the option to close off gateways to the platforms themselves during the night for security purposes.









7. Economic Development

Market Area Analysis

Population growth in the City of Coachella has outpaced that of the surrounding Coachella Valley and Riverside County over the last four decades, increasing over 350% between 1980 and 2020. This expansion, along with an average household size of over 3 people, indicates substantial latent demand for additional housing.

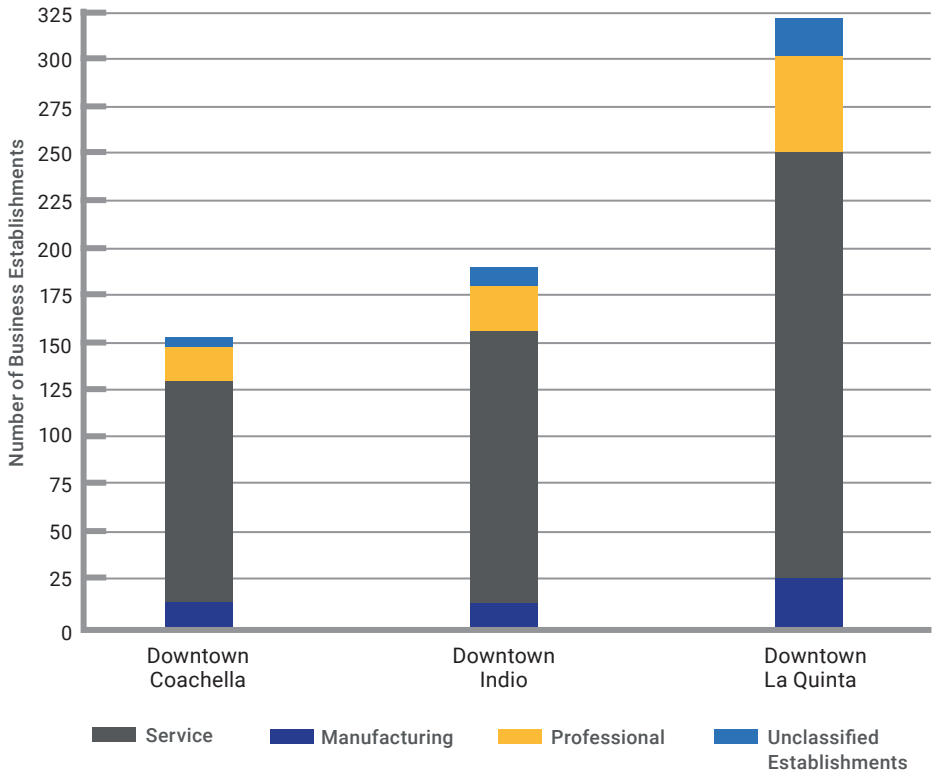
Employment trends also reinforce future demand for mixed-use development. While agriculture remains a major employer in Coachella, long-term projections show growth shifting toward industrial, office, and hospitality sectors. These patterns create notable demand for new commercial real estate, with retail and office growth more modest but still supportive of small-scale additions. The market area's overall trajectory reflects gradual diversification from agriculture toward a mix of industrial, service, and hospitality employment.

Comparable and Competitive Environment

The comparative real estate analysis shows that Coachella remains one of the most affordable housing markets in the region, with significantly lower home prices and rents than the broader Coachella Valley and Riverside County. Commercial markets present a more challenging picture. Retail, office, and industrial submarkets across the Coachella Valley are experiencing rising vacancies and slowing rent growth, reflecting post-pandemic adjustments and broader economic cooling.

When comparing Coachella to other downtown areas like Indio and La Quinta, all three are service sector focused. Downtown Coachella has a higher share of agriculture- and extraction-related businesses. Business density and diversity matter, with a strong mix of retail, service, and office uses providing the best mix for development.

Downtown development priorities should focus on façade improvement grants and a downtown business incentive program. Placemaking and events programming can activate downtown spaces and attract more visitors, supporting local businesses.



Economic Development Strategy Goals and Priorities

The economic development priorities emphasize both near-term and long-term strategies to align market realities with Coachella's transit-oriented vision. In the near term, the focus is on leveraging Coachella's affordability, strengthening downtown's role as the city's civic heart, and improving conditions for infill development. This includes reducing regulatory barriers around parking minimums near major transit stations, supporting small-scale residential projects, and encouraging activation of Downtown through retail, service, and cultural amenities. Improving the feasibility of mixed-use development will also require targeted public investment, such as infrastructure upgrades, grants, incentives, or partnerships that can help close existing financial gaps.

Long-term priorities center on preparing the city to capture growth associated with the future rail station. The strategic goal is to position Downtown as a mixed-income, mixed-use, walkable district that can absorb more housing and a meaningful share of commercial demand over the next two decades. Additional priorities include capitalizing on industrial and hospitality growth, supporting new business formation, expanding employment opportunities, and using transit access to enhance regional connectivity. This incremental, market-guided strategy seeks to ensure that TOD implementation aligns with actual economic conditions while still advancing Coachella's long-term vision for a vibrant, transit-supported downtown.



Strengthen the Downtown Business Base

Grow and diversify businesses, with emphasis on professional services, agritourism, dining, and retail.

Invest in Placemaking & Public Spaces

Create walkable streets and active civic spaces with year-round programming.

Leverage Future Rail Access

Plan a TOD-focused station area with mixed-use development and multimodal connections.

Encourage Public-Private Partnerships

Use incentives and collaboration to attract high-quality development.

Promote Cultural & Event Activation

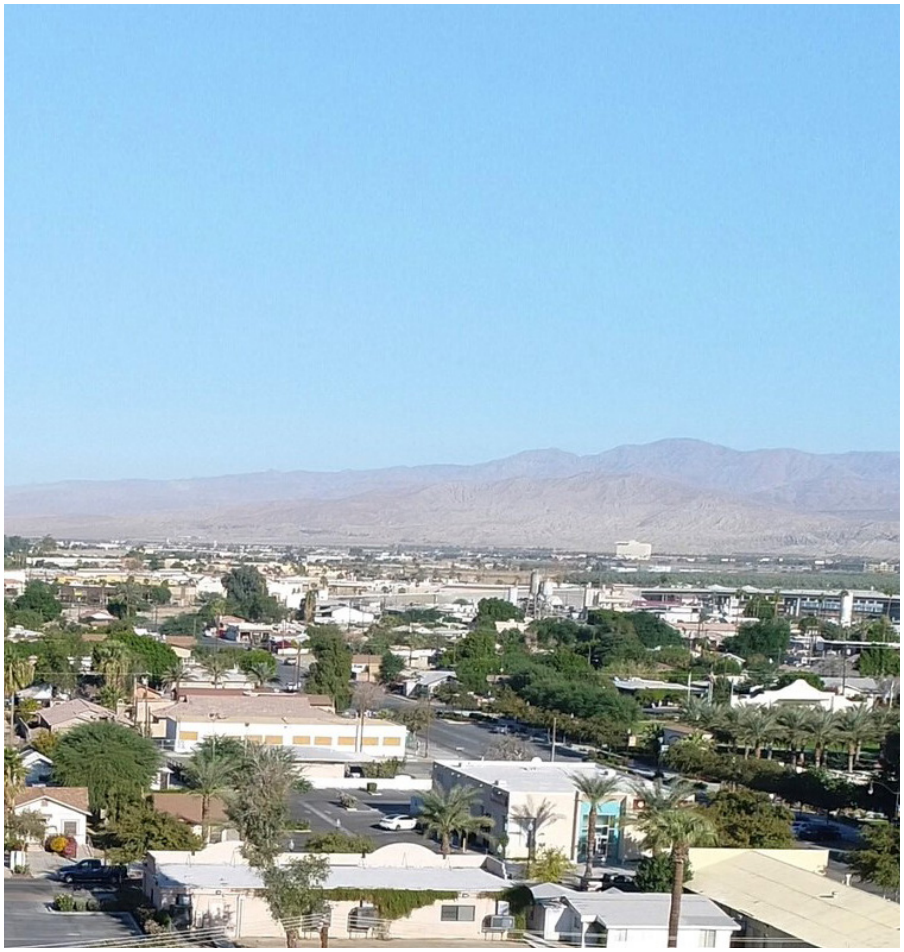
Develop signature events that reflect Coachella's cultural identity.

8. Maintenance Facility

The CV Rail service requires an overnight layover facility for train storage at the east end of the corridor. A preferred site location was identified east of the railroad and south of Avenue 52 and Industrial Way. This site will be further reviewed and analyzed within the CV Rail Tier II/Project Environmental Document.

The conceptual layover facility design developed for this study is based on several design criteria derived from the previous Service Development Plan, previous input from UP, and input from RCTC. This facility would provide tracks on which to store trains and to provide cleaning, servicing, repair, and light maintenance. The facility is also anticipated to accommodate train crews going on and off duty.





9. Implementation and Next Steps

The next step in progressing the station project is for RCTC to complete its corridor-wide station location study to confirm site selection and then environmentally clear the proposed site. Once the station site is confirmed, the City can proceed with final design, funding and then constructing the station with coordination and oversight from RCTC. While full construction of the station must be coordinated with other corridor improvements for the broader CV Rail Program, constructing select elements, such as the pedestrian bridge or additional parking for Pueblo Viejo, may provide immediate benefits even before passenger rail service.

The City can begin implementing the recommendations of the Station Area Plan for land use policy and public realm improvements in advance of station construction. Policy changes take years to manifest in the built environment, and the recommendations can make the station area a more walkable, transit-oriented, and economically vibrant place even before the station is constructed. The City can adopt the Station Area Plan as part of the General Plan to provide concrete policy guidance for future development. This would require a general plan consistency analysis, environmental review in compliance with the California Environmental Quality Act, and a zoning ordinance text amendment. In addition to making land use policy changes, the City could also pursue a “Prohousing Designation” from the California Department of Housing and Community Development to get credit for its efforts and increase the funding competitiveness of the station and other projects for a variety of state programs.




LEADERSHIP
COACHELLA VALLEY
Creating
tomorrow's leaders
today



Above: Current Leadership Coachella Valley Class

ABOUT LCV

Leadership Coachella Valley has been building informed, connected, and engaged leaders across the Coachella Valley for 25 years.

TOPICS COVERED

- Art & Culture
- Sustainability
- Media
- Education
- Economic Drivers
- Government & Justice
- Philanthropy
- Healthcare & Wellness
- History of the Valley
- Housing & Food Challenges

LEADERSHIP
COACHELLA VALLEY



MOVING THE VALLEY FORWARD

1

Develops Place-Based Leadership

2

Builds Regional Awareness

3

Creates Lasting Networks

4

Drives Economic Development

5

Encourages Volunteerism

LEADERSHIP COACHELLA VALLEY



940

Number of participants

150+

From public agencies

90+

From education

200+

From non-profits

25 YEARS OF LCV

- From participants to decision-makers
- Careers shaped, confidence built
- Relationships that last decades





HOW LCV STRENGTHENS YOUR COMMUNITY

1 More Informed Residents

2 Stronger Regional Collaboration

3 Increased Civic Trust and Participation

4 A Deeper Bench of Community Leadership





PARTNER WITH LCV

- **Attend events** to engage with current and future leaders
- **Identify and recommend** promising leaders from your community
- **Stay connected** as ambassadors for civic leadership





LEADERSHIP
COACHELLA VALLEY

THANK YOU



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

March 14, 2026
8:00 AM-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: - 8:00 A.M.

Mayor Hernandez called the City Council Special Meeting of the City of Coachella to order at 8:00 a.m.

ROLL CALL:

Present: Councilmember Perez, Councilmember Delgado (arrived at 8:05 a.m.), Councilmember Virgen (arrived at 8:05 a.m.), Mayor Pro Tem Dr. Figueroa, and Mayor Hernandez

Absent City Clerk and City Treasurer

APPROVAL OF AGENDA:

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

Motion: To approve the agenda

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

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

PLEDGE OF ALLEGIANCE:

Mayor Hernandez led the Pledge of Allegiance.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

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

RECONVENE SPECIAL MEETING:

The City Council reconvened into open session at 3:14 p.m.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

ADJOURNMENT:

Mayor Hernandez adjourned the meeting at 3:15 p.m.

_____
Angela Zepeda
City Clerk

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

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

SUBJECT: Receipts, Disbursements, and Net Cash Flows

STAFF RECOMMENDATION:

Receive and file Receipts, Disbursements, and Net Cash Flows report for FY 2025-26 Accounting Periods 5-6.

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-AP06
2. Disbursements By Vendor and Accounting Period AP2601-AP2606
3. Cash Balances as of December 31, 2025

Disbursements By Vendor and Accounting Period

Sum of Amount		Period						
Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
3CMA	14625			400.00				400.00
4IMPRINT	1243	940.14			844.47			1,784.61
ACEVES, MIGUEL S	15389			350.00				350.00
ACTENVIRO	14990				5,320.04			5,320.04
ADMINSURE INC.	14776		1,141.93					1,141.93
ADVANCED AVANT-GARDE, INC	16186					862.50	1,725.00	2,587.50
ADVANTAGE LASER PRODUCTS, INC.	14564			464.93				464.93
AEC TECHNOLOGIES	13957		2,375.00					2,375.00
AGGREGATE PRODUCTS, INC.	712		10,155.40					10,155.40
AGUILAR SOZA, OLGA	15390			300.00				300.00
AGUILAR, RICARDO	16081		57.08					57.08
AIR AND HOSE SOURCE, INC.	6203	1,476.04	576.87	384.98	399.66	120.71	641.48	3,599.74
AIR EXCHANGE, INC.	9597		1,841.24					1,841.24
AIR QUALITY TESTING SERVICES	14571				8,897.00			8,897.00
AKEL ENGINEERING GROUP, INC.	14794	6,090.75	268.75			6,368.00		12,727.50
ALARCON, ALEXANDREA	14930		300.00					300.00
ALBERT A. WEBB ASSOCIATES	7406	7,318.05	5,105.00					12,423.05
ALCANTAR, LETICIA	16160				3.54			3.54
ALDCO AIR CONDITIONING &	3796	1,215.00		7,075.00				8,290.00
ALIANZA COACHELLA VALLEY	13005	19,954.22	51,769.50	19,415.93		1,000.00	11,340.00	103,479.65
ALL DOOR TECH	15209			1,192.94		3,957.86		5,150.80
ALL VALLEY CRANE, INC.	15724	2,700.00			1,125.00			3,825.00
ALLIANT INSURANCE SERVICES,	10566					1,884.00		1,884.00
ALTA LANGUAGE SERVICES, INC.	11898		116.00	58.00				174.00
ALVAREZ, RONNIE	16138				43.52			43.52
ALVERNAZ PARTNERS LLC	16060		99.53					99.53
AMAZON CAPITAL SERVICES, INC.	14500	4,668.23	11,551.36	1,596.44	3,060.47	6,255.23	7,553.20	34,684.93
AMERICAN INTEGRATED SERVICES,	16033		12.71					12.71
AMERICAN PROMOTIONAL EVENTS	190		500.00					500.00
AMERICAN WATER WORKS	774	1,510.00		3,072.00				4,582.00
AMES CONSTRUCTION INC	16164				341.75	593.25		935.00
ANDREAS LLC	9433	906.89	3,413.84	1,102.27	277.81	1,586.90		7,287.71
ANGENIOUS ENGINEERING	12860	72,887.18	23,361.17	26,152.17		44,940.76		167,341.28
ARAUJO, RAYMOND	16154				100.00			100.00
ARB INC.	16107			837.57				837.57
ARC IMAGING RESOURCES	10078		1,976.00					1,976.00
ARCHA LAW P.C.	16054	359.00						359.00
ARCTIC GLACIER USA, INC.	10364		74.82			150.00		224.82
ARIAS, LAURA	16062		713.00					713.00
ARMOR TOWING	11809			185.00	185.00			370.00
ARMSTRONG GROWERS	14501					84.91	10,466.04	10,550.95
ARREOLA, BIANCA	16103			21.81	54.86			76.67
ASSOCIATION OF CALIFORNIA	12782					21,110.00		21,110.00
AT&T	12594		2,355.00	800.00	900.00			4,055.00
AVSU, INC.	14009				2,198.13			2,198.13
AYON, JESUS ARMANDO	16174				165.47			165.47

Disbursements By Vendor and Accounting Period

Sum of Amount		Period						
Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
BANC OF AMERICA PUBLIC CAPITAL	15470				398,167.06			398,167.06
BARBARA SINATRA CHILDREN'S CTR	909	261.00			231.00		718.00	1,210.00
BECK OIL, INC.	5266	12,609.74	21,414.24	6,833.67	24,848.45	12,579.32	7,244.45	85,529.87
BEDOLLA INVESTMENT LLC	15137				190.00			190.00
BELTRAN, EDGAR	14928			753.88				753.88
BELTRAN'S TRUCK REPAIR	16099		2,803.13					2,803.13
BEST BEST & KRIEGER, LLP	2656	81,528.07	78,144.25	87,679.44	78,826.00	77,998.20	97,278.09	501,454.05
BIG DOOR STUDIO	16124				2,000.00	375.00		2,375.00
BIOSYSTEMS, INC.	15467				1,320.00			1,320.00
BIO-TOX LABORATORIES	112	3,452.38	2,315.86	3,135.00		2,041.00	2,561.00	13,505.24
BLACK KNIGHT TECHNOLOGIES, LLC	14145	250.00	500.00	250.00		250.00	500.00	1,750.00
BLAIR AIR, INC.	16037	1,956.34	4,392.50	115.00	10,054.55	3,090.00		19,608.39
BOSS DESIGNS	9844			1,196.25				1,196.25
BOUND, INC.	15623	1,080.00	960.00	960.00				3,000.00
BRAWLEY ANALYTICAL, INC.	15320		124.50			3,825.00		3,949.50
BRC CONSTRUCTION	8899	39,307.00				80,774.00		120,081.00
BRENNTAG PACIFIC, INC	3090	6,762.37	23,094.24	15,509.93		12,270.31		57,636.85
BRISAS AIR CONDITIONING INC	10476	9,357.50	2,069.00	4,831.00	31,465.00	1,625.00		49,347.50
BRUDVIK, INC.	1571	1,885.00				1,609.00	1,587.00	5,081.00
BURRTEC WASTE & RECYCLING SVCS	3788	65.38	65.38	65.38	65.38	1,352.24	573.25	2,187.01
BURRTEC WASTE INDUSTRIES, INC.	1631		43,794.60			68,069.42		111,864.02
C.V. CONSERVATION COMMISSION	5705		36,376.96			11,919.60		48,296.56
CACEO	2845	2,880.00			100.00			2,980.00
CALIFORNIA BUILDING OFFICIALS	3744		1,150.00	150.00		330.00		1,630.00
CALPERS	893	633,759.63	159,929.51	164,116.48	165,729.66	163,683.09	163,683.09	1,450,901.46
CALPERS	6089			700.00				700.00
CAMACHO, ELIZABETH	16162				75.93			75.93
CAMACHO, MYRKA	16079		71.58					71.58
CAMPOS, ESMERALDA	15395			250.00				250.00
CANNABIZ CONSULTING GROUP, LLC	13341		2,150.00			28,111.25		30,261.25
CARRANZA, CHRISTIAN	16165				89.92			89.92
CARROT-TOP INDUSTRIES INC.	439	4,871.60	1,041.78					5,913.38
CASILLAS, MARIA E.	15768				100.00			100.00
CASTRO MHP, LLC	16119			13.75	66.72			80.47
CASTRO MHP, LLC	16120			38.61	56.94			95.55
CBE OFFICE SOLUTIONS	12998	1,539.97	2,703.46	414.04	1,568.63		1,150.94	7,377.04
CDW GOVERNMENT, INC.	623		438.98	8,345.00				8,783.98
CELL BUSINESS EQUIPMENT	13001	581.50	581.50		696.74	614.58	610.58	3,084.90
CENTER FOR EMPLOYMENT TRAINING	12643		4,000.00	4,818.60			8,698.95	17,517.55
CERTIFIED LABORATORIES	2666		979.73					979.73
CHABOLLA, JESUS	13110		177.55		195.00			372.55
CHAPA, ISELA L.	15795			200.00				200.00
CHARGEPOINT, INC.	16126				3,780.00			3,780.00
CHARLES P CROWLEY COMPANY, INC	2925					24,329.55		24,329.55
CHARTER COMMUNICATIONS	15961	1,826.89		3,653.78	1,826.89	1,826.89	1,756.89	10,891.34
CICCS TRUST	15261	177.30	177.30	177.30	177.30	177.30	177.30	1,063.80

Disbursements By Vendor and Accounting Period

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Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
CITIGUARD, INC.	15863	65,919.00	59,737.00	11,616.00	52,903.00	14,802.00	39,831.00	244,808.00
CITY OF COACHELLA	922	91,483.20	103,666.62	99,382.59	97,814.05	74,355.46	80,125.92	546,827.84
CIVICPLUS LLC	3589		6,848.00			4,824.75		11,672.75
COACHELLA ACE HARDWARE	12784	1,648.00	1,564.14	476.23	864.36	1,272.17	440.53	6,265.43
COACHELLA GREENERY	13695				6,622.68			6,622.68
COACHELLA VALLEY BOXING CLUB	931			7,500.00				7,500.00
COACHELLA VALLEY VOLUNTEERS IN	12267				1,000.00			1,000.00
CODEX CREATION COMMITTEE	15680			45,000.00		500.00		45,500.00
COLLEEN EDWARDS, INC.	15937				1,485.00			1,485.00
COMPUTER CONSULTANTS, INC	4280		33,750.00			500.00	62.50	34,312.50
COMPUTERSHARE CORPORATE TRUST	14308				71,700.00			71,700.00
COMPUTERSHARE TRUST COMPANY,	14503				2,500.00			2,500.00
CONDOR INC.	13751				45,000.00			45,000.00
CONSERVE LANDCARE LLC	13750	36,609.58	124,266.96	69,806.45	6,072.16	143,701.76	6,693.50	387,150.41
CONSOLIDATED ELECTRICAL	505		390.20			66.88		457.08
CONSTANTIAN, STACEY	15494		30.00					30.00
CORA CONSTRUCTORS INC.	562		46,975.60	140,926.80				187,902.40
CORE & MAIN LP	11907	8,470.33	9,280.35	5,030.00	936.28	8,759.52	1,297.68	33,774.16
CORONA ENVIRONMENTAL	15921	36,234.15	21,192.50		224,556.53	25,971.95	134,641.22	442,596.35
CORONA, ELSA	14522				215.00			215.00
CORONET CONCRETE PRODUCTS INC.	21	625.16	751.07	870.84	553.33	557.76		3,358.16
CORRALES, GIOVANNI	16116			42.29				42.29
CORREA, JESUS	16092		30.16					30.16
COULTER VENTURES, LLC	16035					20,209.02		20,209.02
COUNTY OF RIVERSIDE	94	1,709,133.29	1,127,042.21	752,243.73	840,390.97	851,647.99	2,790.00	5,283,248.19
COUNTY OF RIVERSIDE	766	6,319.65						6,319.65
COUNTY OF RIVERSIDE	953	39,856.41	85,576.34	79,713.94		47,741.61		252,888.30
COUNTY OF RIVERSIDE	11808	160,000.00				36,562.50	116,562.50	313,125.00
COUNTY OF RIVERSIDE	12642	132,630.00	50,000.00					182,630.00
CRUZ, LYDIA A.	16179					300.00		300.00
CULLIGAN QUENCH	15843	82.92	82.92	82.92	82.92	82.92	89.32	503.92
CULTURAS MUSIC & ARTS	13725			20,100.00				20,100.00
CV PIPELINE CORP.	9300	21,460.00	8,570.00		1,005.00	4,650.00		35,685.00
CVAG	938	24,424.14	98,789.16	15,134.02		40,922.28		179,269.60
CVHS ATHLETIC BOOSTER CLUB INC	16087		1,000.00					1,000.00
CVWD	941	68,101.05	205,809.39	74,607.75		88,501.84		437,020.03
CWEA	690	345.00	1,180.00	476.00		370.00	114.00	2,485.00
D&H WATER SYSTEMS	9552			1,599.64		14,317.80		15,917.44
DAMARA'S FLOWERS	4028		168.56			127.00		295.56
DE FRANCISCO SHEK, ANDREA	14235	150.00				1,550.00		1,700.00
DE LAGE LANDEN PUBLIC	3275	608.51	824.92	663.93	499.38	785.22	1,214.69	4,596.65
DEAZTLAN CONSULTING LLC	9301	19,720.00	6,612.50	11,400.00		21,400.00	19,000.00	78,132.50
DEKRA-LITE INDUSTRIES, INC.	1624				1,312.62			1,312.62
DEL VALLE INFORMADOR INC	13748	1,050.00			625.00		500.00	2,175.00
DELARA III, ANTONIO	14379		75.00					75.00
DELGADO, JOSE SEVILLA	16118			87.53				87.53

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Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
DELL FINANCIAL SERVICES	1294					1,700.89		1,700.89
DEPARTMENT OF JUSTICE	961	385.00	203.00	588.00	210.00	210.00		1,596.00
DEPARTMENT OF TRANSPORTATION	7		5,398.25			4,524.03		9,922.28
DEPT OF ENVIRONMENTAL HEALTH	1919		1,234.60		3,733.00			4,967.60
DESERT CITY GLASS, INC	4150		1,339.47					1,339.47
DESERT ELECTRIC SUPPLY	162	14,688.74	8,900.76	34,844.47	6,827.47	8,576.57	828.35	74,666.36
DESERT FIRE EXTINGUISHER CO,	963		3,005.22					3,005.22
DESERT HOSE AND SUPPLY	13892			434.03		53.31		487.34
DESERT LIVE SCAN	7344		100.00					100.00
DESERT PROMOTIONAL &	12559	1,348.50	1,697.47		2,854.13	2,215.59		8,115.69
DESERT PUBLICATIONS, INC.	9204				4,850.00	3,995.00		8,845.00
DESERT RECREATION DISTRICT	8079	11,266.43	17,452.92	31,193.49			11,421.86	71,334.70
DESERT SEWER SUPPLY, INC.	9217			2,517.83		3,035.13		5,552.96
DESERT VALLEY POWER SYSTEMS	15516	7,405.50	7,479.60		1,305.00	2,655.00		18,845.10
DESERT VALLEY SERVICES INC	2887	8,214.79	2,953.19	1,268.23	548.35	4,372.68	994.08	18,351.32
DEWEY PEST CONTROL INC.	964	4,057.00	16,854.50	4,021.00	5,847.00	8,174.50	4,331.00	43,285.00
DIRECTV	1549	129.23	129.23					258.46
DJ2A ENTERTAINMENT	13848	695.00				1,045.00	600.00	2,340.00
DLT SOLUTIONS, LLC	714		15,083.23			995.00		16,078.23
DOKKEN ENGINEERING	15195	25,625.00			680.00	6,645.00		32,950.00
DOMINGUEZ, DIANA	15420			300.00				300.00
DUDEK	15355	56,048.96	78,790.75	49,786.37	19,680.00	12,221.71	2,295.00	218,822.79
DUNN-EDWARDS CORPORATION	966	86.22	42.73					128.95
DXP ENTERPRISES, INC.	1298		6,600.14		6,604.29			13,204.43
E E SYSTEMS GROUP, INC.	14669		2,725.00	2,725.00				5,450.00
E SOURCE COMPANIES LLC	14551			2,700.00		3,000.00		5,700.00
E. S. BABCOCK & SONS, INC.	968	36,597.54	19,425.80	9,081.95	30,703.32	8,617.42	19,269.29	123,695.32
EGAN CIVIL, INC.	12105	4,175.00		490.00				4,665.00
EISENHOWER MEDICAL CENTER	9066		800.00			2,000.00		2,800.00
EL TRANVIA RESTAURANT	14569				3,217.23	6,559.78	4,109.42	13,886.43
EM INVESTMENT GROUP LLC	16097		34.53					34.53
EMMERSON CONSTRUCTION	16093		915.89					915.89
EMPLOYMENT DEVELOPMENT DEPT.	1069	1,214.40				6,806.00		8,020.40
ENCORE COMMERCIAL PRODUCTS INC	14143					1,806.85		1,806.85
ENTERPRISE FM TRUST	13398			136,659.05	127,258.46	48,584.16	48,478.58	360,980.25
ESPARZA, YESENIA	16185					100.00		100.00
EVENTSCAPE INTERNATIONAL, INC	11948				1,500.00			1,500.00
EVERON, LLC	8388	1,826.48	307.66	10,555.02	1,926.61	6,818.32	9,843.30	31,277.39
FARMER BROTHERS CO.	4023	1,601.14	3,128.87	1,070.22	1,493.67	4,033.25	178.34	11,505.49
FEDEX	975	118.72	52.83	21.23	300.65	12.04		505.47
FELIX, MONICA	15697				50.00			50.00
FENCEWORKS RENTAL SYSTEMS LLC	10642	10,040.78		12,042.08	1,456.00	1,456.00		24,994.86
FERGUSON ENTERPRISES, INC	3331			70.61	910.25		234.36	1,215.22
FERNANDEZ, ANAHI	14523			414.00	316.40			730.40
FIESTA FORD, INC.	976	200.00			164.96			364.96
FIGUEROA, FRANK	10521	60.00				45.00		105.00

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Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
FORENSIC NURSE SPECIALISTS INC	15703			1,500.00				1,500.00
FRANKLIN TRUCK PARTS, INC.	846				374.93	252.84		627.77
FRONTIER	11115		6,945.56		2,858.40	2,944.82	4,116.81	16,865.59
GALILEE CENTER INC.	7337					1,000.00		1,000.00
GALLAGHER BENEFIT SERVICES INC	15585		4,400.00	4,400.00				8,800.00
GAME TIME	434		1,961.64					1,961.64
GANNETT CALIFORNIA LOCALIQ	15332	3,113.08		2,796.22		2,755.96		8,665.26
GARCIA, ROSA	16127				50.00			50.00
GARDA CL WEST, INC.	11001	1,485.86	3,306.49	1,378.15	1,491.42	4,843.20	1,388.75	13,893.87
GIRON, LEILA	16188					3,000.00		3,000.00
GNUSCHKE, TROY	16007					84.88		84.88
GOLDEN OPPORTUNITY INVESTMENTS	16109			106.97				106.97
GOLDMAN, RONALD A.	8512	6,221.00	5,308.00	856.00	2,538.00	1,464.50		16,387.50
GONZALES, JOANN	16089		563.94					563.94
GONZALEZ DE LEON, MARICELA	13236			50.00				50.00
GONZALEZ, MELISSA	16115			100.00				100.00
GRAINGER INC	19	8,895.43	3,005.77	1,715.86	779.22	2,920.35	1,270.59	18,587.22
GRAJIOLA, ADELINE	16085		40.00					40.00
GRANILLO, CATHERYN	16159				35.99			35.99
GRANITE CONSTRUCTION	16003	630.21						630.21
GRANITE CONSTRUCTION	16098		811.03	89.20	34.77			935.00
GRANITE CONSTRUCTION COMPANY	1022		1,339.03			349.75		1,688.78
GREENWOOD, BRIANNA	12401	400.00						400.00
GROSSO, FRANK	16070		90.82					90.82
GUERRERO, DESTINY	16101			300.00				300.00
GUZMAN, YADIRA	16155				100.00			100.00
HAAKER EQUIPMENT COMPANY	447			542.08	10,200.42	3,883.85	2,082.46	16,708.81
HABITAT FOR HUMANITY OF THE	15823	77,865.30	5,600.00					83,465.30
HADJINIAN, ARAM	16122			76.40				76.40
HARDESTY & ASSOCIATES, INC	16105			808.82				808.82
HCI ENVIRONMENTAL &	16084		2,412.76			2,105.29		4,518.05
HEPTAGON SEVEN CONSULTING, INC	14376	14,785.00	22,860.00		7,380.00	4,100.00	2,580.00	51,705.00
HERC RENTALS, INC.	11409	4,472.93	8,756.46	1,775.12	720.01	5,112.50	4,230.52	25,067.54
HERNANDEZ, PEDRO	12278				301.00		163.13	464.13
HERRERA, JESSICA	16156				100.00			100.00
HOME DEPOT	141	4,726.76	815.87	1,295.01	1,175.02	1,818.84	1,586.43	11,417.93
HOWARD PETRILLA, TARA	15483		475.00					475.00
HR GREEN PACIFIC, INC.	12089				16,572.50			16,572.50
HUERTA, JR, ROBERTO	3469			753.88				753.88
HYDRO AG SYSTEMS	994	792.33	367.15	340.91	178.71		25.59	1,704.69
HYDROPRO SOLUTIONS, INC.	14430	28,861.41		3,894.18		5,497.36		38,252.95
IBARRA LEON, KAREN	16104			43.85				43.85
IDS GROUP, INC.	14966	47,488.75	55,036.50	11,525.95		6,288.00		120,339.20
IMPERIAL IRRIGATION DISTRICT	997	165,116.10	169,009.40	146,251.38	118,671.41	195,685.34	79,719.42	874,453.05
IMPERIAL IRRIGATION DISTRICT	5091	800.00						800.00
IMPERIAL SPRINKLER SUPPLY	4433	4,031.75	2,105.00	1,501.30	4,858.98	1,283.69	2,369.75	16,150.47

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INDUSTRIAL HEALTH MEDICAL	14824	195.00	455.00	145.00	20.00	150.00		965.00
INDUSTRIAL TECHNICAL SERVICES	16177					3,510.00		3,510.00
INFOSEND, INC.	13400	5,512.69	12,260.25	5,820.04		5,824.81	5,831.41	35,249.20
INNOVATIVE PLAYGROUNDS	14065			6,996.12			3,419.09	10,415.21
INTERSTATE ALL BATTERY CENTER	13209	607.89	603.89			166.32		1,378.10
IRC BACKFLOW	16088		500.00					500.00
ISLAMIC SOCIETY OF PALM	16146				88.78			88.78
IVAN'S BLINDS AND MORE	13000					369.00		369.00
IWORQ SYSTEMS, INC.	9609		9,983.00					9,983.00
JACOBO DEL REAL, JUAN	16117			48.09				48.09
JADEWOOD VENTURES	16150				160.86			160.86
JERNIGANS SPORTING GOODS, INC.	1551	477.37	467.58	6,722.43	877.52	511.10		9,056.00
JESSOP HOLDING CO., LLC	16187					16,738.12		16,738.12
JOHNSON CONTROLS SECURITY	12451			1,829.88				1,829.88
KEENAN & ASSOCIATES	9302				1,000.00			1,000.00
KHODER, ANGELICA	16157				300.00			300.00
KILEY & ASSOCIATES, LLC	16203					14,000.00	4,000.00	18,000.00
KILGORE, KRAIG	16071		20.08					20.08
KIMLEY-HORN AND ASSOCIATES,	15657		4,500.00	750.00				5,250.00
KOA CORPORATION	7692	1,161.40		1,532.50				2,693.90
KONICA MINOLTA	6712	641.01	641.01		1,282.02	641.01		3,205.05
KONICA MINOLTA BUSINESS	3288		43.92		28.42	5.69		78.03
KOUNKUEY DESIGN INITIATIVE INC	12538	5,151.75	15,240.71	45,222.25			36,857.00	102,471.71
KUNA FM	4077				3,000.00	4,840.00	700.00	8,540.00
LAMAR OF PALM SPRINGS	4374	2,118.45	4,196.00			4,286.00	2,443.00	13,043.45
LANDMARK CONSULTANTS, INC.	1861	2,300.00		2,380.00		4,560.00		9,240.00
LAWYERS TITLE COMPANY	5706			2,250.00				2,250.00
LIEBERT CASSIDY WHITMORE	4585	5,738.70		30,942.70		1,296.50		37,977.90
LINDE GAS & EQUIPMENT INC.	13981	50.81	49.98	50.81	50.81	47.80		250.21
LOPES HARDWARE	1020	1,728.76	1,912.76	971.90	2,347.20	2,121.84	677.46	9,759.92
LOPEZ, ALEJANDRO	16140				46.34			46.34
LOPEZ, CASSANDRA	16063		536.00					536.00
LOPEZ, ESTHER	16102			300.00				300.00
LOPEZ, YESSICA	16064		300.00					300.00
LOPEZ, YOLANDA M.	13433		3,000.00	2,000.00				5,000.00
LOWE, ETHELYNN	16068		43.99					43.99
LUA, ANGEL GRANILLO	14618	2,295.00				2,805.00		5,100.00
MACHUCA, ADAN	16134				300.00			300.00
MACK, BERNARD	16147				704.40			704.40
MANNYS BUMPER REPAIR	15981		5,372.25		1,827.00			7,199.25
MANPOWER US INC.	9299	13,672.06	22,531.34	9,977.66	15,998.20	23,270.92	9,518.72	94,968.90
MARQUEZ & ASSOCIATES	15109					575.00		575.00
MARROTTE, CHRISTOPHER	16132				100.00			100.00
MARTIN MARIETTA MATERIALS, INC	14639	1,096.23		1,111.31	480.87	1,462.44	415.23	4,566.08
MATRIX NETWORKS	15206			536.43				536.43
MAXWELL, MARCIE	16055	300.00						300.00

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Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
MEDINA ZENDEJAS COMMUNICATIONS	14686		11,600.00	18,970.00	16,970.00			47,540.00
MEREDITH & SIMPSON CONSTRCTION	1026	633.32	8,572.48	1,119.70	204.75	4,403.32		14,933.57
MEZA ONTIVEROS, JESUS HUMBERTO	16153				50.00			50.00
MEZA, JOSE A.	15628				473.00			473.00
MICHAEL BAKER INTERNATIONAL	11046				18,304.00	5,370.00		23,674.00
MIG, INC.	15517	2,053.75	4,265.00		4,376.25			10,695.00
MILLER, BRIDGET	14184		500.00					500.00
MIRANDA, EMILIA	16180					100.00		100.00
MISCOWATER	11145			1,628.69		2,064.89		3,693.58
MONTANO, SARA	14517				301.00			301.00
MORENO, ADRIAN	15021			414.00	65.46			479.46
MOTION INDUSTRIES, INC.	15041		514.37	7,636.53				8,150.90
MSA CONSULTING, INC.	4523	29,430.00	1,588.75	10,673.75	2,852.50	10,416.25		54,961.25
MULTI W. SYSTEMS, INC.	1320				374.65			374.65
MUNISERVICES LLC	14632	330.75	5,966.22		4,851.03			11,148.00
MURILLO, HORACIO	16065		300.00					300.00
MUSCO SPORTS LIGHTING, LLC	1651		950.00					950.00
MV A24 LLC	16046	36.95						36.95
MV A24 LLC	16077		93.84					93.84
MV A24 LLC	16078		86.96					86.96
MV A24 LLC	16095		84.96					84.96
MV A24 LLC	16096		85.77					85.77
MV A24 LLC	16143				95.55			95.55
MV A24 LLC	16144				96.62			96.62
MV A24 LLC	16145				93.14			93.14
MV A24 LLC	16193					92.65		92.65
MV A24 LLC	16194					95.91		95.91
MV A24 LLC	16212					85.16		85.16
MV A24 LLC	16255						94.69	94.69
NCA ENTERTAINMENT INC.	12597	13,000.00						13,000.00
NEGRETE, ARLENE	16128				50.00			50.00
NEWGEN STRATEGIES AND	16039	121,047.50	9,855.00	4,105.00	4,105.00	5,700.00		144,812.50
NICHOLS CONSULTING	13985				5,000.00			5,000.00
NORTHERN TOOL & EQUIPMENT	464			822.39	552.07			1,374.46
NUNEZ, JENESIA	15423			300.00				300.00
OAK TREE APARTMENTS	16080		93.92					93.92
OLLIN STRATEGIES	12302	5,000.00	10,000.00		5,000.00	5,000.00		25,000.00
O'REILLY AUTO PARTS	6571	4,477.47	1,434.16	688.13	1,224.16	745.97	114.21	8,684.10
ORTMAN, PAULA ROSE	15599			350.00				350.00
OTIS ELEVATOR COMPANY	8511		1,923.90					1,923.90
PACIFIC LIGHTWAVE INC	10073	799.00	799.00	799.00	799.00	799.00	799.00	4,794.00
PALM SPRINGS AIR MUSEUM INC.	11385				6,300.00			6,300.00
PALM SPRINGS CLASSIC CARS	16200					875.00	875.00	1,750.00
PALM SPRINGS PARTY COMPANY LLC	15702				1,800.00	2,000.00		3,800.00
PALM SPRINGS PUMP, INC.	331		4,529.00		670.00	1,685.00		6,884.00
PALMS TO PINES PRINTING AND	12190					6,657.39	10,865.00	17,522.39

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PASTION INDUSTRIES, INC.	13002	210.00	150.00		210.00			570.00
PATTISON, JR., WILLIAM B.	14278	555.15				1,511.97		2,067.12
PATTON ENTERPRISES, INC	4379				430.00			430.00
PAX FITNESS REPAIR, LLC	14451	225.00	225.00		225.00	520.41		1,195.41
PEREZ, EVA	15630			150.00		200.00		350.00
PEREZ, FRANCISCO	16163				43.16			43.16
PEREZCHICA, HECTOR	16129				50.00			50.00
PERMA	939	1,494,322.00	26,300.00					1,520,622.00
PETE'S ROAD SERVICE, INC.	604	494.27	1,068.32	354.11	4,390.10	1,761.41	35.61	8,103.82
PETTY CASH	923					264.16		264.16
PHANTOM FIREWORKS WESTERN	8886		400.00					400.00
PHPE SERVICES	15040		1,275.00	1,350.00		3,150.00		5,775.00
PLANIT PRINT WORKS	12133	3,716.62		686.61				4,403.23
POBLANO, CYNTHIA	16181					100.00		100.00
POK, KANTHANIE	16149				48.07			48.07
POLYDYNE INC.	8892	4,400.95	4,400.95	4,634.06	4,634.06	4,634.06		22,704.08
POOL & ELECTRICAL PRODUCTS INC	1538	1,521.90		503.77	520.27			2,545.94
PRECISION BACKFLOW	6206		703.00		2,390.00	10,185.00		13,278.00
PRIMO BRANDS	16020	346.69	284.15	156.27		605.09	276.19	1,668.39
PROPER SOLUTIONS, INC.	1915		5,825.45				2,524.34	8,349.79
PUEBLO UNIDO CDC	9787				5,000.00			5,000.00
PULTE GROUP CO LLC	16106			74.46	16.24			90.70
PULTE GROUP CO LLC	16121			10.55				10.55
PULTE GROUP CO LLC	16141				56.27			56.27
PULTE GROUP CO LLC	16142				15.87			15.87
PULTE GROUP CO LLC	16167				86.38			86.38
PULTE GROUP CO LLC	16172				88.11			88.11
PULTE GROUP CO LLC	16173				56.68			56.68
PULTE GROUP CO LLC	16195					81.86		81.86
PULTE GROUP CO LLC	16213					74.07		74.07
PULTE GROUP CO LLC	16214					51.32		51.32
PULTE GROUP CO LLC	16215					77.97		77.97
PULTE GROUP CO LLC	16219					13.22		13.22
PULTE GROUP CO LLC	16253						69.74	69.74
PULTE GROUP CO, LLC	16013		108.50					108.50
PULTE GROUP CO, LLC	16047	55.62	35.47					91.09
PULTE GROUP CO, LLC	16059		74.55					74.55
PULTE GROUP CO, LLC	16072		28.06		49.31			77.37
PULTE GROUP CO, LLC	16073		57.45	14.49				71.94
PULTE GROUP CO, LLC	16075		81.86					81.86
PULTE GROUP CO, LLC	16076		55.33	16.61				71.94
PULTE GROUP CO, LLC	16108			97.19				97.19
PULTE GROUP CO, LLC	16168				71.94			71.94
PULTE GROUP CO, LLC	16169				70.20			70.20
PULTE GROUP CO, LLC	16170				25.06	74.94		100.00
PULTE GROUP CO, LLC	16171				92.07	7.93		100.00

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PULTE GROUP CO, LLC	16254						88.11	88.11
QUADIENT FINANCE USA, INC.	11875	2,098.73	2,060.24	3,356.61	2,059.03	2,059.55	1,040.86	12,675.02
QUADIENT LEASING USA, INC.	11858	1,790.78		1,067.39	723.39		1,067.39	4,648.95
QUADIENT, INC.	13504		270.68	40.24	462.84	2,025.35		2,799.11
QUINN COMPANY	11836	3,542.27	2,759.91	15,932.21	1,584.06	14,011.72	8,894.22	46,724.39
RAICES CULTURA	9251				20,000.00			20,000.00
RAMON, RAFAEL	16058		45.11					45.11
RDO EQUIPMENT CO.	1550		591.82	32.10	2,775.43			3,399.35
RED WING BUSINESS ADVANTAGE	12347		9,520.54			500.00		10,020.54
REGENTS OF THE UNIVERSITY OF	53		287,220.00					287,220.00
REIF, KENDRA	15908					101.52		101.52
RELIABLE TRANSLATIONS CORP.	14126	2,156.04	2,491.06	2,037.56	790.50	939.00	2,019.68	10,433.84
REYES COCA-COLA BOTTLING, LLC	8015	576.96				576.96		1,153.92
REYES DOMINGUEZ, EVANGELINA	16151				100.00			100.00
REYES, ELSA	16114			400.00				400.00
RITE AID STORE NO. 5678	16136				4.64			4.64
RITE AID STORE NO. 5678	16137				31.27			31.27
RIVERSIDE COUNTY FIRE DEPT.	1052			1,651,456.48				1,651,456.48
RIVERSIDE COUNTY RECORDER	948		3,418.75			100.00	50.00	3,568.75
RIVERSIDE COUNTY SHERIFF DEPT	15601		43,173.00					43,173.00
RIVERSIDE LAFCO	9243		1,061.00					1,061.00
RMC WATER AND ENVIRONMENT	11299	8,615.50			11,616.25		7,814.25	28,046.00
ROBERT HALF	3416	8,476.32	6,743.97				5,600.00	20,820.29
RODRIGUEZ, EFRAIN	13172			2,459.77				2,459.77
RODRIGUEZ, IRENE	16123			84.68				84.68
RODRIGUEZ, KARINA	14898		83.75					83.75
RODRIGUEZ, MARIA	16112			300.00				300.00
RODRIGUEZ, MICHAEL	16166				96.26			96.26
RODRIGUEZ, SUSANA	16131				300.00			300.00
ROMERO, CELINE	16182					300.00		300.00
ROSALES, RENE	2948				301.00			301.00
ROSAS, MAYRA	15431			1,450.00				1,450.00
ROSETTE, JOSE	14305		500.00					500.00
ROVE ENGINEERING, INC.	16034		1,238,578.03		2,683,801.46	129,317.55	122,350.31	4,174,047.35
RSVC COMPANY	16110			801.10				801.10
RUDY'S TERMITE & PEST CONTROL	4516		550.00			425.00		975.00
RUIZVA L. PEST CONTROL	7047		95.00				190.00	285.00
RUVALCABA, JOSE JC	15987	64.65	64.65					129.30
RYCO TOWING INC.	869			185.00				185.00
S & D CAR WASH MANAGEMENT, LLC	12541	594.15	1,104.42			887.73	489.30	3,075.60
SAFEGUARD BUSINESS SYSTEMS	42			946.48	156.53			1,103.01
SAFETY-KLEEN SYSTEMS, INC.	1057			303.14		303.67		606.81
SALAS, LAWRENCE Y.	14935	1,160.00	1,885.00		2,030.00	870.00		5,945.00
SALCIDO, SANDRA E.	15354	455.00		300.00	455.00	1,040.00		2,250.00
SAM'S FENCE INC.	414	67.60				4,450.00		4,517.60
SANCHEZ, CLAUDIA IRENE	16148				74.47			74.47

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SANCHEZ, ESMERALDA	16056	300.00						300.00
SANCHEZ, MIRELLA	16183					200.00		200.00
SANCHEZ, ROBERTO	9134				2,280.00			2,280.00
SANCHEZ-MEZA, VANESSA	16113			414.00	249.43			663.43
SARINANA, BRENDA	15329				50.00			50.00
SCAG	187				6,350.00			6,350.00
SDC SOUND COMPANY LLC	10321	10,428.43		5,805.50	5,805.50	3,730.00		25,769.43
SEEK PERSONNEL STAFFING LLC	15323	7,792.40	1,398.40					9,190.80
SEPULVEDA HERNANDEZ, AIDE	16133				100.00			100.00
SERVIN, EDUARDO	16061		90.56					90.56
SHAY'S WARRIORS	15945				300.00	1,000.00		1,300.00
SHP DEVELOPMENT LLC	16202					5,000.00	6,505.00	11,505.00
SIGNARAMA	3885	1,989.18		5,695.42				7,684.60
SIGNATURE PARTY RENTALS	14049				3,135.78			3,135.78
SIGNATURE TRUCK TOPS	14301	12,850.00			4,800.00			17,650.00
SILENT 6 LLC	15733				996.00			996.00
SILLERS INSTITUTE INC.	14989		5,550.00			10,000.00		15,550.00
SILVA, CARMEN	16176				67.13			67.13
SILVERADO TOWING	15464	450.00	1,650.00		150.00	150.00	450.00	2,850.00
SIMENTAL, RITO	16069		43.30					43.30
SIMPLOT TURF & HORTICULTURE	6093	312.28	3,661.59	1,777.88		1,388.41	174.65	7,314.81
SIORDIA, ROSA	16091		49.02					49.02
SKL DBA KL VENTURES	16094		863.87					863.87
SLA PAVING INC	16100		13,755.00					13,755.00
SMARSH INC	15941		12,676.80		26,394.50			39,071.30
SMART & FINAL	1063				122.19	131.40		253.59
SOCALGAS	1065	400.03	377.48	397.68	405.50	392.99	476.47	2,450.15
SORIA, MAYELA M	15433			400.00				400.00
SOURDOUGH JOE'S ARTISAN BREADS	16083		420.00					420.00
SOUTH COAST A.Q.M.D.	1064	334.94	4,064.69	745.12		736.57		5,881.32
SOUTHWEST VALVE & EQUIPMENT	16067		2,041.49					2,041.49
SPICER CONSULTING GROUP, LLC	12005		8,282.00					8,282.00
STANDARD INSURANCE COMPANY	15260	16,880.78	16,657.05	17,883.28	16,341.23	16,910.75	17,250.15	101,923.24
STAPLES	15331	2,920.35	10,564.59	1,116.12	2,732.46	774.80	527.42	18,635.74
STATE BOARD OF EQUALIZATION	781		2,000.00	2,000.00				4,000.00
STATE WATER RESOURCES CTRL BD	70					228.00		228.00
STEWART TITLE OF CALIFORNIA,	16111		23,000.00					23,000.00
STOTZ EQUIPMENT	9846	5,939.20			934.49			6,873.69
STRATEGIC ENERGY EXPERTS LLC	15818	3,380.00	3,640.00					7,020.00
SUNLINE TRANSIT AGENCY	6	330.53	1,476.38		800.06	540.57	717.68	3,865.22
SUPERB ENGINEERING INC	15085		1,639.96			12,453.09		14,093.05
SUSTAITA, JR., PEDRO	13337			121.00				121.00
SWEEPING CORP OF AMERICA	16139				954.48			954.48
SWRCB FEES	1071				474.00		107,840.60	108,314.60
TAG/AMS, INC.	11648	65.00	260.00	195.00		130.00	255.00	905.00
TBU INC.	14183				13,507.16	16,218.08	94,763.31	124,488.55

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TERRA NOVA PLANNING & RESEARCH	3064	3,889.35	1,459.78	1,210.05				6,559.18
THE GREATER COACHELLA VALLEY	11436			13,375.00			2,104.00	15,479.00
THE LEAP INSTITUTE	14234	22,974.34	11,907.84	11,079.94			12,383.62	58,345.74
THE REINALT-THOMAS CORPORATION	14286	738.14	627.94	596.13	226.41	2,051.98		4,240.60
THE VAN DYKE CORPORATION	15018	387,116.45	183,452.60	193,407.65	2,640.15	522,642.30	260,335.91	1,549,595.06
TKE ENGINEERING, INC.	7549	2,922.00	3,031.15		4,001.30	8,189.90	7,120.00	25,264.35
T-MOBILE USA, INC.	10593		250.00			50.00	430.00	730.00
TOPS N BARRICADES	1079	903.71	2,273.98	7,656.68		6,411.65	9,793.79	27,039.81
TORRES, MA CLAUDIA	16184					200.00		200.00
TPX COMMUNICATIONS	11732	2,329.69	2,329.10		1,155.77	1,173.54	1,174.41	8,162.51
TRAINS ON THE MOVE	16245					4,400.00		4,400.00
TRINITY EQUIPMENT INC	15199	3,840.50		49,997.81				53,838.31
TRI-STATE MATERIALS, INC.	4301	6,467.89				2,638.10		9,105.99
TWENTY-NINE PALMS BAND OF	15813			0.24				0.24
TYLER TECHNOLOGIES, INC.	4376	4,696.00	8,800.00	2,400.00	301,539.00	14,400.00	442.00	332,277.00
UNDERGROUND SERVICE ALERT	1081	254.70	610.57	294.57	599.77	298.57	266.57	2,324.75
UNIVAR SOLUTIONS USA INC.	7839	13,383.55	14,560.21	12,616.60	21,080.36	12,174.20	1,305.12	75,120.04
URBAN HABITAT	9679	413,629.07	931,291.81		9,268.81		4,634.45	1,358,824.14
URBAN HABITAT	16074		861.06					861.06
URSA CONSTRUCTION	16175				705.90			705.90
US BANK	7460	12,924.56	9,731.31	22,091.26	22,823.55	39,704.17	15,705.20	122,980.05
US BANK	14020				9,000.00	3,532.00		12,532.00
US BANK N.A.	14052		2,548,011.11			133,898.93		2,681,910.04
USA BLUEBOOK	2978	4,579.51	2,193.59	2,588.23	2,622.10	1,582.67		13,566.10
USA SHADE & FABRIC STRUCTURES	5262		3,345.89	3,424.25				6,770.14
USAFACT, INC.	16066		317.25					317.25
USDA RURAL DEVELOPMENT	13464			183,643.66	86,488.45			270,132.11
V.M. POOL SERVICES AND REPAIRS	15561	1,750.44	5,535.97	610.00	610.00		1,220.00	9,726.41
VALLEY LOCK & SAFE	1086	2,252.95	3,818.10	29.36	200.00		225.00	6,525.41
VALLEY OFFICE EQUIPMENT, INC.	1087	409.57	353.01		582.40	600.73	1,010.04	2,955.75
VASQUEZ, JACQUELYNE	16130				150.00			150.00
VEGA, ABRAHAM	15341			1,200.60				1,200.60
VENLO RV	15198	38.61	57.14	70.66	23.94	25.48		215.83
VERDUSCO, MONICA	16090		19.72					19.72
VERIZON CONNECT FLEET USA LLC	15490	1,405.99	2,919.32	1,462.05	1,462.05	1,462.05		8,711.46
VERIZON WIRELESS	4287	7,938.80	19,968.27		8,581.63	7,648.68	6,697.55	50,834.93
VESTIS SERVICES, LLC	15491	5,510.59	6,727.77	5,571.02	5,955.12	6,920.45		30,684.95
VINTAGE ASSOCIATES, INC	10110	57,789.50	73,558.50	49,483.50	42,853.50	39,433.50	44,866.50	307,985.00
VIRTUAL CONNECT TECHNOLOGIES,	9608				2,980.80			2,980.80
VISIT GREATER PALM SPRINGS	15558	8,750.00		800.00			8,750.00	18,300.00
VISTA PAINT CORPORATION	4086	689.77	3,255.59	1,395.51	2,119.22	1,156.09	372.94	8,989.12
WAUSAU TILE, INC.	121		11,920.14					11,920.14
WAXIE SANITARY SUPPLY	328	1,129.14	791.60	79.60	1,943.37	466.38		4,410.09
WEST CALI PLUMBING	12764		3,908.76			1,536.00	4,643.00	10,087.76
WEST COAST ARBORISTS, INC.	9219	63,138.30	60,001.40	53,507.40	24,992.00	56,877.00	22,867.00	281,383.10
WEST COAST SAND & GRAVEL INC	3467		2,151.35	1,407.78		2,237.64		5,796.77

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WEST COAST TURF	7764	6,633.75	5,274.38	40,563.80				52,471.93
WESTERN WATER WORKS SUPPLY	11210	7,757.57	10,577.45	11,805.80	25,728.18	8,081.65	201.74	64,152.39
WEX BANK	14055	2,420.43	1,967.68	2,921.75	2,724.01	3,155.93	2,364.28	15,554.08
WHITE CAP, L.P.	14087	262.13	61.90	177.40		875.07		1,376.50
WILD BILL'S SPRAY EQUIPMENT	14327			214.41				214.41
WILLDAN	13889		21,122.50	7,746.25		30,776.25	11,670.00	71,315.00
WILLDAN FINANCIAL SERVICES	43	11,268.34	15,030.37	2,000.00		11,150.50		39,449.21
WILMINGTON TRUST N. A.	13399		217,820.92					217,820.92
WILMINGTON TRUST N. A.	14306						167,931.27	167,931.27
WILMINGTON TRUST N. A.	14414	211,909.12						211,909.12
WILMINGTON TRUST N. A.	14415	602,617.09						602,617.09
WON-DOOR CORPORATION	11410		603.60					603.60
XPRESS GRAPHICS & PRINTING	8382	5,023.00	6,797.86	666.87	10,793.91	2,071.29	807.39	26,160.32
YANG, KATHIE	16161				94.39			94.39
YEE, ELIZA	16152				301.00			301.00
YUNEX LLC	14355	17,217.48	21,886.15	3,598.50	6,333.50	8,148.35		57,183.98
ZAVALA, JESUS	15596			350.00				350.00
ZUMAR INDUSTRIES INC	1099	10,333.47	4,475.83			3,616.45		18,425.75
GOVERNMENTJOBS.COM, INC.	11332	13,991.50						13,991.50
MY LITTLE CARNIVAL, INC.	14358	6,565.00				6,890.00		13,455.00
RIVERSIDE COUNTY	14204	300.00						300.00
ZAMBELLI FIREWORKS	12737	26,000.00						26,000.00
GLADWELL GOVERNMENTAL SERVICES	2957					450.00		450.00
REGROUP	15557		4,782.00					4,782.00
COMCATE	3781		12,333.88					12,333.88
AQUATIC INFORMATICS INC.	14825	3,722.22						3,722.22
FORD HALL COMPANY, INC	7545					979.42		979.42
BEST SIGNS, INC.	4089			2,751.45				2,751.45
TRIMAX SYSTEMS LLC	4998			1,845.00				1,845.00
BIG TEX TRAILER WORLD, INC	10113			10,814.12				10,814.12
GRANICUS	12683		29,802.43	3,331.95				33,134.38
SOUTH WEST PUMP & DRILLING,	193	27,786.63					167,841.25	195,627.88
ADVANCED TOWING	15627	370.00						370.00
ARROYO, JAIME	15588	273.23						273.23
BSN SPORTS LLC	165	1,082.06						1,082.06
CERVANTES, EDNA P.	16040	300.00						300.00
COTA, ELIZABETH	13652	3,907.00						3,907.00
COUNTY OF RIVERSIDE OFFICE	13888	1,522.50						1,522.50
JIMENEZ, LETICIA	15828	300.00						300.00
LEADERSHIP COUNSEL FOR JUSTICE	11624	300.00						300.00
MOSCA DESIGN, INC.	16036	20,013.25						20,013.25
R & R TOWING	12004	185.00						185.00
SEGURA HOME SOLUTIONS CORP	15967	22,400.00						22,400.00
SUNDOG, INC	16038	1,665.00						1,665.00
THE COACHELLA RELEAF, INC.	15842	19,890.00						19,890.00
THE POTTER'S HOUSE	16041	300.00				300.00		600.00

Disbursements By Vendor and Accounting Period

Sum of Amount		Period						
Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
COACHELLA VALLEY HOUSING	16045	171.43						171.43
DESERT CONCEPTS CONSTRUCTION	16043	66.73						66.73
DESERT TERRAIN LANDSCAPE	16048	808.17						808.17
FLORES, MELISSA	16049	81.24						81.24
MORENO, ANA I	16042	41.89						41.89
TORRES, ANA	16044	73.60						73.60
COUNTY OF RIVERSIDE SHERIFF	595	44,673.00						44,673.00
DANZA AZTECA CITLALTONAC	16057	5,000.00						5,000.00
GARON WYATT INVESTIGATIVE	16050	4,986.94						4,986.94
GMAT INC	15960	14,075.15						14,075.15
GOLD COAST ENVIRONMENTAL, INC.	14880	8,058.75						8,058.75
INDIO CAR WASH, INC.	129	60.00						60.00
JWC ENVIRONMENTAL INC.	16053	4,557.85						4,557.85
KL VENTURES, INC.	15841	8,419.00						8,419.00
KLOB-FM	12713	500.00						500.00
DIV. OF THE STATE ARCHITECT	10026	74.40						74.40
DUFFEY, GLENN	16051	766.94						766.94
EPIC INTERNATIONAL, INC.	13867	28,455.00						28,455.00
ESRI, INC.	845	6,300.00						6,300.00
G/M BUSINESS INTERIORS	12154	6,967.31						6,967.31
ALL STAR GLASS LLC	158	807.54						807.54
BRAX COMPANY, INC.	13770	2,117.35						2,117.35
MOST DEPENDABLE FOUNTAINS, INC	7691	407.82						407.82
PONTON INDUSTRIES, INC.	2626	2,842.29						2,842.29
RESOURCES RECYCLING & RECOVERY	12189	24.75						24.75
ROTARY CLUB OF THE COACHELLA	16052	300.00						300.00
SWAINS ELECTRIC MOTOR SERVICE	1539	1,021.88						1,021.88
THE PUN GROUP LLP	12329	20,000.00						20,000.00
CALIFORNIA BUILDING STANDARDS	5795		603.00			342.54		945.54
DAVE BANG ASSOCIATES, INC. OF	432		7,588.62					7,588.62
JACOBSSON ENGINEERING	13378		115,923.42					115,923.42
STATE CONTROLLER'S OFFICE	1068		659.57					659.57
AMERICAN HEART ASSOCIATION,	16082		1,000.00					1,000.00
COACHELLA VALLEY UNIFIED	937		67,938.04					67,938.04
ROYAL INDUSTRIAL SOLUTIONS	7551		278.40					278.40
T.R. HOLLIMAN & ASSOCIATES INC	16019		17,870.00					17,870.00
AMERICAN FORENSIC NURSES	212		72.00					72.00
ASSISTANCE LEAGUE COACHELLA	10371		1,000.00					1,000.00
VORTEX AQUATIC STRUCTURES	10030		1,103.12					1,103.12
WANDERBIRD PRODUCTIONS LLC	14452		2,630.00					2,630.00
CV STRATEGIES	8010		4,514.88					4,514.88
E. K. WOOD LUMBER COMPANY	970		446.78					446.78
HEMET FENCE CORP	14635		18,950.00					18,950.00
COTA QUINONEZ, ELIZABETH	15528					53.41		53.41
ABC LIOVIN DRILLING, INC	16198					827.45		827.45
ARIAS, MARCIA	16190					72.51		72.51

Disbursements By Vendor and Accounting Period

Sum of Amount		Period						
Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
CARRASCO, WINSER	15028					14.49	2.94	17.43
CARRASCO, WINSER	16199					84.35		84.35
EMMERSON CONSTRUTION	16197					805.83		805.83
LIU, JUNJIE	16191					135.09		135.09
MARTINEZ, MANUELA	9618					100.00		100.00
SHETH, SAHIL	16192					128.15	30.16	158.31
SOLANO REAL ESTATE HOLDINGS,	16196					57.05		57.05
REGIONAL ACCESS PROJECT	1676					4,000.00		4,000.00
LIFT TO RISE	14256					300.00		300.00
LOPEZ, RAFAEL	16230					100.00		100.00
M AND H CONSTRUCTION CO. INC.	7309					6,000.00		6,000.00
MAGANA, FELIPE	16231					100.00		100.00
MARIACHI BANDS OF THE	15791					2,499.00		2,499.00
MELGOZA, JOSE GERARDO	16233					100.00		100.00
NICOLE GAYLER &	16226					100.00		100.00
OCHOA, ISA M	16234					200.00		200.00
AYON, SERGIO	16221					100.00		100.00
BAJA BOYZ TOWING INC	15881					170.00		170.00
BLUESTEIN, LAVINDA	16222					100.00		100.00
DIANA DOMINGUEZ &	16223					100.00		100.00
ENCHANTED MEMORIES PARTIES &	10907					2,612.50		2,612.50
FIGUEROA, MARITZA	14819					100.00		100.00
GARCIA, VICTOR	16225					400.00		400.00
GUDINO, JASMINE	16227					100.00		100.00
HERNANDEZ, ELENA	16228					100.00		100.00
PJ'S DESERT TROPHIES & GIFTS	200					3,654.49	1,273.66	4,928.15
RAMIREZ, LOIDA	15111					100.00		100.00
RAMIREZ, LUIS	16235					100.00		100.00
RAMIREZ, NANCY	16236					100.00		100.00
REYES VIEYRA, EDUARDO	16239					200.00		200.00
S.R. BRAY LLC	16241					7,685.00		7,685.00
SANCHEZ, SERVANDO	16237					200.00		200.00
THE LGBTQ COMMUNITY CENTER OF	12687					790.00		790.00
VIDALES, JOSE	16238					200.00		200.00
YOUR MAGICAL PARTY INC	16246					3,800.00		3,800.00
ZAMUDIO, MARQUES A	16240					100.00		100.00
ZAVALA-GARCIA, EZEQUIEL	16224					100.00		100.00
ADAKAMA, EMMANUEL	16208					98.55		98.55
CERVANTES, ERICK	16211					83.15		83.15
CHAU, CAU	16207					48.04		48.04
GARCIA, BLANCA	16209					84.49		84.49
LAMAS, EFREN	16204					0.11		0.11
MADRIGAL PRECIADO, EVA	16216					12.69		12.69
MARROQUIN, REBECCA	16210					8.40		8.40
PALERO, BERTHA	16206					75.45		75.45
RODRIGUEZ GUTIERREZ, JUANA	16217					75.35	19.72	95.07

Disbursements By Vendor and Accounting Period

Sum of Amount		Period						
Vendor Name	Vendor ID	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	Grand Total
ROVE ENGINEERING INC	16218					790.00	89.03	879.03
SAUCEDA, JOSE	16205					16.53		16.53
VINEYARD HOMES	16220					87.69		87.69
COACHELLA FIREHOUSE BAR &	16259						3,900.00	3,900.00
CORDOVA, FRANCISCO	16256						73.12	73.12
GONZALEZ, EDITH	16249						0.53	0.53
GUTIERREZ, LESSLY	16252						95.17	95.17
NEPITA LINARES, MANUEL IVAN	16248						9.30	9.30
PARRA, JESUS	16250						86.83	86.83
QUINTANA VELARDE, EDGAR	16251						0.31	0.31
RODRIGUEZ, ANGELA MARIA	16258						95.17	95.17
TO, SAM SIK HO	16257						27.76	27.76
DESERT VALLEY CPR	16260						2,250.00	2,250.00
VERIZON WIRELESS SERVICES LLC	10432						150.00	150.00
WCT PRODUCTS INC	1761						209.76	209.76
WILLIAMS-GUERRERO, REYNA	16267						100.00	100.00
RAMIREZ, ISMAEL V.	16268						3,143.46	3,143.46
AGUILAR, STEFANY	15554						48.16	48.16
CHEYSADAWOOT, NUTTHANAN	16273						89.27	89.27
JAIMES, MICHAEL	16274						55.18	55.18
MARTINEZ, LETICIA	16272						80.37	80.37
AMERICAN WATERWORKS, INC.	13913						2,860.59	2,860.59
BRIGHT EVENT RENTALS, LLC	12266						11,541.04	11,541.04
CAL VALVE INC	16242						6,760.17	6,760.17
COVARRUBIAS, LUCIA	16262						200.00	200.00
DELGADO, AMBER	15556						100.00	100.00
DESERT ARC SHREDDING &	15938						125.00	125.00
ESTRADA, CASTULO	11112						215.00	215.00
JNS MEDIA SPECIALISTS	12281						10,150.00	10,150.00
PUEBLO CANNABIS	13658						63,356.36	63,356.36
LOPEZ, DELILAH	16263						100.00	100.00
LOPEZ, HUGO	16264						100.00	100.00
LOPEZ, JENIFER	16265						100.00	100.00
MICHEL, SUSANA	16269						50.00	50.00
MUNICIPAL RESOURCE GROUP LLC	16270						4,005.20	4,005.20
POWERS ELECTRIC PRODUCTS CO	16261						863.68	863.68
PURE GOLD FORENSICS INC.	16247						4,785.00	4,785.00
RESORT PARKING SERVICES, INC.	11896						2,282.79	2,282.79
RIVERA, DIANA	16266						100.00	100.00
RUDYS ELECTRIC	13054						10,837.00	10,837.00
MOUNTAINS FOUNDATION, SOUTHERN CALIFORNIA	15877						19,523.20	19,523.20
SOUTHWEST CARPENTERS LOCAL 951	14619						300.00	300.00
SUN CITY NURSERY	15898						190.31	190.31
UNIVERSITY OF CA BERKELEY, THE REGENTS OF THE	16086						25,383.60	25,383.60
TITO'S EVENTS & RENTALS LLC	15906						435.00	435.00
Grand Total		7,943,621.00	9,407,809.81	4,788,893.71	6,029,225.76	3,756,792.14	2,315,182.11	34,241,524.53

Receipts, Disbursements Net Cash Flows

Row Labels		Sum of Receipts	Sum of Disbursements	Sum of Net Cash Flow
101-11-101-00-000	**CASH-GENERAL FUND**	**33,705,558.82**	**31,933,088.74**	**1,772,470.08**
2026-01		16,354,221.00	13,031,048.89	3,323,172.11
2026-02		2,272,169.28	3,137,886.27	(865,716.99)
2026-03		4,624,482.57	4,969,559.89	(345,077.32)
2026-04		2,225,035.40	3,913,602.45	(1,688,567.05)
2026-05		3,372,436.22	2,499,220.69	873,215.53
2026-06		4,857,214.35	4,381,770.55	475,443.80
108-12-101-00-000	**Cash-Road Maintenance-Dillon Rd**	**32,329.69**	**0.00**	
2026-01		14,050.23	0.00	
2026-03		2,466.87	0.00	
2026-04		15,812.59	0.00	
109-12-101-00-000	**Cash - SB 1 Road Repair & Accountability**	**615,476.85**	**191,561.92**	
2026-01		98,741.91	0.00	
2026-02		108,872.76	0.00	
2026-03		98,155.31	191,561.92	
2026-04		106,140.86	0.00	
2026-05		118,288.72	0.00	
2026-06		85,277.29	0.00	
111-12-101-00-000	**CASH-GAS TAX**	**76,506.10**	**76,506.10**	
2026-01		76,506.10	76,506.10	
111-12-101-00-100	**Cash-Special Gas Tax Account**	**651,024.58**	**0.00**	
2026-01		103,775.89	0.00	
2026-02		108,996.55	0.00	
2026-03		107,988.23	0.00	
2026-04		121,673.21	0.00	
2026-05		98,402.96	0.00	
2026-06		110,187.74	0.00	
112-12-101-00-000	**CASH-AIR QUALITY IMPROV**	**30,806.68**	**32,150.07**	
2026-01		0.00	20,879.34	
2026-03		15,694.21	11,270.73	
2026-06		15,112.47	0.00	
2026-01 Sum		16,647,295.13	13,128,434.33	3,323,172.11
2026-02 Sum		2,490,038.59	3,137,886.27	(865,716.99)
2026-03 Sum		4,848,787.19	5,172,392.54	(345,077.32)
2026-04 Sum		2,468,662.06	3,913,602.45	(1,688,567.05)
2026-05 Sum		3,589,127.90	2,499,220.69	873,215.53
2026-06 Sum		5,067,791.85	4,381,770.55	475,443.80
Grand Total		**35,111,702.72**	**32,233,306.83**	**1,772,470.08**

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Through period: 6

City of Coachella
Through December 2025

		Cash	Investments	Fund Total
101	GENERAL FUND	26,022,049.49	0.00	26,022,049.49
108	Road Maintenance-Dillon Rd.	478,959.58	0.00	478,959.58
109	SB 1 Road Repair & Accountability	2,792,081.55	0.00	2,792,081.55
111	STATE GAS TAX FUND	931,118.48	0.00	931,118.48
112	AIR QUALITY IMPROVEMENT FUND	142,764.06	0.00	142,764.06
116	SB 821 SIDEWALKS/BIKE PATHS TDA/ART 3	0.00	0.00	0.00
117	LOCAL TRANSPORTATION FUND-Measure A	1,165,971.83	0.00	1,165,971.83
120	Dev Impact-Park Land	301,690.73	0.00	301,690.73
121	Dev Impact-Library	11,277.60	0.00	11,277.60
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	1,725,120.15	0.00	1,725,120.15
127	Dev Impact-Streets & Transportation	704,049.79	0.00	704,049.79
128	Dev Impact-Police Facilites	929,624.21	0.00	929,624.21
129	Dev Impact-General Government	148,085.46 CR	0.00	148,085.46 CR
130	Dev Impact - Fire Facilties	711,388.70	0.00	711,388.70
131	Dev Impact - Public Arts	458,877.30	0.00	458,877.30
152	GRANTS	7,098,312.80	0.00	7,098,312.80
160	Landscape & lighting districts	481,004.07 CR	0.00	481,004.07 CR
177	WATER CONNECTION FEES	12,402,533.61	0.00	12,402,533.61
178	WATER UTILITY	1,397,172.43	193,804.66	1,590,977.09
179	REFUSE FUND	42,745.30	0.00	42,745.30
182	CIP Project Fund	7,519,703.77 CR	0.00	7,519,703.77 CR
185	GENERAL DEPOSITS	361,170.19	0.00	361,170.19
187	CAPITAL FACILITIES-FLOOD CONTROL	2,482,470.17	0.00	2,482,470.17
190	Government Investment Pool	49,228,203.46 CR	49,434,214.36	206,010.90
195	Debt Service	718,927.83 CR	1,953,102.32	1,234,174.49
210	CDBG (Community Development Block Grant)	194,235.27	0.00	194,235.27
212	CDBG Program Income	250,697.28	0.00	250,697.28
222	HOME Program Income	1,921,987.46	0.00	1,921,987.46
232	CAL HOME Program Income	304,209.57	0.00	304,209.57
240	FIRE PROTECTION DISTRICT	2,350,646.64	0.00	2,350,646.64
242	Community Facility District-Police Servi	881,227.67 CR	0.00	881,227.67 CR
360	SEWER CONNECTION FEES	85,137.97	0.00	85,137.97
361	SANITARY DISTRICT	7,417,093.20	709,361.39	8,126,454.59
390	EDUCATION AND GOVT ACCESS FUND	0.00	0.00	0.00
755	Successor Agency RDA Oblig. Retirement	1,854,437.35 CR	2,504,648.95	650,211.60
961	JPA-WASTE TRANSFER	103,762.99	0.00	103,762.99
964	Coachella Parks and Rec. Foundation	12,329.21	0.00	12,329.21
965	Special Assesment CFD 2018-1 Glenroy	500,287.00	0.00	500,287.00
	Grand Total:	**12,468,174.95**	**54,795,131.68**	**67,263,306.63**

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

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 10/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 11/30/2025	
CASH ON HAND								
Wells Fargo-General Checking	N/A	7,208,256.77	(758,531.31)	-	-	-	6,449,725.46	
Sweep Account	4.966%	-	339,711.60				339,711.60	
Wells Fargo-Road Maintenance	N/A	2,588,515.54	118,288.72		-	-	2,706,804.26	
Wells Fargo-Gas Tax	N/A	722,527.78	98,402.96	-	-	-	820,930.74	
Wells Fargo- Payroll Acct	N/A	(77,792.67)	63,778.70				- (14,013.97)	
Wells Fargo- TCC Grant	N/A	2,296,200.16	(502.65)	905.95			2,296,603.46	
Petty Cash	N/A	7,000.00	-	-	-	-	7,000.00	
Total Cash on Hand		**12,744,707.58**	**(138,851.98)**	**905.95**	**-**	**-**	**12,606,761.55**	
INVESTMENTS								
State of California - LAIF	2.17%	12,148,771.46	-	-	-	-	12,148,771.46	
Investment Management Acct	1.47%	37,501,506.80		167,855.87	-	-	37,669,362.67	
Total Investments		**49,650,278.26**	**-**	**167,855.87**	**-**	**-**	**49,818,134.13**	
CASH WITH FISCAL AGENT								
US Bank	varies	4,174,100.72	133,898.93	132.04	-	-	4,308,131.69	①
Wells Fargo Bank, N.A.	5.83%	71,855.73	(71,666.55)	71,841.67	-	-	72,030.85	②
Wilmington Trust, N. A.	0.03%	1,707,474.95	-	3,495.46	-	-	1,710,970.41	③
Total Cash with Fiscal Agent		**5,953,431.40**	**62,232.38**	**75,469.17**	**-**	**-**	**6,091,132.95**	
Grand Total		**68,348,417.24**	**(76,619.60)**	**244,230.99**	**-**	**-**	**68,516,028.63**	

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

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

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

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 10/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 11/30/2025
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%	2,175.25	0.01	7.35	-	-	2,182.61
A/C #: 6712104702 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)
A/C #: 6712104703 Principal Account	0.00%	0.00	(0.01)	0.01	-	-	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%	182.73	-	0.61	-	-	183.34
A/C #: 6712148602 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)
A/C #: 6712148603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712148604 Reserve Account	0.00%	310,175.00	-	-	-	-	310,175.00
COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.0100%	29,229.15		98.90	-	-	29,328.05

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

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 10/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 11/30/2025	
COACHELLA SUCCESSOR AGENCY								
MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013								
A/C #: 6712071401 Debt Service	0.00%	1,143.90	-	3.87	-	-	1,147.77	
A/C #: 6712071402 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712071403 Principal Account	0.00%	0.00	-	-	-	-	0.00	
A/C #: 6712071404 Reserve Account	0.00%	406,487.50	-		-	-	406,487.50	
SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B								
A/C #: 6712160601 Debt Service	0.00%	4,428.24	0.01	14.96	-	-	4,443.21	
A/C #: 6712160602 Interest Account	0.00%	0.00	-	-	-	-	0.00	
A/C #: 6712160603 Principal Account	0.00%	(0.00)	(0.01)	0.01	-	-	(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%	1,966.70	133,898.93	6.33	-	-	135,871.96	
A/C #: 6712179802 Interest Account	0.0000%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712179803 Principal Account	0.0000%	-	-	-	-	-	-	
A/C #: 6712179804 Reserve Account	0.0000%	612,331.26	-	-	-	-	612,331.26	
TOTAL US BANK OF CALIFORNIA		**4,174,100.72**	**133,898.93**	**132.04**	**-**	**-**	**4,308,131.69**	①
WELLS FARGO BANK, N.A.								
GAS TAX BONDS SERIES 2019								
A/C #: 83925300 Debt Service Fund	0.0000%	71,730.94	(71,666.55)	174.73	-	-	239.12	
A/C #: 83925301 Interest Account	0.0000%	33.35	-	71,666.65	-	-	71,700.00	
A/C #: 83925302 Principal Account	0.0000%	91.44	-	0.29	-		91.73	
TOTAL WELLS FARGO BANK, N.A.		**71,855.73**	**(71,666.55)**	**71,841.67**	**-**	**-**	**72,030.85**	②

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

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 10/31/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 11/30/2025	
WILMINGTON TRUST, N. A.								
CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS								
A/C #: 144613-000 Revenue Account	0.03%	837.07	-	2.41	-	-	839.48	
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%	11,992.28	3,700.25	45.54	-	-	15,738.07	
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%	1,161,818.62	(3,700.25)	3,444.21	-	-	1,161,562.58	
CITY OF COACHELLA 2022B BOND FUND								
A/C #: 155657-000 Bond Fund	1.76%	1,126.54	-	3.30	-	-	1,129.84	
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		531,698.33	-				531,698.33	
TOTAL WILMINGTGON TRUST BANK, N.A.		**1,707,474.95**	**-**	**3,495.46**	**-**	**-**	**1,710,970.41**	③
TOTAL CASH WITH FISCAL AGENT		**5,953,431.40**	**62,232.38**	**75,469.17**	**-**	**-**	**6,091,132.95**	

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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 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	393.92	309,788.25	307,443.74
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	800.55	629,021.20	624,805.02
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	1.65	79,982.62	78,820.00
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	6.70	321,618.85	320,206.25
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	447.12	295,598.94	293,161.50
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	1,947.96	293,002.27	290,356.11
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	6,108.02	910,368.63	910,438.65
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	475.28	1,074,871.13	1,063,562.04
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	6,933.42	1,031,205.61	1,027,769.40
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	2,318.61	329,197.53	333,506.25
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	1,201.04	341,848.41	343,838.26
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	518.09	1,138,644.73	1,143,024.08
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	1,516.61	568,651.42	570,637.82
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	2,006.70	324,843.51	325,977.60

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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 02/28/2023 4.000% 02/28/2030	91282CGQ8	295,000.00	AA+	Aa1	03/04/25	03/05/25	296,140.82	3.91	2,998.90	295,985.64	299,920.60
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	953.85	140,614.74	142,351.58
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	103.02	988,206.98	1,006,797.00
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	2,432.40	150,416.94	151,810.50
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	3,950.29	307,042.58	308,645.67
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	6,909.53	746,198.09	750,762.00
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	100,000.00	AA+	Aa1	10/30/25	10/31/25	99,570.31	3.72	617.45	99,577.52	100,093.80
Security Type Sub-Total		**16,825,000.00**					**16,183,428.90**	**3.52**	**84,954.63**	**16,596,322.86**	**16,669,834.62**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	229,169.75	AA+	Aa1	05/19/23	05/24/23	222,115.61	4.29	639.19	227,189.45	227,222.27
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	352,537.79	357,003.72
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	200,550.43	203,263.65
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	311,537.96	316,582.08
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	292,479.71	AA+	Aa1	09/20/23	09/28/23	287,889.83	5.19	1,169.92	289,886.94	297,812.78
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	165,924.96	AA+	Aa1	09/07/23	09/14/23	163,443.56	5.01	642.96	164,536.51	168,512.23

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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 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	1,224.24	547,440.40	546,474.83
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	1,258.84	419,058.04	420,065.52
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	1,378.73	460,410.84	460,071.76
US TREASURY N/B DTD 05/31/2023 3.625% 05/31/2028	91282CHE4	165,000.00	AA+	Aa1	06/01/23	06/02/23	164,342.58	3.71	16.43	164,671.47	165,534.93
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	29.67	241,513.02	247,603.20
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	185,000.00	AA+	Aa1	07/02/24	07/03/24	183,952.15	4.38	3,290.29	184,226.05	189,415.40
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	2,272.83	170,889.27	172,642.99
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	7,830.80	851,353.07	852,191.30
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	9,389.42	1,573,461.44	1,572,108.30
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	618.18	173,953.03	178,602.55
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	971.43	274,458.15	280,661.15
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	32.86	290,427.01	296,049.11
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	7,323.37	399,256.29	412,203.20
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	6,676.43	468,519.19	482,282.51

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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 KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	269,180.99	AA+	Aa1	07/19/23	07/27/23	269,174.24	4.78	1,071.56	269,177.46	271,525.82
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	326,689.80	331,936.80
FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	329,356.38	AA+	Aa1	07/18/23	07/31/23	323,772.76	4.58	1,150.00	326,387.17	330,883.28
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	94,878.90	AA+	Aa1	09/19/23	09/28/23	94,878.42	5.27	416.83	94,878.66	96,270.20
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	337,061.26	346,216.56
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	340,488.70	352,161.17
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	254,871.73	266,335.94
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	332,575.30	343,000.13
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	134,758.03	139,033.53
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	189,659.44	195,022.84
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	176,037.29	180,129.60
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	196,263.22	199,498.85
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	196,275.77	198,606.92
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	249,085.80	255,481.84

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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											
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	2,580.00	352,175.45	353,584.44
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	444.47	252,674.60	257,379.20
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	165.43	110,331.51	110,664.95
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	233.10	155,467.13	155,936.98
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	2,096.11	342,384.48	344,179.15
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	992.57	119,614.59	123,305.62
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	190,000.00	A	A2	06/27/25	06/30/25	194,485.90	4.12	1,839.04	193,806.15	194,366.01
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	301.76	50,548.45	50,997.30
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	663.88	110,367.89	112,194.06
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	2,166.31	114,910.23	118,162.96
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	2,543.06	135,962.05	138,713.04
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	1,549.33	139,856.49	140,795.90
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	1,283.33	109,887.77	114,030.07
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	1,149.32	116,469.82	120,706.88

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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 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	311,168.83	317,712.71
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	346,115.81	354,117.82
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	346,861.48	355,064.72
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	195,566.30	202,395.18
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	291,345.38	297,341.64
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	331,208.56	AA+	Aa1	06/05/24	06/13/24	331,207.56	4.80	1,325.66	331,208.56	340,137.28
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	317,237.84	321,454.35
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	351,498.49	360,409.00
Security Type Sub-Total		**7,472,199.25**					**7,424,309.40**	**4.83**	**28,842.30**	**7,461,451.40**	**7,625,132.91**
Corporate Note											
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	2,766.84	174,626.54	176,650.95
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	184.17	24,990.41	24,495.67
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	920.83	124,982.73	122,478.37
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	1,423.61	200,139.67	196,023.60
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	2,135.42	294,891.79	294,035.40

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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											
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	3,997.62	400,000.00	419,850.00
ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	45,000.00	AA+	Aa2	11/03/25	11/06/25	44,961.30	3.91	121.09	44,962.17	45,268.88
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	3,864.26	221,889.42	224,112.68
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	2,097.01	165,000.00	166,941.39
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	3,391.63	270,295.86	272,450.74
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	301.58	29,962.99	30,732.93
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	3,518.47	348,875.58	358,550.85
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	4,425.00	282,084.56	291,070.20
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	2,763.75	164,809.41	168,736.43
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	353.89	24,961.48	25,467.90
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	778.56	54,952.16	56,029.38
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	849.33	59,812.87	61,122.96
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	749.00	59,900.28	60,703.44
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	2,496.67	200,222.20	202,344.80

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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
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	248.44	325,330.22	331,695.65
Security Type Sub-Total		**325,000.00**					**325,685.75**	**5.45**	**248.44**	**325,330.22**	**331,695.65**
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	123,549.59	AAA	NR	08/15/23	08/22/23	123,524.11	5.42	241.37	123,537.02	124,465.33
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	44,191.94	AAA	NR	08/08/23	08/15/23	44,181.94	5.17	101.35	44,186.85	44,450.20
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	57,006.64	AAA	NR	11/07/23	11/14/23	57,000.49	5.54	140.36	57,003.07	57,595.86
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	150,580.32	AAA	Aaa	08/15/23	08/23/23	150,570.99	5.53	370.09	150,575.25	151,808.15
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	269,955.91	272,610.36
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	274,992.88	277,932.33
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	79,330.51	AAA	NR	11/03/23	11/13/23	79,320.08	5.54	195.33	79,324.20	80,074.95
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	119,990.13	121,242.84
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	30,961.52	NR	Aaa	01/09/24	01/17/24	30,955.30	4.85	62.57	30,957.50	31,131.66
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	304,969.90	307,606.23
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	219,972.59	221,478.62
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	134,993.63	136,080.40

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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											
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	1,165.33	79,885.63	82,025.52
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	6,847.26	541,107.50	550,534.80
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	4,275.80	352,314.81	358,984.85
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	398.75	99,845.64	101,929.30
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	1,595.00	403,139.18	407,717.20
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	310.00	138,579.57	140,476.80
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	406.88	278,641.88	282,217.49
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	495,000.00	AA-	Aa3	11/03/25	11/05/25	493,515.00	4.17	1,465.75	493,536.44	496,909.22
ALPHABET INC (CALLABLE) DTD 11/06/2025 4.100% 11/15/2030	02079KAW7	70,000.00	AA+	Aa2	11/17/25	11/17/25	70,114.10	4.06	199.31	70,113.44	70,603.82
AMAZON.COM INC (CALLABLE) DTD 11/20/2025 4.100% 11/20/2030	023135CT1	550,000.00	AA	A1	11/17/25	11/20/25	549,411.50	4.12	689.03	549,414.80	552,644.40
Security Type Sub-Total		**8,530,000.00**					**8,383,908.45**	**4.41**	**72,499.55**	**8,458,395.62**	**8,576,126.53**
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	6,145.39	325,000.00	328,094.65
Security Type Sub-Total		**325,000.00**					**325,000.00**	**5.08**	**6,145.39**	**325,000.00**	**328,094.65**
Bank Note											

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813OAD1	210,000.00	AAA	Aaa	08/05/25	08/12/25	209,995.61	4.04	235.67	209,995.93	211,117.20
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	75,000.00	AAA	NR	10/07/25	10/16/25	74,989.29	3.96	132.00	74,989.66	75,080.48
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	144,985.77	145,879.86
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	251.98	144,985.45	145,287.39
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	59,992.11	60,465.84
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	161,977.28
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	160,000.00	AAA	NR	11/05/25	11/12/25	159,969.02	3.98	336.09	159,969.45	160,636.48
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	195,000.00	AAA	NR	10/15/25	10/23/25	194,977.58	3.84	332.80	194,978.08	195,058.50
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	6,479.86	349,912.54	354,388.65
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	85,000.00	AAA	NR	10/28/25	11/05/25	84,982.00	3.85	236.35	84,982.39	85,268.26
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	199,973.22	202,698.00
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	279,995.30	282,917.32
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	170,000.00	AAA	NR	11/05/25	11/12/25	169,985.62	3.99	357.99	169,985.93	170,682.89
Security Type Sub-Total		**4,045,620.52**					**4,045,092.37**	**4.50**	**13,882.46**	**4,045,204.76**	**4,077,935.08**

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **November 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
Managed Account Sub-Total		**37,522,819.77**					**36,687,424.87**	**4.13**	**206,572.77**	**37,211,704.86**	**37,608,819.44**
Securities Sub-Total		**$37,522,819.77**					**$36,687,424.87**	**4.13%**	**$206,572.77**	**$37,211,704.86**	**$37,608,819.44**
Accrued Interest											**$206,572.77**
Total Investments											**$37,815,392.21**

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Lincoln Bogard, Finance Director

SUBJECT: Investment Report November 30, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and file the investment report for November 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 November 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
TREASURER'S REPORT - INVESTMENT REPORT
As of December 31, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 11/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 12/31/2025	
CASH ON HAND								
Wells Fargo-General Checking	N/A	6,449,725.46	532,192.53	-	-	-	6,981,917.99	
Sweep Account	4.966%	339,711.60	(313,618.53)				26,093.07	
Wells Fargo-Road Maintenance	N/A	2,706,804.26	85,277.29		-	-	2,792,081.55	
Wells Fargo-Gas Tax	N/A	820,930.74	110,187.74	-	-	-	931,118.48	
Wells Fargo- Payroll Acct	N/A	(14,013.98)	(213,391.49)				- (227,405.47)	
Wells Fargo- TCC Grant	N/A	2,296,603.46	(351,731.06)	867.01			1,945,739.41	
Petty Cash	N/A	7,000.00	-	-	-	-	7,000.00	
Total Cash on Hand		**12,606,761.54**	**(151,083.52)**	**867.01**	**-**	**-**	**12,456,545.03**	
INVESTMENTS								
State of California - LAIF	2.17%	12,148,771.46	-	-	-	-	12,148,771.46	
Investment Management Acct	1.47%	37,669,362.67		73,305.81	-	-	37,742,668.48	
Total Investments		**49,818,134.13**	**-**	**73,305.81**	**-**	**-**	**49,891,439.94**	
CASH WITH FISCAL AGENT								
US Bank	varies	4,308,131.69	(135,865.65)	377.15	-	-	4,172,643.19	①
Wells Fargo Bank, N.A.	5.83%	72,030.85	(71,700.00)	209.86	-	-	540.71	②
Wilmington Trust, N. A.	0.03%	1,710,970.41	(841.89)	3,659.70	-	-	1,713,788.22	③
Total Cash with Fiscal Agent		**6,091,132.95**	**(208,407.54)**	**4,246.71**	**-**	**-**	**5,886,972.12**	
Grand Total		**68,516,028.62**	**(359,491.06)**	**78,419.53**	**-**	**-**	**68,234,957.09**	

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

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

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of December 31, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 11/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 12/31/2025
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%	2,182.61	-	6.92	-	-	2,189.53
A/C #: 6712104702 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)
A/C #: 6712104703 Principal Account	0.00%	0.00	(0.01)	0.01	-	-	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%	183.34	-	0.58	-	-	183.92
A/C #: 6712148602 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)
A/C #: 6712148603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712148604 Reserve Account	0.00%	310,175.00	-	-	-	-	310,175.00
COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.0100%	29,328.05		92.96	-	-	29,421.01

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of December 31, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 11/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 12/31/2025	
COACHELLA SUCCESSOR AGENCY								
MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013								
A/C #: 6712071401 Debt Service	0.00%	1,147.77	-	3.64	-	-	1,151.41	
A/C #: 6712071402 Interest Account	0.00%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712071403 Principal Account	0.00%	0.00	-	-	-	-	0.00	
A/C #: 6712071404 Reserve Account	0.00%	406,487.50	-		-	-	406,487.50	
SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B								
A/C #: 6712160601 Debt Service	0.00%	4,443.21	-	14.08	-	-	4,457.29	
A/C #: 6712160602 Interest Account	0.00%	0.00	-	-	-	-	0.00	
A/C #: 6712160603 Principal Account	0.00%	(0.00)	(0.01)	0.01	-	-	(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%	135,871.96	(135,865.63)	258.95	-	-	265.28	
A/C #: 6712179802 Interest Account	0.0000%	(0.00)	-	-	-	-	(0.00)	
A/C #: 6712179803 Principal Account	0.0000%	-	-	-	-	-	-	
A/C #: 6712179804 Reserve Account	0.0000%	612,331.26	-	-	-	-	612,331.26	
TOTAL US BANK OF CALIFORNIA		**4,308,131.69**	**(135,865.65)**	**377.15**	**-**	**-**	**4,172,643.19**	①
WELLS FARGO BANK, N.A.								
GAS TAX BONDS SERIES 2019								
A/C #: 83925300 Debt Service Fund	0.0000%	239.12	-	188.29	-	-	427.41	
A/C #: 83925301 Interest Account	0.0000%	71,700.00	(71,700.00)	21.30	-	-	21.30	
A/C #: 83925302 Principal Account	0.0000%	91.73	-	0.27	-		92.00	
TOTAL WELLS FARGO BANK, N.A.		**72,030.85**	**(71,700.00)**	**209.86**	**-**	**-**	**540.71**	②

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
As of December 31, 2025
Fiscal Year 2025-2026

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 11/30/2025	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF (INTEREST)	PAYMENT OF (PRINCIPAL)	BALANCE AS OF 12/31/2025	
WILMINGTON TRUST, N. A.								
CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS								
A/C #: 144613-000 Revenue Account	0.03%	839.48	(841.89)	208.19	-	-	205.78	
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%	15,738.07	3,444.21	55.84	-	-	19,238.12	
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%	1,161,562.58	(3,444.21)	3,392.38	-	-	1,161,510.75	
CITY OF COACHELLA 2022B BOND FUND								
A/C #: 155657-000 Bond Fund	1.76%	1,129.84	-	3.29	-	-	1,133.13	
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		531,698.33	-				531,698.33	
TOTAL WILMINGTGON TRUST BANK, N.A.		**1,710,970.41**	**(841.89)**	**3,659.70**	**-**	**-**	**1,713,788.22**	③
TOTAL CASH WITH FISCAL AGENT		**6,091,132.95**	**(208,407.54)**	**4,246.71**	**-**	**-**	**5,886,972.12**	

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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 03/01/2021 0.500% 02/28/2026	91282CBO3	310,000.00	AA+	Aa1	03/05/21	03/09/21	305,676.95	0.79	526.66	309,862.00	308,386.14
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3	630,000.00	AA+	Aa1	12/03/21	12/07/21	613,019.53	1.15	1,070.30	629,362.13	626,720.22
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	52.75	79,985.59	79,079.28
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	214.29	322,197.94	321,259.58
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	670.67	296,049.21	294,080.40
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	2,507.10	293,142.70	290,920.74
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	7,861.24	911,397.14	912,209.10
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	950.55	1,076,985.69	1,067,290.53
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	8,923.57	1,032,142.31	1,029,574.35
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	3,477.92	329,234.77	333,531.99
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	2,402.07	341,766.44	343,771.96
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	1,036.19	1,141,809.27	1,146,522.19
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	1,898.85	570,075.95	572,032.34
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	3,010.04	324,849.21	325,863.20

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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 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	1,836.37	548,444.34	547,260.85
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	2,517.68	419,091.19	419,934.48
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	2,757.46	460,396.38	459,928.24
US TREASURY N/B DTD 05/31/2023 3.625% 05/31/2028	91282CHE4	165,000.00	AA+	Aa1	06/01/23	06/02/23	164,342.58	3.71	525.82	164,682.64	165,431.81
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	949.45	241,478.49	246,900.00
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	185,000.00	AA+	Aa1	07/02/24	07/03/24	183,952.15	4.38	21.72	184,242.78	188,909.61
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	2,845.65	170,870.28	172,198.10
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	10,469.44	851,324.15	849,867.40
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	14,084.13	1,573,493.51	1,567,679.40
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	1,236.36	173,974.24	177,994.08
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	1,942.85	274,469.14	279,704.98
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	1,051.65	290,418.54	295,007.14
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	48.34	399,270.23	410,687.60
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	8,359.10	468,546.45	480,446.69

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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 02/28/2023 4.000% 02/28/2030	91282CGO8	295,000.00	AA+	Aa1	03/04/25	03/05/25	296,140.82	3.91	4,009.39	295,967.35	298,756.53
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	1,430.77	140,603.59	141,782.76
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	3,296.70	988,412.86	1,002,461.00
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	16.06	150,409.96	151,130.85
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	4,945.89	307,008.88	307,251.82
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	9,237.74	746,260.84	747,333.75
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	100,000.00	AA+	Aa1	10/30/25	10/31/25	99,570.31	3.72	926.17	99,584.35	99,613.30
Security Type Sub-Total		**16,825,000.00**					**16,183,428.90**	**3.52**	**107,110.94**	**16,607,810.54**	**16,661,522.41**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	228,660.71	AA+	Aa1	05/19/23	05/24/23	221,622.24	4.29	637.77	226,852.25	227,385.70
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	353,010.08	357,511.68
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	200,815.29	203,486.49
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	311,988.07	317,028.16
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	290,265.25	AA+	Aa1	09/20/23	09/28/23	285,710.12	5.19	1,161.06	287,775.58	295,110.06
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	165,706.65	AA+	Aa1	09/07/23	09/14/23	163,228.51	5.01	642.11	164,363.51	168,149.33

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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 KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	268,806.90	AA+	Aa1	07/19/23	07/27/23	268,800.16	4.78	1,070.08	268,803.49	271,165.41
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	326,634.94	331,552.98
FNA 2023-M6 A2 DTD 07/01/2023 4.181% 07/01/2028	3136BODE6	329,318.59	AA+	Aa1	07/18/23	07/31/23	323,735.61	4.58	1,147.40	326,443.07	331,372.88
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	94,403.46	AA+	Aa1	09/19/23	09/28/23	94,402.98	5.27	414.75	94,403.22	95,768.72
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	337,144.53	345,696.70
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	340,616.07	352,173.59
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	255,011.26	266,420.96
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	332,641.76	342,053.09
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	134,764.46	138,806.33
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	189,668.51	194,541.00
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	176,010.44	179,729.55
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	196,231.33	199,099.09
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	196,243.49	198,307.78
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	248,986.08	254,600.57

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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 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	311,017.88	316,794.65
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	345,966.44	353,214.10
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	346,693.90	354,033.50
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	195,553.28	201,973.20
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	291,315.78	296,566.18
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	331,168.85	AA+	Aa1	06/05/24	06/13/24	331,167.86	4.80	1,325.50	331,168.85	339,264.94
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	317,190.82	320,564.79
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	351,468.68	359,120.65
Security Type Sub-Total		**7,468,330.40**					**7,420,494.90**	**4.83**	**28,824.85**	**7,458,783.06**	**7,611,492.08**
Corporate Note											
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	3,572.71	174,670.13	176,588.83
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	224.79	24,991.13	24,550.45
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	1,123.96	124,984.01	122,752.25
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	1,765.28	200,128.73	196,295.00
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	2,647.92	295,261.06	294,442.50

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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											
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	3,225.00	352,734.35	353,995.56
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	786.37	253,113.25	258,050.00
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	661.71	110,273.01	110,576.51
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	932.41	155,384.70	155,812.36
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	2,912.78	342,739.79	344,469.65
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	1,299.55	119,815.79	123,475.50
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	190,000.00	A	A2	06/27/25	06/30/25	194,485.90	4.12	2,638.63	193,669.59	194,113.12
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	533.89	50,516.44	50,994.65
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	1,174.55	110,346.48	112,188.23
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	2,640.69	114,913.09	118,096.72
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	3,099.94	135,931.44	138,635.28
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	2,033.50	139,860.62	140,732.48
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	1,764.58	109,890.90	113,861.00
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	1,705.44	116,428.14	120,597.40

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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											
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	5,931.96	400,000.00	419,469.20
ALPHABET INC (CALLABLE) DTD 11/06/2025 3.875% 11/15/2028	02079KAV9	45,000.00	AA+	Aa2	11/03/25	11/06/25	44,961.30	3.91	266.41	44,963.19	45,219.51
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	4,777.07	221,819.86	224,117.08
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	2,719.89	165,000.00	167,123.72
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	4,462.67	270,164.83	272,079.47
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	419.08	29,963.86	30,666.66
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	4,889.31	348,901.98	357,777.70
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	737.50	282,481.23	290,593.20
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	3,382.50	164,813.42	168,230.04
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	448.68	24,962.28	25,405.95
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	987.10	54,953.15	55,893.09
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	1,076.83	59,816.74	60,974.28
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	959.00	59,902.35	60,581.52
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	3,196.67	200,217.58	201,938.40

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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											
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	1,472.00	79,887.69	81,824.88
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	8,964.97	540,995.71	549,977.32
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	5,655.10	352,272.64	358,166.55
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	761.25	99,848.31	101,577.70
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	3,045.00	403,083.54	406,310.80
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	610.00	138,776.93	140,386.20
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	858.96	279,182.85	282,196.10
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	495,000.00	AA-	Aa3	11/03/25	11/05/25	493,515.00	4.17	3,157.00	493,558.93	494,472.33
ALPHABET INC (CALLABLE) DTD 11/06/2025 4.100% 11/15/2030	02079KAW7	70,000.00	AA+	Aa2	11/17/25	11/17/25	70,114.10	4.06	438.47	70,111.67	70,214.83
AMAZON.COM INC (CALLABLE) DTD 11/20/2025 4.100% 11/20/2030	023135CT1	550,000.00	AA	A1	11/17/25	11/20/25	549,411.50	4.12	2,568.19	549,423.74	550,599.50
Security Type Sub-Total		**8,530,000.00**					**8,383,908.45**	**4.41**	**96,529.31**	**8,460,755.13**	**8,566,023.52**
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	7,521.22	325,000.00	327,962.05
Security Type Sub-Total		**325,000.00**					**325,000.00**	**5.08**	**7,521.22**	**325,000.00**	**327,962.05**
Bank Note											

pfm asset management

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For the Month Ending **December 31, 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
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	1,739.11	325,312.20	331,484.07
Security Type Sub-Total		**325,000.00**					**325,685.75**	**5.45**	**1,739.11**	**325,312.20**	**331,484.07**
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	113,177.57	AAA	NR	08/15/23	08/22/23	113,154.23	5.42	221.10	113,166.49	113,970.37
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	40,870.21	AAA	NR	08/08/23	08/15/23	40,860.97	5.17	93.73	40,865.67	41,112.53
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	53,702.19	AAA	NR	11/07/23	11/14/23	53,696.40	5.54	132.23	53,698.92	54,293.67
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	140,153.48	AAA	Aaa	08/15/23	08/23/23	140,144.79	5.53	344.47	140,148.91	141,315.50
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	269,957.14	272,540.97
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	274,993.08	277,712.33
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	73,955.26	AAA	NR	11/03/23	11/13/23	73,945.54	5.54	182.09	73,949.54	74,700.58
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	119,990.38	121,245.60
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	29,014.19	NR	Aaa	01/09/24	01/17/24	29,008.36	4.85	58.63	29,010.52	29,191.24
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	304,970.64	307,732.50
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	219,973.13	221,629.10
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	134,993.76	136,059.35

pfm asset management

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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 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813OAD1	210,000.00	AAA	Aaa	08/05/25	08/12/25	209,995.61	4.04	235.67	209,996.00	211,199.10
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	75,000.00	AAA	NR	10/07/25	10/16/25	74,989.29	3.96	132.00	74,989.85	75,230.25
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	144,986.02	146,005.28
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	251.98	144,985.71	145,512.58
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	59,992.25	60,454.74
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	161,923.68
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	160,000.00	AAA	NR	11/05/25	11/12/25	159,969.02	3.98	283.02	159,969.96	160,849.44
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	195,000.00	AAA	NR	10/15/25	10/23/25	194,977.58	3.84	332.80	194,978.45	195,208.85
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	418.06	349,913.99	354,064.20
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	85,000.00	AAA	NR	10/28/25	11/05/25	84,982.00	3.85	145.44	84,982.68	85,039.52
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	199,973.65	202,594.60
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	279,995.37	282,721.32
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	170,000.00	AAA	NR	11/05/25	11/12/25	169,985.62	3.99	301.47	169,986.16	170,652.97
Security Type Sub-Total		**4,010,872.90**					**4,010,349.75**	**4.49**	**7,541.34**	**4,010,468.27**	**4,042,960.27**

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **December 31, 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
Managed Account Sub-Total		**37,484,203.30**					**36,648,867.75**	**4.12**	**249,266.77**	**37,188,129.20**	**37,541,444.40**
Securities Sub-Total		**$37,484,203.30**					**$36,648,867.75**	**4.12%**	**$249,266.77**	**$37,188,129.20**	**$37,541,444.40**
Accrued Interest											**$249,266.77**
Total Investments											**$37,790,711.17**

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Lincoln Bogard, Finance Director

SUBJECT: Investment Report December 31, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and file the investment report for December 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 December 31, 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.

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124720	3/10/2026	54882	LARA, EVA	Mlge+PD 3/11-1:	3/10/2026	MLGE+PD 3/11-13, PLANNING	386.10	386.10
124721	3/10/2026	56077	ORDORICA, VANESSA	Mlge+PD 3/10-1:	3/10/2026	MLGE+PD 3/10-13, PLANNING	470.65	470.65
						Sub total for WELLS FARGO BANK:		856.75

2 checks in this report.

Grand Total All Checks: 856.75

Date: **March 10, 2026**

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
3392	3/25/2026	56483	ADVANCED AVANT-GARD	12717	2/18/2026	JAN2026 SHADY LN PJCT LAI	6,037.50	6,037.50
3393	3/25/2026	48014	ALBERT A. WEBB ASSOCI	ARIV0011683	2/21/2026	PE2/21 CENTRAL PARK (RAN	3,217.50	3,217.50
3394	3/25/2026	54859	AMAZON CAPITAL SERVI(	1NPY-H9X1-HF(	2/23/2026	DON FRANCISCO'S KONA BL	114.68	
				16KR-197X-737	2/9/2026	12.1"W CLEAR STACKABLE S	134.78	
				17JT-MDYC-TP(	2/12/2026	NAME PLATE FOR DESK, ETC	37.47	
				1DDR-RTJC-DV	3/10/2026	WIRELESS GAMING MOUSE	141.32	
				1PYY-1JCD-K97	3/10/2026	WIRELESS GAMING MOUSE I	165.29	
				1RT9-PKJ4-P1L	3/2/2026	JETECH PRIVACY SCREEN P	25.00	
				1FTT-FDF9-Y9V	2/26/2026	APC SMART-UPS CONVERTIE	1,098.74	
				1GR4-VJNM-FLI	2/26/2026	STAPLES TECH COMPRESSE	54.01	
				1GRH-7HLN-FG	2/10/2026	MAGNETIC PUSH PINS, ETC	25.99	
				1J41-7649-N4FK	3/2/2026	LEATHERETTE DOCUMENT F	265.70	
				1JHV-JG6C-HJV	3/2/2026	DJI AVATA 2 FLY MORE COMB	1,488.79	
				1LCG-9VGR-YH	2/13/2026	APC SMART-UPS CONVERTIE	1,046.28	
				17M9-3JKF-D7P	2/17/2026	QUIET SPACE HEATER, ETC	138.62	
				1733-GQJR-3D1	2/26/2026	SAMSUNG GALAXY S22 CASI	115.20	
				1HKH-H1Y9-MK(	3/4/2026	APPLIED CREDIT MEMO #1N.	3,593.00	
				1GXJ-KNCY-DP	3/9/2026	BUG ZAPPER OUTDOOR/IND	82.62	8,527.49
3395	3/25/2026	49989	ANDREAS LLC	88325	2/5/2026	BUSINESS CARDS: C. ESTRA	136.92	
				88340	2/19/2026	WATER DEPT WINDOW ENVE	524.48	
				88366	3/9/2026	AP STAMPS	387.79	
				88369	3/9/2026	BUSINESS CARDS: H. MARTII	136.92	1,186.11
3396	3/25/2026	45929	BECK OIL, INC.	202714	2/28/2026	PE2/28 INFO TECH DEPT FUE	65.56	65.56
3397	3/25/2026	00749	COUNTY OF RIVERSIDE	SH0000049969	2/26/2026	12/11-1/7 LAW ENFORCEMEN	847,320.19	847,320.19
3398	3/25/2026	44036	DE LAGE LANDEN PUBLI(	596205815	3/8/2026	ACC #4412793, COLOR COPIE	193.47	193.47
3399	3/25/2026	43672	DESERT VALLEY SERVICI	694271	2/19/2026	TISSUE TOILET PORTA ROLL	1,009.45	
				695657	3/3/2026	PLATES, CUPS, TOWEL ROLL	661.55	1,671.00
3400	3/25/2026	44713	FARMER BROTHERS CO.	95679020	2/17/2026	COFFEE, CREAMER, CUPS &	583.58	583.58
3401	3/25/2026	55797	FOSTER & FOSTER, INC.	38647	10/31/2025	JUNE2025 GASB 75 REPORT	2,750.00	2,750.00
3402	3/25/2026	49100	GOLDMAN, RONALD A.	Feb2026	3/2/2026	FEB2026 SVCS: KPC	3,987.50	3,987.50
3403	3/25/2026	00207	GRAINGER INC	9795645010	2/4/2026	CORDLESS TRANSFER PUMI	640.34	640.34

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
3404	3/25/2026	00996	HOME DEPOT	1170147	2/4/2026	18V LITHIUM-ION REDLITHIUI	1,428.95	
				8010898	1/28/2026	10LB QUIKRETE WATERSTOI	16.28	
				0170202	2/5/2026	1" COP MALE ADPTR CXMPT,	26.82	
				1011617	2/4/2026	MKE M18 HIGHOUTPUT BATT	549.51	
				0170184	2/5/2026	PVC BUSHING, COP MALE AD	59.56	2,081.12
3405	3/25/2026	56340	NEWGEN STRATEGIES AI	23131	1/31/2026	PE1/31 WATER & WASTEWAT	16,330.00	16,330.00
3406	3/25/2026	56597	OPTIMIZED INVESTMENT	1622	3/5/2026	PE2/28 INVESTMENT ADVISO	3,499.88	3,499.88
3407	3/25/2026	31705	RIVERSIDE COUNTY FIRE	235788	12/3/2025	FY25/26- 1ST QTR FIRE PRO1	1,550,022.09	1,550,022.09
3408	3/25/2026	32950	SAFETY-KLEEN SYSTEMS	98861464	1/7/2026	1/5 SVC	319.27	319.27
3409	3/25/2026	55354	THE VAN DYKE CORPOR/	8	2/28/2026	PE2/28 SHADY LN MOBILE HC	67,300.01	67,300.01
3410	3/25/2026	48436	UNIVAR SOLUTIONS USA	53666791	2/9/2026	SODIUM HYPOCHLORITE	11,883.78	
				53673965	2/12/2026	SODIUM HYPOCHLORITE	808.27	
				53684287	2/18/2026	SODIUM BISULFITE	7,745.88	20,437.93
3411	3/25/2026	54400	US BANK	7980542	11/25/2025	RDVLPMNT AGENCY SUBORI	2,332.00	
				7980548	11/25/2025	WASTEWATER REV RFNDNG	3,000.00	5,332.00
3412	3/25/2026	55817	VESTIS SERVICES, LLC	JAN2026	1/31/2026	PE1/31, CUST #792282344/45,	3,458.80	
				JAN2026 CC	1/31/2026	PE1/31, CUST #792567364, M/	913.04	
				JAN2026 SAN	1/31/2026	PE1/31, CUST #792282347, UI	1,135.80	5,507.64
3413	3/25/2026	51697	WESTERN WATER WORK	1413834-00	2/5/2026	ADAPTER FOR WFG-500/600,	392.79	
				1413915-00	2/12/2026	5/8X3/4 TO 3/4 MTR ADAPTEF	1,100.77	
				1413935-00	2/10/2026	6 EXT RANGE CPLG 660-760	841.94	2,335.50
3414	3/25/2026	54272	WILLDAN	002-37408	3/3/2026	FEB2026 BLDG AND SAFETY	10,531.25	10,531.25
3415	3/25/2026	54671	WILMINGTON TRUST N. A	20251207-11615	12/7/2025	COACHELLA POB REVENUE I	2,000.00	2,000.00
3416	3/25/2026	54776	WILMINGTON TRUST N. A	20260222-13764	2/22/2026	COACHELLA 2022A BOND FU	2,000.00	2,000.00
3417	3/25/2026	54719	YUNEX LLC	90006410	2/17/2026	JAN2026 TRAFFIC SIGNAL M/	3,028.50	
				5610007579	2/17/2026	JAN2026 TRAFFIC SIGNAL CA	1,018.00	4,046.50
3418	3/25/2026	53174	ZAMBELLI FIREWORKS	521851	3/5/2026	DEPOSIT- 4TH OF JULY FIRE'	28,665.00	28,665.00

T FOR WELLS FARGO BANK -SEPARATE CHECK: 2,596,588.43

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124722	3/25/2026	56658	AGSER CONTRACTING	Refund	2/11/2026	DEPOSIT REFUND- 1/30 LIBR	300.00	300.00
124723	3/25/2026	44502	ALDCO AIR CONDITIONIN	20929	1/28/2026	INSTLL'D 2.4 HP BLOWER MC	2,450.00	2,450.00
124724	3/25/2026	56659	ALIANZA NACIONAL DE	Refund	2/11/2026	DEPOSIT REFUND- 1/31 LIBR	300.00	300.00
124725	3/25/2026	56043	ALL VALLEY CRANE, INC.	13658	2/2/2026	2/2 CRANE SVC @ 53462 ENT	675.00	675.00
124726	3/25/2026	52613	BALLET FOLKLORICO SO	200	1/22/2026	3/21 PERFORMANCE @ MARI	500.00	500.00
124727	3/25/2026	00836	BIO-TOX LABORATORIES	48643	2/20/2026	1/12+26 LAB SERVICES	1,292.00	
				48644	2/20/2026	12/29, 1/12+26 LAB SERVICES	2,450.00	3,742.00
124728	3/25/2026	42459	BRUDVIK, INC.	61718	2/12/2026	2/7 GENERATOR+ETC RNTLS	1,899.00	1,899.00
124729	3/25/2026	44494	BURRTEC WASTE & REC	N12337085	1/1/2026	CUST #120107154, 85075 AVE	190.76	190.76
124730	3/25/2026	46445	CALIFORNIA BUILDING S	Oct-Dec 2025	3/4/2026	OCT-DEC2025, SB1473 QTRL	306.00	306.00
124731	3/25/2026	56670	CAPTURE YOUR MOMEN	41	3/2/2026	3/21 PHOTOBOOTH SVCS @	800.00	800.00
124732	3/25/2026	55591	CICCS TRUST	2026-3	3/6/2026	MAR2026 CICCS TRUST EAP	181.80	181.80
124733	3/25/2026	56178	CITIGUARD, INC.	78523	2/6/2026	JAN2026 SECURITY SVCS @	8,127.00	
				78524	2/6/2026	JAN2026 SECURITY SVCS @	10,374.00	
				78526R	2/6/2026	JAN2026 SECURITY SVCS @	6,615.00	
				78527	2/6/2026	JAN2026 SECURITY SVCS @	6,048.00	
				78528	2/6/2026	2/7 ON-SITE SECURITY OFFIC	840.00	
				78525	2/6/2026	JAN2026 SECURITY SVCS @	4,680.00	36,684.00
124734	3/25/2026	07950	CITY OF COACHELLA	Jan 2026-LLD's	1/31/2026	JAN2026 WATER- LLD'S	9,065.19	
				Jan 2026	1/31/2026	JAN2026 WATER- ST, PARKS,	47,454.87	56,520.06
124735	3/25/2026	53220	COACHELLA ACE HARDW	10287/1	3/2/2026	DSNFCTNT ODOBAN LAV 1G	26.43	26.43
124736	3/25/2026	54137	CONSERVE LANDCARE L	551933	12/11/2025	RPR'D VALVE @ DIST 3	304.83	304.83
124737	3/25/2026	52375	CORE & MAIN LP	Y377394	1/29/2026	JRCONCRE P-W4 1/2 MB POL	2,032.78	
				Y392152	1/15/2026	LB400 B/O CHK VLV EXT 6X8I	7,457.72	9,490.50
124738	3/25/2026	11800	COUNTY OF RIVERSIDE	AN0000003301	2/26/2026	OCT2025 ANL SHLTR+FIELD+	69,055.75	
				AN0000003302	2/26/2026	NOV2025 ANL SHLTR+FIELD+	61,876.10	
				AN0000003303	2/26/2026	DEC2025 ANL SHLTR+FIELD+	54,730.63	
				AN0000003307	3/5/2026	SEPT2025 ANL SHLTR+FIELD	29,713.16	215,375.64
124739	3/25/2026	55843	DECKARD TECHNOLOGIE	2442	3/4/2026	2/14/2026-27 STVR MONITOR	36,106.88	36,106.88
124740	3/25/2026	12870	DEPARTMENT OF JUSTIC	030634	3/4/2026	FEB2026 FINGERPRINTS	226.00	
				027685	2/9/2026	JAN2026 BLOOD ALCOHOL AI	70.00	296.00
124741	3/25/2026	42761	DEPT OF ENVIRONMENTA	IN1074344	1/22/2026	ID #FA0016786, HMBP-LVL III I	2,018.00	2,018.00
124742	3/25/2026	54496	DESERT HEALTH CARE D	Refund	2/11/2026	DEPOSIT REFUND- 2/5 LIBRA	300.00	300.00
124743	3/25/2026	47952	DESERT LIVE SCAN	4892	2/26/2026	FEB2026 FINGERPRINT SVCS	75.00	75.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124744	3/25/2026	53007	DESERT PROMOTIONAL	109433	2/12/2026	CLEAR ACRYLIC AWARD W/ E	1,036.78	
				109760	3/4/2026	LONG SLEEVE SHIRT W/ EME	445.74	1,482.52
124745	3/25/2026	54233	DJ2A ENTERTAINMENT	757	1/14/2026	3/21 DJ/MC @ MARIACHI FES	945.00	945.00
124746	3/25/2026	55683	DUDEK	202601163	2/9/2026	PE1/23 DEVELOPMENT OF W	114,953.60	114,953.60
124747	3/25/2026	55683	DUDEK	202600984	2/3/2026	PE1/23 CSD HEADWORKS SC	345.00	
				202511076	1/2/2026	PE12/26 CSD HEADWORKS S	965.00	1,310.00
124748	3/25/2026	55021	E E SYSTEMS GROUP, IN	CC02112026	2/11/2026	150W DUAL HEAD SUPER PW	4,087.50	4,087.50
124749	3/25/2026	48977	EVERON, LLC	160448649	2/2/2026	MA-MY2026 ALARM/EXT SVC	272.84	
				160448650	2/2/2026	MA-MY2026 ALARM/EXT SVC	323.09	
				160448651	2/2/2026	MAR2026 ALARM/EXT SVC PF	1,541.30	
				160448652	2/2/2026	MA-MY2026 FIRE MNTRNG/E	666.45	
				160448653	2/2/2026	MA-MY2026 FIRE MNTRNG, 8	209.28	
				160448654	2/2/2026	MA-MY2026 FIRE INSPCTN/M	245.36	
				160448655	2/2/2026	MA-MY2026 EQUIP LSE/EXT S	358.63	
				160448656	2/2/2026	MA-MY2026 ALARM/EXT SVC	278.02	
				160448657	2/2/2026	MA-MY2026 ALARM/SPRNKLF	356.43	
				160448658	2/2/2026	MA-MY2026 FIRE MNTRNG, 8	333.87	
				160448670	2/2/2026	MA-MY2026 EQUIP LSE/EXT S	1,939.62	
				160518985	2/13/2026	MULTI-CARRIER 5G LTE-M+TI	1,073.33	
				160519024	2/13/2026	12V 7AH SLD LEAD ACID BAT	3,172.16	
				160448659	2/2/2026	MA-MY2026 ALARM/EXT SVC	169.26	
				160448660	2/2/2026	MA-MY2026 ALARM/EXT SVC	289.56	
				160448661	2/2/2026	MA-MY2026 ALARM/EXT SVC	303.64	
				160448662	2/2/2026	MA-MY2026 ALARM/EXT SVC	277.10	
				160448663	2/2/2026	MA-MY2026 ALARM/EXT SVC	294.41	
				160448664	2/2/2026	MA-MY2026 ALARM/EXT SVC	277.10	
				160448665	2/2/2026	MA-MY2026 ALARM/EXT SVC	283.72	
				160448666	2/2/2026	MA-MY2026 ALARM, BGDMA S	205.45	
				160448667	2/2/2026	MA-MY2026 ALARM/ESUITE/C	287.30	
				160448668	2/2/2026	MA-MY2026 EQUIP LSE/EXT S	595.30	
				160448669	2/2/2026	MA-MY2026 FIRE INSPCTN/SI	335.57	14,088.79
124750	3/25/2026	44088	FERGUSON ENTERPRISE	6120527	2/9/2026	1 GPF 186-1 XL REG FV W/ SV	146.80	146.80
124751	3/25/2026	15900	FIESTA FORD, INC.	709470/1	1/20/2026	PROGRAMMED KEYS	296.27	296.27
124752	3/25/2026	56580	FLEX TECHNOLOGY GRC	INV56235-F	3/5/2026	ACC CB CC3502, COLOR CO	368.25	368.25
124753	3/25/2026	51604	FRONTIER	BD 3/1/26	3/1/2026	ACC 760-188-0055-061323-5, 3	1,171.42	1,171.42

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124754	3/25/2026	56660	GARCIA, JUAN	Refund	2/26/2026	DEPOSIT REFUND- 2/21 LIBR	300.00	300.00
124755	3/25/2026	51494	GARDA CL WEST, INC.	10842516	3/1/2026	MAR2026 ARMORED TRANSF	1,415.35	
				20662624	2/28/2026	FEB2026 EXCESS ITEMS	39.53	1,454.88
124756	3/25/2026	56661	GONZALEZ, LESLIE Q.	Refund	2/26/2026	DEPOSIT REFUND- 2/21 BGD	100.00	100.00
124757	3/25/2026	52856	GREENWOOD, BRIANNA	Rmbrsmnt	3/10/2026	PE SEISMIC DSGN RVW COU	844.73	844.73
124758	3/25/2026	54740	HEPTAGON SEVEN CONS	20260304	3/11/2026	PE3/11 BELLA CANTO PVMNT	9,040.00	9,040.00
124759	3/25/2026	52140	HERNANDEZ PRODUCTIC	03212026	1/22/2026	3/21 PERFORMANCE @ MARI	17,000.00	17,000.00
124760	3/25/2026	55303	IDS GROUP, INC.	23X47.00-22	2/27/2026	PE2/28 LIBRARY ANNEX SVC:	5,500.00	5,500.00
124761	3/25/2026	20450	IMPERIAL IRRIGATION DI:	50035560-FB26	3/5/2026	AC50035560, 1/30-3/2, ST LIGI	25,974.55	
				50035755-FB26	3/4/2026	AC50035755, 1/30-3/2, PUMP/	2,377.27	
				50371785-JA/FB	3/5/2026	AC50371785, 12/31-3/2, LIFT S	1,576.11	
				50408460-FB26	3/5/2026	AC50408460, 1/29-3/2, WELL #	17,751.07	
				50434217-JA/FB	3/4/2026	AC50434217, 12/31-3/2	193.35	
				50459795-JA/FB	3/4/2026	AC50459795, 12/31-3/2	188.78	
				50459796-JA/FB	3/4/2026	AC50459796, 12/31-3/2	162.85	
				50459819-JA/FB	3/4/2026	AC50459819, 12/31-3/2	111.03	
				50522793-JA/FB	3/4/2026	AC50522793, 12/31-3/2, SCAD	150.19	
				50931642-JA/FB	3/4/2026	AC50931642, 12/31-3/2	317.18	48,802.38
124762	3/25/2026	55169	INDUSTRIAL HEALTH MEI	00017511	3/12/2026	MAR2026 DRUG TEST & PHY:	85.00	85.00
124763	3/25/2026	56662	ISLAS, YADIRA	Refund	2/11/2026	DEPOSIT REFUND- 2/7 RLF S	100.00	100.00
124764	3/25/2026	53151	KLOB-FM	817946-1	11/30/2025	11/23-30 AD SPOT: TREE LIGI	630.00	630.00
124765	3/25/2026	48293	KOA CORPORATION	JB92071-54	3/6/2026	PE2/27 AVE 50 IMPROVEMEN	2,506.25	2,506.25
124766	3/25/2026	47328	KONICA MINOLTA	48739814	2/28/2026	C550I, 1515 6TH ST, JAN-FEB	1,282.02	1,282.02
124767	3/25/2026	44047	KONICA MINOLTA BUSINE	9010794677	2/28/2026	BIZHUB 282, FIRE DEPT, 1/23	23.81	23.81
124768	3/25/2026	56663	LAGUNAS, TANYA	Refund	2/26/2026	DEPOSIT REFUND- 2/15 BGD	100.00	100.00
124769	3/25/2026	45051	LAMAR OF PALM SPRING	117933286	2/16/2026	2/16-3/15 POSTER ADVERTIS	870.00	
				117933288	2/16/2026	2/16-3/15 POSTER ADVERTIS	1,300.00	2,170.00
124770	3/25/2026	45257	LIEBERT CASSIDY WHITN	314131	12/31/2025	PE12/31: #CO015-00013	242.50	242.50
124771	3/25/2026	54362	LINDE GAS & EQUIPMEN	54766397	2/3/2026	OXYGEN S, ACETYLENE, ETC	190.45	190.45
124772	3/25/2026	56664	LIZARRAGA, MICHELL	Refund	2/26/2026	DEPOSIT REFUND- 2/22 DATE	200.00	200.00
124773	3/25/2026	24600	LOPES HARDWARE	0001632	2/4/2026	GLOVES, MARKING PAINT, E	95.27	
				0001857	1/27/2026	HEAVY DUTY PVC GLUE, PRI	554.68	
				0002187	2/23/2026	2001 LOCKS	247.82	897.77

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124774	3/25/2026	49857	MANPOWER US INC.	39906086	1/25/2026	WE 12/21: M. GALLEGOS	998.22	
				39931546	2/8/2026	WE 2/8: GALLEGOS+RIOS	2,192.52	
				39931589	2/8/2026	CREDIT FOR WE 12/21- M. GA	-17.83	
				39944798	2/15/2026	WE 2/15: GALLEGOS+RIOS	2,950.10	6,123.01
124775	3/25/2026	56110	MARIACHI BANDS OF THI	0030	1/23/2026	3/21 PERFORMANCE @ MARI	4,000.00	4,000.00
124776	3/25/2026	52589	MARIACHI DIVAS INC.	10204	3/3/2026	3/21 PERFORMANCE @ MARI	12,500.00	12,500.00
124777	3/25/2026	56671	MOHAMED, SALIM	Refund	3/5/2026	FOOD TRUCK BUSINESS LICI	389.00	389.00
124778	3/25/2026	55926	MTR	7987	1/22/2026	RPR'D ROOTS BLOWER @ S/	3,650.00	3,650.00
124779	3/25/2026	52757	OLLIN STRATEGIES	402	3/15/2026	MAR2026 CONSULTING SVCS	5,000.00	5,000.00
124780	3/25/2026	52650	PALMS TO PINES PRINTIN	0124COCSTHM	3/8/2026	UNISEX WOVEN STRAW ROU	1,393.88	1,393.88
124781	3/25/2026	56665	PAZ, SYLVIA	Refund	2/11/2026	DEPOSIT REFUND- 4/4 RNTL	300.00	300.00
124782	3/25/2026	46837	PRECISION BACKFLOW	PBF162395	2/10/2026	INSTLL'D 1.5" BACKFLOW, ET	3,495.00	
				PBF162396	2/10/2026	INSTLL'D 1.5" BACKFLOW, ET	3,495.00	6,990.00
124783	3/25/2026	42759	PROPER SOLUTIONS, INC	17950	2/27/2026	WE 2/27: A. GONZALEZ	2,054.60	
				17951	2/27/2026	WE 2/27: L. MARTINEZ	2,206.40	
				17970	3/6/2026	WE 3/6: A. GONZALEZ	1,677.20	
				17971	3/6/2026	WE 3/6: L. MARTINEZ	2,206.40	8,144.60
124784	3/25/2026	42547	REGIONAL ACCESS PRO.	SIA2026-0014	3/4/2026	3/27 SENIOR INSPIRATION AV	750.00	750.00
124785	3/25/2026	56220	REIF, KENDRA	Edu Reimb	3/10/2026	FY25/26 EDUCATION REIMBU	696.15	696.15
124786	3/25/2026	54500	RELIABLE TRANSLATION:	32877	1/27/2026	1/27 RESIDENT ENGMNT ACA	290.69	
				32888	1/28/2026	1/28 CC MTG SVCS	975.82	
				33007	2/10/2026	2/10 RESIDENT ENGMNT ACA	290.69	
				33151	2/25/2026	2/25 CC MTG SVCS	882.00	
				33204	3/3/2026	3/3 RESIDENT ENGMNT ACAI	348.25	
				33270	3/10/2026	3/10 RESIDENT ENGMNT ACA	290.69	3,078.14
124787	3/25/2026	44161	ROBERT HALF	65969560	3/3/2026	WE 2/27: R. CONTRERAS	5,460.00	
				65993887	3/10/2026	WE 3/6: R. CONTRERAS	5,390.00	10,850.00
124788	3/25/2026	00382	SAFEGUARD BUSINESS S	9010228715	3/7/2026	LASER L6 BLANK CK GREEN	588.48	588.48
124789	3/25/2026	50827	SDC SOUND COMPANY L	1186	1/4/2026	3/21 SOUND+LIGHTING+VIDE	9,090.00	9,090.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124790	3/25/2026	55659	STAPLES	6056542265	2/25/2026	60W HEIGHT ADJUSTABLE DI	634.44	
				6056542271	2/25/2026	BATTERY AAA 24PK	18.13	
				6056542273	2/25/2026	ULTRA DUSTER 10OZ, PENTE	22.72	
				6056542275	2/25/2026	HP 64XL BLACK COMBO	105.65	
				6056542282	2/25/2026	SPLS 8.5X11 30 REC COPY C	307.11	
				6056542304	2/25/2026	TR WHTBRD MEL ALUM 6X4	112.65	
				6056542306	2/25/2026	ADJ MONITOR STND W/ STO	50.25	
				6056542284	2/25/2026	THANK YOU BAGS, 13IN WAL	143.17	
				6056542310	2/25/2026	FOLDING TABLES & NITRILE	245.76	1,639.88
124791	3/25/2026	56212	SUN CITY NURSERY	27981	2/12/2026	LITTLE JOHN	54.38	54.38
124792	3/25/2026	52125	TAG/AMS, INC.	6965	3/6/2026	2026 ANNUAL RENEWAL FEE	300.00	
				7109	3/9/2026	JAN-FEB2026 DRUG TESTING	230.00	530.00
124793	3/25/2026	54814	THE CLOWN FAMILY ENT	102	2/3/2026	3/21 FACE PAINTING, ETC @	1,600.00	1,600.00
124794	3/25/2026	53127	THE LGBTQ COMMUNITY	Refund	2/11/2026	DEPOSIT REFUND- 2/7 LIBRA	300.00	300.00
124795	3/25/2026	54651	THE REINALT-THOMAS C	5062987625	2/19/2026	INSTLL'D TIRE ON 2023 FORD	155.62	155.62
124796	3/25/2026	48152	TKE ENGINEERING, INC.	2026-121	3/11/2026	PE1/31 SVCS, MARIPOSA POI	1,050.00	
				2026-122	3/11/2026	PE1/31 SVCS, CVHC VILLA VE	3,585.00	
				2026-123	3/11/2026	PE1/31 SVCS, 53185 CALLE C	260.00	
				2026-124	3/11/2026	PE1/31 SVCS, TTM 39348- AN	70.00	4,965.00
124797	3/25/2026	45053	TYLER TECHNOLOGIES, I	045-554537	2/25/2026	2/13 ADDL IMP-R AND PM	800.00	
				045-555200	2/28/2026	2/24 ADDL IMP-R AND PM	1,600.00	
				045-555201	2/28/2026	2/24 CAPITAL ASSET PJCT MI	2,400.00	
				045-555028	2/28/2026	TOUCHSCREEN READER+MA	5,594.13	10,394.13
124798	3/25/2026	56666	UNIVERSITY OF CALIFOR	Refund	2/11/2026	DEPOSIT REFUND- 1/28 LIBR	300.00	300.00
124799	3/25/2026	43751	USA BLUEBOOK	INV00865227	10/23/2025	HACH FREE CHLORINE SWIF	607.24	607.24
124800	3/25/2026	56667	USA TODAY MEDIA CORP	0007603170	2/28/2026	FEB2026 PUBLISHED AD	179.66	179.66
124801	3/25/2026	56367	USAFACT, INC.	2026020061	3/1/2026	FEB2026 EMPLOYEE SCREEI	383.50	383.50
124802	3/25/2026	39640	VALLEY LOCK & SAFE	198186	2/3/2026	VACTOR TRUCK KEYS	319.45	319.45
124803	3/25/2026	39645	VALLEY OFFICE EQUIPME	IN2602-1629	2/26/2026	ACC #CO03, 1/23-2/22, CIVIC	671.26	671.26
124804	3/25/2026	55816	VERIZON CONNECT FLEE	326000082541	2/2/2026	JAN2026 VEHICLE TRACKING	1,462.05	1,462.05
124805	3/25/2026	44966	VERIZON WIRELESS	6137395033	3/1/2026	AC371867190-00001, 2/2-3/1	8,002.92	8,002.92
124806	3/25/2026	55882	VISIT GREATER PALM SP	FY25/26 Q2	3/4/2026	GPSTBID 1% PASS THRU FOI	67,016.07	67,016.07
124807	3/25/2026	44775	VISTA PAINT CORPORATI	2026-290171-00	3/4/2026	COVERALL EXT FLAT WHITE-	315.26	315.26

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
124808	3/25/2026	49778	WEST COAST ARBORIST	239934	1/31/2026	1/16-31 TREE MAINT @ DIST	9,020.00	
				239935	1/31/2026	1/16-31 TREE MAINT @ DIST	7,299.00	
				239936	1/31/2026	1/16-31 TREE MAINT @ DIST	2,677.50	
				240253	2/15/2026	2/1-15 TREE MAINT @ DIST 1	16,452.00	
				240254	2/15/2026	2/1-15 TREE MAINT @ DIST 3	7,181.00	
				239937	1/31/2026	1/16-31 TREE MAINT @ DIST	7,445.00	
				240252	2/15/2026	2/1-15 TREE MAINT @ STREE	315.00	50,389.50
124809	3/25/2026	44203	WEST COAST SAND & GF	922319	1/22/2026	3/4" GRAVEL	567.24	567.24
124810	3/25/2026	54464	WHITE CAP, L.P.	50035114607	1/22/2026	14PC 1/2DR DEEP IMPACT SC	1,209.97	1,209.97
124811	3/25/2026	48971	XPRESS GRAPHICS & PR	25-75780	12/4/2025	HEX CHROME- NOTICE TO R	7,486.59	7,486.59
						Sub total for WELLS FARGO BANK:		830,954.82

117 checks in this report.

Grand Total All Checks: 3,427,543.25

Date: **March 25, 2026**

Finance Director: Lincoln Bogard

City Manager: William B. Pattison

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

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

SUBJECT: Professional Services Agreement with Willdan Financial Services for Landscape and Lighting Maintenance Districts and Community Facilities District 2024-1 Administration for a three year term for a not-to-exceed amount of $35,000

STAFF RECOMMENDATION:

Authorize City Manager to execute a Professional Services Agreement with Willdan Financial Services for Landscape Maintenance Districts and Community Facilities District 2024-1 Administration for a three year term for a not-to-exceed amount of $35,000

EXECUTIVE SUMMARY:

In accordance with the "Landscape and Lighting Act of 1972" of the Streets and Highways Code, the City prepares an updated Engineer's Report for the Landscape and Lighting Maintenance Districts (LLMD) every year. This process allows the City to update the costs for the next fiscal year declaring its intention to levy and collect assessments for the LLMD. Willdan Financial has worked closely with City Staff for several years to provide district administration services for the annual administration of the City's Landscape and Lighting Maintenance Districts and Community Facilities District 2024-1. City Staff recommends awarding this three year contract to Willdan Financial Services to continue to provide these services for a three year term.

FISCAL IMPACT:

No fiscal impact. These services are budgeted within the Landscape and Lighting Districts and Community Facilities District 2024-1.

ATTACHMENTS:

1. Professional Services Agreement – Willdan Financial Services

CITY OF COACHELLA PROFESSIONAL SERVICES AGREEMENT LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT AND FACILITIES DISTRICT 2024-1 ADMINISTRATION

1. PARTIES AND DATE.

This Agreement is made and entered into this 25th day of March, 2026, by and between the City of Coachella, a municipal corporation organized under the laws of the State of California with its principal place of business at 53990 Enterprise Way, Coachella, California 92236, County of Riverside, State of California ("City") and Willdan with its principal place of business at 27368 Via Industria, Suite 200, Temecula, CA 92590 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing Landscape and Lighting Maintenance Districts and Community Facilities District Administration, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Consultant to render such professional services for the Landscape and Lighting Maintenance Districts and Community Facilities District Administration Project ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional administration services necessary for the Project described in Exhibit "A" attached hereto and incorporated herein by reference ("Services"). All Services shall be subject to, and performed in accordance with, this Agreement, each Task Order, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from March 25, 2026 to June 30, 2029, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

3.2 Compensation.

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "B" for **a not-to-exceed amount of $35,000,** attached hereto and incorporated herein by reference. Extra Work may be authorized, as described below, and if authorized, will be

compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "B" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.3 Responsibilities of Consultant.

3.3.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Any personnel performing the Services on behalf of Consultant shall not be employees of City and shall at all times be under Consultant's exclusive direction and control. Neither City, or any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultants officers, employees or agents, except as set forth in this Agreement. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding,

unemployment insurance, disability insurance, and workers' compensation insurance.

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines set forth in each individual Task Order issued by the City. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the established schedules and deadlines.

3.3.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: Patrick Johnson, Project Manager.

3.3.5 City's Representative. The City hereby designates Andrew Simmons, Public Works Director/City Engineer, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates Chonney Gano, Project Manager, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.3.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants

shall have sufficient skill and experience to perform the Services assigned to them. Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its subconsultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

3.3.9.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the services and Agreement.

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

3.3.10.3 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq*.); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and

regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $1,000,000 per occurrence and no less than $2,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $1,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability. (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.
(2) Contractual Liability Exclusion Deleted: This insurance shall include contractual liability applicable to this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

3.4 Labor Code Requirements.

3.4.1 Prevailing Wages. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify and hold the City, its

officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

3.4.4 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.7 General Provisions.

3.7.1 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

3.7.3 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant: Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
ATTN: Chonney Gano, Project Manager

City: City of Coachella
53462 Enterprise Way
Coachella, CA 92236
ATTN: Andrew Simmons, P.E., Public Works Director/City Engineer

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the

Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction,

in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.7.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.7.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

3.7.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except

as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.7.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.7.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.7.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.7.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.7.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.7.19 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.7.20 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

3.7.22 Order of Precedence. The following order and succession of the referenced documents shall govern in the event of conflict between documents:

3.7.22.1 Amendment(s)

3.7.22.2 This Agreement

[SIGNATURES ON NEXT PAGE]

SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF COACHELLA AND WILLDAN FINANCIAL SERVICES

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

CITY OF COACHELLA

Approved By:

_____
Gabriel Gonzalez
Interim City Manager

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
City Clerk

WILLDAN FINANCIAL SERVICES

By: _____

Its: _____

Printed Name: _____

WILLDAN FINANCIAL SERVICES

EXHIBIT A

March 10, 2026

Mr. Andrew R. Simmons, P.E.
Director of Public Works/City Engineer
City of Coachella
53990 Enterprise Way
Coachella California 92236

Re: Proposal to Renew Services for Landscape and Lighting Maintenance Districts and Community Facilities District 2024-1 Administration

Dear Mr. Simmons:

Willdan Financial Services ("Willdan") is pleased to submit this proposal to the City of Coachella ("City") to provide District Administration Services for the annual administration of the City's Landscape and Lighting Maintenance Districts and Community Facilities District 2024-1. The proposed services would cover Fiscal Years 2026/2027 through 2028/2029.

Ms. Chonney Gano will continue to serve as the project manager for this engagement, and Ms. Natalie Lavis will be the analyst dedicated to the project's administration. Collectively, they will serve as an extension of your staff to continue providing your City with the requisite experience and technical knowledge in district administration.

We appreciate this opportunity to continue to serve the City and look forward to hearing from you. Please feel free to contact Ms. Gano directly at (951) 972-8106, or via email at cgano@willdan.com if you have any questions regarding the attached.

Sincerely,

WILLDAN FINANCIAL SERVICES

Josephine Moses
Vice President / Assistant Director

Scope of Services

Community Facilities District (CFD) Administration

Outlined below are the tasks necessary to annually administer CFD 2024-1.

Willdan will perform the following Community Facilities District Administration ("CFD") services for the Client:

1. Maintain and periodically update an electronic database containing parcel basis data and annual Special Tax levy amounts by Assessor's Parcel Number.
2. Collect and review development information until the build-out of the CFD to determine if there are any proposed land use changes that would affect the expected maximum special tax revenue and update the Rate and Method of Special Tax as required.
3. Annually calculate and apportion the Special Taxes as specified in the Rate and Method of Apportionment of Special Tax.
4. Prepare (if necessary) an annual resolution that establishes the budget for the fiscal year and application of the Special Tax to be submitted to the County, including the Special Tax summary for the fiscal year.
5. Provide Special Tax levies for each parcel by Assessor's Parcel Number to the County Auditor/Controller's Office in the media, format, and configuration required by the County for placement on the annual property tax roll.
6. Research parcel exceptions provided by the County and, if possible, resubmit installment amounts that are unapplied by the County Auditor/Controller's Office. Willdan will manually invoice Special Tax installments that cannot be collected on the County property tax roll on behalf of the Client.
7. Provide a toll-free number to field inquiries from Client staff, property owners, and other interested parties regarding Special Tax installments and related information.
8. Prepare an Applied Special Tax report. This report will include a listing of parcels and charge amount.
9. Prepare "Notice of Special Tax" as required by the *California Government Code*, Sections 53340.2(b) and 53341.5, as amended. The fee for this service is $15 per Notice and is to be **paid by the requestor**.
10. (**Optional**): Prepare and mail invoices/handbills to all property owners whose proposed annual tax for their parcel could not be applied to the County tax roll (parcels for which the County does not generate a tax bill). These invoices would be provided in two (2) installments similar to the County tax bills and would be payable directly to the City.

Landscape and Lighting District Administration Services

Willdan Financial Services ("Willdan") proposes to provide the following services related to the annual levy of assessments for the City's existing Landscape and Lighting Maintenance Districts. It is assumed that this engagement will include all 37 of the City's maintenance districts, comprising approximately 5,424 parcels.

1. Schedule a conference call with City staff to review the existing district information. Also identify and discuss possible changes to the districts for the upcoming fiscal year, including budget issues, annexations, modifications, or expansion of district improvements, as well as any legislative changes that may impact the district.

2. Prepare an annual levy timeline identifying key dates and timeframes for pertinent tasks throughout the levy process. This timeline will be reviewed and discussed with City staff. As needed, the timeline will also be adjusted to address the City's scheduling requirements or proposed district changes.

3. Review the district budgets provided by the City, and coordinate with City staff to assist with accurate cost-recovery accounting. Willdan will assist City staff to prepare and review the annual district budgets; thus ensuring the appropriate incorporation of maintenance contract costs, administrative expenses, material costs, capital costs, and other incidental costs into the district budget to achieve maximum cost-to-benefit equity. Willdan can help verify that adequate and appropriate fund balances are identified. In addition, Willdan will use the updated parcel databases for the district to provide estimates of the assessment revenue for the upcoming fiscal year. These revenue estimates will be incorporated into the fiscal year budgets for the district, which will be analyzed to determine required changes in the level of assessment or funding from other sources. If necessary, Willdan can meet with City staff to discuss aspects of the annual budget.

4. Maintain and update a parcel levy database by using parcel information from various sources. As new data becomes available, Willdan will continue to update the database and enhance data through parcel research using updated County secured roll information, the County parcel change database, County Assessor maps, various third-party resources, and specific information provided by the City (e.g., up-to-date map approval status, building permits, or certificate of occupancy data). Updates to the database will include those necessitated by the addition and/or removal of parcels, land subdivisions and merges, ownership and mailing address changes, and adjusted benefit unit information. This database will then become the source for the calculation of the annual assessments for the districts.

5. Utilize MuniMagic+^{SM} software to calculate annual assessments (based upon assigned benefit) for parcels within the districts. This software is capable of handling complex assessment methodologies and formulas, calculating the annual assessments, and producing files in the required format for submittal to the County Auditor/Controller's Office. The County secured roll, Assessor's parcel maps, or other necessary data sources required for the calculation of annual assessments will be purchased by Willdan; the cost for these items will be passed onto the City.

6. Draft necessary resolutions to be adopted in conjunction with the annual levy of assessments by utilizing resolutions previously adopted by the City for the annual levy process. If requested, assist City staff in the preparation of staff reports. By applying current legislation, Willdan will identify and discuss recommended changes to the resolutions with the City. The City acknowledges that the City Attorney will review all resolutions for form and content, as is intended.

7. (**Optional**): Attend up to two (2) City meetings, public hearings and/or staff meetings. Willdan would be available to answer questions requested by staff. Please see the Cost of Services section for further details.

8. Prepare in accordance with the Landscaping and Lighting Act of 1972, and the provisions of California Constitution Article XIIID (Proposition 218), the district's annual Engineer's Report. This report will include the following required items:

    - A general description of the district that may include key historical facts, zone designations, and discussion of district benefits.
    - A description of the plans and specifications for the improvements (this may include a reference to documents on file at the City).
    - An estimate of the costs of the improvements (budget).

- A description of the Method of Apportionment (assessment calculation).
- A diagram of the district.
- An assessment of the estimated cost to each parcel.
- An affidavit stating that a professional engineer has prepared the report.

9. Prior to the Intent Meeting provide the City with an electronic copy of the Engineer's Report, and before, the Public Hearing provide a fully executed (signed) electronic copy of the Engineer's Report as well as bound and/or unbound hard copies at the City's request.

10. Provide assessment amounts for each parcel by Assessor's Parcel Number to the County Auditor/Controller's Office in the media, format, and configuration required by the County for placement on the annual property tax roll.

11. Provide resolutions ordering the levy, collection of assessments, and any other necessary information to the County Auditor/Controller's Office.

12. Research exceptions upon receipt of a parcel exceptions list from the County; and update parcel number changes, as well as report the revised parcels and updated levy amounts to the County. As necessary, Willdan will prepare for City staff additional County-required correspondences relating to the submittal, correction, or removal of assessments to the County tax roll.

13. Provide the City with a levy summary report comparing budget amounts, to the actual applied levy. This levy summary will include a description of the reasons for any significant variances between the amounts budgeted, and the amounts actually applied to the County tax roll.

14. Act as primary contact (at the discretion of the City) to answer property owner questions regarding the district and assessments. Willdan typically provides the County our toll-free telephone number for inclusion on the tax bills for property owners to call with questions.

15. (**Optional**): Prepare and mail invoices (handbills) to all property owners whose proposed annual assessment for their parcel could not be applied to the County tax roll (parcels for which the County does not generate a tax bill). These invoices would be provided in two (2) installments, similar to the County tax bills, and would be payable directly to the City. This is an optional service, and the cost associated with this service is not included in the annual fee; but may be provided at our then-current hourly consulting rates (see "Additional Services" subsection), plus expenses.

Client Responsibilities

As needed Willdan will rely on obtaining the following information from the City:

- Annual budget information, as well as estimated fund balances for landscaping and lighting operation, maintenance, and administration.
- Changes, modifications, or updates to the improvements described in the previous year's Engineer's Report.
- Certified copies of the resolution(s) or other documentation required by the County for submittal of the annual levy.
- Complete list of improvements provided and maintained in each specific area, and identified in the current Engineer's Report as being on file in the engineering department.
- Updated boundary diagrams, as required.
- Pertinent development information, if needed

As required by law, the City is also responsible for the publishing of public hearing notices in the local newspaper, as well as for the posting of these notices.

The City of Coachella acknowledges that Willdan shall rely upon the accuracy and validity of the information provided by the City or their designees and that Willdan shall not be liable for any inaccuracies contained therein. The City shall reimburse Willdan for any costs incurred, including without limitation, copying costs, digitizing costs, travel expenses, employee time and attorneys' fees, to respond to the legal process of any governmental agency relating to the City or relating to the project. Reimbursement shall be at Willdan's rates in effect at the time of such response.

Project Disclaimer

Willdan is a registered municipal advisory firm with the U.S. Securities and Exchange Commission ("SEC"), as such the City of Coachella represents, acknowledges, and agrees that Willdan is not acting as a "municipal advisor" (as defined by the SEC), to the City, in any capacity as it relates to the project proposed in this District Administration Services Proposal.

(i) The City uses, or may use, the services of one or more municipal advisors registered with the SEC to advise it in connection with municipal financial products and the issuance of municipal securities;

(ii) The City is not looking to Willdan to provide, and the City shall not otherwise request or require Willdan to provide any advice or recommendations with respect to municipal financial products or the issuance of municipal securities (including any advice or recommendations with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues);

(iii) The provisions of this proposal and the services to be provided hereunder as outlined in the scope of services are not intended (and shall not be construed) to constitute or include any municipal advisory services within the meaning of Section 15B of the U.S. Securities Exchange Act of 1934, as amended (the "Exchange Act"), and the rules and regulations adopted thereunder;

(iv) For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the City with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the City , (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the City , in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, including any revisions or amendments thereto; and

(v) Notwithstanding all of the foregoing, the City recognizes that interpretive guidance regarding municipal advisory activities is currently quite limited and is likely to evolve and develop during the term of the potential engagement and, to that end, the City will work with Willdan throughout the term of the potential Agreement to ensure that the Agreement and the services to be provided by Willdan hereunder, is interpreted by the parties, and if necessary amended, in a manner intended to ensure that the City is not asking Willdan to provide, and Willdan is not in fact providing or required to provide, any municipal advisory services.

EXHIBIT B

Cost Proposal

These fees and rates are subject to increase, which will not exceed the most recent annual change in the Consumer Price Index (CPI) within the applicable areas, as calculated by the United States Department of Labor. As the work progresses, these fees are payable monthly on a ***percentage of completion*** basis.

Landscape and Lighting Maintenance District (LLMD) Annual Administration			
Services	No. of Districts	No. of Parcels	FY 2026/2027
Annual Administration	37	5,424	$21,091

Community Facilities District (CFD) Annual Administration	
District	FY 2026/2027
CFD 2024-1	$4,130

*In Person Meeting Attendance (Optional) $500 per meeting

Reimbursable Expenses

Willdan will be reimbursed for out-of-pocket expenses. Examples of reimbursable expenses include, but are not limited to:

- Postage;
- Travel expenses;
- Mileage (current federal prevailing rate);
- Maps;
- Electronic data furnished from the County and/or other applicable resources;
- Construction cost periodicals; and
- Copying (currently 6¢ per copy).

Any additional expense for reports or from outside services will be billed to the City, plus a fifteen perfect (15%) markup. Charges for meeting and consulting with counsel, the City, or other parties regarding services not listed in the scope of work above will be at our current hourly rates.

The City shall reimburse Willdan for any costs incurred, including without limitation, copying costs, digitizing costs, travel expenses, employee time and attorneys' fees, to respond to the legal process of any governmental agency relating to the City or relating to the project. Reimbursement shall be at Willdan's rates in effect at the time of such response.

Additional Services

Additional services may be authorized by the City and will be billed at our then-current hourly overhead consulting rates. Our current hourly rates are listed in the table below.

Willdan Financial Services Hourly Rate Schedule	
Position	**Hourly Rate**
Group Director	$210
Principal Consultant / Assistant Director	$200
Senior Project Manager	$165
Project Manager / Program Director	$145
Senior Project Analyst	$130
Senior Analyst	$120
Analyst	$100
Analyst Assistant	$75
Property Owner Services Representative	$55
Support Staff	$50

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Jason Stevens, IT Manager

SUBJECT: Authorize the renewal of Smarsh email and text archiving services for the amount of $27,189.89.

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize the renewal of Smarsh email and text archiving services for the amount of $27,189.89.

BACKGROUND:

The City of Coachella currently utilizes Smarsh archiving services to provide email and text archiving to meet regulatory and e-discovery compliance.

DISCUSSION/ANALYSIS:

This is an annual renewal of existing services. Currently service levels are not being changed.

ALTERNATIVES:

1. Not authorize this purchase at this time.

FISCAL IMPACT:

With this action, City Council authorizes the appropriation of $27,189.89 from approved FY 25-26 budgeted computer services account 101-11-161-90-612-000.

REQUISITION #

CITY OF COACHELLA

PURCHASE ORDER REQUISITION

CIP No.

Dated: 031126

Purchase Order No: cocitjs03112601

Vendor No: 55143

Requesting Department and Division:

FUND	DEPT	CLASS	SUB CLASS	OBJECT	SUB OBJECT	AMOUNT
101	11	161	90	612	000	27189.89

NAME AND ADDRESS OF VENDORS CONTACTED

A Smarsh
851 SW 6th Ave, Suite 800, Portland OR 97204

B

C

ITEM	QUANTITY	UNIT	DESCRIPTION	AWARD VENDOR	UNIT PRICE	A TOTAL	UNIT PRICE	B TOTAL	UNIT PRICE	C TOTAL
1	1		Smarsh Email and Text Archiving Service - 1YR Subscription	A	27189.89	27189.89		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0

CHECK ONE BELOW:

1. REGULAR BUDGET ITEM ☐
2. SPEC. COUNCIL APPROP. ☐
3. UNBUDGETED ITEM ☐

VERIFIED:_____ FINANCE

DO NOT USE THIS SPACE

CITY MANAGER APPROVAL

Special and Additional Information Section:
This is a combined renewal of our email and text archiving services

REQUESTED BY: Jason Stevens - IT Manager

I HEREBY CERTIFY THAT THE GOODS OR SERVICES LISTED ABOVE ARE NECESSARY TO THE PROPER FUNCTIONING OF MY DEPARTMENT AND WILL BE USED ONLY FOR THE BENEFIT OF THE CITY OF COACHELLA.

DIVISION HEAD

DEPARTMENT HEAD

SALES TAX			
TOTAL	$ 27189.89	$ 0	$ 0
INVOICE TERMS			
F.O.B.			
PROMISED DELIVERY DATE			
QUOTED BY			

Order Form (#Q-127227) (Service Account Number: 311243)

Renewal - City of Coachella, CA

Account Rep	Ashlié Levine	Customer	City of Coachella, CA
Email	ashlie.levine@smarsh.com	Service Address	1515 6th St Coachella, California 92236-1713
Company	Smarsh Inc.	Billing Contact	Jason Stevens
Prepared on	6-Mar-2026	Contact Phone	(442) 400-5755
Valid until	01-Jul-2026	Contact Email	jstevens@coachella.org
Start Date	01-Jul-2026	Technical Contact	Jason Stevens
Renewal Date	01-Jul-2027		
Billing Frequency	Annual		
Order Type	Renewal		

Services	Unit Price	Minimum Quantity	Minimum Commitment
Smarsh Support			
Professional Support - Basic		1	
Smarsh Capture Mobile: US-Production			
Verizon Capture - Capture Mobile	$95.76	139	$13,310.64
Smarsh Support			
Professional Support - Basic		1	
Unified			
Platform - Professional Archive - SMG	$803.25	1	$803.25
Email - Professional Archive Capture	$56.23	200	$11,246.00
Facebook - Professional Archive Capture		4	
Instagram - Professional Archive Capture		4	
LinkedIn - Professional Archive Capture		1	
Data Management			
Import/Migration Storage (GB) - Professional Archive	$1.83	1000	$1,830.00

Annual Recurring Service Fees Subtotal	$27,189.89
One-Time Fees Subtotal	$0.00
Contract Total	$27,189.89

Notes All prices quoted are before tax. Applicable taxes will be added at time of invoicing. If you are tax exempt, please send a current copy of your tax-exempt certificate to accounting@smarsh.com

Terms & Conditions

The Services are subject to the terms and conditions of this Order Form and (i) the Smarsh Service Agreement available at www.smarsh.com/legal/ServiceAgreement (ii) the Service Specific Terms referenced in or attached to this Order Form, and (iii) any exhibits or attachments to this Order Form that may amend, supersede, or append the terms referenced herein (collectively "Agreement"):

SERVICE SPECIFIC TERMS

- Mobile Capture Service Specific Terms Available at: https://www.smarsh.com/legal/MobileCapture;
- The Professional Archive Service Specific Terms available at https://www.smarsh.com/legal/SSTProfessionalCloud;

TERM

The Term of the Services will begin on the Start Date set forth the on the first page of this Order Form, or if no Start Date is stated, the execution date of this Order Form, and will continue for the Subscription Term specified on the first page of this Order Form. For Services added during Client's existing Term, the Term of the Services will sync to and co-terminate upon Client's Renewal Date set forth above. Renewal of the Services is subject to the terms of the Agreement.

INVOICING

The Recurring Service Fees and One-Time Fees ("Fees") will be invoiced at the billing frequency set forth on the first page of this Order Form. For usage overages, Smarsh will invoice Client for any usage over the minimum quantities at the same per unit rate as indicated in the first page of this Order Form on a regular basis in arrears. Client agrees that the Recurring Services Fees set forth in this Order Form are Client's minimum commitment for the Term.

DATA MANAGEMENT FEES – PROFESSIONAL ARCHIVE

If not priced above or set forth on a separate Order Form between Smarsh and the Client for the applicable data management services requested by the Client, the following standard data import, conversion (if applicable), and storage Fees for data imports Client's Professional Archive shall apply to data imports during the Client's term:

Data Imports - One-time Fee (25 GB Minimum)	$10.00/GB
Import Data Conversion Fee (25 GB Minimum)	$3.00/GB
Data Storage – Annual	$2.50/GB

Amendment to the Smarsh Service Agreement

This Amendment ("**Amendment**") amends the Smarsh Service Agreement located at https://www.smarsh.com/legal/ServiceAgreement between Smarsh Inc. ("Smarsh") and City of Coachella, CA Client") ("Agreement"). This Amendment is effective as of the date last signed below, or on the date (i) the Client signs the Order Form to which this Amendment is attached. Capitalized terms not defined in this Amendment have the meaning provided in the Agreement.

WHEREAS, Client has requested certain modifications to the Agreement, and Smarsh has agreed to such modifications as set forth below;

THEREFORE, Client and Smarsh agree as follows:

1) **Conflict.** In the event of a conflict between this Amendment and the Agreement, the terms of this Amendment shall control with respect to the clauses and language modified by this Amendment.

2) Section 6.3 of the Agreement is hereby deleted and replaced with the following language:

6.3. Renewals & Non-Renewal – Limited Term. The Services that are provided on a recurring basis will not renew automatically for an additional, successive 12-month Service Term. The Services may be renewed by Client for an additional, successive 12-month Service Term (each a "Renewal Term") upon the execution of a renewal Order Form prior to the expiration of the then current Service Term. Smarsh may elect not to renew a Service by providing no less than 30 days written notice to the Client prior to the end of the then current Service Term.

3) Section 7.7 of the Agreement is hereby deleted and replaced with the following language:

7.7 Taxes. All Fees payable by Client under this Agreement are exclusive of taxes and similar assessments. Smarsh acknowledges that Client is tax-exempt.

4) Section 8.2 of the Agreement is hereby deleted and replaced with the following language:

8.2. Obligations with Respect to Confidential Information. Each party agrees: (a) that it will not disclose to any third party, or use for the benefit of any third party, any Confidential Information disclosed to it by the other party except as expressly permitted by this Agreement; and (b) that it will use reasonable measures to maintain the confidentiality of Confidential Information of the other party in its possession or control but no less than the measures it uses to protect its own confidential information. Either party may disclose Confidential Information of the other party: (i) pursuant to the order or requirement of a court, administrative or regulatory agency, or other governmental body, provided that the receiving party, if feasible and legally permitted to do so, gives reasonable notice to the disclosing party to allow the disclosing party to contest such order or requirement; (ii) to the parties' agents, representatives, subcontractors or service providers who have a need to know such information provided that such party shall be under obligations of confidentiality at least as restrictive as those contained in this Agreement ("Agents"); or (iii) pursuant to a public records request under those laws applicable to the Client and only to the extent that such confidential information is not subject to an exemption from such public record request, provided that the Client gives notice to Smarsh in a reasonable amount of time to allow Smarsh the opportunity to seek a protective order preventing such disclosure. Each party will promptly notify the other party in writing upon becoming aware of any unauthorized use or disclosure of the other party's Confidential Information.

5) Section 11.1 of the Agreement is hereby deleted and replaced with the following language:

11.1. Client Indemnification. To the extent permitted by those laws applicable to the Client, and without in any manner waiving its rights to sovereign immunity or increasing the limits of liability thereunder, Client will defend and indemnify Smarsh, its officers, directors, employees, and agents, from and against all third party claims, losses, damages, liabilities, demands, and expenses

(including fines, penalties, and reasonable attorneys' fees), arising from or related to (i) Client Data and Client's use of Client Data, (ii) Smarsh's use of Client Data in accordance with this Agreement, and (iii) Client's use of the Services in violation of this Agreement or applicable laws, rules, and regulations. Smarsh will (a) provide Client with prompt written notice upon becoming aware of any such claim; except that Client will not be relieved of its obligation for indemnification if Smarsh fails to provide such notice unless Client is actually prejudiced in defending a claim due to Smarsh's failure to provide notice in accordance with this Section ; (b) allow Client sole and exclusive control over the defense and settlement of any such claim; and (c) if requested by Client, and at Client's expense, reasonably cooperate with the defense of such claim.

6) Section 13.5 of the Agreement is hereby deleted and replaced with the following language:

13.5. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of California, without regard to conflict/choice of law principles.

7) Section 13.11 of the Agreement is hereby deleted and replaced with the following language:

13.11. Amendments. This Agreement may only be modified, or any rights under it waived, by a written document executed by both parties.

8) The following language is added to the Agreement as Section 14 – SLED Additional Terms.

14.1 Insurance. Smarsh shall, on a primary basis and at its sole expense, maintain in full force and effect at all times during the life of this Agreement, insurance coverage and limits, including endorsements, necessary and appropriate to provide the Services under this Agreement. Smarsh agrees to provide, once every 12 months and upon written request by the Client, a summary of Smarsh's insurance coverage for review by the Client. In addition, Smarsh agrees to use commercially reasonable efforts to provide at least 30 days prior written notice of any material adverse changes to Smarsh's insurance coverage.

9) Except as otherwise set forth in this Amendment, the Agreement will remain unchanged and in full force and effect. This Amendment, together with the Agreement is the entire agreement between the parties, and supersedes all prior agreements between them, whether written or oral in nature

Purchase Order Information

Client to Complete:

Is a Purchase Order (PO) required for the purchase of the Services on this Order Form?

[ ] No

[ ] Yes – Please complete below

Upon signature by Client and submission to Company, this Order Form shall become legally binding unless Company rejects this Order Form for any of the following reasons: (i) changes have been made to this Order Form (other than completion of the purchase order information and the signature block); or (ii) the requested purchase order information or signature is incomplete; or (iii) the signatory does not have authority to bind Client to this Order Form.

Client authorized signature

By _____ Name: _____

Date: _____ Title: _____

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Jason Stevens, IT Manager

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

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize the lease of a new copier for the replacement of the failing and end of lease unit in the Development Services Department for the estimated amount of $27,000.00 over a 60-month period.

BACKGROUND:

The Development Services Department's current copier is end of lease and has had numerous service issues over its lifetime. IT is recommending the replacement of the unit with a newer model under a new lease agreement with a local vendor ensuring rapid response and support.

DISCUSSION/ANALYSIS:

Current Development Services Department copier is end of lease and is currently on a month-to-month service and supplies contract. Overall long terms costs are based on consumption and usage but any fiscal increase to the budget is expected to be small and negligible regarding this unit.

ALTERNATIVES:

1. Not authorize this new lease agreement at this time and continue with the existing unit.

FISCAL IMPACT:

With this action, City Council authorizes the appropriation of $27,000.00 from approved FY 25-26 budgeted account 101-11-160-10-324-000 for a 60-month lease subscription.

REQUISITION #

CITY OF COACHELLA

PURCHASE ORDER REQUISITION

CIP No.

Dated: 03/11/2026

Purchase Order No: cocitjs03112602

Vendor No: 39645

Requesting Department and Division:

Finance Department - IT Division

FUND	DEPT	CLASS	SUB CLASS	OBJECT	SUB OBJECT	AMOUNT
101	11	160	10	324	000	27000

NAME AND ADDRESS OF VENDORS CONTACTED

A 77-588 El Duna ct
Palm Desert, CA 92211

B

C

ITEM	QUANTITY	UNIT	DESCRIPTION	AWARD VENDOR	UNIT PRICE	A TOTAL	UNIT PRICE	B TOTAL	UNIT PRICE	C TOTAL
1	1		60m Lease for Sharp MX-8081 Copier Lease Agreemeent	A	27000	27000		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0
						0		0		0

CHECK ONE BELOW:

1. REGULAR BUDGET ITEM ☐
2. SPEC. COUNCIL APPROP. ☐
3. UNBUDGETED ITEM ☐

VERIFIED:_____ FINANCE

DO NOT USE THIS SPACE

CITY MANAGER APPROVAL

Special and Additional Information Section:

Estimated 60m cost is 27,000. Costs may change slighty

depending on usage. This is replacing an existing EOL unit.

REQUESTED BY: Jason Stevens - IT Manager

I HEREBY CERTIFY THAT THE GOODS OR SERVICES LISTED ABOVE ARE NECESSARY TO THE PROPER FUNCTIONING OF MY DEPARTMENT AND WILL BE USED ONLY FOR THE BENEFIT OF THE CITY OF COACHELLA.

DIVISION HEAD

DEPARTMENT HEAD

SALES TAX			
TOTAL	$ 27000	$ 0	$ 0
INVOICE TERMS			
F.O.B.			
PROMISED DELIVERY DATE			
QUOTED BY			

SOLUTION
PROPOSAL

"The trusted source for exceptional service, reliable MFP's and print solutions in the Coachella Valley and the Inland Empire areas for 65 plus years."



SHARP

2019 BLI BUYERS LAB LINE OF THE YEAR — COPIER MFP LINE OF THE YEAR

City of Coachella

Jason Stevens
IT Manager

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800.551.4002

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77-588 EL DUNA COURT

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PREPARED BY:

Josh Pauley
Vice President of Sales
(760) 578-0851
Josh@Valleyoffice.net

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Advanced Series

SHARP

01/26/2026

NASPO ValuePoint
SUPPLIER PARTNER
Master Agreement # 188627
CA Contract # 7-24-70-46-07

City of Coachella
1515 6th Street
Coachella, CA 92236

Jason,

Great news! You qualify for special discounted pricing through a partnership with SHARP and NASPO. You will find that my solution meets your needs for technology with the added benefits of piggybacking the Nationally negotiated discounted contract.

This is an exciting time to be the owner of a SHARP award-winning document system! SHARP has proven its superiority by winning the Line of the Year Award from Buyers Laboratories. In part, SHARP won this award because of the unique features included in this Advanced Series solution that I have proposed:

- **AirPrint from iPhones, iPads and Android devices**
  Scan directly to Microsoft Word, Excel, PowerPoint and searchable PDFs
- **Direct access to Cloud Services like Outlook, OneDrive, SharePoint, Gmail, Google Drive, Dropbox and Box**
- **Allow your clients to print from their mobile devices by creating a secure direct wireless guest printer network**
- SHARP's exclusive Active Directory integration means its a trusted device with self registration, single sign-on, group policy
- SHARP's exclusive Preview feature on our large 10.1" display saves time and cost when copying and scanning
- Security including Firmware Attack Prevention + Self Recovery, Application Whitelisting and End-of-Lease Data Overwriting
- **1200dpi print resolution for exceptional print quality up to 12" x 18"**
- **300-sheet single-pass duplexing document feeder can scan up to 280 images per minute**

I hope that you are satisfied with this proposal and I look forward to your order. In the meantime, if you have any questions please let me know. I'm here to help your business meet its goals.

Thank you,

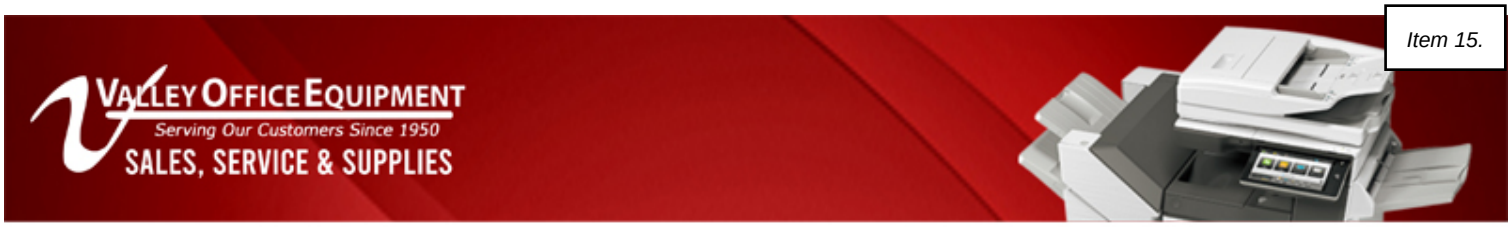
Josh Pauley
Vice President of Sales
(760) 578-0851
Josh@ValleyOffice.net

TOP 50 WORLDWIDE SALES REPRESENTATIVE SHARP 2020

VALLEY OFFICE EQUIPMENT 75+ Years SALES, SERVICE & SUPPLIES

2019 BLI BUYERS LAB LINE OF THE YEAR

SHARP CN 3.0 CONTROLLER PLATFORM DEVICE PENETRATION 2024 - 2026 SECURITY VALIDATION TESTED



WHY VALLEY OFFICE...

SHARP

Valley Office Equipment has become the trusted source for exceptional service and reliable MFP and print solutions in the Coachella Valley and surrounding Inland Empire areas since 1950. We began selling and repairing adding machines and typewriters. We evolved with the industry to include SHARP photocopiers, faxes and printers. As MFP connectivity became mainstream, we have become our customer's choice for reasonable, real-world connectivity solutions with an emphasis on a personal touch and attention to detail. Valley Office Equipment has been blessed with the most loyal customer following of any MFP provider in the Coachella Valley.

You're In Good Hands:

As your Account Manager, Josh Pauley will use his 24 years of experience with us to oversee all aspects of your project.

Qualifications:

We are an award-winning authorized Sharp dealership with more than 76 years experience serving our customers.



SERVICE GUARANTEES

VALLEY OFFICE EQUIPMENT
Serving Our Customers Since 1950
SALES, SERVICE & SUPPLIES

SHARP

RAPID RESPONSE

If a technician needs to be dispatched to repair your device, the following are our service expectation guidelines. All service calls are responded to the same day per the guidelines below:

- Down Machines: 4 business-hour response times. (e.g. Inoperable or unusable copies)
- Trouble Calls: 4-6 business-hour response times. (e.g. Occasional misfeeds or copy quality issues)
- Connectivity Calls: 4-6 business-hour response times.
- Preventative Maintenance: At scheduled page-counts (e.g. Maintenance required without copier issues)



At Valley Office Equipment, we pride ourselves on providing prompt, courteous and thorough service for our valued customers. A customer service representative is assigned to your account to personally ensure that a single point of contact is available to offer unlimited phone support, answer any technical questions, train your staff, troubleshoot problems, log service calls, or order supplies

"Valley Office Equipment has helped us with great equipment and the best service.

GHA COMPANIES



VALLEYOFFICE.NET | PALM DESERT 77- COURT | REDLANDS 1235 INDIANA CT SUITE 111

DATA SHEET

VALLEY OFFICE EQUIPMENT
Serving Our Customers Since 1950
SALES, SERVICE & SUPPLIES

SHARP MX-8081 Color Copier

Description

The SHARP MX8081 is a high-speed color multifunction device with the ability to print, copy, and scan. It is designed for high-volume environments, central reprographics departments, and copy rooms, with leading edge security to protect business and personal data. It features robust paper handling and productive output capacities comparable to those available in commercial print facilities. It has standard wireless network connectivity for easy placement and mobility, along with an optional Fiery print server and manual or stapleless staple finishing. Users can scan and print documents easily from any mobile device.

Copier / Printer / Scanner Features

- 80 Pages Per Minute (PPM)
- 1200 dpi resolution ensures detailed and high-quality prints
- 10.1 inch customizable touchscreen display
- Built-in retractable keyboard
- Ethernet (1000 Base-T), USB 2.0, wireless 802.11 b/g/n
- 300 sheet duplexing single pass document feeder
- Dimensions: 74W x 33D x 49H inches
- 3500-sheet Large Capacity Cassette
- 3-Hole Punch Unit
- 3,000-sheet Stacking 65-sheet Staple, 20-sheet Saddle Stitch
- Paper Pass Unit



Meet your new SHARP color copier!

PROPOSED SOLUTION

VALLEY OFFICE EQUIPMENT
Serving Our Customers Since 1950
SALES, SERVICE & SUPPLIES

Qty	Manufacturer	Model	Description
1	SHARP	MX-8081	**80 PPM Color MFP Laser Printer / Copier / Scanner**
			3500-sheet Large Capacity Cassette
			3K Stacking 65-sheet Staple/20-sheet Saddle Stitch Finisher
			Paper Pass Unit
			3-Hole Punch Unit

Pricing *(plus tax)*			36 Month	48 Month	60 Month
MX-8081			$619.00	$509.00	**$419.00**
Maintenance Agreement			$26.40	$26.40	$26.40
Total :			$645.40	$553.40	$445.40

Optional Accessories					
MX-CF11 - 2-Tray Post-sheet Inserter			$79	$59	$49
MX-FD10 - Multi-fold Unit (Z-fold, C-fold, Half, Accordion)			$299	$249	$209
MX-FX15 - Fax Unit			$19	$14	$9

Maintenance Agreement

	B/W Images		Color Images	
	Volume	Overage	Volume	Overage
MX-8081	3,000	0.00880		0.04900

Includes all parts, labor, supplies, toner, service and support up to 3,000 B&W pages (excluding paper and staples).

DE LAGE LANDEN FINANCIAL SERVICES, INC. **LEASE AG**

500-50828501

CUSTOMER			
Full Legal Name **CITY OF COACHELLA**	Tax ID 95-6000693	Phone (442) 400-5755	**Send Email Invoice To:**
Billing Address 1515 6th Street, Coachella, CA 92236		Attention To: Accounts Payable	Purchase Order

PRODUCT						
Year	Qty	Make	Model	Serial Number(s)	Location	Description
	1	**SHARP**	**MX-8081**		1515 6th Street, Coachella, CA 92236	Copier-Color

Asset Condition: [X] **New** [ ] **Used/Not New** [ ] **Mixed (some New, some Used/Not New)** **Attach Separate Schedule A if Necessary**

PAYMENTS								
Number of Payments	Payment		Term in Months: 60		Payment Frequency: Monthly		End of Lease Option: FMV	
60	**$419.00**	**Plus Applicable Taxes**	Advance Rent	(PLUS)	Down Payment	(EQUALS)	Total Payment Required	
Does payment include maintenance/service/supplies? [ ] Yes			$0	+	$0	=	$0	**Plus Applicable Taxes**
Is Customer sales tax exempt? [ ] Yes (please provide valid certificate)								

1. Lease: In this Lease Agreement ("**Agreement**"), Customer hereby leases from Company the product(s) identified above, including any replacement parts, repairs, additions, software, and accessories ("**Product**"). This Agreement commences on the "**Commencement Date**" which is earlier of (i) the date Customer signs a delivery and acceptance certificate provided by Company ("**Acceptance**") or (ii) if Company does not require Customer to sign an Acceptance, the date the Product is delivered to Customer, unless Customer notifies Company in writing of Customer's non-acceptance within two (2) days of the date the Product is delivered to Customer. Customer is deemed to have unconditionally and irrevocably accepted the Product on the Commencement Date. This Agreement is not binding on Company until the earlier of (i) the date Company signs this Agreement or (ii) the date Company activates the Agreement as reflected in Company's books and records. CUSTOMER'S OBLIGATIONS ARE ABSOLUTE, UNCONDITIONAL, AND ARE NOT SUBJECT TO CANCELLATION, REDUCTION, SETOFF, OR COUNTERCLAIM. THIS AGREEMENT MAY BE MODIFIED ONLY IN WRITING SIGNED BY THE PARTIES.
2. Payments: Customer will pay Company the amounts identified in the "PAYMENTS" box above ("**Payments**") beginning on the Commencement Date or any later date Company designates until all amounts are paid in full. If a Payment is not made when due, Customer will pay Company a late charge of 5% of the Payment or $10.00, whichever is greater ("**Late Charge**"). Customer must pay the Late Charge in addition to all other amounts due to Company under this Agreement. Customer will pay Company a $75.00 fee for Company's costs related to preparing documentation, including financing statements, and for administering this Agreement.
3. Title: See Additional Terms and Conditions.
4. Product Use, Maintenance, and Warranties: COMPANY IS LEASING THE PRODUCT TO CUSTOMER "AS-IS" AND MAKES NO, AND DISCLAIMS ALL, WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The Payments do not include the cost of maintenance, service, and/or supplies ("**Service**"), unless indicated in the "PAYMENTS" box above, and Company is not responsible for providing Service. Customer has selected the Product and the service provider ("**Provider**"), if applicable, and expressly assumes all risks arising from the Provider's inability to deliver Service. Customer's obligations to pay all Payments when due will not be affected by any dispute, claim, or defense that Customer has or may have against the manufacturer or supplier, software licensor, and/or Provider. Customer acknowledges that Company did not create, manufacture, supply, distribute, or license (i) the Product or (ii) any other software that subsequently may be installed or used in connection with the Product.
5. Risk of Loss and Insurance: See Additional Terms and Conditions.
6. Taxes: See Additional Terms and Conditions.
7. End of Lease and Renewal: Unless Customer has a $1.00 purchase option, Customer shall give Company at least 60 days, but not more than 120 days, written notice to Company's address below before the expiration of the initial term, or any renewal term, of Customer's intention to purchase or return the Product. If Customer fails to notify Company, or if Customer does not purchase or return the Product as provided in this section, this Agreement will automatically renew at the same Payment amount for consecutive sixty (60) day periods, or the maximum renewal term as permitted by applicable law. Customer shall remove all confidential information from the Product prior to returning the Product.
8. Default and Remedies: Customer is in default under this Agreement if: (a) Customer fails to pay a Payment or any other amount when due; (b) Customer breaches any other obligation under this Agreement or any other Agreement with Company or its affiliates or related parties or under any License; (c) Customer or its owner(s) or any guarantor(s) are listed on, or subject to sanctions from, a U.S. or foreign government sanctions list.. If Customer is in default, Company may exercise, without notice or an opportunity to cure, any one or more of the following: (a) declare the entire balance of unpaid Payments for the full Agreement term immediately due and payable to Company; (b) sue Customer for and receive all Payments and any other payments then accrued or accelerated under this Agreement or any other agreement plus the Product's anticipated end of lease fair market value or fixed price purchase option ("**Residual**") with future Payments and the Residual discounted to the date of default at 1% per annum, plus reasonable collection and legal costs; (c) charge Customer interest on all amounts due at the rate of 18%per year, or the highest rate permitted by law, from the date of default; (d) cause licensor to terminate all of Customer's rights to use any or all of the software under a License; (e) charge Customer a non-sufficient funds charge of $25.00 for a check that is returned; (f) require that Customer immediately return the Product to any location designated by Company or Company may peaceably repossess it; and (g) pursue all other remedies under applicable law. Any return or repossession will not be considered a termination or cancellation of this Agreement.
9. Assignment: See Additional Terms and Conditions.
10. Miscellaneous: THIS AGREEMENT WAS MADE IN PENNSYLVANIA ("**PA**"), IS DEEMED TO BE PERFORMED IN PA, AND SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF PA. CUSTOMER CONSENTS TO THE EXCLUSIVE JURISDICTION, PERSONAL OR OTHERWISE, IN ANY STATE OR FEDERAL COURT IN PA, AND WAIVES TRIAL BY JURY. This Agreement is a "Finance Lease" as defined in Article 2A of the UCC. Customer waives all rights and remedies under UCC Section 2A-508 through 2A-522. Any facsimile, photographic or other electronic transmission or electronic signing of this Agreement by you when manually countersigned by Company or attached to Company's manual signature counterpart constitutes the sole original chattel paper as defined in the UCC for all purposes and will be admissible as legal evidence; provided if this Agreement constitutes "electronic chattel paper", the version identified by Company as the "single authoritative copy" is the chattel paper for purposes of perfection by control. At Company's option, Company may require a manual signature. CUSTOMER AGREES THAT THE ADDITIONAL TERMS AND CONDITIONS AS SET FORTH AT **THE BELOW QR CODE** AND ENTER **672A23V** (ALSO AVAILABLE AT SEEMYTERMS.COM **672A23V**) : (I) WERE READ AND AGREED TO BY CUSTOMER PRIOR TO SIGNING BELOW; (II) ARE INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH HEREIN; AND (III) ANY CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE MEANING GIVEN THEM IN THE TERMS AND CONDITIONS. For information about the Company's privacy practices, please review the Company's privacy statement at https://dllgroup.com/usprivacy.

CUSTOMER			QR CODE	COMPANY	
Customer agrees that this is a non-cancelable lease.				**DE LAGE LANDEN FINANCIAL SERVICES, INC.**	
Full Legal Name **CITY OF COACHELLA**			ADDITIONAL T&Cs	**1111 OLD EAGLE SCHOOL RD, WAYNE, PA , US 19087-1453** Phone: **(800) 927-4264**	
Signature	**DOB**	**Date**		Date	Agreement Number
Title	**Print Name**			Accepted By	

ACCEP-TANCE				
The Product has been received, put in use, is in good working order and is satisfactory and acceptable.				
Signature	**Date**	**Print Name**	**Title**	

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Mary Rodriguez, Grants Manager

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

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STAFF RECOMMENDATION:

Staff recommends that the City Council consider awarding a Community Based Grant (CBG) in the amount of $1,000 to support the 1st Annual Young Feminist Forum hosted by the Youth Leadership Institute in partnership with Girls Learn International chapters from Coachella Valley High School and Desert Mirage High School.

BACKGROUND:

The Community Based Grant Program was established in 2010 and allows the City of Coachella to offer financial assistance to local nonprofit organizations, schools, youth-serving organizations, and other community-based organizations that provide essential services, programs and activities to residents in Coachella. Applicant organizations are only eligible to submit one application for consideration each fiscal year and must be legally established with non-profit or tax-exempt status, be based in the Coachella Valley, or provide direct service to Coachella residents. Approval of grant funds does not constitute a precedent for grant allocations in subsequent years. All CBG grants are reimbursement grants to ensure that applicants are meeting their stated goals. The FY 25-26 budget includes an allocation of $15,000 for the Community Based Grant Program.

DISCUSSION/ANALYSIS:

The Youth Leadership Institute (YLI), a statewide nonprofit organization dedicated to youth leadership development, has organized the 1st Annual Young Feminist Forum to be held on Saturday, March 14, 2026, in the Eastern Coachella Valley. The event is being coordinated in partnership with local Girls Learn International (GLI) student chapters, including the Young Women Empowerment Club at Coachella Valley High School and the Young Women 4 Advocacy Club at Desert Mirage High School.

The forum is intended to serve youth ages 14 to 20 from Coachella and surrounding communities including Thermal, Oasis, North Shore, Mecca, and Indio. Organizers anticipate approximately

80 youth participants for a full day of workshops and activities focused on leadership, wellness, storytelling, and civic engagement.

Planned programming includes workshops in yoga, poetry, zine-making, and op-ed writing, as well as community-building activities designed to create a supportive and intergenerational environment. The event will focus on empowering young womxn and gender-expansive youth from working-class families in the Eastern Coachella Valley and strengthening their civic voice and leadership skills.

ALTERNATIVES:

1. Award a Community Based Grant in the amount of $1,000.00.

2. Do not award a Community Based Grant

FISCAL IMPACT:

If the Council approves the staff recommendation, the Community Based Grant account will be reduced by $1,000.00.

ATTACHMENT(S):

CBG Application Packet

CITY OF COACHELLA, CA
COMMUNITY BASED GRANT PROGRAM
APPLICATION FOR FUNDS REQUEST

Please Type Information and Print
Information entered in the provided spaces cannot be saved.

(Attach additional pages as needed, however applicants are encouraged to be brief.)

1. **Application Funding Cycle:** **Date:** 03/02/2026

   July 1, 2025 **- June 30, 20**26

2. **Total Amount Requested:** **$** 1,000

   If requesting waiver of City fees or charges, please indicate the City service for which the waiver is being requested.

3. **Proposed Program/Service of Funding Request:**

   1st Annual Eastern Coachella Young Feminist Forum hosted in the City of Coachella.

4. **Agency/Organization:**
   Youth Leadership Institute
5. **Mailing Address:**
   PO BOX 184
   City: Coachella **Zip:** 92236
6. **Telephone:**

   Fax:

7. **Official Contact Person:**
   Name: Olivia Rodriguez

   Title: Program Manager

   Telephone: (760) 296-9302

   Fax:

   E-mail: orodriguez@yli.org

8. **Does this organization have a non-profit status with the Internal Revenue Service (IRS)?**
   Yes ☐ No ☐ (Attach documentation)

9. **How long has this organization been in existence?**
   yli was established in 1991

10. **Has the organization previously received funding from the City of Coachella?**
    ☐ Yes ☑ No
    If yes, please identify the program/service, total prior grant allocation, and the fiscal year in which the funds were received.

11. **Is this request for a ☑ New or ☐ Existing program/service within the City?**

12. **What is the anticipated time frame to provide the proposed program/service and the expenditure of the requested funds?**
    March 14th 2026

13. **Describe briefly how the requested funds will be used.**
    The requested $1,000 will support essential event costs, including food for attendees, honorariums for six local speakers and workshop facilitators. Funds will ensure youth can attend at no cost and that community-based speakers are compensated for their expertise

14. **Will the program/service require additional funding sources? If so, identify all funding sources and provide the steps taken to acquire funding.**
    Yes. Youth Leadership Institute will leverage organizational funds to cover additional costs including room rental, printing, workshop supplies (zine materials, writing materials, yoga facilitation needs), and additional staff time. YLI is also mobilizing in-kind support through

15. **If the program/service is planned to continue beyond the period provided by this grant, what funding plans are there to sustain the program/service?**
    YLI intends to host the Young Feminist Forum annually in collaboration with local GLI chapters in the Coachella Valley, including Coachella Valley High School's Young Women Empowerment Club and Desert Mirage High School's Young Women 4 Advocacy. Future

16. **How will the proposed program/service serve City of Coachella residents? Will the proposed program/service also serve non-Coachella residents? Please describe.**
    The Young Feminist Forum will primarily serve youth who reside in the City of Coachella, including students attending Coachella Valley High School. The event is intentionally rooted in the Eastern Coachella Valley and designed by youth leaders from Coachella schools.

17. **Describe the characteristics of the clients the proposed program/service anticipates to serve (i.e. age group, gender, income level, ethnicity, etc.)**
    The proposed program will serve youth ages 14 – 20 who live in the City of Coachella and surrounding Eastern Coachella Valley communities, including Thermal, Oasis, North Shore, and Mecca. Participants will primarily be high school aged youth, including students from

18. **Attach a proposed budget for requested funds.**

Authorized Official: **Title:**

Signature:_____ **Date:** ____

YOUTH LEADERSHIP INSTITUTE
Use Your Voice

3/10/2026

Dear Mayor and Members of the City Council,

We are youth leaders with Youth Leadership Institute, a statewide nonprofit organization with a dedicated team serving young people in the Eastern Coachella Valley. In partnership with local GLI (Girls Learn International) Chapters at Coachella Valley High School (Young Women Empowerment Club) and Desert Mirage High School (Young Women 4 Advocacy), we are proud to host the **1st Annual Young Feminist Forum in the Eastern Coachella Valley** on Saturday, March 14, 2026.

The forum will serve youth ages 14–20 from Coachella and surrounding communities including Thermal, Oasis, North Shore, Mecca, and Indio. We anticipate welcoming up to 80 young people for a free day of workshops in yoga, poetry, zine-making, and op-ed writing, along with community-building activities and lunch. This space is intentionally designed to uplift young womxn and gender-expansive youth, most of whom are from working-class families in the Eastern Coachella Valley. Our goal is to create an intergenerational environment where youth can explore storytelling, advocacy, wellness, and leadership in ways that reflect their lived experiences and strengthen their civic voice.

We respectfully request $1,000 from the City of Coachella to support honorariums for guest speakers and workshop facilitators and to help provide food for participants. While we are requesting $1,000, Youth Leadership Institute is contributing additional funds to cover the majority of event costs, including facility rental, staff time, supplies, and printing. The total cost of the event exceeds the amount requested, and our organization is committed to ensuring the forum remains free and accessible to all youth.

We are dedicated to making this forum an annual tradition that builds leadership, belonging, and civic engagement among young people in Coachella. We deeply appreciate the City's continued investment in youth and would be honored to partner with you in bringing this vision to life.

For any questions, please feel free to reach out to our Programs Manager at Youth Leadership Institute, Olivia Rodriguez (760) 296 - 9302, orodriguez@yli.org.

In partnership,

Olivia Rodriguez, YLI Program Manager

YOUTH LEADERSHIP INSTITUTE
Use Your Voice

Youth Leadership Institute
PO BOX 184
Coachella, CA 92236

City of Coachella Request

Item	Item Description	Requested Amount
Youth Meals & Refreshments	Sandwich platters, fruit, and drinks for up to 80 youth participants (~$5 per youth)	$400
Honorariums	4 Guest Speaker (1 hour each) $150 each = $600	$600
	TOTAL REQUESTED	**$1,000.00**

Internal Revenue Service

Department of the Treasury

District
Director

300 N. Los Angeles St. MS 7043
Los Angeles, CA 90012

Person to Contact: L. Barragan

Telephone Number: 213-894-2336

Youth Leadership Institute
1115 Third Street
San Rafael, CA 94901

Refer Reply to: EO(07)97

Date: July 10, 1997

EIN:68-0184712

Dear Taxpayer:

This letter is in response to your request for a copy of the determination letter for the above named organization.

Our records indicate that this organization was recognized to be exempt from Federal Income Tax in March 1989 as described in Internal Revenue Code Section 501(c)(3). It is further classified as an organization that is not a private foundation as defined in Section 509(a) of the Code, because it is an organization described in Section 170(b)(1)(A)(vi).

The exempt status for the determination letter issued in March 1989 continues to be effect.

If you need further assistance, please contact our office at the above address or telephone number.

Sincerely,

L. Barragan
Disclosure Assistant

Youth Leadership Institute
Matching Funds Detail
February 2026

	Type	Date	Num
Ordinary Income/Expense			
Expense			
6000 · Personnel			
6201 · Staff Payroll			
	Paycheck	02/13/2026	DD021171
	Paycheck	02/13/2026	DD021177
	Paycheck	02/13/2026	DD021151
Total 6201 · Staff Payroll			
Total 6000 · Personnel			
6230 · Benefits & Payroll Expenses			
6220 · Payroll Taxes			
	Paycheck	02/13/2026	DD021171
	Paycheck	02/13/2026	DD021171
	Paycheck	02/13/2026	DD021171
	Paycheck	02/13/2026	DD021171
	Paycheck	02/13/2026	DD021177
	Paycheck	02/13/2026	DD021177
	Paycheck	02/13/2026	DD021177
	Paycheck	02/13/2026	DD021177
	Paycheck	02/13/2026	DD021151
	Paycheck	02/13/2026	DD021151
	Paycheck	02/13/2026	DD021151
	Paycheck	02/13/2026	DD021151
Total 6220 · Payroll Taxes			
62341 · Health Insurance			
	General Journal	02/28/2026	Health02
Total 62341 · Health Insurance			
6240 · Retirement Contributions			
	General Journal	02/28/2026	retire02
Total 6240 · Retirement Contributions			
Total 6230 · Benefits & Payroll Expenses			
7770 · Office and Program Expenses			
7773 · Supplies & Materials			
	Credit Card Charge	02/28/2026	5242
	Credit Card Charge	02/28/2026	5242
	Credit Card Charge	02/28/2026	5242
Total 7773 · Supplies & Materials			
Total 7770 · Office and Program Expenses			
8000 · Indirect			
8001 · Indirect Costs			
	General Journal	02/28/2026	indire02
Total 8001 · Indirect Costs			
Total 8000 · Indirect			
Total Expense			
Net Ordinary Income			
Net Income			

Youth Leadership Institute
Profit & Loss Detail
February 2026

	Name
Ordinary Income/Expense	
Expense	
6000 · Personnel	
6201 · Staff Payroll	
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
Total 6201 · Staff Payroll	
Total 6000 · Personnel	
6230 · Benefits & Payroll Expenses	
6220 · Payroll Taxes	
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
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	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
Total 6220 · Payroll Taxes	
62341 · Health Insurance	
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
Total 62341 · Health Insurance	
6240 · Retirement Contributions	
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
Total 6240 · Retirement Contributions	
Total 6230 · Benefits & Payroll Expenses	
7770 · Office and Program Expenses	
7773 · Supplies & Materials	
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
Total 7773 · Supplies & Materials	
Total 7770 · Office and Program Expenses	
8000 · Indirect	
8001 · Indirect Costs	
	09 Coachella:099999 Coachella Gen (UseOnlyW/Approval)
Total 8001 · Indirect Costs	
Total 8000 · Indirect	
Total Expense	
Net Ordinary Income	
Net Income	

Youth Leadership Institute
Profit & Loss Detail
February 2026

	Source Name
Ordinary Income/Expense	
Expense	
6000 · Personnel	
6201 · Staff Payroll	
	Rodriguez Mendez, Olivia
	Sanchez, Migdalia N
	Lemus (E), Cecilia
Total 6201 · Staff Payroll	
Total 6000 · Personnel	
6230 · Benefits & Payroll Expenses	
6220 · Payroll Taxes	
	Rodriguez Mendez, Olivia
	Rodriguez Mendez, Olivia
	Rodriguez Mendez, Olivia
	Rodriguez Mendez, Olivia
	Sanchez, Migdalia N
	Sanchez, Migdalia N
	Sanchez, Migdalia N
	Sanchez, Migdalia N
	Lemus (E), Cecilia
	Lemus (E), Cecilia
	Lemus (E), Cecilia
	Lemus (E), Cecilia
Total 6220 · Payroll Taxes	
62341 · Health Insurance	
Total 62341 · Health Insurance	
6240 · Retirement Contributions	
Total 6240 · Retirement Contributions	
Total 6230 · Benefits & Payroll Expenses	
7770 · Office and Program Expenses	
7773 · Supplies & Materials	
	Amazon
	Amazon
	Amazon
Total 7773 · Supplies & Materials	
Total 7770 · Office and Program Expenses	
8000 · Indirect	
8001 · Indirect Costs	
Total 8001 · Indirect Costs	
Total 8000 · Indirect	
Total Expense	
Net Ordinary Income	
Net Income	

Youth Leadership Institute
Profit & Loss Detail
February 2026

	Memo	Class
Ordinary Income/Expense		
Expense		
6000 · Personnel		
6201 · Staff Payroll		
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
Total 6201 · Staff Payroll		
Total 6000 · Personnel		
6230 · Benefits & Payroll Expenses		
6220 · Payroll Taxes		
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
	Direct Deposit	09Coachella
Total 6220 · Payroll Taxes		
62341 · Health Insurance		
	Benefit Health Insurance Allocation for February 2026	09Coachella
Total 62341 · Health Insurance		
6240 · Retirement Contributions		
	Retirement Allocation for February 2026	09Coachella
Total 6240 · Retirement Contributions		
Total 6230 · Benefits & Payroll Expenses		
7770 · Office and Program Expenses		
7773 · Supplies & Materials		
	Supplies and materials	09Coachella
	Supplies and materials	09Coachella
	Supplies and materials	09Coachella
Total 7773 · Supplies & Materials		
Total 7770 · Office and Program Expenses		
8000 · Indirect		
8001 · Indirect Costs		
	Indirect Calculation for February 2026	09Coachella
Total 8001 · Indirect Costs		
Total 8000 · Indirect		
Total Expense		
Net Ordinary Income		
Net Income		

Youth Leadership Institute
Profit & Loss Detail
February 2026

	Clr	Split
Ordinary Income/Expense		
Expense		
6000 · Personnel		
6201 · Staff Payroll		
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
Total 6201 · Staff Payroll		
Total 6000 · Personnel		
6230 · Benefits & Payroll Expenses		
6220 · Payroll Taxes		
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
		1022 · Amalgamated Bk Payroll 2024966
Total 6220 · Payroll Taxes		
62341 · Health Insurance		
		62341 · Health Insurance
Total 62341 · Health Insurance		
6240 · Retirement Contributions		
		6240 · Retirement Contributions
Total 6240 · Retirement Contributions		
Total 6230 · Benefits & Payroll Expenses		
7770 · Office and Program Expenses		
7773 · Supplies & Materials		
		2071 · Ramp Credit Cards
		2071 · Ramp Credit Cards
		2071 · Ramp Credit Cards
Total 7773 · Supplies & Materials		
Total 7770 · Office and Program Expenses		
8000 · Indirect		
8001 · Indirect Costs		
		8001 · Indirect Costs
Total 8001 · Indirect Costs		
Total 8000 · Indirect		
Total Expense		
Net Ordinary Income		
Net Income		

Youth Leadership Institute
Profit & Loss Detail
February 2026

	Debit	Credit	Balance
Ordinary Income/Expense			
Expense			
6000 · Personnel			
6201 · Staff Payroll			
	732.33		732.33
	321.92		1,054.25
	204.64		1,258.89
Total 6201 · Staff Payroll	1,258.89	0.00	1,258.89
Total 6000 · Personnel	1,258.89	0.00	1,258.89
6230 · Benefits & Payroll Expenses			
6220 · Payroll Taxes			
	0.52		0.52
	38.33		38.85
	8.96		47.81
	24.26		72.07
	0.32		72.39
	19.64		92.03
	4.59		96.62
	14.89		111.51
	0.20		111.71
	12.62		124.33
	2.95		127.28
	9.57		136.85
Total 6220 · Payroll Taxes	136.85	0.00	136.85
62341 · Health Insurance			
	191.48		191.48
Total 62341 · Health Insurance	191.48	0.00	191.48
6240 · Retirement Contributions			
	24.89		24.89
Total 6240 · Retirement Contributions	24.89	0.00	24.89
Total 6230 · Benefits & Payroll Expenses	353.22	0.00	353.22
7770 · Office and Program Expenses			
7773 · Supplies & Materials			
	39.86		39.86
	61.68		101.54
	93.22		194.76
Total 7773 · Supplies & Materials	194.76		194.76
Total 7770 · Office and Program Expenses			
8000 · Indirect			
8001 · Indirect Costs			
	307.17		307.17
Total 8001 · Indirect Costs	307.17		307.17
Total 8000 · Indirect	307.17		307.17
Total Expense	2,114.04	0.00	2,114.04
Net Ordinary Income	2,114.04	0.00	-2,114.04
Net Income	**2,114.04**	**0.00**	**-2,114.04**

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Anahi Fernandez, Management Analyst

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

Staff Recommendation:

Staff recommends that the City Council:

1. Approve Resolution 2026-18, accepting the 2025 Housing Element and General Plan Implementation Annual Progress Report; and

2. Direct staff to submit the 2025 Housing Element and General Plan Implementation APR to the California Department of Housing and Community Development as required by law prior to April 1, 2025.

Background:

California Government Code Section 65400 requires the City to prepare an annual status report on the City of Coachella 2035 General Plan implementation. The annual status report must be presented to the City Council for review and acceptance, and then submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD) by April 1st of each year pursuant to State guidelines. The purpose of the progress report is to provide information to City Council to assess how the General Plan is being implemented. Also, the report provides State required information regarding the City's progress in meeting its share of regional housing needs.

Discussion/Analysis:

General Plan Implementation Actions

The General Plan 2025 APR describes the status of General Plan implementation measures and housing activity and programs. The City of Coachella General Plan 2035 serves as a blueprint for the future growth of the City of Coachella and includes goals and policies within various General Plan elements that include land use, housing, mobility, health and wellness, sustainability, safety, infrastructure and public services, and noise. The General Plan Implementation Actions describe

actions that the City shall undertake to implement the General Plan, the level of priority of the action, timeframe, the responsible party and the relevant General Plan goals for the action. The status of the General Plan Implementation Actions is provided in Table 1.

A status of notable General Plan Implementation Actions are provided in the table below:

Table 1: Key General Plan Implementation Actions Completed or Underway

Element	Action	Responsibility	Update
Land Use	Climate Appropriate design standards	Planning	Approved by Council 2025 with native plant and shade canopy standard.
	Reduce Parking minimum requirements	Planning	Planned as code amendments in 2026.
	Allow and encourage creation of ADUs	Planning	ADU pre-approved plans are issued and are being communicated with plans.
Health and Wellness	Edible Landscapes	Public Works, Planning, Engineering	Pyramid Ranch development includes edible landscaping in the planned park and also planned for the Community Resilience Center (CRC).
	• Multi-use facilities • Emergency Food • Gardening tools and resources • Community garden and composting education • Edible landscapes	Council, City Manager and Planning	City secured $10 million in SGC Community Resilience Center funding to support a multi-use facility and regenerative gardens for a 17,800 sq. packing house on 2 acres on Peter Rabbit Lane.
	Plaza vendors – create a healthy food truck permit program to operate around parks and plazas	Planning and Economic Development	Program adopted as a Coachella Healthy Food Truck pilot program in 2025.

Development Services Department staff plans to provide the status of these General Plan actions to the Planning Commission and the City Council annually in order to assess the City's progress with General Plan implementation and the priority level of these actions.

Housing Activity Reporting 2025

The City of Coachella currently has a 6th Cycle Residential Housing Need Allocation (RHNA) of 7,886 residential units for the 2021-2029 planning period. The allocation is distributed across four income categories: Very Low Income, Low Income, Moderate Income, and Above Moderate Income as further defined below:

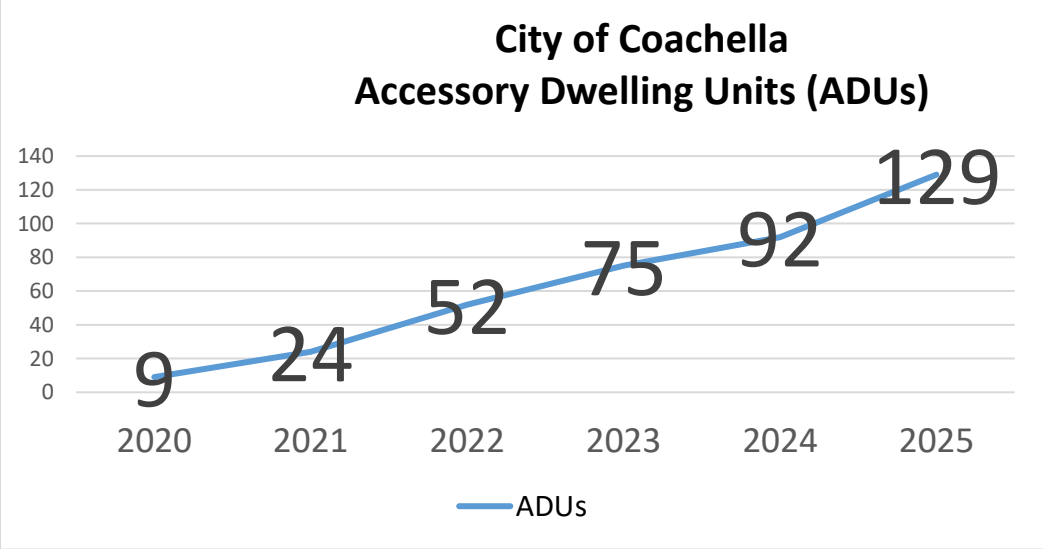
Coachella RHNA:

Very Low-Income - 1,033
Low-Income - 999
Moderate-Income – 1,367
Above Moderate-Income – 4,487

Total RHNA: 7,886

During the 2025 calendar year, the City Permitted 129 Accessory Dwelling Units (ADUs), which count towards the City's RHNA for low-income units (see Figure 1 below). The City also permitted 34 single-family detached units in the above moderate-income category. In addition, the City entitled 53 low-income multi-family units for seniors as part of the 6th Street Senior Apartments development project. The City's RHNA is established by the Southern California Association of Governments (SCAG) based on projected and existing needs within each jurisdiction. Between 2021 and 2025, the City has permitted 952 residential units toward its RHNA target. The Housing Activity Report for calendar year 2025 is included as Attachment 2.

Figure 1: Coachella ADU Permitting from 2020-2025



To facilitate housing development and meet future demand, local efforts focus on removing regulatory barriers by streamlining development approvals through objective design and development standards, revising zoning codes, reducing parking requirements, and eliminating minimum dwelling size regulations.

Attachments:

1. Resolution No. 2026-18
2. 2025 Coachella Housing Element APR
3. City of Coachella General Plan Implementation Actions Status

RESOLUTION NO. 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ACCEPTING THE HOUSNING ELEMENT IMPLEMETATION AND GENERAL PLAN 2025 ANNUAL PROGRESS REPORT.

WHEREAS the State of California requires cities to have an adopted General Plan to provide guidance on land use decisions; and,

WHEREAS on April 22, 2015, the City Council of the City of Coachella approved the General Plan 2035 document along with the Program EIR and Climate Action Plan; and

WHEREAS the City of Coachella General Plan 2035 is the City's comprehensive long-term policy document comprised of goals and policies for achieving Coachella's vision. The plan guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS the General Plan contains the seven State-required elements and four additional elements, as follows: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; 7) Safety; 8) Mobility, 9) Health and Wellness; 10) Sustainability; 11) Infrastructure and Public Services; and

WHEREAS each element of the General Plan has a set of goals and policies that are intended to achieve specific objectives. The City's General Plan Implementation Action Matrix lists and prioritizes specific projects and ongoing programs or "Implementation Measures" that align with goals and policies in General Plan Elements, excluding Housing. For the Housing Element, implementation measures are included in a Housing Action Plan certified by the California Department of Housing and Community Development (HCD) with the Housing Element; and

WHEREAS California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6200, *et seq*., requires the City to use in the report forms and definitions adopted by the California Department of Housing and Community Development (HCD) to report on the status and progress implementing the City's Housing Element; and,

WHEREAS California Government Code Section 65400(a)(2)(B) requires the City to include in the APR the City's progress in meeting its share of regional housing needs; and,

WHEREAS, California Code of Regulations, Title 25, Division 1, Chapter 6, Section 6200, *et seq*., requires the City to use in the report forms and definitions adopted by the California Department of Housing and Community Development (HCD) to report on the status and progress implementing the City's Housing Element; and,

WHEREAS California Government Code Section 65400(a)(2)(F) requires the City to include in the report an assessment of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and,

WHEREAS California Government Code Section 65400(a)(2) requires the City to submit the report to the California Governor's Office of Land Use and Climate Innovation and HCD by April 1st of each year; and,

WHEREAS, the Planning Division has determined in accordance with the California Environmental Quality Act (CEQA) that the General Plan 2025 Annual Progress Report (2025 APR) is not a project under the California Environmental Quality Act (CEQA). The APR is an informational report documenting progress towards implementing the General Plan and does not make decisions for City actions; and,

WHEREAS, on March 25, 2026, the City Council of the City of Coachella held a public meeting on the 2025 APR, considered written and oral comments, and facts and evidence presented by City staff, and other interested parties. The 2025 APR is Attachment 2 and Attachment 3 of the March 25, 2026 City Council staff report, incorporated herein by reference.

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

Section 1. Incorporation of Recitals.

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

Section 2. CEQA Findings.

The Progress Report is not a project under the California Environmental Quality (CEQA) because the report is an informational report documenting progress towards implementing the General Plan and does not make decisions for City actions.

Section 3. Acceptance of 2025 APR.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of Coachella City Council, pursuant to Section 65400(a)(2) of the Government Code, has reviewed the 2025 APR that is Attachment 2 and 3 to the March 25, 2026 City Council staff report, incorporated herein by reference. The City Council accepts and finds the 2025 APR:

A. Adequately assesses the status of the General Plan and Housing Element and its implementation;

B. Provides information regarding the City's progress in meeting its share of regional housing needs;

C. Uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element;

D. Adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and

E. Accurately documents the date of the last revision to the General Plan.

Section 4. Submission of Progress Report.

Pursuant to the California Government Code Section 65400(a)(2), the City shall submit the Progress Report to the California Governor's Office of Land Use and Climate Innovation and HCD.

Section 5. Certification.

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED APPROVED and ADOPTED this 25th day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
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. 2026-18 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 25th day of March 2026 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

Please Start Here

General Information	
Jurisidiction Name	Coachella
Reporting Calendar Year	2025
Contact Information	
First Name	Kendra
Last Name	Reif
Title	Community Development Director
Email	kreif@coachella.org
Phone	7603983102
Mailing Address	
Street Address	53990 Enterprise Way
City	Coachella
Zipcode	92236

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_12_10_25

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Coachella	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	129
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		34
Total Units		**163**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	216	33	67
2 to 4 units per structure	0	0	0
5+ units per structure	53	0	0
Accessory Dwelling Unit	129	129	71
Mobile/Manufactured Home	0	0	0
Total	**398**	**162**	**138**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	163	162

Housing Applications Summary	
Total Housing Applications Submitted:	154
Number of Proposed Units in All Applications Received:	1,722
Total Housing Units Approved:	77
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	145	150
Discretionary	9	1573

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	8
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Coachella	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
1					2	3	4	5										6	7	8	9	10	11
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	77	147	0	0	1498	1722	77	0			
	778-113-001 and -002	SE corner of Tripoli Avenue and 6th Street	6th Street Senior Apartments	AR No. 25-12	5+	R	9/3/2025							53					53	53		NONE	No	No
	612250012	48665 Van Buren Street	Soliz ADU & Duplex	AR No. 25-11	2 to 4	O	8/18/2025								2				2			SB 9 (2021) - Duplex in SF Zone	No	No
	779-272-001 thru -016, and 779-301-001 thru -008	SE corner of Ave 50 and Calhoun Street	CVHC Self Help Homes	AR No. 25-08	SFD	O	6/16/2025							24					24	24		NONE	No	No
	780-040-001, 003, 780-060-001 and -002	SW Corner of Ave 52 & Van Buren Street	COVA	TTM 39330	SFD	O	7/3/2025											162	162			NONE	No	No
	768-442-015-9	53049 Cesar Chavez Street	Miguel Munoz Living Trust	AR No. 25-06	2 to 4	O	5/27/2025								2			2	4			SB 9 (2021) - Duplex in SF Zone	No	No
	763-041-039	86080 Corte Stella	Quintero Attached SFR	AR No. 25-05	SFA	O	5/19/2025								1				1			SB 9 (2021) - Duplex in SF Zone	No	No
	778-241-019	52443 Tripoli Way	Navarro SFD	AR No. 25-03	SFD	O	3/18/2025								1				1			SB 9 (2021) - Duplex in SF Zone	No	No
	768-290-003	NW corner of Avenue 53 and Fredrick Street	Anthony Vineyard	TTM 39348, CUP 400, AR 26-01	SFD	O	11/13/2025											176	176			NONE	No	No
	768-070-002	NW corner of Avenue 52 and Fredrick Street	Chuchian Ranch	TTM 39347, EA 26-01	SFD	O	11/20/2025											268	268			NONE	No	No
	768-070-003	SE corner of Avenue 49 and Calhoun Street	Buena Vida	TTM 39170, CUP 398, EA 25-05	SFD	O	8/26/2025											395	395			NONE	No	No
	768-070-004	SW corner of Avenue 49 and Calhoun Street	Calhoun Street Subdivision	TTM 39051, CUP 390, EA 25-02	SFD	O	4/15/2025											257	257			NONE	No	No
	768-080-006	SE corner of Avenue 44 and Dillon Road	Coachella 46 lots	TTM 38986	SFD	O	10/7/2025											46	46			NONE	No	No
	612-270-002	Van Buren Street between Avenue 51 and Avenue 52	Encanto Modification	TTM 38429	SFD	O	7/15/2025											192	192			NONE	No	No
	603422014	49100 JAZMIN ST		49100 JAZMIN ST	ADU	O	1/6/2025								1				1			NONE	No	No
	778371005	53279 CALLE SOLEDAD		53279 CALLE SOLEDAD	ADU	O	1/6/2025								1				1			NONE	No	No
	612241011	83485 CAMINO PELICANO		83485 CAMINO PELICANO	ADU	O	1/9/2025								1				1			NONE	No	No
	778133005	85256 DAMASCUS AVE		85256 DAMASCUS AVE	ADU	O	1/9/2025								1				1			NONE	No	No
	768120039	50411 TOMAS LN		50411 TOMAS LN	ADU	O	1/13/2025								1				1			NONE	No	No
	603490019	84661 GUITRON ST		84661 GUITRON ST	ADU	O	1/15/2025								1				1			NONE	No	No
	612591006	49070 PLUMA BLANCA PL		49070 PLUMA BLANCA PL	ADU	O	1/20/2025								1				1			NONE	No	No
	778373006	53234 SHADY LN		53234 SHADY LN	ADU	O	1/30/2025								1				1			NONE	No	No
	768111010	50905 CHIAPAS DR		50905 CHIAPAS DR	ADU	O	2/5/2025								1				1			NONE	No	No
	768460028	84055 SIENA LN		84055 SIENA LN	ADU	O	2/6/2025								1				1			NONE	No	No
	612470017	83934 FIESTA RD		83934 FIESTA RD	ADU	O	2/12/2025								1				1			NONE	No	No
	768090018	50503 SALTILLO CIR		50503 SALTILLO CIR	ADU	O	2/12/2025								1				1			NONE	No	No
	612460053	83700 SERPENTINE DR		83700 SERPENTINE DR	ADU	O	2/20/2025								1				1			NONE	No	No
	603492019	84650 ROMERO		84650 ROMERO	ADU	O	2/20/2025								1				1			NONE	No	No
	612503008	48373 AGUA CALIENTE ST		48373 AGUA CALIENTE ST	ADU	O	2/24/2025								1				1			NONE	No	No
	778472009	52313 MICHELLE DR		52313 MICHELLE DR	ADU	O	2/18/2025								1				1			NONE	No	No
	778252010	52281 MORGAN		52281 MORGAN	ADU	O	2/18/2025								1				1			NONE	No	No

	768270015	84560 VERMOUTH DR		84560 VERMOUTH DR	ADU	O	3/3/2025								1				1			NONE	No	No
	768110005	50810 CHIAPAS DR		50810 CHIAPAS DR	ADU	O	2/19/2025								1				1			NONE	No	No
	768132020	84473 CHRISTINA RD		84473 CHRISTINA RD	ADU	O	2/24/2025								1				1			NONE	No	No

Item 17.

Jurisdiction	Coachella
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	77	129	0	0	192		398
	768210036	84635 AVENUE 51	MARISELA RAMIREZ SFD	BL-2025-01-18815	SFD	O													0
	779621015	83788 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-04-19061	SFD	O													0
	779621016	83798 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-04-19062	SFD	O													0
	779621017	83808 PYRMID RANCH DR	PYRAMID RANCH	BL-2025-04-19063	SFD	O													0
	779621018	83822 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-04-19064	SFD	O													0
	779623007	83823 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-04-19065	SFD	O													0
	779623008	83809 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-04-19066	SFD	O													0
	779623009	83797 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-04-19067	SFD	O													0
	779623010	83787 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-04-19068	SFD	O													0
	779620004	50577 PASEO CISNEROS	PYRAMID RANCH	BL-2025-07-19373	SFD	O													0
	779620005	50593 PASEO CISNEROS	PYRAMID RANCH	BL-2025-07-19374	SFD	O													0
	779620006	50607 PASEO CISNEROS	PYRAMID RANCH	BL-2025-07-19375	SFD	O													0
	779620007	50633 PASEO CISNEROS	PYRAMID RANCH	BL-2025-07-19376	SFD	O													0
	779620008	50659 PASEO CISNEROS	PYRAMID RANCH	BL-2025-07-19377	SFD	O													0
	779621013	83766 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-07-19378	SFD	O													0
	779621014	83778 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-07-19379	SFD	O													0
	779623011	83775 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-07-19380	SFD	O													0
	779623012	83765 PYRAMID RANCH DR	PYRAMID RANCH	BL-2025-07-19382	SFD	O													0
	779620001	50517 PASEO CISNEROS	PYRAMID RANCH	BL-2025-10-19648	SFD	O													0
	779620002	50539 PASEO CISNEROS	PYRAMID RANCH	BL-2025-10-19649	SFD	O													0
	779620003	50563 PASEO CISNEROS	PYRAMID RANCH	BL-2025-10-19650	SFD	O													0
	779623013	83764 CALLE [illegible]	PYRAMID RANCH	BL-2025-10-19651	SFD	O													0
	779623014	83774 CALLE [illegible]	PYRAMID RANCH	BL-2025-10-19652	SFD	O													0
	779612011	83775 CALLE [illegible]	PYRAMID RANCH	BL-2025-10-19653	SFD	O													0
	779612012	83763 CALLE [illegible]	PYRAMID RANCH	BL-2025-10-19654	SFD	O													0
	[illegible]	1600 [illegible] 2ND ST	HERNANDEZ SFD	BL-2025-11-19715	SFD	O													0
	779623015	83788 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19746	SFD	O													0
	779623016	83800 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19747	SFD	O													0
	779623017	83810 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19748	SFD	O													0
	779623018	83824 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19749	SFD	O													0
	779612007	83821 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19750	SFD	O													0
	779612008	83807 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19751	SFD	O													0
	779612009	83795 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19752	SFD	O													0
	779612010	83783 CALLE [illegible]	PYRAMID RANCH	BL-2025-11-19753	SFD	O													0
	612532018	83222 LOS CABOS AVE		BL-2025-01-18738	ADU	O								1				1/7/2025	[illegible]
	778440010	85821 AVENIDA RAYLYNN		BL-2025-01-18744	ADU	O								1				1/8/2025	[illegible]
	768521006	84123 PALERMO CT		BL-2025-01-18781	ADU	O								1				1/15/2025	[illegible]
	778333004	85074 CALLE ROSA		BL-2025-01-18785	ADU	O								1				1/16/2025	[illegible]
	603422014	49100 JAZMIN ST		BL-2025-01-18790	ADU	O								1				1/23/2025	[illegible]
	778371005	53279 CALLE SOLEDAD		BL-2025-01-18800	ADU	O								1				1/23/2025	[illegible]
	612241011	83485 CAMINO PELICANO		BL-2025-01-18801	ADU	O								1				1/23/2025	[illegible]
	778133005	85256 DAMASCUS AVE		BL-2025-01-18812	ADU	O								1				1/23/2025	[illegible]
	768120039	50411 TOMAS LN		BL-2025-01-18820	ADU	O								1				1/27/2025	[illegible]
	603490019	84661 GUITRON ST		BL-2025-01-18829	ADU	O								1				1/29/2025	[illegible]
	612591006	49070 PLUMA BLANCA PL		BL-2025-02-18843	ADU	O								1				2/3/2025	[illegible]
	778373006	53234 SHADY LN		BL-2025-02-18867	ADU	O								1				2/13/2025	[illegible]
	768111010	50905 CHIAPAS DR		BL-2025-02-18871	ADU	O								1				2/19/2025	[illegible]
	768460028	84055 SIENA LN		BL-2025-02-18877	ADU	O								1				2/20/2025	[illegible]
	612470017	83934 FIESTA RD		BL-2025-02-18890	ADU	O								1				2/26/2025	[illegible]
	768090018	50503 SALTILLO CIR		BL-2025-02-18893	ADU	O								1				2/26/2025	[illegible]
	612460053	83700 SERPENTINE DR		BL-2025-02-18895	ADU	O								1				3/6/2025	[illegible]
	603492019	84650 ROMERO		BL-2025-02-18897	ADU	O								1				6/16/2025	[illegible]
	612503008	48373 AGUA CALIENTE ST		BL-2025-02-18906	ADU	O								1				4/8/2025	[illegible]
	778472009	52313 MICHELLE DR		BL-2025-03-18917	ADU	O								1				3/4/2025	[illegible]
	778252010	52281 MORGAN		BL-2025-03-18918	ADU	O								1				3/4/2025	[illegible]
	768270015	84560 VERMOUTH DR		BL-2025-03-18921	ADU	O								1				3/18/2025	[illegible]
	768110005	50810 CHIAPAS DR		BL-2025-03-18929	ADU	O								1				3/5/2025	[illegible]
	768132020	84473 CHRISTINA RD		BL-2025-03-18942	ADU	O								1				3/10/2025	[illegible]
	779261003	50083 SAN SOLANO RD		BL-2025-03-18944	ADU	O								1				3/10/2025	[illegible]
	778340021	53400 CALLE BELLA		BL-2025-03-18945	ADU	O								1				3/10/2025	[illegible]
	768120039	50411 TOMAS LN		BL-2025-03-18951	ADU	O								1				3/11/2025	[illegible]
	768480012	51169 NEWPORT ST		BL-2025-03-18956	ADU	O								1				3/12/2025	[illegible]
	603540033	49634 PHOENIX AVE		BL-2025-03-18964	ADU	O								1				3/17/2025	[illegible]
	768200023	84812 SUNSHINE AVE		BL-2025-03-18965	ADU	O								1				3/17/2025	[illegible]
	768480012	51169 NEWPORT ST		BL-2025-03-18968	ADU	O								1				3/17/2025	[illegible]
	768371017	84626 CALLE BERNARDO		BL-2025-03-18990	ADU	O								1				3/26/2025	[illegible]
	768371010	84629 CALLE BERNARDO		BL-2025-03-18993	ADU	O								1				3/27/2025	[illegible]
	768270005	84502 VERMOUTH DR		BL-2025-04-19001	ADU	O								1				4/1/2025	[illegible]
	768270005	84502 VERMOUTH DR		BL-2025-04-19002	ADU	O								1				4/2/2025	[illegible]
	603503016	49255 TULIPAN ST		BL-2025-04-19034	ADU	O								1				6/5/2025	[illegible]
	768200011	84811 SUNDANCE LN		BL-2025-04-19037	ADU	O								1				4/24/2025	[illegible]
	768390019	52465 CALLE TECHA		BL-2025-04-19088	ADU	O								1				4/24/2025	[illegible]
	768170005	50395 SO. BALBOA		BL-2025-04-19091	ADU	O								1				4/24/2025	[illegible]
	768200028	50822 SUNBURST ST		BL-2025-04-19092	ADU	O								1				4/24/2025	[illegible]
	612611005	83906 CORTE LA MORADA		BL-2025-04-19093	ADU	O								1				4/24/2025	[illegible]
	779270001	50055 CALLE FRONTERA		BL-2025-04-19119	ADU	O								1				4/30/2025	[illegible]
	768391008	52446 CALLE TECHA		BL-2025-05-19124	ADU	O								1				5/1/2025	[illegible]
	612503015	48486 EL CASTILLO RD		BL-2025-05-19131	ADU	O								1				5/5/2025	[illegible]
	612432010	83238 PLAZA DE ORO		BL-2025-05-19145	ADU	O								1				5/13/2025	[illegible]
	603502003	49315 JAZMIN ST		BL-2025-05-19146	ADU	O								1				5/13/2025	[illegible]
	612530001	83241 CAMINO BAHIA		BL-2025-05-19147	ADU	O								1				5/13/2025	[illegible]

Local Jurisdiction Tracking ID	Affordability by Household Incomes - Building Permits												
	7											8	9
	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row	0	0	0	0	0	0	0	129	0	0	34		162
BL-2025-01-18815											1	2/12/2025	1
BL-2025-04-19061											1	6/10/2025	1
BL-2025-04-19062											1	6/10/2025	1
BL-2025-04-19063											1	6/10/2025	0
BL-2025-04-19064											1	6/10/2025	1
BL-2025-04-19065											1	6/10/2025	1
BL-2025-04-19066											1	6/10/2025	1
BL-2025-04-19067											1	6/10/2025	1
BL-2025-04-19068											1	6/10/2025	1
BL-2025-07-19373											1	7/28/2025	1
BL-2025-07-19374											1	7/28/2025	1
BL-2025-07-19375											1	7/28/2025	1
BL-2025-07-19376											1	7/28/2025	1
BL-2025-07-19377											1	7/28/2025	1
BL-2025-07-19378											1	7/28/2025	1
BL-2025-07-19379											1	7/28/2025	1
BL-2025-07-19380											1	7/28/2025	1
BL-2025-07-19382											1	7/28/2025	1
BL-2025-10-19648											1	10/16/2025	1
BL-2025-10-19649											1	10/16/2025	1
BL-2025-10-19650											1	10/16/2025	1
BL-2025-10-19651											1	10/16/2025	1
BL-2025-10-19652											1	10/16/2025	1
BL-2025-10-19653											1	10/16/2025	1
BL-2025-10-19654											1	10/16/2025	1
BL-2025-11-19715											1	11/13/2025	1
BL-2025-11-19746											1	12/18/2025	1
BL-2025-11-19747											1	12/18/2025	1
BL-2025-11-19748											1	12/18/2025	1
BL-2025-11-19749											1	12/18/2025	1
BL-2025-11-19750											1	12/18/2025	1
BL-2025-11-19751											1	12/18/2025	1
BL-2025-11-19752											1	12/18/2025	1
BL-2025-11-19753											1	12/18/2025	1
BL-2025-01-18738								1				1/7/2025	1
BL-2025-01-18744								1				1/8/2025	1
BL-2025-01-18781								1				1/15/2025	1
BL-2025-01-18785								1				1/16/2025	1
BL-2025-01-18790								1				1/23/2025	1
BL-2025-01-18800								1				1/23/2025	1
BL-2025-01-18801								1				1/23/2025	1
BL-2025-01-18812								1				1/23/2025	1
BL-2025-01-18820								1				1/27/2025	1
BL-2025-01-18829								1				1/29/2025	1
BL-2025-02-18843								1				2/3/2025	1
BL-2025-02-18867								1				2/13/2025	1
BL-2025-02-18871								1				2/19/2025	1
BL-2025-02-18877								1				2/20/2025	1
BL-2025-02-18890								1				2/26/2025	1
BL-2025-02-18893								1				2/26/2025	1
BL-2025-02-18895								1				3/6/2025	1
BL-2025-02-18897								1				6/16/2025	1
BL-2025-02-18906								1				4/8/2025	1
BL-2025-03-18917								1				3/4/2025	1
BL-2025-03-18918								1				3/4/2025	1
BL-2025-03-18921								1				3/18/2025	1
BL-2025-03-18929								1				3/5/2025	1
BL-2025-03-18942								1				3/10/2025	1
BL-2025-03-18944								1				3/10/2025	1
BL-2025-03-18945								1				3/10/2025	1
BL-2025-03-18951								1				3/11/2025	1
BL-2025-03-18956								1				3/12/2025	1
BL-2025-03-18964								1				3/17/2025	1
BL-2025-03-18965								1				3/17/2025	1
BL-2025-03-18968								1				3/17/2025	1
BL-2025-03-18990								1				3/26/2025	1
BL-2025-03-18993								1				3/27/2025	1
BL-2025-04-19001								1				4/1/2025	1
BL-2025-04-19002								1				4/2/2025	1
BL-2025-04-19034								1				6/5/2025	1
BL-2025-04-19037								1				4/24/2025	1
BL-2025-04-19088								1				4/24/2025	1
BL-2025-04-19091								1				4/24/2025	1
BL-2025-04-19092								1				4/24/2025	1
BL-2025-04-19093								1				4/24/2025	1
BL-2025-04-19119								1				4/30/2025	1
BL-2025-05-19124								1				5/1/2025	1
BL-2025-05-19131								1				5/5/2025	1
BL-2025-05-19145								1				5/13/2025	1
BL-2025-05-19146								1				5/13/2025	1
BL-2025-05-19147								1				5/13/2025	1

Local Jurisdiction Tracking ID	Affordability by Household Incomes - Certificates of Occupancy													Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
	10											11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L2	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row	0	0	0	0	0	0	0	71	0	0	67		138								8							
BL-2025-01-18815													0	NONE	No	N												
BL-2025-04-19061													0	NONE	No	N												
BL-2025-04-19062											1	12/11/2025	1	NONE	No	N												
BL-2025-04-19063											1	12/3/2025	1	NONE	No	N												
BL-2025-04-19064											1	11/24/2025	1	NONE	No	N												
BL-2025-04-19065											1	11/24/2025	1	NONE	No	N												
BL-2025-04-19066											1	12/1/2025	1	NONE	No	N												
BL-2025-04-19067													0	NONE	No	N												
BL-2025-04-19068													0	NONE	No	N												
BL-2025-07-19373													0	NONE	No	N												
BL-2025-07-19374													0	NONE	No	N												
BL-2025-07-19375													0	NONE	No	N												
BL-2025-07-19376													0	NONE	No	N												
BL-2025-07-19377													0	NONE	No	N												
BL-2025-07-19378													0	NONE	No	N												
BL-2025-07-19379													0	NONE	No	N												
BL-2025-07-19380													0	NONE	No	N												
BL-2025-07-19382													0	NONE	No	N												
BL-2025-10-19648													0	NONE	No	N												
BL-2025-10-19649													0	NONE	No	N												
BL-2025-10-19650													0	NONE	No	N												
BL-2025-10-19651													0	NONE	No	N												
BL-2025-10-19652													0	NONE	No	N												
BL-2025-10-19653													0	NONE	No	N												
BL-2025-10-19654													0	NONE	No	N												
BL-2025-11-19715													0	NONE	No	N												
BL-2025-11-19746													0	NONE	No	N												
BL-2025-11-19747													0	NONE	No	N												
BL-2025-11-19748													0	NONE	No	N												
BL-2025-11-19749													0	NONE	No	N												
BL-2025-11-19750													0	NONE	No	N												
BL-2025-11-19751													0	NONE	No	N												
BL-2025-11-19752													0	NONE	No	N												
BL-2025-11-19753													0	NONE	No	N												
BL-2025-01-18738								1				5/29/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18744								1				7/14/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18781													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18785								1				5/27/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18790								1				12/2/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18800								1				6/3/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18801													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18812													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18820								1				5/6/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-01-18829													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18843								1				7/29/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18867								1				7/9/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18871								1				8/14/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18877								1				6/3/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18890								1				12/9/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18893													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18895								1				1/14/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18897								1				10/27/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-02-18906													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18917								1				6/26/2026	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18918													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18921													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18929													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18942								1				11/2/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18944								1				6/4/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18945													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18951								1				11/20/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18956								1				8/21/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18964													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18965													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18968													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18990													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-03-18993								1				7/14/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19001													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19002													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19034								1				10/27/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19037													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19088													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19091													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19092								1				9/18/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19093													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-04-19119								1				10/20/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-05-19124													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-05-19131													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-05-19145													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-05-19146													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
BL-2025-05-19147													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									

Jurisdiction	Coachella
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (2021 - 2029)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculated formulas

Jurisdiction	Coachella	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	

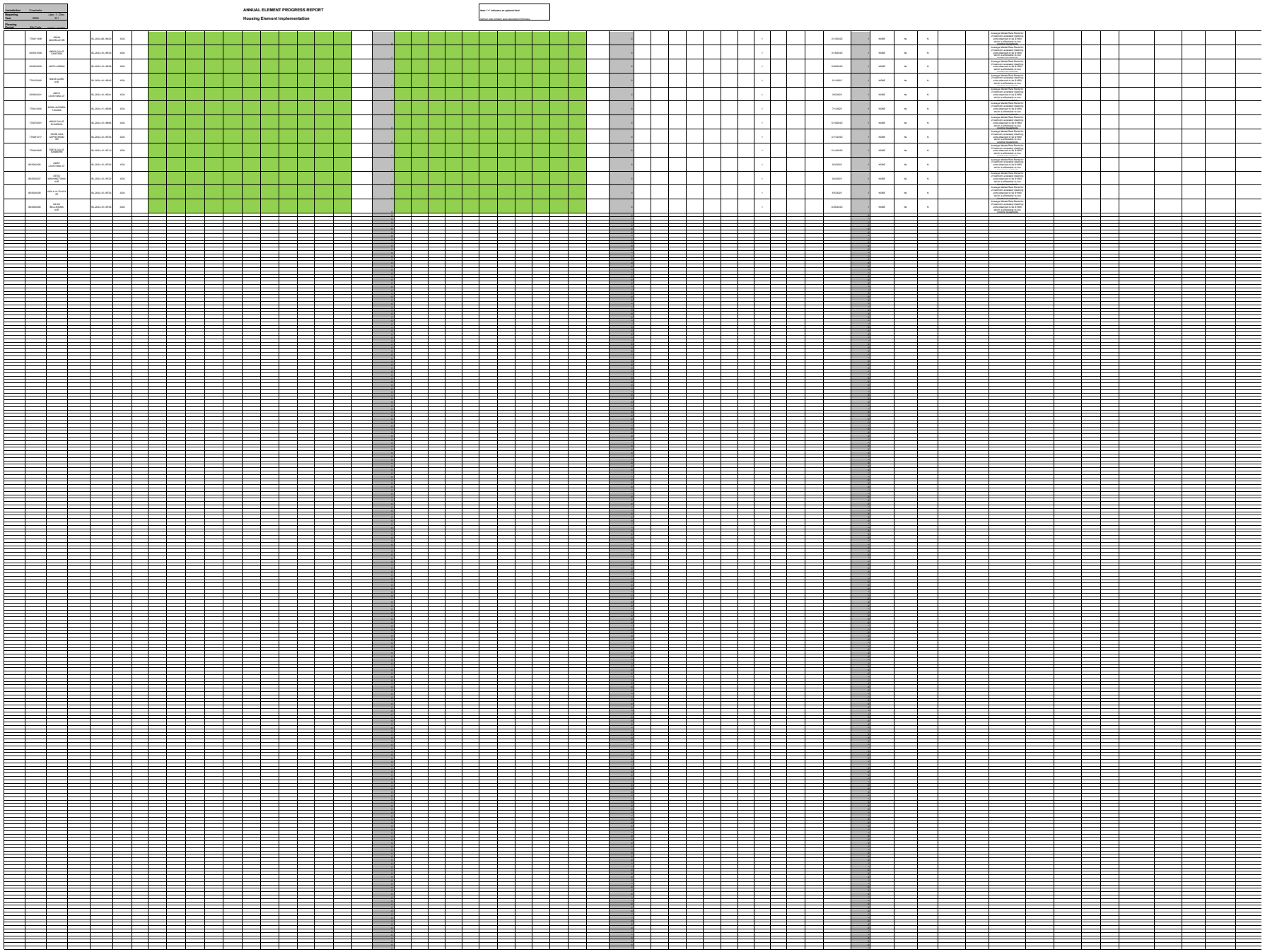
ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

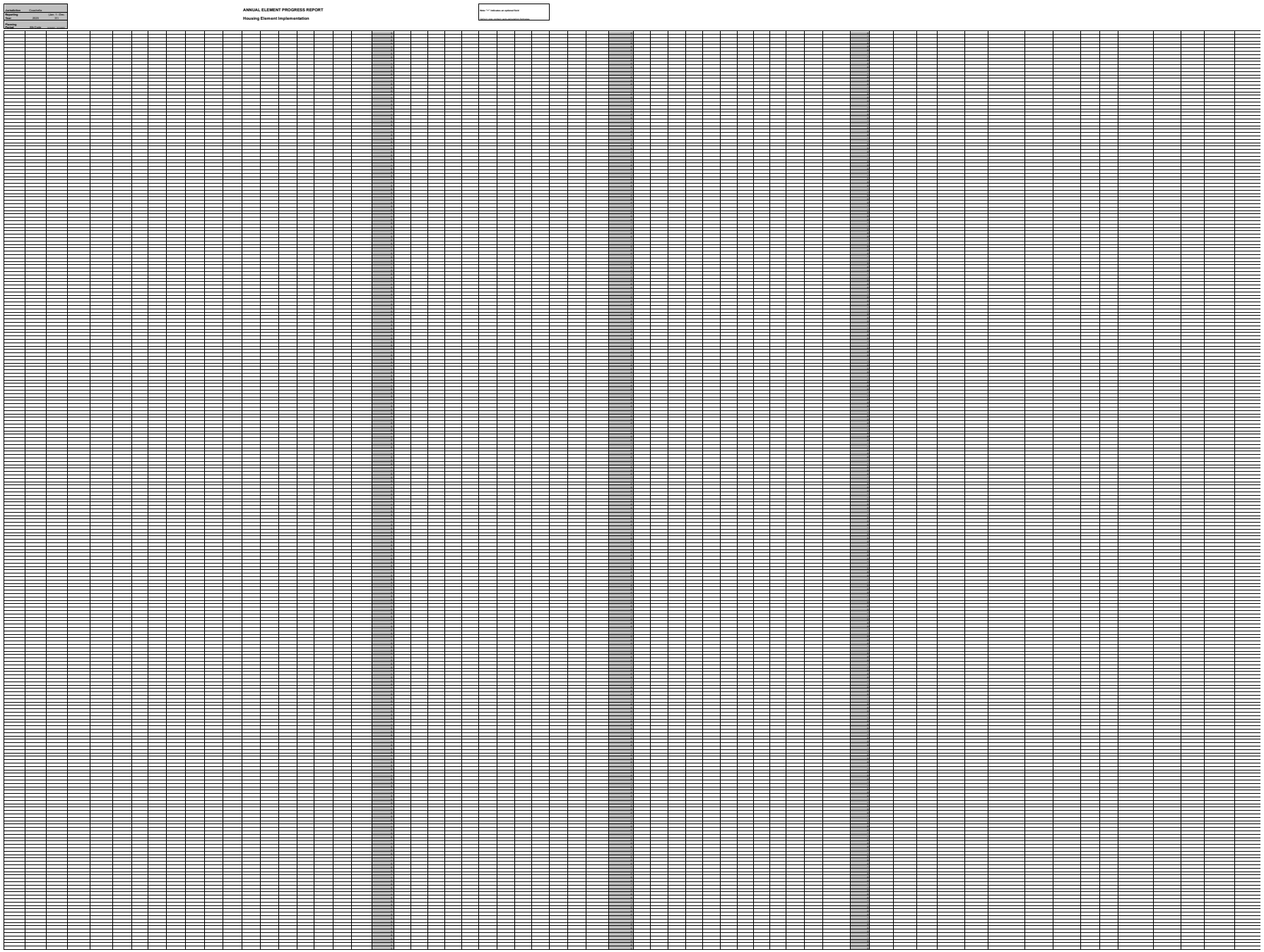
Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

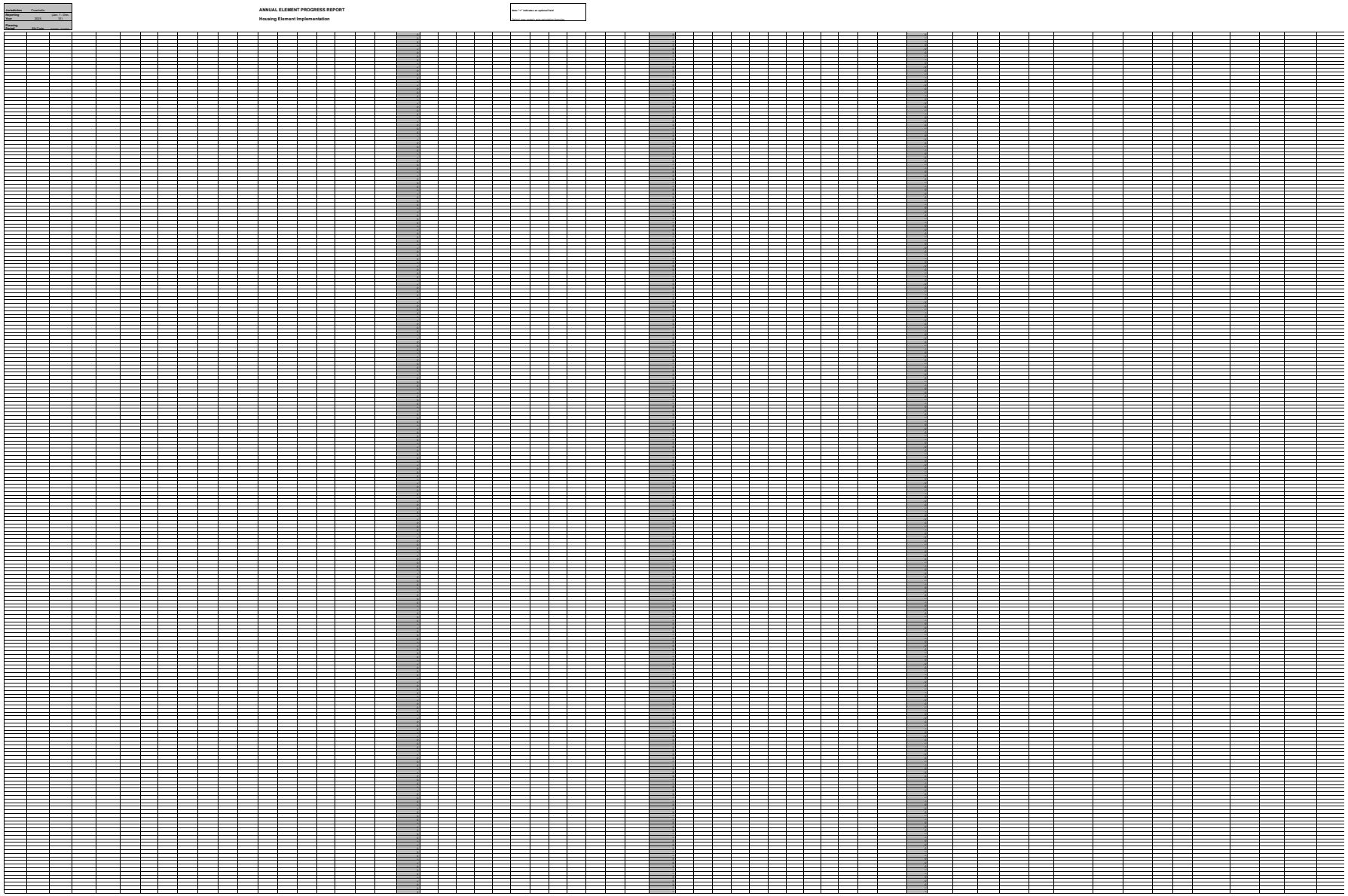
	768120019	50428 MARY CT		BL-2025-10-19685	ADU	O								1				10/27/2025	1								1				10/27/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612602015	83763 CORTE ECLIPSE		BL-2025-10-19686	ADU	O								1				10/27/2025	1								1				10/27/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612540014	83132 EL GRECO AVE		BL-2025-10-19687	ADU	O								1				10/28/2025	1								1				10/28/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768460026	84079 SIENA LN		BL-2025-10-19691	ADU	O								1				11/3/2025	1								1				11/3/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778400011	53870 CALLE BALDERAS		BL-2025-10-19695	ADU	O								1				11/4/2025	1								1				11/4/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778370041	85610 GUADALUPANA CT		BL-2025-11-19701	ADU	O								1				11/10/2025	1								1				11/10/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	763421023	51543 LA PONDEROSA DR		BL-2025-11-19713	ADU	O								1				11/5/2025	1								1				11/5/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768111012	50885 CHIAPAS DR		BL-2025-11-19714	ADU	O								1				11/6/2025	1								1				11/6/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	603421009	49007 JAZMIN ST		BL-2025-11-19721	ADU	O								1				11/12/2025	1								1				11/12/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778241019	52443 TRIPOLI WAY		BL-2025-11-19740	ADU	O								1				11/13/2025	1								1				11/13/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612560011	48043 SAN JACINTO LN		BL-2025-11-19767	ADU	O								1				12/11/2025	1								1				12/11/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	603423012	84408 AMAPOLA LN		BL-2025-11-19783	ADU	O								1				12/1/2025	1								1				12/1/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768120051	50416 TOMAS LN		BL-2025-11-19784	ADU	O								1				12/4/2025	1								1				12/4/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778161008	85425 AVENUE 52		BL-2025-12-19793	ADU	O								1				12/11/2025	1								1				12/11/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778151005	85255 CAIRO ST		BL-2025-12-19796	ADU	O								1				12/3/2025	1								1				12/3/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768200015	84851 SUNDANCE LN		BL-2025-12-19799	ADU	O								1				12/3/2025	1								1				12/3/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768010002	50105 PASEO MADRID		BL-2025-12-19827	ADU	O								1				12/16/2025	1								1				12/16/2025	1													0	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778-113-001 and -002	Southeast corner of Tripoli Avenue and 6th Street	6th Street Senior Apartments	AR No. 25-12	5+	R							53					11/19/2025	53													0													0	NONE	No	N	Other	Other										Affordable Housing Developer - Chelsea Investment Corp
	779-272-001 thru -016, and 779-301-001 thru -006	SE corner of Ave 50 and Calhoun Street	CVHC Self Help Homes	AR No. 25-08	SFD	O							24					10/15/2025	24													0													0	NONE	No	N	Other	Other										Coachella Valley Housing Coalition Mutual Self-Help Program
	612-270-002	Van Buren Street between Avenue 51 and Avenue	Encanto Modification	TTM 38429	SFD	O											192	12/10/2025	192													0													0	NONE	No	N												
	768460016	53045 MODENA TER	Bellissima	BL-2023-12-17690	SFD	O													0													0											1	4/17/2025	1	NONE	No	N												
	603570021	49899 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18322	SFD	O													0													0											1	6/30/2025	1	NONE	No	N												
	603572008	84425 REDONDO SUR	RANCHO MARIPOSA	BL-2024-08-18332	SFD														0													0											1	9/30/2025	1	NONE	No	N												
	603572009	84437 REDONDO SUR	RANCHO MARIPOSA	BL-2024-08-18333	SFD														0													0											1	9/30/2025	1	NONE	No	N												
	603572010	84449 REDONDO SUR	RANCHO MARIPOSA	BL-2024-08-18334	SFD														0													0											1	9/30/2025	1	NONE	No	N												
	603570023	49823 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-07-18244	SFD														0													0											1	6/30/2025	1	NONE	No	N												
	603570024	49785 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-07-18245	SFD														0													0											1	7/1/2025	1	NONE	No	N												
	603572001	49862 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-07-18246	SFD														0													0											1	6/30/2025	1	NONE	No	N												
	603572002	49824 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-07-18247	SFD														0													0											1	6/30/2025	1	NONE	No	N												
	603572003	49786 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-07-18248	SFD														0													0											1	6/30/2025	1	NONE	No	N												
	779620025	83888 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18383	SFD														0													0											1	3/12/2025	1	NONE	No	N												
	779620026	83896 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18384	SFD														0													0											1	3/12/2025	1	NONE	No	N												
	779620027	83908 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18386	SFD														0													0											1	2/20/2025	1	NONE	No	N												
	779620028	83920 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18387	SFD														0													0											1	2/20/2025	1	NONE	No	N												
	779620029	83932 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18388	SFD														0													0											1	2/11/2025	1	NONE	No	N												
	779620030	83940 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18389	SFD														0													0											1	2/11/2025	1	NONE	No	N												
	779620031	83948 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18390	SFD														0													0											1	2/4/2025	1	NONE	No	N												
	779620032	83958 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18391	SFD														0													0											1	2/11/2025	1	NONE	No	N												
	779620033	83931 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18392	SFD														0													0											1	2/20/2025	1	NONE	No	N												
	779620034	83917 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18393	SFD														0													0											1	2/20/2025	1	NONE	No	N												
	779620035	83905 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18394	SFD														0													0											1	3/12/2025	1	NONE	No	N												
	779620022	83856 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18398	SFD														0													0											1	4/23/2025	1	NONE	No	N												
	779620023	83868 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18399	SFD														0													0											1	3/27/2025	1	NONE	No	N												
	779620024	83876 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18400	SFD														0													0											1	3/27/2025	1	NONE	No	N												
	779621001	83885 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18401	SFD														0													0											1	3/27/2025	1	NONE	No	N												
	779621002	83873 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18402	SFD														0													0											1	1/22/2025	1	NONE	No	N												
	779621003	83861 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18403	SFD														0													0											1	4/23/2025	1	NONE	No	N												
	779621004	83851 CALLE MORENO	PYRAMID RANCH	BL-2024-08-18404	SFD														0													0											1	4/23/2025	1	NONE	No	N												
	603570029	49597 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-07-18250	SFD														0													0											1	6/5/2025	1	NONE	No	N												
	603570025	49745 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18323	SFD														0													0											1	6/5/2025	1	NONE	No	N												
	603570026	49711 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18324	SFD														0													0											1	5/14/2025	1	NONE	No	N												
	603570027	49673 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18325	SFD														0													0											1	5/14/2025	1	NONE	No	N												
	603570028	49635 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18326	SFD														0													0											1	5/14/2025	1	NONE	No	N												
	603571001	49710 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18328	SFD														0													0											1	6/5/2025	1	NONE	No	N												
	603571002	49672 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18329	SFD														0													0											1	6/5/2025	1	NONE	No	N												
	603571003	49634 REDONDO ESTE	RANCHO MARIPOSA	BL-2024-08-18330	SFD														0													0											1	6/5/2025	1	NONE	No	N												
	779620016	83796 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18496	SFD														0													0											1	7/31/2025	1	NONE	No	N												
	779620017	83806 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18497	SFD														0													0											1	7/9/2025	1	NONE	No	N												
	779620018	83818 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18498	SFD														0													0											1	6/9/2025	1	NONE	No	N												
	779620019	83828 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18500	SFD														0													0											1	6/9/2025	1	NONE	No	N												
	779620020	83840 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18501	SFD														0													0											1	6/3/2025	1	NONE	No	N												
	779621006	83835 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18503	SFD														0													0											1	6/9/2025	1	NONE	No	N												
	779621007	83821 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18504	SFD														0													0											1	6/9/2025	1	NONE	No	N												
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	779620009	50677 PASEO CISNEROS	PYRAMID RANCH	BL-2024-10-18518	SFD														0													0											1	9/29/2025	1	NONE	No	N												
	779620010	50691 PASEO CISNEROS	PYRAMID RANCH	BL-2024-10-18519	SFD														0													0											1	9/29/2025	1	NONE	No	N												
	779620011	50703 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18520	SFD														0													0											1	9/2/2025	1	NONE	No	N												
	779620012	83754 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18521	SFD														0													0											1	9/2/2025	1	NONE	No	N												
	779620013	83762 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18522	SFD														0													0											1	9/2/2025	1	NONE	No	N												
	779620014	83776 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18523	SFD														0													0											1	9/2/2025	1	NONE	No	N												
	779620015	83784 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18524	SFD														0													0											1	8/5/2025	1	NONE	No	N												
	779621010	83785 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18525	SFD														0													0											1	8/5/2025	1	NONE	No	N												
	779621011	83773 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18526	SFD														0													0											1	9/2/2025	1	NONE	No	N												
	779621012	83763 CALLE MORENO	PYRAMID RANCH	BL-2024-10-18527	SFD														0													0											1	9/2/2025	1	NONE	No	N												
	779621019	83834 PYRAMID RANCH DR	PYRAMID RANCH	BL-2024-11-18674	SFD														0													0											1	11/3/2025	1	NONE	No	N												
	779621020	83842 PYRAMID RANCH DR	PYRAMID RANCH	BL-2024-11-18675	SFD														0													0											1	11/3/2025	1	NONE	No	N												
	779621022	83862 PYRAMID RANCH DR	PYRAMID RANCH	BL-2024-11-18677	SFD														0													0											1	11/16/2025	1	NONE	No	N												
	779623003	83863 PYRAMID RANCH DR	PYRAMID RANCH	BL-2024-11-18678	SFD														0													0											1	10/16/2025	1	NONE	No	N												
	779623004	83853 PYRAMID RANCH DR	PYRAMID RANCH	BL-2024-11-18679	SFD														0													0											1	10/16/2025	1	NONE	No	N												
	779623005	83845 PYRAMID RANCH DR	PYRAMID RANCH	BL-2024-11-18680	SFD														0													0											1	11/3/2025	1	NONE	No	N												
	779623006	83837 PYRAMID RANCH DR	PYRAMID RANCH	BL-2024-11-18681	SFD														0													0											1	11/3/2025	1	NONE	No	N												
	768101005	50475 JALISCO AVE		BL-2024-03-17896	ADU														0													0								1				4/21/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778212010	85637 CALLE LIMON		BL-2024-03-17911	ADU														0													0								1				10/23/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778351019	53377 CALLE LA PAZ		BL-2024-04-17921	ADU														0													0								1				2/13/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778220017	51976 SUNSET DR		BL-2024-04-17951	ADU														0													0								1				3/7/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612590002	83482 PLUMA AZUL CT		BL-2024-04-17977	ADU														0													0								1				5/29/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778341010	53457 CALLE BONITA		BL-2024-05-17992	ADU														0													0								1				4/17/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778301014	52650 SHADY LN		BL-2024-05-18010	ADU														0													0								1				3/24/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	603491028	84549 ROMERO ST		BL-2024-05-18039	ADU														0													0								1				9/2/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612245006	83490 TODOS SANTOS		BL-2024-05-18057	ADU														0													0								1				3/25/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	603550032	84363 RHAPIS CT		BL-2024-05-18059	ADU														0													0								1				3/13/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768120007	50409 ANDREA LN		BL-2024-06-18088	ADU														0													0								1				4/1/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778445019	85846 AVENIDA RAYLYNN		BL-2024-06-18126	ADU														0													0								1				5/29/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768231003	51530 CALLE AVILA		BL-2024-06-18097	ADU														0													0								1				6/10/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612571013	83612 COXCOMB DR		BL-2024-06-18164	ADU														0													0								1				9/4/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768402003	52668 CALLE CAMACHO		BL-2024-07-18171	ADU														0													0								1				2/26/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778372002	53136 CALLE SOLEDAD		BL-2024-08-18300	ADU														0													0								1				7/8/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	768470029	51135 VENICE CT		BL-2024-08-18307	ADU														0													0								1				7/9/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612460027	83548 LAPIS DR		BL-2024-08-18339	ADU														0													0								1				4/16/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	603424017	49100 HIBISCO ST		BL-2024-08-18361	ADU														0													0								1				7/14/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	612544008	48670 EL ARCO ST		BL-2024-08-18372	ADU														0													0								1				8/6/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									
	778381008	85641 VIA MISIONERO		BL-2024-07-18261	ADU														0													0								1				5/12/2025	1	NONE	No	N			Average Market Rate Rents for 2 bedroom accessory dwelling units observed to be $1650 which is affordable to low income households									



ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation



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Jurisdiction	Coachella	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremeley Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	1,033	-	-	-	43	-	-	-	-	-	-	**43**	**990**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	999	-	-	-	65	-	-	-	-	-	-	**426**	**573**
	Non-Deed Restricted		5	8	52	75	92	129	-	-	-	-		
Moderate	Deed Restricted	1,367	-	-	-	-	-	-	-	-	-	-	**29**	**1,338**
	Non-Deed Restricted		15	14	-	-	-	-	-	-	-	-		
Above Moderate		4,487	-	-	191	133	96	34	-	-	-	-	**454**	**4,033**
Total RHNA		**7,886**												
Total Units			**20**	**22**	**243**	**316**	**188**	**163**	**-**	**-**	**-**	**-**	**952**	**6,934**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Coachella	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Housing Element Implementation

Jurisdiction	Coachella	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
4.2 Reasonable Accomodation	adopt reasonable accomodation procedures	by 2026	6th Cycle	Not Yet Started	Program has not been adopted and plan to start in 2026.	Other		None
Objective Design and Development Standards Toolkit	Streamline the development approval process	by 2026	6th Cycle	Continuous	Program has been implemented.	Other		https://www.coachella.org/departments/development-services/planning-division
Zoning Code Constraints	remove barrier to production of a variety of housing types	by 2026	6th Cycle	Completed	Zoning Consistency Update approved Summer 2023 and 9/10/25	Units		https://www.coachella.org/departments/general-plan-2035 and https://meetings.municode.com/adaHtmlDocument/index?cc=COACHELACA&me=f650709306d747b9a192ccb08b50db09&ip=true
5.3 Parking requirements	reduce parking requirements in residental projects for special needs groups	by 2026	6th Cycle	Completed	Parking zoning update in progres.	Other		https://library.municode.com/ca/coachella/codes/code_of_ordinances
5.4 Eliminate Dwelling Unit Size Standard	remove minimum dwelling unit size standards as a constraint on housing development	by 2026	6th Cycle	Completed	adtoped with 2023 Zoning Consistency Update and 9/10/25	Units		https://www.coachella.org/departments/general-plan-2035 and https://meetings.municode.com/adaHtmlDocument/index?cc=COACHELACA&me=f650709306d747b9a192ccb08b50db09&ip=true
5.5 ADUs	Remove references to second units and make consistent with state law	by 2026	6th Cycle	In Progress	ADU/JADU Ordinance Update in Progress	Other		None
1.12 Accessory Dwelling Unit Outreach	Increase ADU production	2024	6th Cycle	Completed	City developed a dedicated ADU page including provison of pre-approved ADU plans that allow for expedited review.	Units		https://www.coachella.org/departments/general-plan-2035
1.1 General Plan Implementation	Creating zones for sites identified in the site inventory	2026	6th Cycle	Completed	Zoning Consistency Update approved Summer 2023 and 9/10/25	Units		https://www.coachella.org/departments/general-plan-2035 and https://meetings.municode.com/adaHtmlDocument/index?cc=COACHELACA&me=f650709306d747b9a192ccb08b50db09&ip=true

Jurisdiction	Coachella
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Coachella	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Coachella	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Coachella	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Coachella	**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
778-420-004	Avenue 52/Grapefruit Blvd	Vacant	0	Surplus Land	5	
763-131-018	86969 Avenue 52, Coachella, CA 92236	Vacant	0	Surplus Land	5.16	
763-400-016	Avenue 52/Industrial Way	Vacant	0	Surplus Land	3.99	
763-400-017	Avenue 52/Industrial Way	Vacant	0	Surplus Land	3.8	
778-042-009	Vine Ave/4th Street	Vacant	0	Surplus Land	0.22	
778-042-010	1609 4th Street, Coachella, CA 92236	Vacant	0	Surplus Land	0.14	
778-093-005	1308 6th Street, Coachella, CA 92236	Commercial	0	Surplus Land	0.15	
778-110-001	6th Street	Commercial	0	Surplus Land	0.14	
763-412-030	Hernandez St/Avenue 52	Vacant	0	Surplus Land	0.15	
768-222-004	Douma St/Damascus Ave	Vacant	0	Surplus Land	0.18	

Jurisdiction	Coachella	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Coachella	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Coachella	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

Jurisdiction	Coachella	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount $ - *Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	77
	Non-Deed Restricted	129
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		192
Total Units		**398**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	129
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		34
Total Units		**163**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	71
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		67
Total Units		**138**

General Plan Implementation Actions Update for 2025 Calendar Year

#	ACTION DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	RELEVANT GOALS
Each action is numbered as a comprehensive list for each element	An actionable description of the implementation action. Some actions include end-note references to supportive background material or example projects.	Action items are marked as "High", "Medium", or "Low" depending on community and staff input throughout the process. Some of the criteria that helped determine priority included: • Cost. • Feasibility. • Whether the action would help engage and empower residents. • Whether action could improve or enhance existing programs/infrastructure (instead of create something new).	A broad timeframe that refers to when the action should be implemented. The timeframes are as follows: • Immediate – Current/ongoing projects or within one year of Plan adoption. • Short – Within 2 to 4 years of Plan adoption. • Medium – Between approximately 5 and 7 years of Plan adoption. • Long – 10+ years after Plan adoption. • Ongoing – Reoccurring or immediate action.	Identification of the agency or department responsible for implementing the action.	List of goal(s) that the action item will help implement. Goals will be listed with the Element title acronym and the goal number. For example an action that implements Goal 3 from the Land Use + Community Design Element and Goal 2 from the Community Health + Wellness Element, this column would contain "LU-3, CHW-2".

- **Planning/Com Dev/Building/Code – Purple**
- **City Manager – Blue**
- **Finance – Green**
- **Public Works/Parks – Orange**
- **Engineering – Red**
- **Utilities/Sanitary – Brown**
- **City Clerk – Light Blue**
- **Human Resources - Pink**

Land Use + Community character (LU)

#	Action description	Priority	Time frame	Responsibility	Relevant Goals	2025 Update
	Zoning ordinance update. Following the adoption of the General Plan, update Coachella's Zoning Ordinance. The City Council and planning staff should explore and/or modify the following items in addition to others in line with the Plan's vision. The zoning consistency analysis can be found in Appendix C. • Update the zoning code and official Zoning Map to comply with and implement the General Plan Designations and General Plan Designation Map. • Update the zoning code to encourage creative leisure and recreational uses in transit accessible and walkable areas. • Create a park once district. • Establish climate-appropriate, design guidelines that recommend best practices for passive heating and cooling in Coachella's climate. • Develop an incentive program that will assist developers in revitalizing existing structures. • Develop an incentive program to encourage and assist developers to develop along transit routes and to revitalize existing structures. • Create bicycle parking and storage requirements for all new development (or remodeling/rebuilding to the extent feasible) to cover a broad range of bike parking needs, including parking in multi-family residential dwellings, employee parking for commuters and general purpose parking in commercial areas, civic facilities and parks. Collaborate with the School Districts to provide adequate bicycle parking facilities for students and staff. • Require a certain proportion or number of units in each residential development to include universal design elements, ensuring easy modifications to accommodate wheelchairs. • Establish community gardens in appropriate locations and set forth basic regulations for community gardens, such as creation, maintenance, and operating rules. • Allow food gardening by right in residential open space areas, including front, back, and side yard space. • Prevent schools and other sensitive receptors from locating near known or expected new sources of air pollution and vice versa. The specific "safe" distance from a pollution source is dependent on the source and amount of pollution releases; however, a good rule of thumb is at least 500 feet from busy roadways, highways, and stationary sources. • When permitting new child-care facilities, require them to submit a customized, or adopt a standard, wellness policy plan to address physical activity programs, interdisciplinary nutrition education and provide meals and snacks that are consistent with current guidelines established by the US Department of Agriculture. • Allow physicians and other medical providers to convert foreclosed or other vacant residential structures into neighborhood health clinics. The City may set restrictions (such as hours of operation, parking, signage, and services offered) to ensure the clinic is not a burden to the neighborhood. • Strive for and encourage all new health and social service facilities to be transit-accessible and pedestrian-friendly. Work with Sun Line to improve transit routes and Sun Dial (Dial a Ride) access to service related facilities. • Encourage the co-location of medical healthcare, mental/behavioral health and social services to increase access to care. • Update development standards and/or create a development checklist to incorporate climate change adaption techniques into the development process. • Establish minimum tree planting requirements and guidelines for different sub areas, development types, street trees and parking lot landscaping to ensure the City's urban forest/tree canopy is extensive and well maintained. These requirements should also address drought tolerant and native plants and landscaping to reduce overall water usage. • Allow and encourage the creation of legal accessory dwelling units (ADUs) to enhance the diversity of housing options in existing residential neighborhoods. ADUs may be detached or attached to the principal structure. • Require below market rate units to come in a mix of sizes/number of bedrooms to address the need for affordable housing for different household types. • Require developers/contractors to recycle at least 50 percent of all construction and demolition waste. • Allow and incentivize renewable energy and energy efficiency technologies. • Identify and remove regulatory or procedural barriers to implementing green building practices within the City, such as updating codes, guidelines and zoning, and ensure that all plan review and building inspection staff are trained in green building design practices and techniques. • Identify appropriate buffers between agricultural and urban uses. • Develop standards to provide for cluster development and conservation design to minimize the impacts of urban development on areas where sensitive species are identified. • Identify standards for green roofs. • Create guidelines/requirements for permeable paving. Expand allowances for home occupations/businesses in residential areas. Reduce parking minimum requirements in projects where the developer conducts a traffic study to determine that unbundled parking and other measures will reduce the number of spaces required per unit.	High	Short	Planning	LU-1 LU-2 LU-3 LU-5 M-1 M-4 M-7 CHW-5 CHW-8 CHW-9 SNE-1 SNE-2 SNE-4 SNE-5 SNE-9 SNE-11	-Zoning Consistency Update adopted by CC July 2023 -Objective Design Standards adopted 2023 -Park once district to be considered with parking standards update -Climate Appropriate design standards adopted 2025 as Code Amendments -Commercial Façade program approved for 2024. Adoption and use of California Existing Building Code incentivizes the reuse existing buildings. -Commercial facade program approved by Council in '24 Enforcement of the Cal. Green Building Standards Code Section 5.106.4 Bicycle Parking, provides both short term and long term bicycle parking requirements. -zoning amendments for universal design element will be considered in upcoming code updates '25 -community gardens or stub outs - being introduced with parks in new development proposals such as Pyramid Ranch. A more detailed program would require staffing resources. -not prohibited today - will add language to permitted used in res zones '25 Code Updates This is currently assessed with CEQA. No childcare standards exists. Planning to consider in '25 Code Updates. Home converted clinic will rerquire amendments to Code. Consider in '25 Code Updates. City does encourage health facilities by transit. Climate Change adaptation techniques included in Code Updates that Council needs to appr. City uses the Cal. Green Building Standards Code Section 5.106.12 Shade Trees as the standard City adopted pre-approved ADU plans in 2024 and is providing education on this to the public. ADU Ordinance will be updated in 2025. CA Green Building Standards Code Section 5.408 requires recycling 65% of materials City allows renewable energy but doesn't offer its own incentives Building Division staff is well versed in the 2022 California Green Building Stadndards Code. Engineering would need to create a standard -Parking standards are being reveiwed for code amendments in 2025
	Design guidelines update. Update the City's design guidelines to encourage human-scale urban design at the neighborhood-, block-, and building-scale to promote walkability and social interaction. Elaborate and expand upon the contents of the Land Use + Community Design and Mobility Elements. Guidelines should specify how development along existing and planned transit lines should provide convenient, direct and safe connections to nearby transit stops and integrate transit stops into public space designs.	Medium	Medium	Planning Engineering	LU-2, LU-3 LU-5 LU -6	The City adopted objective design standards in 2023. The City also adopted updated design guidelines for the Pueblo Viejo District in October 23, 2019. Engineering will follow up on standards specs after zoning consistency update is complete.
	Healthy development review. Work with the Riverside County Department of Public Health to create a development review process to analyze the health and social equity impacts of development proposals prior to the beginning of the CEQA review process. This could include the creation of a checklist that includes a key set of high priority questions related to how the project affects the food, recreation, and active transportation environments; affordability and access; pollution and toxics exposure; local wealth creation and other topics deemed relevant. The City can choose to integrate this review into the approval process. For larger or more complex projects the City may partner with others (the County Public Health Department, community groups, independent consultants, universities, etc.) to compile a more extensive health impact assessment.	High	Short	Planning Engineering County Public Health	LU-3	The City has not engaged with the County on a healthy development review checklist and will aim to do this late 2002. N/A Engineering
	Community engagement process protocols. Work with community groups and the school district to create minimum protocols for community outreach and engagement processes for different types of municipal decisions so community members can easily learn about input opportunities and know how best to contribute. These protocols should be utilized by all City departments and could include a single electronic database/spreadsheet of institutions, community groups, business, and interested individuals who want to receive meeting announcements; a list of public outreach methods; Spanish translation/interpretation guidance (in what cases to use); social media strategies; youth engagement; provision of food and child-care at public meetings; and other related items. The City should also consider purchasing translation headsets to support increased inclusion.	High	Short	Planning City Manager School District Local community groups	LU-15	City is conducting more community engagement events and workshop for new grants, projects, program and ordinances. The resident angagmeent academy was initiated in Fall 2023 with a cohort of 25 residents to gain awareness of City operations and develop local community leadership. TCC grant includes a collaborative staeholder structure for commmunity engagement over a 5 year period.
	Sphere of Influence update. Update the City's Sphere of Influence to exclude undevelopable land in Sub-Area 17.	Medium	Medium	Planning	LU-1	
	Open space conservation strategy. Create an open space conservation program that prioritizes which open space lands to preserve. Emphasize the creation of a citywide greenbelt to achieve conservation goals.	Medium	Medium	Planning Parks	LU-2 LU-4	This has not been completed. COFEM has reached out regarding conservation and working with the City which may be a potential partnership. Not yet achieved - okay to report.
	Economic development strategic plan. Develop a long-term economic development strategy that develops and retains businesses and a strong middle class in Coachella for the decades to come. The plan should place a strong importance on creating quality jobs in Coachella for existing Coachella residents, career support programs and lifelong education, and professional development. The plan should also highlight the community's desire for industries that use a "triple bottom line" (health/people, environmental sustainability and profit) and invest back into Coachella's local economy.	High	Short	Planning City Manager Finance Library	LU-2 LU-7 LU-10 LU-11	City completed its Economic Development Strategy Plan on May 15, 2013. Staff will look to revise and update theis plan in FY 24/25.
	Fiscal impact assessment fees. Establish guidelines and create a fiscal impact assessments fee structure for new projects over 20 acres.	High	Medium	Planning Finance	LU-13	The City has implemented development impact fees effective 2017 to ensure development pays its fair share or added City service costs.
	Historic preservation study. Study neighborhoods with a significant number of buildings over 50 years old to determine whether historic districts should be established. Create and maintain an inventory of historic and pre-historic sites, structures and landmarks of historic and cultural significance in order to determine the potential impact on these resources from proposed projects.	Low	Ongoing	Planning	LU-1	The City has an existing historic resources survey from the early 2000's. Planning staff plans to propose a Council a historic survey and historical context statement in 2025.

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Mobility (M)

#	aCTION Description	Priority	Time FRame	Responsibility	Relevant Goals	2025 Update
	Complete streets manual. Develop a complete streets manual to ensure new roadway construction addresses all modes of travel to implement complete street principles. This manual should include the following components, which the City can write as stand-alone chapters over time: • ***Multi-modal street guidelines*** ○ Review, identify and implement - Review existing roadways in the City to identify what enhancements are appropriate for specific facilities to better accommodate additional modes of travel and increase connectivity. Implement guidelines within the Complete Streets Design Manual that can be constructed in lieu of roadway and intersection widening. ○ Create standards – Design and document standards for typical roadway right-of-way widths and types that include specifications for bicycle facilities, sidewalks, turn lanes, intersections, crosswalks, transit facilities and other details. ○ Multi-modal level of service **–** Develop traffic study guidelines that address the impact on all users including automobile drivers and passengers, bicyclists, pedestrians, persons with disabilities and transit riders. Consider revising traditional vehicle level of service (LOS) with methodologies more inclusive of other modes such as the multi-modal level of service (MMLOS). The City should update these guidelines on an ongoing basis as Coachella continues to grow and as new research and technology becomes available. • ***Pedestrian and bicycle action plan*** ○ Pedestrian and bicycle design guidelines – Develop pedestrian and bicycle design guidelines that identify pedestrian requirements such as sidewalk width, offset from the curb and other criteria for sidewalks along roadways. Bicycle guidelines and requirements should ensure that bicycle facilities connect all areas of the city including new and existing developments, regardless whether these areas have gates, sound walls or other barriers. The guidelines should also contain design specifications for on- and off-street bike paths and bike lanes,, street markings, dimensions, intersections, turning lanes, signage and bicycle parking standards. The guidelines should also consider installing drinking water fountains along key bicycle and pedestrian routes. ○ Prioritization plan – Prepare a prioritization plan for the creation and improvement of sidewalks in existing neighborhoods and bicycle facilities throughout the City. ○ Subdivision retrofits program – Review existing subdivisions to identify those neighborhoods that can be retrofitted to accommodate additional pedestrian and bicyclist connections. ○ Active transportation requirements – Develop guidelines that require future residential and commercial developments in the City enhance and connect to external bicycle and pedestrian networks. ○ Pedestrian and bicycle network map update – Create and update Citywide map (or two maps) of pedestrian and bicycle facilities on a recurring interval of no less than two years and ensure the map(s) is/are accessible to the public. ○ Active transportation programs – In addition to design and policy, the plan should contain programs to complement infrastructure improvements such as safety education or a bike sharing programs. ***Complete streets funding*** - On an ongoing basis, pursue grants to implement the multi-modal streets in Coachella, including but not limited to funding from federal and state agencies, philanthropic organizations and corporate giving programs.	High	Ongoing	Engineering Public Works Planning Grants Manager Public Works	LU-3 M-1 LU-3 LU-5 LU	complete street program with public facing web portal completed in 23/24. ATP Plan provides addditional info. Okay to report. There are grant funds obtained to develop a multimodal plan Will work with the Engineering Division in getting these standards developed Okay to report. We have an ATP Plan No subdivision retrofit program
	Traffic calming program. Develop a citywide program that implements a mechanism to apply traffic calming features to neighborhood roadways in a systematic fashion. This program should incorporate a strong element of public involvement to obtain resident feedback and input to identify appropriate improvements from each neighborhood.	High	Medium	Engineering Public Works	M-2	Citywide input is incoporated through LLMD community meetings and see fix it reporting software.
	Temporary car-free zones program. Develop a program with a simple application process for community event organizers to apply for temporary street closure permits necessary to create car-free events that allow people to safety walk, bike, socialize and exercise in the streets.	Medium	Short	Public Works	M-3	This can be achieved through the city's special event permit - city has permitted several block parties using this application process. RWLM is another example of the City supported car-free zone program
	Signage program. Implement a signage program for bicycle facilities that documents connections to regional facilities, bicycle parking and community facilities along existing and future bicycle facilities.	Medium	Short	Public Works Engineering	M-4	Partnering with CVAG in the Go Human Campaign - installed various street banners and other educational material with Sunline to promote walking, cycling, and other modes of transportation. CV Link and Art and Music Line will inlcude a signage program
	Walking, cycling and public transit education. Develop an active transportation awareness and safety education program in partnership with community groups, schools, other public agencies; employers to educate residents, workers, drivers, businesses and other organizations about the benefits of walking, bicycling, and/or using public transit.	Low	Medium	School District County Health Department Engineering Planning	M-3	Partnering with CVAG in the Go Human Campaign - installed various street banners and other educational material with Sunline to promote walking, cycling, and other modes of transportation.
	Transit supportive environments. Collaborate with Sun Line Transit Agency to identify and enhance those existing areas of the City where the land uses, development intensity and the pedestrian environment are conducive to higher levels of transit service and usage.			Sun Line		Transit Hub effort both existing and future facilities

Bus stop location review. Review existing bus stop locations to determine their accessibility to key destinations such as schools, residential areas, retail centers and civic facilities. Work with Sun Line to relocate existing bus stop locations as needed to provide greater access to key community destinations. ***Bus stop prioritization.*** Prioritize those bus stop locations that are connected to bicycle and pedestrian facilities to help meet users' last mile travel needs. ***Transit service prioritization.*** Work with Sun Line to prioritize future transit service in those areas where the greatest level of transit ridership will occur based on the supportive land use and transportation patterns. ***Development incentives.*** Explore and develop incentives to encourage higher-density, transit-friendly development along these transit routes.	High	Short	Engineering	M-5	Sunline does the review of bus stop location and submits new stations for review by the City. City has also requested stops previously. City staff reviewed all sun line routes for missing shade structures and 1 bus stop missing to be addressed by June '24 City and Sunline partnered to design Coachella Transite Hub for completion June 2024.
Transit service improvements for seniors. Meet with Sun Line Transit and community groups annually to identify transit service changes and improvements to accommodate the mobility needs of seniors.	Medium	Ongoing	Engineering Sun Line	M-5	bus stops must be ADA accessible. Senior Center - bus transport M-F. Cal Vans for Sunline.
Travel survey. Implement a regular travel survey in association with Sun Line Transit for Coachella residents to identify their commute patterns every two to five years.	Low	Medium	Planning Engineering Sun Line	M-5	This is information compiled by Sunline.
Operations and maintenance annual reports. Prepare annual reports disclosing incremental operations and maintenance costs associated with new transportation infrastructure built in the City over the past year.	Medium	Short	~~Engineering~~ **Public Works**	M-6	Okay to report. Track bike lane striping separetly.
Transportation infrastructure maintenance funding. Investigate funding mechanisms to maintain existing transportation infrastructure based on existing development such as assessment districts. Citywide traffic fee programs should also be updated on a recurring interval of not less than every five years.	High	Short	Engineering	M-6	No plans for a new funding mechansim. Priority and timeframe medium
Traffic data collection program. Implement a traffic data collection program on a recurring interval of no less than two years. The program should collect data on peak and non-peak traffic counts, bicycling and pedestrian counts for key intersections, transit ridership and automobile collision locations, especially ones that involved a pedestrian cyclist, or alcohol usage.	Medium	Medium	Engineering Sun Line	M-7	Engineering suggests 2 year collection of data not financially feasible and that such multimodal studies are typically conducted once every ten years.
Driver education programs. Work with community groups or other public agencies to educate motorists about safely sharing the road with bicyclists, pedestrians, and transit vehicles; child restraint laws; fuel efficient driving; and common causes of preventable collisions to promote overall safety of multi-modal streets users.	Low	Medium	~~Engineering~~	M-3	Recommend with Police. Engineering identified that they would not have a role in this.
Improve traffic flow. Implement traffic features such as roundabouts or the use of integrated signalization to improve traffic flow and reduce emissions from vehicle idling and stop and start.	Medium	Medium	Engineering Public Works	SNE-11	Participating in CVAGs synchronization projects. Continue to look at opportunities to incorporate these features in new construction and grants. Timeframe - ongoing

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Community Health + Wellness (CHW)

#	Action description	pRIORITY	Time frame	Responsibility	rELEVANT gOALS	2025 Update
	Health impacts in staff reports. Collaborate with the Riverside County Department of Public Health to create and implement the use of a health impacts protocol to help assess and disclose the health co-benefits and impacts of new construction, capital improvement projects and other land use decisions. The protocol should provide guidance on a range of health topics and include objective criteria. The protocol's results should be included in city council and planning commission staff reports. When appropriate, seek review assistance from the Riverside County Department of Public Health in completing the assessment.	High	Immediate	Planning Riverside County Department of Public Health	CHW-1	This has not been developed or coordination with Riverside County due to staffing. Planning will begin a conversation on this 2025 as we proceed with Blue Zones effort.
	Healthy budget items. Create a process and criteria that helps staff and elected officials make budget decisions about programs and capital improvement projects that could improve health and equity in Coachella. A potential approach could include: • Train department leadership on health equity. • Create health and equity criteria to help departments prioritize budget items. • Encourage each department to identify one or more health objectives for their annual budget. • Ensure budget items leverage opportunities to improve health co-benefits.	High	Short	City Manager Human Resources Planning Finance Engineering Public Works	CHW-1	Consideration of DIF fee for wellness projects/infrastructure. CM will work with Finance to estblish a line item on Annual Budget for Health and Equity objective. HR has no updates on this section. In person budget meetings have been established to work through department budgets. All Departments have been directed to submit full budgets for needed service levels to ensure all needs are considered and prioritized. CIP program priortizes ATP goals. Incoporation of new bike lanes and expanding parks prioritized. Events supported and hosted that promote health.
	Community oversight. Expand the role of an existing commission or create an ad hoc committee to advise the city council and planning commission on the implementation of the Community Health and Wellness Element and other health-related issues.	High	Ongoing	Planning	CHW-1	A Commission has not been created and another Commission has not been identified to assume Community Health and Wellness Issues. This is worth a discussion with Council upon APR review and staff resources available.
	Workplace wellness. Identify a workplace wellness team and create a model workplace wellness program for City employees. The team should assess employee health needs and implement workplace wellness programs and events. Some possible actions include offering employee incentives for healthy eating and physical activity; smoking cessation programs; group fitness or diet programs; health screenings; physical activity breaks for meetings over one hour in length; accommodate breastfeeding employees upon their return to work; and encourage walking meetings and use of stairways. The City should share this model workplace wellness program information with local employers to encourage the adoption of similar practices. The City can provide incentives (such as priority permit processing) to "healthy employers" who provide employee health benefits such as paid sick days, health insurance, gym membership, among others.	High	Ongoing	City Manager Planning	CHW-1 CHW-7	CM will establish a Workplace Wellness team in 2024 to create wellness programs Employee Assistance program
	Support events. Host, co-sponsor, and/or organize citywide community health events such as health fairs, educational talks, and workshops, to support positive health behaviors.	Medium	Ongoing	City Council	CHW-1	
	Mobile home park environmental checklist. Work with community partners to create a mobile home park checklist to assess compliance with health and safety regulations for a recurring site inspection program.	High	Short	Code Enforcement	CHW-2	These are registered by the State and working with the State for bringing them into compliance.
	Foreclosure prevention. To prevent foreclosures and to help families who are already in the foreclosure process, work with local community partners to do the following: • Identify key information such as the number, location, value, condition and owners of foreclosed properties; • Create bi-lingual information and self-help resources (to post on the City's website and in City offices) to help residents prevent and cope with the foreclosure process. • Sponsor a home economics/finance education class for first time homebuyers. • Pass and enforce a foreclosure registration ordinance that applies to both vacant and occupied buildings. • Work with utility companies to transfer account holder names in lieu of shutting off service in foreclosure properties.	Medium	Ongoing	Code Enforcement	CHW-2	Ordinance exists where banks have to register property with City when there is a foreclosure and vacant and abondoned. The City doesn't have a comprehensive program for assisting the public to prevent foreclosures and should involve a discussion with the RIVCO Housing Authority. The TCC discplacement avoidance plan includes foreclosure prevention support and financial literacy support. Code enforcement would be involved in a small piece of this and perhaps this would involve coordination between Development Services and the Grants Manager
	Homelessness plan and services. Review the Valley Wide Homelessness Plan and existing homeless services and shelters in the Eastern Coachella Valley to determine gaps in services and housing. Implement the most applicable strategies for Coachella and focus on helping homeless persons in high visibility areas (like Harrison street or Veterans' Park) who detract from perceptions of public safety. Work with community organizations to create supportive housing for homeless community members.		Ongoing	Planning City Manager CVAG Riverside County Homeless Programs Unit	CHW-2	-City contracts $100,000 a year for homeless services/outreach

Healthy building resources. Create healthy building material checklists and fact sheets that can be provided to property owners and contractors when applying for building permits.	Short	Building	CHW-2	This has not been completed and could be assigned as a task of the Dev Svcs Dept Assistant II.
Tobacco retail licensing fee. Adopt a tobacco retail licensing fee and penalties that would allow more stringent oversight and enforcement of tobacco sales to minors.	Medium	Police Administration	CHW-3	City will be working with Blue Zones effort around tabacco
Smoke-free public events and facilities. Ban smoking at outdoor public events and public facilities, including farmers' markets, public parks and trails, and community street fairs.	Ongoing	Public Works	CHW-3	City events occur on city property which bans the use of tobacco on city property.
Second- and third-hand smoke exposure. Research and adopt an ordinance that bans smoking in multi-unit residential buildings and care/convalescent facilities. Before an ordinance is passed, educate single- and multi-family property owners and managers about the effects of second-and third-hand smoke and encourage them to include anti-smoking policies in rental agreements. Connect property owners to resources (such as model lease language) if they want to ban smoking in their rental units.	Short	Planning	CHW-3	City working with Blue Zones effort around tabacco
Smoke-free worksites. Write and adopt an ordinance that bans smoking: in outdoor dining areas, within 30 feet of unenclosed waiting areas, within 30 feet of enclosed areas where smoking is prohibited, in hotel rooms, in retail stores dealing exclusively in the sale of tobacco and smoking paraphernalia, and in unenclosed places of employment.	Short	Planning	CHW-3	City will be working with Blue Zones effort around tabacco
Teen and youth needs. Assess the City's entertainment/recreation resources every three years with the participation of Coachella youth to ensure their needs are met and to curb the influence of gang affiliation/violence.	Ongoing	Planning City Council Police Desert Recreation District	CHW-8	This has not been completed. Aware of organizations such as Alianza and Konkuey Design Initiative that has been doing some work on this issue. A discussion on this issue may be a good idea for the Parks SubCommittee. Raices Cultura presented on an the need for a teen center to Council in 2023. A Youth Advisory Commission has been established but is currently unfilled.
Safe teen activities. Streamline the process for community organizations to provide after-hours, weekend, and drug- and alcohol-free programming for youth in public spaces and facilities.	Short	Park and Recreation Committee Public Works	CHW-8	Continue work with community partners to grow this programming. The Desert Rec District provides teen activities and library also provides programming for teen activities.
Senior programs. Assess the overall needs of Coachella's older adult population every three years, in order to plan the appropriate type, quantity and schedule of senior programs and activities. The assessment should also address senior transportation and funding mechanisms.	Short	Senior Center Administration Planning Desert Recreation District	CHW-4	This has not been done and should be presented to Council in a study session regarding the Health Element. -Senior Center was expanded in 2020
Community events. Streamline the permit process for block parties, street fairs and neighborhood events that promote positive interactions, build relationships and attract residents from surrounding communities.	Immediate	Public Works	CHW-1	City's special events continue to grow and provide engagement of various community members. There are 29 community event sponsored by City for 2024.
Crime prevention through environmental design. Train one or more city employees in crime prevention through environmental design (CPTED) principles so they can review and improve the safety of development plans and existing developments with strategies such as building doors/entrances and windows to look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches and adequate nighttime lighting.	Short	Planning Building Engineering	CHW-4	Staff has not been trained in this and Planning can committee to prioritizing this in 2023
Police-community forums. Organize annual community forums with the police department, residents and local businesses to improve relationships and address public safety related to gangs, prostitution, illegal drug sales/use, and general safety around schools and parks.	Immediate	Police	CHW-4	* Should Police answer this?
Grassroots emergency preparedness. Facilitate the creation and training of neighborhood emergency response teams to promote preparedness/safety, build community and encourage self-efficacy of neighbors.	Immediate	EOC Coordinator	CHW-4	-Community Resilience Center will help serve this function. Annual CERT program with high school students. "Listos" event held with Seniors for emergency training.
Edible landscapes. Seek opportunities to create resilient and diverse edible landscapes in appropriate public spaces in Coachella for educational and nutritional purposes. Edible landscapes could be on public property, such as parks, in public rights-of-way, or in front of public buildings, so long as the edible landscapes do not negatively affect the pedestrian experience or create unsafe environments for residents and vehicle occupants. Establish a community-based network of residents, businesses and community organizations to maintain the plants and harvest the food.	Ongoing	Public Works Planning Engineering	CHW-5	The City has experimented with this at Shady Lane Park with fruit trees, added Grapefruit trees along the Urban Greening Project at Sixth Street and Pyramid Ranch Park.
Community garden and composting education. Consider hosting demonstration or lecture events and/or providing electronic or printed resources about community and home gardening, composting and permaculture to educate the general public on how to grow organic edible plants.	Short	Public Works Planning Master Gardener – UCR Extension Program	CHW-5	-City partners with County on composting efforts. -City purchased Hidden Harvest site and secured $10 million from SGC Community Resilience Center funding.
Gardening tools and resources. Work with community organizations and neighborhood groups to organize a garden-tool lending program and garden bounty exchange program. The tool lending program would have a "library" of tools and gardening supplies that residents could "check-out" for free or at a very low cost. The garden bounty exchange could be a regular (weekly or monthly) gathering where residents can trade their surplus food crops.	Short	Public Works	CHW-5	-Will occur at the Community Resilience Center
Emergency food. Partner with the Riverside County Public Health Department, local agricultural businesses and charity groups to distribute information about and expand the capacity and reach of emergency food resources.	Ongoing	City Manager Food Banks Riverside County Department of Public Health	CHW-6	-G79-CommuCommunity Resilience Center will serve this function.

Healthy foods and beverages at public events. Research and adopt an ordinance to increase healthy food and beverage options at public facilities, meetings and events. The ordinance should consider banning sugar-sweetened beverages and increase the proportion of "healthy" items sold in vending machines and at concession stands. Adopt City nutrition guidelines based on work across the state and nation. Guidelines should include unhealthy food items that may not be served at public meetings/events, ideas of healthy food and beverage alternatives and criteria for "healthy" vs. "unhealthy" items.		Short	Planning Heal Committee	CHW-6	This has not occurred. This is worth a discussion with the City Council regarding City allocating resources for this effort or determining if the City may want to apply for grants
Safe routes to school. Work with local community groups and public agencies to increase the number of students who walk and bike to/from school by implementing the following: • Collaborate with the county public health department, the Coachella Valley Unified School District (CVUSD), and local community groups to obtain grant funds to for infrastructure and safe routes to school programs (crossing guards, walking schools buses, bike trains, and carpools). • Work with the CVUSD to incorporate traffic safety awareness, including bicycle and pedestrian safety, into school curriculums. • Integrate street improvement priorities identified by the county's safe routes to school program into the City's capital improvement program. • Work with local developers, Home Owners Associations, and schools to provide more direct pedestrian and cyclist access to schools by creating pathways through dead ends and sound walls.		Ongoing	Grants Manager Engineering Planning	CHW-8	Planning will contact the County Health department. The City has coordinated on these efforts in the past for traffic safety awareness. Planning staff is encouraging more pedestrian/cyclist connections to streets and pathways. A listing of completed SRTS projects can be found in ATP Plan Engineering is working with CVUSD to complete walkability study for ATP grant opportunities.
Comprehensive child care plan. Work with local and regional agencies and community partners to assess child-care supply, demand and affordability in Coachella at least every five years and implement programs to address child-care shortfalls. Develop and implement a comprehensive Coachella child-care facilities plan that engages the resources of the City, community partners, and employers in Coachella. The plan will identify priority geographic areas to locate new centers considering target populations and supply gaps and identify and assess existing and potential financing mechanisms for facility development. The plan will also consider a variety of funding sources and, if appropriate, include a nexus study to determine whether new development should contribute to child care facilities in Coachella.		Short	Planning First 5 Finance Planning	CHW-8	This has not been done but worth a preliminary discussion with first 5 California. Celina hold position on Consortium for Early Leaning Services and they have a stategic plan No updates - not implemented
Library facilities. Work with the Riverside County library system to expand the reach and scope of programs and services offered at the Coachella branch. Specifically, improve service to the immigrant community; be a centralized resource for information about, and referrals, to community and social services; bridge the digital divide (age, race/ethnicity, and income) through computer classes; expand multilingual materials. As Coachella's population increases, consider using development impact fees to fund additional library facilities, equipment and programs.		Ongoing	City Manager Finance Riverside County Library System	CHW-8	City completed a new library on 6th Street and looking to improve facilities with the Library Annex construction in 2023 funded by State Grant
Community space fund. Maintain development fee programs to accumulate funds for the acquisition and improvement of parks and public gathering places and facilities.		Ongoing	Finance	CHW-8	The City has continued to implement a park improvement and government facility development impact fee.
Plaza vendors. Create a simple healthy food truck permit program that allows food and beverage vendors to operate in or around the perimeter of parks and plazas so long as they meet certain nutritional requirements determined by the City.		Ongoing	Planning	CHW-6	City adopted Healthy Food Truck Ordinance in 2025.
Patient protection and the Affordable Care Act. Provide resources and training for employers to address compliance with the Affordable Care Act.		Short	Riverside County Finance	CHW-9	Compliance has already been mandated. This was in effect in 2010. Not sure what can be added to this.
Mobile clinics. Increase the use of mobile or remote health care (e.g., e-health care, clinics on wheels) in Coachella for farm workers and others with poor health care access through partnerships with Riverside Department of Public Health, local hospitals and community clinics.		Ongoing	Local Health Clinics	CHW-9	
Multi-use facilities. Collaborate with community partners to create a resource center that could house a "one-stop shop" for social services in the City including an employment opportunity center.	Long term	Long	City Council City Manager Planning	CHW-8	To some extent this has been created in partnership with nonprofit organizations at the old City Hall. -City conducted a feasibility study with the CA Endowment and KDI to turn the old City Hall building to multi-use facility/community/civic center in December 2020." -Community Resilience will help serve this function
Health and social services resource list. Publish a list of health and social services resources on the City's website.	Immediate	Ongoing	Information Technical Manager Planning	CHW-9 CHW-8	This has not been created and could be done in late 2025 led by Planning.

- Planning/Com Dev/Building/Code – Purple
- City Manager – Blue
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- Engineering – Red
- Utilities/Sanitary – Brown
- City Clerk – Light Blue
- Human Resources - Pink

Sustainability + Natural Environment (SNE)

#	aCTION Description	Priority	Time FRame	Responsibility	Relevant Goals	2025 Update
	Heat island mitigation plan. Write and adopt a Heat Island Mitigation Plan that requires new commercial and residential developments to incorporate cool roofs, cool pavements and strategically placed shade trees. The plan should outline how the City will actively inspect and enforce state requirements for cool roofs on non-residential re-roofing projects.	High	Short	Engineering	SNE-1	priority - short - timeframe - Medium and consolidate w/ sustainable landscape management plan. Grant needed. Planning staff incoporated a tree canopy coverage standard in 2025 Code amendments. The Building Department enforces the California Cool Roof requirements for all re-roofing projects in the City. Shade trees are required per California Green Building Standards Code Section 5.106.12- Shade Trees.
	Sustainable landscape management plan. Create and update a landscape management plan that includes a consistent and sustainable landscaping and streetscape palette to apply to all roadways throughout the City. Different pallets and designs should apply to different districts and street types. Should specify different landscape designs for different districts and street types and prioritize shade, ease of maintenance and water conservation. The plan should also contain an urban forest management strategy. The effect should seek to optimize shade, ease of maintenance, water conservation climate benefits.	High	Medium	Planning Building Engineering Public Works	SNE-1 SNE-3 SNE-11	consolidate with above
	Vulnerability/resiliency assessment and climate adaptation strategy. Work with the regional government associations to conduct a community-wide assessment of the potential health impact, cumulative impact, and risk resiliency factors of climate change on Coachella residents. The assessment should identify the geographic areas, groups and individuals most vulnerable to climate change and specific opportunities for the City to improve its response. Vulnerable groups typically include infants and young children, the elderly, outdoor workers, people with preexisting health conditions such as asthma, and communities already affected by other social, economic, or other environmental injustices. With this information, develop a climate adaptation strategy to protect the public from heat waves and vector control, increased threats of wildfire, changing precipitation patterns, reduced water supply and increased peak energy demand.	Medium	Medium	Planning Emergency Coordinator CVAG HARC Public Health	SNE-1	
	Energy efficiently education. Organize workshops on how to increase energy efficiency of homes and businesses through topics such as home weatherization, building envelope design, smart lighting systems and conducting a self-audit of energy usage.	High	Ongoing	Building Imperial Irrigation District	SNE-2	
	Water efficient buildings. Establish or adopt a checklist to ensure developers and contractors plan and install water-efficient infrastructure and technology, including low-flow toilets and showerheads, moisture-sensing irrigation and other advances.	High	Short	Planning Building	SNE-3	This will require adoption of an ordinancy by City Council. Will begin in 2023
	Grey water ordinance. Write and adopt a grey water ordinance establishing criteria and standards to permit the safe and effective use of grey water (also known as on-site water recycling). Review and revise, without compromising health and safety, other building code requirements that might otherwise prohibit such systems.	High	Short	Planning Building	SNE-3	Will begin investigating in 2025.
	Agriculture education park. Acquire a working agricultural site to manage as an educational and cultural park.	Low	Long	Public Works	SNE-5	Community Resilience will serve as an agricultural education park.
	Right-to-Farm Ordinance. Work with the Riverside County Agriculture Commissioner to write and adopt a right-to-farm ordinance. (See this model ordinance: http://www.smartgrowthamerica.org/smartgrowthusa/wp-content/uploads/2011/01/modelrtfordinance.pdf)	High	Short	Planning	SNE-5	Planning staff included in 2025 code amendments.
	Habitat impacts. Develop a set of guidelines for evaluating project impacts to habitat, as well as for requiring specific mitigations for those that are identified.	Low	Medium	Planning	SNE-9	This has not been done and currently this City would rely on CEQA. Staff recommend this be a long-term goal.
	Vehicle idling ordinance. Establish a local ordinance that exceeds the state vehicle idling restrictions where appropriate, including restrictions for bus layovers, delivery vehicles, trucks at warehouses and distribution facilities and taxis, particularly when these activities take place close to sensitive land uses (schools, senior centers, medical facilities and residences).	Medium	Ongoing	City Manager Public Works Engineering	SNE-11	Not yet achieved Difficult to implement due to extreme heat and staff idling.
	Eco-contractor policy. Consider the creation and adoption of a policy that gives preference to contractors that use reduced emissions equipment for City construction projects as well as for City contracts for services (e.g., garbage collection). The preference policy could also include other aspects of environmentally friendly business and operations practices.	Low	Ongoing	City Manager Public Works Engineering	SNE-11	The Existing Park Master Plan is more than 15 years old. This likely is overdue and would require an appropriation to bring on a consultant to assist.
	Parks Master Plan. Revise and adopt the parks master plan, which shall address current deficiencies in park space, specific sites, accessibility, funding sources and fees. The new Parks Master Plan shall also provide for physical activity amenities in selected parks and recreation centers. The City shall install and maintain indoor or outdoor exercise equipment in selected park and recreation centers and signage to encourage exercise (i.e., mile markers on existing and new paths, health and safety tips, and stretching/ strengthening exercise suggestions, etc.). The City shall also incorporate improvements, such as water fountains and restroom facilities, in parks to allow people to spend more time outdoors.	High	Immediate	Public Works Planning	SNE-13	The Existing Park Master Plan is more than 15 years old. This likely is overdue and would require an appropriation to bring on a consultant to assist.
	Developer park guidelines. Create "Developer Guidelines for Coachella Park Standards and Requirements" to set standards, requirements, definitions, and procedures to assist developers in creating parks that contribute to the City's parks system.	Medium	Short	Planning Public Works EngineeringParks and Recreation Committee	SNE-13	This has not been created and may be worth developing with drafting of a new Parks Master Plan.
	Climate Action Plan. Maintain and implement a Climate Action Plan. At a minimum interval of two years, update the GHG inventory and evaluate progress towards the City's GHG emissions reduction target.					Planning staff will work on this with coordination with the Assistant to the City Manager in late 2025.
	Retention Basins. Establish requirements for below grade onsite storm water requirements water storage of a certain size be stored underground to preserve land.					This may be a savings to developers do underground retention and get park credit.

Safety (S)

#	aCTION Description	Priority	Time FRame	Responsibility	Relevant Goals	2025 Update
1	**Hazard prevention education.** Develop and make available to all residents and businesses, literature on hazard prevention and disaster response, including information on how to earthquake-proof residences and places of business and information on what to do before, during and after an earthquake.		Short-	Community Development	S-8	Underway with construction and operation of the Community Resilience Center
2	**Housing rehabilitation program.** Develop and administer a housing rehabilitation grant and/or loan program that allows owners of manufactured (mobile) homes to seismically retrofit their houses.		Short-	Community Development	S-1	In February 2024, the City partnered with the County of Riverside and Workforce Development Dept to adminster and implement the City's Home Enhancement Program which uses CDBG and ARPA funds.
3	**FIRM updates.** Work with the Federal Emergency Management Agency (FEMA) and the Coachella Valley Water District to develop better, more comprehensive Flood Insurance Rate Maps for Coachella, including the hillside areas. The City should identify and map local problem areas too small or currently outside of FEMA or California Department of Water Resources mapping. Use the mapping to create flood overlays for zoning and land use maps.		Long-	Community Development, Public Works, and Water Department	S-3	This effort is ongoing and maps are updated in collaboration with CVWD.
4	**Comprehensive drainage plan.** Develop a comprehensive drainage plan that could be used as a guide as the City is built out in the future.		Long-	Public Works, Community Development	S-3	Storm Water Master Plan adopted last year.
5	**Fire safety education.** Prepare and provide educational materials that inform homeowners of the importance of defensible space, correct use of power tools and machinery that can spark and ignite a fire, the dangers of igniting outdoor fires and fireworks and proper construction standards and materials.		Long-term, as developr	Fire Department, Community Development	S-8	
6	**Notification of hazardous materials.** Adopt a notification and posting requirement ordinance for pesticide use in all public buildings and facilities in the City. Notification that pesticides, such as insecticides, fungicides or herbicides, are to be applied creates the opportunity to identify problems before spraying. A City ordinance may consider limiting when and what pesticides are used (e.g. restricting spray zones to non-play areas, prohibiting pesticide application when residents will be present, etc.).		Short-	Fire Department	S-5	
7	**Pesticide education to business.** Create a program to provide educational materials to gardeners and landscape companies that do business in Coachella about alternatives to and safer usage of toxic pesticides and herbicides.		Short	Fire Department	S-6	
8	**Restrictions on pesticide application.** Develop policies and protocols to ensure pesticides are not sprayed when not safe to do so, for example when there are high winds, when nearby schools are in session, etc.				S-6	
9	**Siting.** Update the zoning code to reflect healthy siting considerations and avoid siting unhealthy land uses near schools or residential areas.		Ongoing	Community Development	S-5	This can be addressed with a future Zoning Consitency Update in '25 or '26.

- **Planning/Com Dev/Building/Code – Purple**
- **City Manager – Blue**
- **Finance – Green**
- **Public Works/Parks – Orange**
- **Engineering – Red**
- **Utilities/Sanitary – Brown**
- **City Clerk – Light Blue**
- **Human Resources - Pink**

Infrastructure + Public Service (IPS)

#	Action Description	Priority	Time Frame	Responsibility	Relevant Goals	2025 Update
	Development Impact Fees. Update the development impact fee program to fund the development of all infrastructure necessary for new development, including new water supplies and new water supply infrastructure. This fee program shall include a mechanism for the provision of tertiary water treatment and distribution infrastructure.	High	Short	Utilities Manager Engineering Finance	IPS-2	The City has implemented development impact fees effective 2017 to ensure development pays its fair share or added City service costs.
	Wastewater treatment. Establish a development impact fee program to fund the development of new wastewater treatment and conveyance capacity.	High	Short	Sanitary Finance	IPS-3	The City has implemented development impact fees effective 2017 to ensure development pays its fair share or added City service costs.
	Stormwater treatment. Establish a development impact fee program to fund the development of new stormwater treatment and conveyance capacity.	High	Short	Public Works	IPS-4	This is okay to report recommend timeframe be updated to medium.
	Solid waste management. Create and implement a Solid Waste Management Plan to institute measureable reduction targets that includes composting green waste and food scraps.	Medium	Medium	Public Works	IPS-5	The city submits its annual report to CalRecycle that includes the city's reduction efforts. 1383 program where Burrtec is to reduce organic waste by 75%. Organic waste bins are required per the CGBSC Section- 5.104.1 Recycling by Occupant.

- **Planning/Com Dev/Building/Code – Purple**
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- **Finance – Green**
- **Public Works/Parks – Orange**
- **Engineering – Red**
- **Utilities/Sanitary – Brown**
- **City Clerk – Light Blue**
- **Human Resources - Pink**

Noise (N)

#	Action Description	Priority	Time Frame	Responsibility	Relevant Goals	2025 Update
1	**Revise the City's Municipal Code to achieve the goals and policies of this General Plan Noise Element, as necessary. Examples of such revisions may include:** • Limit the hours of deliveries to commercial, mixed-use, and industrial uses adjacent to residential and other noise-sensitive land uses. • Limit noise levels generated by commercial and industrial uses. • Limit the hours of operation for refuse vehicles and parking lot sweepers if their activity results in an excessive noise level that adversely affects adjacent residential uses. • Require the placement of loading and unloading areas so that commercial buildings shield nearby land uses from noise generated by loading dock and delivery activities. If necessary, additional sound barriers shall be constructed on the commercial sites to protect nearby noise-sensitive uses. • Require all commercial health, ventilation, and air conditioning (HVAC) machinery to be placed within mechanical equipment rooms wherever possible. • Require the provision of localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment so that line of sight to the noise source from the property line of the noise-sensitive receptors is blocked.	High	Short	Planning	N-1 N-2 N-3	Planning will work on Zoning Code changes beginning November 2025.

- **Planning/Com Dev/Building/Code – Purple**
- **City Manager – Blue**
- **Finance – Green**
- **Public Works/Parks – Orange**
- **Engineering – Red**
- **Utilities/Sanitary – Brown**
- **City Clerk – Light Blue**
- **Human Resources - Pink**

STAFF REPORT
3/25/26

TO: Honorable Mayor and City Council Members

FROM: Lizzandro Diaz, Building Official

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

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2026-17, approving a contract for consulting services with Altura Solutions Accessibility Consultants to prepare an ADA PROW SETP as required by the State of California Civil Code Division 1, Part 2.5 Section 54 and the U.S. Department of Justice Civils Rights Division ADA Title II. This plan is an essential document that outlines the strategies and steps the City will take to comply with the California Civil Code and the Americans with Disabilities Act.

BACKGROUND:

The Americans with Disabilities Act (ADA) is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else. The ADA provides civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services, and telecommunications.

The City adopted an ADA SETP for City Facilities and Services by resolution on December 10, 2025. The public right-of-way study is another component of ADA Title II requirements.

DISCUSSION/ANALYSIS:

As California works towards enhancing accessibility for all, the City of Coachella recognizes the value and importance of developing an ADA PROW SETP. This plan is necessary to ensure that city parking facilities, sidewalks, curb ramps, crosswalks and communications are fully compliant with the ADA and meet the disability community's needs as much as possible.

The plan will be implemented by engaging the services of consultants specializing in ADA compliance. The consultants will conduct a comprehensive survey of facilities and outdoor areas within the city, as well as analyze existing policies and practices. Once the survey is

completed, they will develop tailored recommendations to make all city facilities, outdoor areas pedestrian paths, and the PROW fully accessible, utilizing best practices and state-of-the-art designs. The report will outline a comprehensive action plan for implementation, and will set out metrics for measuring success, ensuring compliance with the ADA. The consultant will attend work sessions with City staff, stakeholders meeting, advisory group stakeholders meeting and present the plan at a City Council meeting. The project will be funded under the city budget to ensure that the costs of compliance are met responsibly and efficiently.

FISCAL IMPACT:

The proposed Professional Services Agreement with Altura Solutions Accessibility Consultants is for an amount not to exceed $149,687. Funding for this project is budgeted in the General Fund.

ATTACHMENTS:

1. Resolution No. 2026-17
2. Professional Service Agreement – Altura Solutions Accessibility Consultants
    - Exhibit “A” Scope of Services
    - Exhibit “B” Proposal from Consultant

RESOLUTION NO. 2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH ALTURA SOLUTIONS ACCESSIBILITY CONSULTANTS WITH A NOT TO EXCEED AMOUNT OF $149,687

WHEREAS; the approval of Agreement between the City of Coachella and Altura Solutions Accessibility Consultants is for assistance with preparing an American with Disabilities Act (ADA) Public Right-of-Way (PROW) Self-Evaluation and Transition Plan (SETP); and,

WHEREAS; the City of Coachella, under Title II Subpart A of the Americans with Disabilities Act, 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 public right-of-way 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, BE IT RESOLVED by the City Council of the City of Coachella as follows:

SECTION 1: Adopt Resolution No. 2026-17 approving a Professional Services Agreement for Consulting Services with Altura Solutions Accessibility Consultants for assistance with an American with Disabilities Act (ADA) Public Right-of-Way Self-Evaluation and Transition Plan (SETP).

SECTION 2: Authorize the City Manager to make any non-substantive changes to the contract as may be recommended by the City Attorney and agreed upon by Altura Solutions Accessibility Consultants.

PASSED, APPROVED and **ADOPTED** this 25th day of March 2026.

_____
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. 2026-17 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of March 2026, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

CITY OF COACHELLA

PROFESSIONAL SERVICES AGREEMENT

CITY OF COACHELLA PROFESSIONAL SERVICES AGREEMENT

FOR ON-CALL SERVICES

1. PARTIES AND DATE.

This Agreement is made and entered into this March day of 25, 2026, by and between the City of Coachella, a municipal corporation organized under the laws of the State of California with its principal place of business at 1515 6th Street, Coachella, California 92236, County of Riverside, State of California ("City") and Altura Solutions Accessibility Consultants , a LIMITED LIABILITY COMPANY, with its principal place of business at 3616 Farwest Blvd., Ste.117-288, Austin, TX 78731 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing accessibility consulting services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Consultant to render such professional services for the American with Disabilities Act compliance and transition project ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional accessibility consulting services necessary for the Project described in Exhibit "A" attached hereto and incorporated herein by reference (“Services”). The Services shall be more particularly described in the individual Task Order issued by the City or its designee. No Services shall be performed unless authorized by a fully executed Task Order in the form attached hereto as Exhibit “B”. All Services shall be subject to, and performed in accordance with, this Agreement, each Task Order, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from March 25, 2026 to October 26, 2026, unless earlier terminated as provided herein.

3.2 Compensation.

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement. The total compensation for hereunder shall not exceed one-hundred-forty-nine-thousand-six-hundred-eighty-seven dollars ($149,687.00) without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate

would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.3 Responsibilities of Consultant.

3.3.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Any personnel performing the Services on behalf of Consultant shall not be employees of City and shall at all times be under Consultant's exclusive direction and control. Neither City, or any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultants officers, employees or agents, except as set forth in this Agreement. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines set forth in each individual Task Order issued by the City. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the established schedules and deadlines.

3.3.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: Jon Pheanis.

3.3.5 City's Representative. The City hereby designates Lizzandro Diaz, Building Official, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates Jesus Lardizabal, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.3.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its subconsultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibit "A" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

3.3.9.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following:

(1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the services and Agreement.

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the

Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

3.3.10.3 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City’s ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33U.S.C. § 1251, et seq.); the California Porter-Cologne Water Quality Control Act (Water Code§ 13000 et seq.); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant’s failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $1,000,000 per occurrence and no less than $2,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $1,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability. (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(2) Contractual Liability Exclusion Deleted: This insurance shall include contractual liability applicable to this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self- insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current

A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

3.4 Labor Code Requirements.

3.4.1 Prevailing Wages. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is

$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify and hold the City, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over

$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

3.4.4 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.7 General Provisions.

3.7.1 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the

Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below.

Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

3.7.3 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant: Altura Solutions Accessibility Consultants

3616 Farwest Blvd., Ste.117-288, Austin, TX 78731

ATTN: Jesus Lardizabal, President

City: City of Coachella 1515 6th Street, Coachella, CA 92236

ATTN: Lizzandro Diaz

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents &

Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal

action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.7.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.7.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

3.7.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and

without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.7.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include

all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.7.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.7.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.7.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.7.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or

subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.7.19 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.7.20 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

3.7.22 Order of Precedence. The following order and succession of the referenced documents shall govern in the event of conflict between documents:

3.7.22.1 Amendment(s)

3.7.22.2 This Agreement

[SIGNATURES ON NEXT PAGE]

SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL SERVICES BETWEEN THE CITY OF COACHELLA AND ALTURA SOLUTIONS ACCESSIBILITY CONSULTANTS

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

CITY OF COACHELLA

Approved By:

_____

William B. Pattison

City Manager

Approved as to Form:

_____

Best Best and Krieger, LLP

City Attorney

Attested By:

_____

City Clerk

Altura Solutions Accessibility Consultants

_____

Jesus Lardizabal

President

EXHIBIT "A"

SCOPE OF SERVICES

Altura Solutions
ACCESSIBILITY CONSULTANTS

City of Coachella, CA
Americans with Disabilities Act Public Right-of-Way Transition Plan Proposal



October 29, 2025

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October 29, 2025

Lizzandro Diaz
Building Official and Disability Access Coordinator
53990 Enterprise Way, Coachella, CA 92236

Dear Mr. Diaz,

On behalf of Altura Solutions, LLC (Altura), it is our privilege to submit this proposal to assist the City of Coachella (City) in developing its Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan for the Public Right-of-Way (ROW). We understand that this project represents more than a compliance initiative, it reflects Coachella's vision of being *a diverse, vibrant, full-service city* where every resident and visitor can participate fully in civic life. At Altura, we share this vision. Guided by our belief that *Accessibility is Freedom*, we design plans that are **actionable, sustainable, and transformative.**

Altura is a national leader dedicated exclusively to ADA transition planning. Our staff has worked with cities across the country to build equitable and lasting accessibility frameworks. We understand that Coachella's rapid growth, cultural diversity, and commitment to high-quality infrastructure requires a plan that is as practical and inclusive as it is compliant.

For the City of Coachella, our tailored approach will:

- **Empower City Leadership** – Partner with staff to strengthen ADA capacity through targeted training, clear tools, and a practical roadmap aligned with Coachella's operations and budget.
- **Invest Strategically** – Apply safe harbor provisions and data-driven prioritization to focus resources on high-impact improvements near schools, transit stops, and civic destinations.
- **Reflect Community and Culture** – Engage residents through bilingual outreach, partnerships with local organizations, and accessible town halls that elevate community voices.
- **Deliver Lasting Tools** – Provide GIS-based maps and dashboards integrated with existing systems so the City can easily track progress, costs, and compliance over time.

We are also pleased to team with Hilliard Architects, a California–based CASp certified firm providing specialized expertise in California code compliance and design. By selecting Altura, the City will not only gain an ADA Transition Plan that meets state and federal requirements, but also a long-term roadmap for accessibility.

We are excited about the opportunity to collaborate with the City of Coachella and contribute to the City's legacy of accessible, people-centered growth.

Sincerely,

Jesús Lardizábal, President
Altura Solutions, LLC
(512) 410-7059 | jel@alturalp.com | www.alturalp.com

B | APPROACH TO SCOPE OF SERVICES

Altura will use our proven method in producing a successful ADA Transition Plan. We bring over 19 years of experience and will apply best practices to the City of Coachella's ADA Transition Plan for the Public Right-of-Way. We will use the following approach as a starting point for the project and adjust as needed. However, we recognize that every agency has varying needs and the appropriate approach will be developed as we continue to work with City staff.

As an ADA Transition Plan firm, we do not lose sight of the fact that this project is more than a site assessment analysis. **Altura understands that the project is a civil rights issue.** We will proceed with the full intention of assisting the City of Coachella to meet federal ADA civil rights requirements. Our focus will encompass both the physical built environment as well as the process by which the City of Coachella delivers services

APPROACH:

1. Understand the City's needs
2. Involve the community
3. Conduct facility and program assessments
4. Develop a Transition Plan that is easy to implement
5. Monitor and evaluate

TASK 1: PROJECT MANAGEMENT

PROJECT KICK-OFF

Altura will save the City staff time by clarifying roles, schedules, and tools during kickoff. In our experience, the process is vital for establishing the relationship between Altura and our clients, as well as reviewing project scope and expectations. The meeting will address any approach questions or tasks that need clarification.

The initiation process will include the following key elements:

- Establish Department goals
- Develop detailed project schedule
- Convene with staff and ADA Coordinator (if applicable)
- Establish City contacts for facility inspection process

REVIEW OF EXISTING DOCUMENTATION

Our team will review the City's current ADA Transition Plan for Facilities and Parks as well as other governing documents that the City uses in guiding development of the City. We understand that these plans will weave together to implement best accessibility measures for the City. Altura will also develop checklists for barrier assessments based on the Public Right-of-Way Accessibility Guidelines (PROWAG), ADA Accessibility Guidelines (ADAAG) and California Access Code. We will use this process as a starting point for discussions on what has worked for the City previously and where improvements can be made to ensure that the ADA Transition Plan for the ROW is supported by the community and implementable by the City.

TASK 2: PUBLIC OUTREACH AND STAKEHOLDER ENGAGEMENT (ROW ONLY)

Altura will lead the project's stakeholder and public participation process. Collecting public input and engaging with the community is an ADA Title II requirement to be performed during the ADA Transition Plan process. We will develop a Public Participation Plan that will outline how the public will be providing feedback on applicable programs, services, and activities (PSAs) as well as identify barriers to public facilities.

Stakeholder and public input are important factors in developing a prioritization process for corrections to identified architectural barriers at facilities as well as analysis of any PSAs. We can conduct public input via traditional open house style meetings or virtual meetings. Today, technology allows for various means of interacting with the community.

As part of the outreach, an online survey and pin map will be distributed to the public. We craft our questions and process to allow for both anecdotal information as well as empirical data. Altura will take the stakeholder input and quantify the information to allow for data driven decision making. Information can be easily shared and interpreted to demonstrate trends, show concerns based on demographics, and develop project priorities. Of course, all of this is done while working closely with City staff.

While engaging stakeholders, we will clearly demonstrate how their input was captured and ultimately implemented in the ADA Transition Plan. We will rely on City staff to assist in identifying the relevant stakeholder groups and local agencies to contact. Working with existing City partners and community members will foster trust and support for this project.

Task 3: Public Right-of-Way Assessments

Altura will use the PROWAG for elements in the public right-of way (ROW) and we have the experience in providing efficient assessments of sidewalks and curb ramps. Having worked with state transportation departments, we have inspected thousands of curb ramps and miles of sidewalk.

Altura has the experience to complete inspections in the public right-of-way using various methodologies:

Spearheading a unique approach to determine ADA compliance, Altura worked with the City of Evanston, IL in utilizing existing ROW CIP project priorities and master plans. With the priorities already established, City staff self-inspected the sidewalks and curb ramps to determine compliance as part of the capital improvement project planning process. Where deficiencies were noted, the pending street project added sidewalks and curb ramps to the scope of work. The funding that as originally slated for the inspections was shifted to funding sidewalk and curb ramp construction.

For the City of Georgetown, TX, we collected a sample of data for various types of streets (arterials, collectors, and neighborhood streets) and extrapolated the data across the entire City. This limited study provided savings which then provided the basis for the creation of a prioritized plan and funding for the new projects.

For the TxDOT ADA Transition Plan, Altura assisted in the inspection of *all* existing pedestrian infrastructure throughout the state. All sidewalks and curb ramps across the state were inspected and prioritized. Our unique team has the flexibility to provide the most appropriate and cost-efficient inspection methodology for the City. We are not going to push a one-size-fits-all methodology. Instead, we pride ourselves in finding the best unique solution for our clients.



Performing a Crosswalk Inspection for ADA Compliance

For the City of Coachella, we propose conducting an inspection of a limited sample size of each street type to save money while still complying with ADA Title II requirements. We understand that the RFP calls for an inspection of all City public right-of-way infrastructure, but we propose to inspect a sampling of parking lots, arterials, collectors, and local streets and intersections to determine a baseline of compliance. We will then extrapolate the findings to the entire City. In our experience of having surveyed thousands of curb ramps and miles of sidewalks, only about 15-20% of the existing infrastructure in the public ROW complies with the latest version of PROWAG. This is due to the technical standards changing for elements in the ROW. While the infrastructure was likely built to the standard at the time, it generally does not comply with the current PROWAG. Why spend time and money to verify the level of compliance?



The *BlueDAG* app will be used to collect the field data and allow for real-time review of the data. This app allows daily review of data collected and is compatible with GIS applications. The inspection teams will consist of staff with engineering, architecture, landscape architecture, urban planning, or construction project management experience. All inspection team members have extensive ADA compliance experience and/or are certified as accessibility specialists.

The accessibility standards that will be used for the ROW assessments are important. While PROWAG is a federal standard for accessible public right-of-way design, California has its own requirements, primarily through the California Building Code (CBC), that must also be followed. The stricter of the two standards typically applies. The appropriate standards allow for the proper scoping of each element in determining the severity of a barrier.

The inspections will capture the required data to determine if facilities have accessibility barriers. By analyzing all applicable elements, we can better determine how to prioritize and address barriers within facilities. The assessments will include elements such as scoping (how many are required to comply), signage, accessible routes, curb ramps, pedestrian push buttons, audible finder tones, and reach ranges. By capturing what is available to the public, the City will have a clear picture of how to prioritize alterations and facilities.

It is highly recommended that City staff participate in the assessments to become familiar with the standards and findings. This will be a portion of the recommended staff training process. It is our goal for City staff to use the same data collection application to perform assessments on an on-going basis after the project has been completed.

TRAINING EXPERTISE

- ADA Coordinator Training
- ADA Title II Requirements
- Public-Right-of-Way and Accessibility
- Requirements for Architects and Engineers
- Customer Service to People with Disabilities
- Transition Plan Implementation
- Designing for ADA Compliance
- Alterations and ADA Compliance
- Accessibility and Capital Improvement Planning
- ADA and Parks Programming
- Maintaining Website Compliance

We propose using the Federal Highway Administration approved approach of assuming levels of compliance based on a small sample size. Instead of spending time on the inspection of the infrastructure, we will focus on prioritizing the City's pedestrian transportation network, review standard details for compliance, and start creating a system that ensures compliance in the ROW moving forward. We don't want to walk every mile of sidewalk at the cost of building sidewalks. The goal is to be prudent with existing funding and save money for the construction process.

TASK 4: RIGHT-OF-WAY ADA TRANSITION PLAN DEVELOPMENT

Altura will deliver an ADA Transition Plan for the ROW that meets the City requirements as outlined in the RFP and the requirements of ADA Title II. Both the Facility Report and the ADA Transition Plan for the ROW will reflect the on-going commitment of the City of Coachella to achieving ADA compliance in the public spaces of the community. We pride ourselves in developing ADA Transition Plans for clients with a vision to deliver on the promise of the ADA and extend freedom to all members of the community.

We will provide a draft of the ADA Transition Plan for the ROW. The draft will provide City staff with the opportunity to provide comments on the format and content. All comments will be collected, and appropriate comments will be incorporated into the final version of the ADA Transition Plan. Working with our clients, we develop ADA Transition Plans that reflect the community's vision and values. For the City of Georgetown in Texas for example, the momentum generated by the Transition Plan directly led to the successful voter approval of an ADA specific bond package. The community rallied behind the plan's vision and need for accessibility.

We look forward to working with the City of Coachella to deliver an ADA Transition Plan for the ROW that reflects the unique demands and vision of both City staff and community. As an ADA Transition Plan firm, we specialize in delivering on these types of tasks.

DELIVERABLES

- Public Right-of-Way ADA Self-Evaluation
- Barrier Inventory & Assessment Data (with GIS-compatible data, photos, associated compliance codes)
- Prioritization & Phasing Plan with Cost Estimates and Schedule for barrier removal
- Final Public ROW ADA Self-Evaluation and Transition Plan (editable format and accessible PDF)
- Monitoring, Tracking & Reporting Framework
- Presentation to City Council or designated committee (if requested)

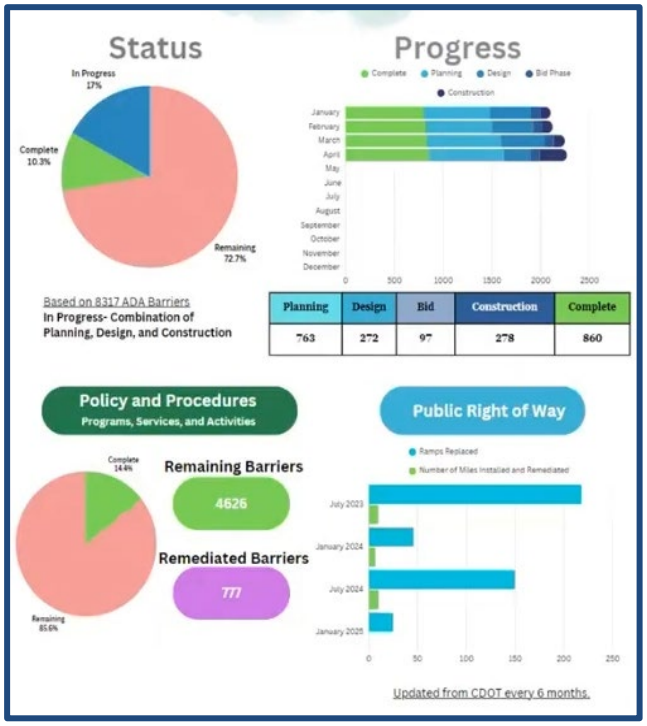
TASK 5: IMPLEMENTATION FRAMEWORK AND STAFF TRAINING

The training of staff is critical to ensure the ADA Transition Plan is implemented properly and that the City can make ADA compliance sustainable as an organization. Altura has experience in providing various accessibility trainings that will assist staff in providing outstanding service to the community and help ensure access for all.

Altura will provide training sessions to staff regarding the listed ADA topics per the RFP. The trainings will be specialized for staff depending on their roles and responsibilities within the organization. The training sessions will be recorded to allow the City to retain the information and provide the training to staff on an on-going basis.

ON-GOING ADA DASHBOARD TRACKING

A Dashboard Tracking System is a centralized, collaborative tool designed to track and manage ADA Transition Plan data across departments. Built within a customized SharePoint site, the dashboard allows for real-time data visualization and updates of identified barriers and the integration of all ADA work across the ROW, facilities, parks, and programs. Altura can develop the dashboard without the need for a proprietary software package that the City must purchase to maintain access to the data.



Sample Annual ADA Update Report

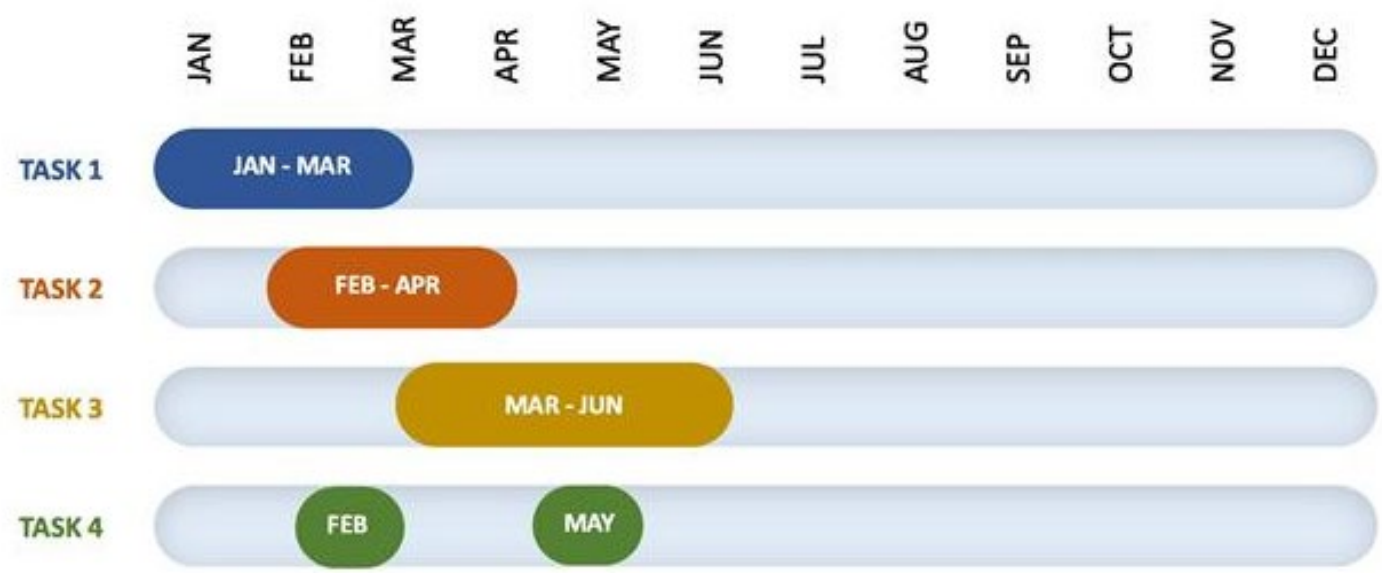
Data is initially imported from Excel spreadsheets formatted as tables, which are then converted into dynamic SharePoint lists. These lists are organized by facility, department, or barrier status, allowing users to filter, group, and update entries efficiently. Key data fields include location, remediation type, status, cost, completion date, photos, and comments. The Dashboard can also house and update shapefiles for import into GIS mapping programs such as ArcGIS. Users can update the dashboard directly or via department-specific access, ensuring decentralized data entry while maintaining oversight. The system supports version control, update alerts, and permission-based viewing to maintain data integrity.

Dashboards are enhanced with tools to update barriers as they are remediated and create monthly reports. This combination enables stakeholders to monitor project progress, spending, and barrier resolution in an intuitive and transparent manner.

Ultimately, the SharePoint Dashboard improves cross-departmental coordination, accountability, and tracking of long-term ADA compliance efforts. The Dashboard Tracking will be especially helpful as City of Coachella creates the annual ADA Update Report as recommended by the Department of Justice (DOJ).

Proposed Schedule

Altura is confident in meeting the schedule that will be further refined during the kick-off meeting period of the project. We have a great deal of experience in conducting ADA Transition Plan projects to meet our client's timelines and believe that strong communication between project management teams allows for clear and timely solutions. Please see the proposed timeline below showing the main milestone tasks for this project.



TASK 1

Review of documents and Project Expectation Development

- Kick-off Meeting
- Staff Interviews
- Develop Master Inventory Lists & checklists

TASK 2

Conduct Barrier Assessments and Evaluate Data

- Assess ROW facilities
- Communication/Website

TASK 3

Prepare ADA Transition Plan

- Prepare 1st Draft and Submit
- Town staff review Draft
- Altura reviews Staff revisions
- Final release of ADA Transition Plan
- Staff training for Implementation

TASK 4

Public Engagement

- Public Meeting #1
- All Media Surveys Released
- Public Meeting #2
- All Media Surveys Released

C | ORGANIZATION AND STAFFING

Altura Solutions, LLC., headquartered in Austin, Texas, stands as a leading ADA Transition Plan firm specializing in detail-oriented development of ADA Transition Plans for public agencies, adhering to the stringent requirements of ADA Title II. Our commitment to excellence is evident in our efficient project execution, consistently delivering within allocated budgets and timelines. Established in 2006, the company is led by the Officer/Manager, Jesus Lardizabal and Manager Lynn Ann Carley. Associates include Aileen Dryden, Olaf Brunjes, Juvelyn Owen, Dolores Gonzalez, Lynda Crier, Jane Bohls, Jake van Wagner, and Kathy Keller.

Beyond our core competency in the built environment, Altura excels in providing comprehensive accessibility solutions encompassing programs, services, accessibility trainings, and client needs. Furthermore, our experience extends to collaborating with municipal Legal Departments, where we have successfully contributed to the creation of ordinances and assessment of ADA liabilities. At Altura, we bring a depth of knowledge and a commitment to excellence that sets us apart in the field.

TECHNICAL EXPERTISE:

- Staff specialized in ADA Transition Plans
- 4 former City ADA Coordinators
- 3 ACTCP Certified ADA Coordinators
- Provided training for ADA Coordinators
- Staff with experience in:
  - Architecture
  - Engineering
  - Urban Planning
  - Landscape Architecture
  - Website & Digital Media Accessibility
  - Geographic Information Science

ACCESSIBILITY CODES AND EXPERTISE:

- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- 2010 Standards for Accessible Design
- Federal Standards for Outdoor Developed Areas
- Public Rights-Of-Way Accessibility Guidelines (PROWAG)
- California Building Code (CBC)
- California Title 24 Standards
- Uniform Federal Accessibility Standards (UFAS)
- International Building Code (IBC)
- Universal Design Principles
- SITES Certification Experience
- Web Content Accessibility Guidelines (WCAG), levels A, AA, and AA

As a firm that specializes in assisting agencies develop Transition Plans, we are cognizant of the need to allocate appropriate resources to our client's needs. While we consistently have approximately 2-3 Transition Plan projects progressing simultaneously, we are confident that our phasing of work will allow our team to apply our expertise to the City of Coachella's ADA Transition Plan very effectively. We have regular weekly meetings discussing project needs and work as a team to compete each phase of work.

TOWN OF CORTE MADERA, CA
ADA SELF-ASSESSMENT

MAY 2024 - DECEMBER 2025

Contact Information

Nick Cartagena, PE, TE, Senior Civil Engineer, Public Works
300 Tamalpais Dr, Corte Madera, CA 94925
(415) 927-5120 NCartagena@cortemadera.gov

Project Overview

12
Facilities Analyzed including Offices, Correctional Facilities, Courthouses, and Parks

60
Programs, Services, and Activities Analyzed

Created PSA and PPE Checklists for Staff to verify ADA compliance

Provided Plan Reviews of New Construction

Website Review using WCAG 2.2 and other assistive technology tools

Provided Recommendations for Remediation

Schedule & Budget

The original schedule had a project duration of 13 months. Altura was asked to provide additional services that extended beyond the original project scope. Altura met all original scope requirements within budget.

Contract Amount: $183,870.00

Scope

The Town hired Altura to evaluate public facilities, programs, and services for compliance with the Federal and California ADA Requirements. This included identifying physical barriers to accessibility, assessing policies and procedures, and recommending corrective actions to ensure equal access for all. The project focused on Town facilities and digital accessibility including a website review.

Services

Altura interviewed Town departments to gain an understanding of the processes and how to incorporate the ADA Self-Assessment into the City's daily operations and future planning.

- Assessment of Town-owned and leased facilities
- Assessment of Programs, Services, and Activities (PSAs)
- Assessment of Policies, Procedures, and Enforcement (PPEs)
- Creation of PSA and PPE Checklists for Staff
- Analysis of the City Website
- CASp certified recommendations

Staff Involvement

Mr. Lardizabal acted as the Project Principal with six other Altura staff members participating in the project. A local architecture firm subcontracted on this project to assist in the review and inspection of Town facilities as well as providing CASp certified recommendations.

EVANSTON, IL ADA TRANSITION PLAN

JULY 2021 - SEPTEMBER 2022

Contact Information

Stefanie Levine, Senior Project Manager, Public Works Agency
2100 Ridge Avenue, Evanston, IL 60201
(847) 448-8043 slevine@cityofevanston.org

Project Overview

119
Facilities Analyzed including Offices, Correctional Facilities, Courthouses, and Parks

1,400+
Programs, Services, and Activities Analyzed

Created PSA and PPE Checklists for Staff to verify ADA compliance

Creation of an ADA Program with updated staff structure

Development of an ADA Rights-of-Way Program

Implementation Training for all City Staff

Schedule & Budget

Working with the City, Altura was able to meet the City's original schedule of 12 months. No change orders were requested by Altura and the project deliverables all met or exceeded the original project scope.

Contract Amount: $157,360.00

Scope

The City of Evanston hired Altura to develop a City-wide ADA Transition Plan. The scope included inspections of City-owned facilities as well as reviewingthe City's programs, services, and activities.

Services

Altura interviewed all City departments to gain an understanding of the processes and how to incorporate the ADA Transition Plan into the City's daily operations.

- Assessment of City-owned and leased facilities
- Assessment of Programs, Services, and Activities (PSAs)
- Assessment of Policies, Procedures, and Enforcement (PPEs)
- Creation of PSA and PPE Checklists for Staff
- Analysis of the City Communications Plan
- ADA Training for City Staff & the new City ADA Coordinator

Staff Involvement

Mr. Lardizabal acted as the Project Principal with nine other Altura staff members participating in the project. Altura worked with local firms during the assessment process and to assist with the City's public outreach and engagement with the community.

Altura Solutions
ACCESSIBILITY CONSULTANTS

CHARLOTTE, NC ADA TRANSITION PLAN

JANUARY 2019 - MARCH 2021

Contact Information
Terry Bradley, ADA Coordinator/Deputy Director
600 East 4th Street, Charlotte, NC 28202
(704) 336-5271 tbradley@charlottenc.gov

Project Overview

175
Facilities Analyzed including Offices, Correctional Facilities, Courthouses, and Parks

1,500+
Programs, Services, and Activities Analyzed

Created PSA and PPE Checklists for Staff to verify ADA compliance

Assisted with the City's Unified Development Ordinance (ORD)

Worked with City Legal to create ADA related ordinances and programs

Implemented Training for 1,000 City Staff

Schedule & Budget

The original schedule had a project duration of 18 months. However, the project completion was extended to 25 months at the request of the City. Altura was asked to provide additional services that extended beyond the original project scope. These services included assisting with new COVID-19 relatedprograms and services as well as the development of a new ADA Program and associated staff structure. Altura met all original scope requirements within budget.

Contract Amount: $760,015.00

Scope

The City of Charlotte hired Altura to develop a City-wide ADA Transition Plan. The scope included inspections of City-owned facilities as well as reviewing the City's programs, services, and activities including the website and other digital platforms.

Services

Altura interviewed all City departments to gain an understanding of the processes and how to incorporate the ADA Transition Plan into the City's daily operations.

- Assessment of City-owned and leased facilities
- Assessment of Programs, Services, and Activities (PSAs)
- Assessment of Policies, Procedures, and Enforcement (PPEs)
- Creation of PSA and PPE Checklists for Staff
- Analysis of the City Communications Plan
- ADA Training for City Staff

Staff Involvement

Mr. Lardizabal acted as the Project Principal with nine other Altura staff members participating in the project. Altura worked with a local disability advocacy firm to assist with the public outreach and historical context of the City's engagement with the community.

ADDITIONAL REFERENCES

Customer/Client Name	City of Evanston, IL
Reference Name	Lauren Ruiz
Title	Inclusion & Accessibility Division Manager / ADA Coordinator
Phone Number	(847) 424-5496
Mailing Address	909 Davis Street, Evanston, IL 60201
Email Address	lruiz@cityofevanston.org
Service Description	Altura partnered with the City of Evanston to develop a comprehensive City-wide ADA Transition Plan. The project included facility and park inspections, programmatic assessments, and policy reviews to ensure compliance and accessibility across City services. The Plan provided a clear roadmap for addressing barriers and advancing Evanston's long-term inclusion goals.
Contract Value	$ 157,360.00

Customer/Client Name	Town of Corte Madera, CA
Reference Name	Nick Cartegena
Title	Senior Civil Engineer
Phone Number	(415) 927-5120
Mailing Address	300 Tamalpais Drive, Corte Madera, CA 94925
Email Address	ncartagena@cortemadera.gov
Service Description	Altura supported the Town of Corte Madera in completing an ADA Self-Assessment Report. The engagement included evaluations of Town-owned facilities, parks, programs, and policies, followed by staff training to strengthen ADA knowledge and implementation. The project established a framework for ongoing accessibility improvements.
Contract Value	$ 183,870.00

Customer/Client Name	City of Ann Arbor, MI
Reference Name	Adam Fercho
Title	Landscape Architect / Park Planner
Phone Number	(734) 794-6230 ext. 42549
Mailing Address	301 E. Huron Street, Ann Arbor, MI 48104
Email Address	afercho@a2gov.org
Service Description	The City of Ann Arbor Parks and Recreation Department needed to develop an ADA Transition Plan. The work involved comprehensive inspections of City parks and associated facilities, as well as reviews of departmental programs and services. The Plan enabled the City to prioritize barrier removal and ensure equitable access across its parks and recreation system.
Contract Value	$ 219,957.50

KEY PERSONNEL



JESÚS 'CHUY' LARDIZÁBAL, RAS, ADAC
PRESIDENT, PROJECT PRINCIPAL

With over 28 years in ADA and accessibility compliance, Chuy founded Altura Solutions in 2006 with one focus in mind: accessibility for all. Chuy's unique professional background ranges from engineering design and construction project management to City of Austin ADA Program Manager and Chair of the Austin Mayor's Committee for People with Disabilities. Mr. Lardizábal is a guest lecturer at the University of Texas School of Architecture and a presenter at the National ADA Symposium, and annual conferences for organizations such as the American Society of Landscape Architects (ASLA) and the Texas Society of Architects (TSA). Chuy is also a Certified ADA Coordinator.



AILEEN DRYDEN, PLA
PROJECT MANAGER

Ms. Dryden is a professional landscape architect with over 18 years of project management experience in municipal design and construction projects. Aileen has previously been an ADA Coordinator for the City of Pflugerville, Texas and has worked extensively on the City's ADA Transition Plan. Her background in both municipal government and private industry gives her a unique understanding of the demands an ADA Transition Plan requires of government agencies, and how to best incorporate ADA requirements into standard practices. Aileen has presented at the National ADA Symposium on ADA in Parks & Recreation.



DOLORES GONZALES
PSA & POLICY TECHNICAL OVERSIGHT

Ms. Gonzalez has worked as an ADA Coordinator for over 30 years and served as the first ADA Coordinator for the City of Austin. As such, she was responsible for working with all departments to implement the City's ADA Transition Plan. Ms. Gonzalez also headed reasonable accommodation requests City-wide. She also served on the President's Committee for Employment of People with Disabilities. She is a subject matter expert on all five ADA Titles and provides training surrounding all subjects of the ADA. Dolores provides PSA oversight and recommendations during the ADA Transtion Plan creation and implementation.



MIKE HILLIARD, CASP
CALIFORNIA ACCESS SPECIALIST
HILLIARD ARCHITECTS
LEAD INSPECTOR

Mike Hilliard is a California-licensed architect, with over four decades of industry experience. Obtaining his Certified Access Specialist (CASp) certification in 2016, he provides architectural consulting services focused on regulatory matters impacting property owners and construction projects. He works to provide his clients with design solutions that comply with the regulatory framework of their specific projects.



OLAF BRUNJES, RAS, ADAC
ADA INSPECTOR

Mr. Brunjes is a licensed RAS with a background in architecture and extensive experience in accessibility compliance. Formerly the ADA Coordinator for the City of El Paso, Olaf updated the City's ADA Transition Plan, facilitated community outreach, and was responsible for plan implementation. Olaf has worked on many ADA Transition Plans and projects across the country collecting barrier data, providing QA/QC oversight and technical assistance. Olaf has presented at nationwide conferences and regularly provides ADA trainings to staff and clients. Olaf is also a Certified ADA Coordinator.



JUVELYN OWEN, ADAC
GIS SPECIALIST
ADA INSPECTOR

Ms. Owen has a degree in Regional and Urban Planning and a certificate in Geographic Information Science (GIS). Juvelyn works as an on-call accessibility consultant for the City of Austin and University of Texas projects. She has experience working on various ADA Transition Plans for City and County agencies and is a Certified ADA Coordinator through ACTCP. She has experience in data collection, the creation of GIS deliverables and data management. Juvelyn also assists in the coordination of trainings and ADA Transition Plan implementation.

SUBCONSULTANT – HILLIARD ARCHITECTS

Hilliard Architects provides architectural consulting services focused on building codes and regulatory matters impacting construction projects. Serving firms of all sizes throughout California, Hillard offers services from general design and construction guidance to technical concerns such as ADA compliance or re-purposing existing structures. Hilliard Architects is a woman-owned business (WOSB) microbusiness certified DGS with an office in Oakland, California. Established in 1988, Hilliard Architects is strategically located in Oakland, and has served a wide range of clients and offers a comprehensive range of services covering all aspects of code and regulatory issues, including design, access compliance plan review, CASp inspections, and litigation support to ensure client projects meet all necessary standards and requirements. Hilliard Architects has provided CASp Consulting services for 180 projects over the past six years, underscoring our commitment to ensuring accessibility for all.

HILLIARD PAST PROJECTS

CITY OF CORTE MADERA, CA | ADA SELF-EVALUATION

Town of Corte Madera, CA | Nick Cartegena, Senior Civil Engineer | ncartagena@cortemadera.gov
The City of Corte Madera selected Altura Solutions to lead the development of a comprehensive ADA Self-Evaluation, ensuring accessibility compliance across the City's programs, facilities, parks, parking lots, streets, intersections, and sidewalks.

- As a member of Altura Solutions' team, Hilliard Architects provided CASp services and site assessments, leveraging deep knowledge of California accessibility standards and best practices.
- Key project components include evaluating the accessibility of 34.7 miles of public streets, seven parks, and multiple City facilities, including the new City Hall.

FIRST UNITARIAN CHURCH, SAN JOSE, CA | ADA TRANSITION PLAN

Garden City Construction | Jim Salata, President | jsalata@gardencityconst.com
The First Unitarian Church of San Jose is located in downtown San Jose, California, across from St. James Park, and was designed in "Richardsonian Romanesque" style by architect George Page, who also designed the Hayes Mansion.

- Hilliard Architects were retained to develop an ADA transition plan
- Developed a plan to prioritize modifications based on severity, impact, and available resources, establishing a phased implementation timeline and budgetary considerations.

Additional References

- Molly Robson | Robson Homes | merobson@robsonhomes.com
- Robert Hutson | UCSF Real Estate | robert.hutson@ucsf.edu

ORGANIZATIONAL CHART



ALTURA SOLUTIONS
ACCESSIBILITY CONSULTANTS

HILLIARD ARCHITECTS
CASP CERTIFIED
SUBCONSULTANT

ESTIMATED LABOR HOURS TABLE

	Altura Solutions Jesus Lardizabal	Altura Solutions Aileen Dryden	Altura Solutions Dolores Gonzalez	Altura Solutions Olaf Brunjes	Altura Solutions Juvelyn Owen	Altura Solutions Support Staff	Hilliard Architects Principal / CASp	Hilliard Architects Code Specialist	Hilliard Architects Technical Staff
Total Hours	112	110	32	52	124	24	64	8	4

D | PROJECT COST

Separate Document

E | Altura Solutions Quality Control Plan

Altura Solutions is committed to delivering high-quality, accurate, and compliant deliverables for the City of Coachella ADA Self-Evaluation and Transition Plan for the Public Right-of-Way. Our Quality Control/Quality Assurance (QC/QA) processes ensure all work products meet all applicable accessibility standards, City expectations, and community alignment before submission.

Quality Objectives

- Ensure all findings and deliverables are accurate, defensible, and aligned with ADA 2010 Standards, California Building Code (CBC), and PROWAG requirements.
- Provide consistent, complete, and clear documents and deliverables for use by City staff, elected officials, and the public.
- Maintain internal review procedures that ensure complete deliverables.

Quality Management Framework

Altura applies a three-part quality management approach across all projects:

- Quality Assurance – Ensures effective processes, trained personnel, and proper methodologies are used throughout the project.
- Quality Control – Identifies issues affecting accuracy, compliance, and clarity; ensures all documents undergo multi-stage review prior to release.
- Quality Improvement – Integrates internal and client feedback to continuously refine processes and deliverable quality.

QC Roles & Responsibilities

Role	Key QC/QA Responsibilities
Project Manager	Oversees QC execution; ensures deliverables align with City expectations and scope.
CASp Lead Reviewer	Confirms technical compliance with ADA, CBC, and PROWAG; validates barrier findings and corrective actions.
Quality Assurance Reviewer	Ensures consistency across formats, language, and methodology; confirms SOP adherence.
Administrative Support	Performs version control, proofing, and document formatting to ensure public-ready deliverables.

The Project Manager and key staff will remain assigned to this project through completion of the Scope of Services.

QC Procedures

- Internal Multi-Tier Review: A minimum of two qualified staff review all reports prior to submission, including a CASp-level review for accuracy and code compliance.
- Data Validation: Field data, GIS datasets, and findings are verified for accuracy and consistency both day of inspection as well as on the backend for all data before a second thorough analysis and the final reporting.
- Version Control: All documents are tracked using version control protocols to ensure the City receives current and clean files.
- Client Coordination: Drafts are reviewed with the City to confirm expectations and incorporate feedback prior to finalization.

Continuous Improvement

Altura staff maintain ongoing professional development, inclusive of continuing education and accessibility training, ensuring up-to-date interpretation of accessibility regulations and best practices. Feedback from the City and community members will be incorporated to enhance final deliverables.

Key Project QC Personnel

- Jesus Lardizabal, RAS – Project Manager
- Mike Hilliard, CASp – Principal Reviewer (CASp)
- Aileen Dryden – Quality Assurance Reviewer
- Juvelyn Owen – Administrative Support

F | ACCEPTANCE OF CONDITIONS

Conflict of Interest Statement

Altura Solutions has not identified any existing conflict of interest that would preclude us from working with the City of Coachella on this project.

Terms and Conditions Statement

Altura Solutions accepts all terms and conditions of the RFP and the sample Professional Services Agreement with no exceptions. Altura Solutions will meet the requirements as specified in the contract upon award. Proposal remains valid for 120 days.

ATTACHMENTS – RESUMES

JESÚS "CHUY" LARDIZÁBAL

PROJECT PRINCIPAL

EXPERIENCE

President / Altura Solutions, LLC

- Serves as Principal on ADA Transition Plan projects
- Works with City Managers and Legal Departments on ADA Transition Plan implementation strategies
- Serves as subject matter expert in accessibility court cases
- Speaker at national conferences such as the National ADA Symposium and AIA Design Conferences

ADA Program Manager / City of Austin

- Responsible for managing and maintaining the City's sidewalk and curb ramp construction projects totaling over $14 million annually
- Managed the City's Sidewalk and Curb Ramp ADA Transition Plan
- Appointed as Person responsible for implementing the ADA Transition Plan's recommendations
- Assisted with the development and maintenance of City sidewalk and curb ramp standard details
- Reviewed development site plans for public ROW compliance with city, state, and federal accessibility guidelines and standards
- Developed innovative sidewalk and curb ramp construction delivery methods
- Developed the City's Pedestrian Master Plan including defining protocols for data collection in the public ROW and developing benchmarks for sidewalk and curb ramp compliance
- Responsible for managing infrastructure construction projects from selecting design firms via RFQ process to construction document reviews and final inspections

Assistant Project Manager / Herndon, Staunch and Associates

- Coordinated design requirements in historical renovation projects for ADA and state and local accessibility requirements
- Managed daily construction operations as general contractor for several multi-million dollar projects while producing cost estimates, processing change orders and approving pay applications

Project Engineer / LAW Engineering and Environmental Services

- Company lead in nation-wide ADA compliance plan reviews and inspections
- Performed reviews of public ROW projects n behalf of the Texas Department of Transportation (TxDOT)
- Performed ADA surveys of existing facilities and developed compliance solutions for TxDOT ADA surveys
- Developed standard company-wide ADA field sur and ADA report formats

COMMUNITY SERVICE AND RECOGNITIONS

- Registered Accessiblity Specialist (RAS #1051)
- Austin Mayor's Committee for People with Disabilities, Chair
- IBC Adopting Committee, Appointed Member
- Volunteer with Finally Home Veteran's Services
- Recognized by the National Organization on Disability for Outstanding Service Projects
- City of Austin ADA Task Force, Member
- ACE service award from Austin City Manager

EDUCATION

2005
Master of Business Administration
University of Texas at Austin

1995
B.S. Architectural Engineering
University of Texas at Austin

REPRESENTATIVE PROJECTS

City of Evanston ADA Transition Plan, 2023 / Project Principal

- Performed site assessments
- Gathered data on over 300 programs and services
- Provided training to City Staff
- Produced final Transition Plan
- Assisting with hiring and training of ADA Coordinator

City of Ann Arbor ADA Transition Plan, 2023 / Project Principal

- Performed site assessments
- Produced final Transition Plan
- Reviewed over 250 programs and services
- Managed team from start to finish

City of Charlotte ADA Transition Plan, 2021 / Project Principal

- Performed site assessments
- Provided training to City Staff
- Produced final Transition Plan
- Managed team from start to finish

Texas Department of Transportation ADA Transition Plan-Phase 3, 2019 / Accessibility Consultant

- Provided PROWAG training to TxDOT staff
- Assisted with inspection software development
- Conducted surveys of over 1,000 curb ramps
- Surveyed over 200 miles of sidewalks

East Baton Rouge Parish Parks and Recreation ADA Transition Plan, 2019 / Project Principal

- Performed site assessments
- Assisted with hiring and training of ADA Coordinator
- Produced final Transition Plan
- Managed team from start to finish

Oregon Department of Transportation Sidewalk Master Plan, 2018 / Lead Accessibility Consultant

- Oregon Department of Transportation Sidewalk Master Plan, 2018 / Lead Accessibility Consultant
- Provided PROWAG training to ODOT staff
- Developed standards for surveys
- Interacted with project Monitor for compliance
- Developed state-wide scoping requirements for pedestrian infrastructure
- Conducted surveys

City of Austin Parks and Recreation Department ADA Transition Plan, 2016 / Project Principal

- Performed site assessments
- Gathered data on programs and services
- Provided training to City Staff
- Produced final Transition Plan
- Assisted with hiring and training of ADA Coordinator

City of Austin Pedestrian Master Plan, 2007 / Project Manager

- Provided GIS-based and data-driven method to capture existing conditions
- Created standard details and construction methods with PROWAG
- Secured political support and identified funding sources for implementation
- Developed award winning method for sidewalk and curb ramp construction

AILEEN DRYDEN

PROJECT MANAGER

EXPERIENCE

Project Manager / Altura Solutions, LLC

- Serves as a Project Manager on ADA Transition Planning efforts
- Performs inspections of facilities for ADA compliance
- Maintains project scheduling and coordination with staff
- Provides recommendations to municipal staff for standard details, policy changes, inclusion practices, and accessibility

Owner & Principal / Copperleaf Studio, LLC

- Provides professional landscape architectural services for both residential and commercial clients Business development – client outreach and retention
- Manages small business accounts and finances
- Provides timely and high-quality final products for clients

Park Development Manager / City of Pflugerville

- Managed a $25 million dollar CIP project catalog
- Developed Park CIP programming for parks, trails, and recreation facilities
- Maintained project schedules, design objectives, and budgets related to Park CIP projects as well as construction oversight and project close-out
- Prepared RFQ/RFP proposals & bid documents
- Led interdepartmental work groups/committees on City initiatives and policies including engineering project management manual, contract document procedural manual, and improving internal processes

ADA Coordinator / City of Pflugerville

- Oversaw the administrative requirements of ADA compliance and responded to complaints filed by the public
- Collaborated with City management and the public to develop prioritized goals and objectives for City-owned facilities and the public right-of-way
- Facilitated self-evaluation reports of deficiencies and developed ADA Transition Plan to achieve federal compliance
- Led interdepartmental liaison committees

Park Development Manager / City of Round Rock

- Managed $65 million dollar CIP project catalog
- Secured more than $3 million dollars in alternative funding amd grants
- Co-chaired CAPRA Accreditation Section 7: Facility Land Use Management, which included facility legal requirements, acquisition of parkland, maintenance plans, and capital asset depreciati b on replacement plans
- Evaluated existing facilities, defined deficiencies, and coordinated the design of new facilities
- Coordinated with vendors, consultants, general contractors, and internal staff on construction and installation schedules
- Provided cost estimates and developed designs
- Prepared RFQ/RFP proposals, bid documents, co documents, estimates, and budget analyses
- Facilitated several public meetings and open house forums
- Supervised two direct reports with budgets of $2.5 million

SKILLS & RECOGNITIONS

- Registered Landscape Architect (#2999)
- Previous ADA Coordinator for the City of Pflugerville, TX
- Expertise in ADA Compliance
- Proficiency in Planning & Development
- Expertise in Budget & Feasibility Analysis
- Expertise in implementing Accessibility Guidelines for Outdoor Recreation Areas

EDUCATION

2004
Bachelor of Landscape Architecture
Texas A&M University

MARIA "DOLORES" GONZALEZ

PROGRAMS & SERVICES LEAD

EXPERIENCE

Programs & Services Specialist / Altura Solutions, LLC

- Assists agencies in complying with Equal Employment requirements
- Reviews government agency programs & services for ADA Title II compliance
- Provides recommendations for changes to programs & services and generates checklists for future compliance with the ADA for Transition Plans
- Trains city officials on programs focusing on human resource issues such as hiring and reasonable accommodations

ADA Coordinator / City of Austin

- Coordinated city-wide efforts for ADA compliance through a network of 30 city departments and their ADA coordinators
- Investigated complaints through the City's ADA grievance procedure
- Maintained community relations with the public and other organizations
- Coordinated self-evaluations and provided annual updates to the City's ADA Transition Plan
- Trained city departments on a variety of topics regarding the ADA and accessibility
- Hosted Round Tables for ADA delegations from US State Departments

Human Rights Commission Coordinator / City of Austin

- Served as a liaison between the EEO Compliance Division and City Council appointed Human Rights Commission
- Coordinated Human Rights Commission programs, including securing speakers, developing program agendas, arranging for accessibility accommodations, organizing entertainment and scholarships
- Investigated discrimination charges based on Title VII of the Civil Rights Act of 1964 and Austin Ordinance #87-0319, discrimination on the basis of disability

SKILLS & RECOGNITIONS

- Expertise on all five ADA Titles
- Serves on the President's Committee for Employment of People with Disabilities
- State Organization on Arts and Disability Volunteer
- Austin Access Awards Founder & Volunteer
- Certified ADA Coordinator
- The Goodwill Industries of Central Texas, Board of Directors
- Designated as "ADA Trailblazer" on the 25th Anniversary of the ADA

EDUCATION

1978
B.S. Business and Accounting
University of Texas at El Paso

KATHY KELLER

ICT SPECIALIST

EXPERIENCE

ICT Accessibility Specialist / Altura Solutions, LLC

- Conducts website accessibility testing
- Consults with organizations to assess accessibility in business needs and develop solutions and processes for global standards compliance
- Reviews and provides recommendations for websites and digital communications as part of ADA Transition Plans, including the City of Charlotte, City of Evanston, and Montgomery County, OH
- Provides insight and expertise on various codes relating to website accessibility and communications

Trainer / Knowbility

- Provided training in accessible web design on topics such as standards, guidelines, testing, and best practices
- Expertise in Individuals with Disabilities Education Act (IDEA)
- Expertise in 21st Century Telecommunications and Video Act

Accessibility Coordinator / Texas Department of Family & Protective Services

- Performed highly advanced technical and consultative work including planning, developing, and implementing ICT accessibility programs, developing and maintaining agency policies, procedures, guidelines, and tools that align with state and federal guidelines
- Served as a technical expert in accessible design principles and implementation strategies

Accessibility & Disability Rights Coordinator / Texas Governors Committee on People with Disabilities

- Served as ICT Accessibility Coordinator for the Office of the Governor
- Tracked disability legislation and distributed legislative reports
- Assisted Texans with disabilities in resolving ADA issues
- Hosted formal and informal learning sessions on the Americans with Disabilities Act

SKILLS & RECOGNITIONS

- Expertise in Web Content Accessibility Guidelines (WCAG 2.1)
- Expertise in Section 508 of the Rehabilitation Act
- Expertise in Texas Administrative Code TAC 206 and TAC 213
- Accessibility Council of Texas, Founder & Chair
- Federal Communications Commission (FCC) Accessibility Award for Employment Opportunities, Recipient
- Austin Mayor's Committee for People with Disabilities, Commissioner

EDUCATION

2000
Webmaster in Accessible Web Design
Austin Community College

OLAF BRUNJES

LEAD ADA INSPECTOR

EXPERIENCE

Registered Accessibility Specialist / Altura Solutions, LLC

- Performs inspections of facilities and right-of-way for ADA compliance
- Provides comprehensive accessibility consultation covering the Americans with Disabilities Act (ADA) for facilities such as parks, office buildings, historical sites, and pedestrian infrastructure
- Gives online training courses on all five titles of the ADA and various codes
- Consults on technical support for various projects as the need arises

Registered Accessibility Specialist & Owner / Brunjes Accessibility Consulting

- Performs plan reviews and site inspections using the Texas Accessibility Standards as the code for compliance
- Serves as expert witness on accessibility related lawsuits, including inspecting the site and proposing solutions to remediate deficiencies

Project Manager / Fokus on Architecture

- Performed individual site analysis and measured existing buildings
- Provided as-builts, schematic designs, permit sets, construction documents, and finish selections
- Acted as construction administrator to coordinate between clients, contractors, and engineers

ADA Coordinator / City of El Paso

- Oversaw the administrative requirements of ADA compliance and responded to complaints filed by the public
- Ensured the city functioned in accordance with the ADA with regard to facilities and services
- Facilitated community outreach through meetings with the City Accessibility Advisory Committee and the Citizen's Accessibility Council
- Updated the City's ADA Transition Plan

SKILLS & RECOGNITIONS

- Registered Accessibility Specialist (RAS #1228)
- Certified ADA Coordinator
- Speaker for various ADA Conferences and Events
- Expertise in Texas Accessibility Standards (TAS)
- Expertise in 2010 Standards for Accessible Design (SAD)
- Expertise in International Building Code Standards (IBC)
- Expertise in Uniform Federal Accessibility Standards (UFAS)
- Expertise in Section 504 Requirements

EDUCATION

2003
Bachelor of Architecture
Universidad Autonoma de Ciudad Juarez, Mexico

JUVELYN OWEN

CERTIFIED ADA COORDINATOR
GIS SPECIALIST

EXPERIENCE

Accessibility Consultant & GIS Specialist / Altura Solutions, LLC

- Assists in ADA Transition Plan efforts
- Performs inspections of facilities for ADA compliance
- Assists RAS team in the preparation of TDLR forms and report generation
- Performs GIS analysis of inspection findings
- Creates ADA Training Presentations
- Assists in data QA/QC and import to server for analysis
- Updates website and marketing media

President / Supporting Women in Geography, Texas State University

- Recruited GIS professionals and organized two GIS panels
- Officiated and led meetings
- Point of contact for the organization and volunteer opportunities
- Assisted in Vision Plan research for updates to city walkability and growth

President / Students in Urban Planning, Texas State University

- Performed special data analyses of parks for the City to produce updated trail maps
- Performed detailed analysis of food deserts in the City
- Assisted the City's Historic Preservation Commission in a survey of its Historic District
- Provided in-depth analysis of comprehensive city plans, code development, and transportation plans
- Led monthly meetings and was the point of contact for organization opportunities and speaker outreach

SKILLS & RECOGNITIONS

- Experience in Transition Plan assessments & report generation
- Certified ADA Coordinator
- Understanding of Accessibility Standards and their application
- Experience in ESRI GIS Programs
- Attended Texas Accessibility Academy
- Experience in website creation and marketing
- Proficiency in Microsoft & Adobe products

EDUCATION

2019
B.S. Urban & Regional Planning
Certificate in GIS
Texas State University



Mike Hilliard, AIA, CASP, CSI, CDT, LEED AP

Certified Access Specialist (CASp)

Mike Hilliard, AIA, CASp is a California-licensed architect with more than 40 years of experience working with public agencies, design teams, and contractors. Since earning his Certified Access Specialist (CASp) certification in 2016, Mike has focused on building code consulting and accessibility compliance for projects across California. His expertise helps project teams navigate complex regulatory requirements, from early design through construction. Mike provides practical, code-compliant solutions tailored to each project's unique conditions, often working directly with contractors during construction or collaborating with design teams on challenging code interpretations. His services include access compliance plan reviews, CASp inspections, accessibility consulting, and technical code support. Hilliard Architects is a certified California micro-business and SBA-certified woman-owned small business (WOSB) with offices in Fresno and Oakland. .

EDUCATION

BS/Architecture
Cal Poly, San Luis Obispo, CA

YEARS OF EXPERIENCE

45+ years

REGISTRATION

Architect, CA No. C11807

Certified Accessibility Specialist, CASp No. 706

NCARB No. 29747

CERTIFICATIONS

Certified Access Specialist Institute (CASI)

CONTINUING EDUCATION

To remain current with evolving codes and regulations, Mike successfully completed the following Division of the State Architect (DSA) Academy courses:

- 2025 ACCA Public Right of Way Guidelines
- 2025 ACCA Existing Buildings and Path of Travel Requirements
- 2025 ACCA CA Electric Vehicle Charging, Codes and Regulations
- 2024 ACCA Toilets and Bathing rooms, single, multiple, and Gender Neutral

RELEVANT EXPERIENCE

CASp Evaluations

- Town of Corte Madera, ADA Self-Evaluation & Transition Plan

CASp Accessibility Consulting

- California High-Speed Rail Stations in Merced, Fresno, Kings/Tulare, and Bakersfield Stations

CASp Accessibility Consulting

- California School for the Deaf, Fremont

CASp Consulting/Code Analysis

- San Mateo County Health Services Building, Accessibility Upgrades

DSA Access Compliance Plan Review

- Martin Elementary School South San Francisco
- Britton Middle School Morgan Hill
- Hartnell Community College, Salinas

San Francisco Accessible Business Entrance (ABE) Program Inspection of Public Accommodation Entrances

Blatteis Realty Company, Inc.

- Coffee Shop
- Bookstore
- Clothing Store
- Bakery
- Hair Salon
- Gym
- Medical Offices
- Dental Offices
- U.S. Post Office

Cushman & Wakefield

- High-rise Office Buildings
- First Floor Leased Retail Spaces
- Parking Garages (multi floor)
- First Floor Leased Food Service Operations

Privately Contracted

- Art Gallery
- Law Office
- Accountant Office
- Market

Complete CASp Inspections of Commercial Businesses (interior & exterior & parking lots)

- Restaurant
- Medical Offices
- Dentist Offices
- Nail Salon
- Bar

CASp Support During Litigation

- Oakland Bookstore
- Berkeley Liquor Store
- San Francisco Restaurant

City of Coachella ADA Public Right-of-Way Self-Evaluation and Transition Plan

		Altura Solutions						Hilliard Architects				
		Jesus Lardizabal	Aileen Dryden	Dolores Gonzalez	Olaf Brunjes	Juvelyn Owen	Support Staff	Principal / CASp	PM / Code Specialist	Technical Staff	Admin	TOTALS
TASK	Hourly Rates	$295	$275	$256	$249	$238	$97	$290	$290	$198	$175	
1	**Project Management**											
a	Project Kick-off Meeting	8.0	8.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	$6,880
b	Progress Updates	4.0	12.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	$5,060
c	City Department Coordination	4.0	4.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	$2,860
	Total Hours	16.0	24.0	0.0	0.0	0.0	0.0	12.0	0.0	0.0	0.0	**52.0**
	COST	$4,720	$6,600	$0	$0	$0	$0	$3,480	$0	$0	$0	**$14,800**
2	**Self-Evaluation and ROW Barrier Assessments**											
a	Survey Public Right-of-Way Elements	20.0	20.0	0.0	40.0	40.0	0.0	40.0	0.0	0.0	0.0	$42,480
b	Review of Programs, Policies, and Procedures	8.0	8.0	16.0	4.0	0.0	0.0	4.0	0.0	0.0	0.0	$10,812
c	Generate Reports of Findings	4.0	4.0	0.0	4.0	4.0	4.0	0.0	0.0	0.0	0.0	$4,616
	Total Hours	32.0	32.0	16.0	48.0	44.0	4.0	44.0	0.0	0.0	0.0	**220.0**
	COST	$9,440	$8,800	$4,096	$11,952	$10,472	$388	$12,760	$0	$0	$0	
3	**Public Outreach and Stakeholder Engagement**											
a	Develop and Execute Public Participation Plan	4.0	4.0	4.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	
b	Conduct Public Meetings	16.0	8.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	
d	Solicit and Document Input From Stakeholders	4.0	8.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	$4,332
e	Develop Summary Reports	0.0	2.0	0.0	0.0	4.0	0.0	0.0	0.0	4.0	0.0	$2,294
	Total Hours	24.0	22.0	4.0	0.0	12.0	0.0	0.0	4.0	4.0	0.0	**70.0**
	COST	$7,080	$6,050	$1,024	$0	$2,856	$0	$0	$1,160	$792	$0	**$18,962**
4	**ROW Transition Plan Development**											
a	Develop ADA Transition Plan for the ROW	20.0	16.0	8.0	4.0	8.0	4.0	4.0	4.0	0.0	2.0	$18,306
b	Develop Database & Monitoring Framework	16.0	8.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	$9,104
c	GIS and Digital Tool Integration	4.0	8.0	0.0	0.0	60.0	16.0	0.0	0.0	0.0	0.0	$19,212
	Total Hours	40.0	32.0	12.0	4.0	68.0	20.0	8.0	4.0	0.0	2.0	**190.0**
	COST	$11,800	$8,800	$3,072	$996	$16,184	$1,940	$2,320	$1,160	$0	$350	**$46,622**
	Travel Expenses and Reimbursables											
	Travel Expenses and Reimbursables											$11,395
	COST											**$11,395**

$149,687

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Director of Economic Development

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

STAFF RECOMMENDATION:

Staff recommends that the City Council consider a modification to the City's commitment to adjust share of the Residual Receipts for the Affordable Housing Projects developed by Chelsea Investment Corporation (Sixth Street Seniors Apartments) and Abode Communities (Villa Verde Apartments).

BACKGROUND:

The City's CFD loans would be repaid through a residual receipts distribution which allows the project/s to repay principal and accrued interest when adequate cash flow is available for distribution. The City would typically receive a fifty percent (50%) share of the cash flow remaining after the Allowable Deductions, unless there are multiple government agencies funding the same project. In which case, the City shall receive proportional or pro-rata share of the residual receipts based on the City's amount of funds versus the total of all funds from all agencies. For example, the Allowable Deductions from the cash flow could be: (1) operating expenses calculated on an accrual basis; (2) debt service on senior project debt; (3) payments to the operating reserve fund; (4) payments to the replacement reserve fund; (5) actual deposits to the supportive services reserve fund; (6) repayment of General Partner Operating loan(s); (7) payment of deferred developer fees excluding any interest; and (8) payment of related party/third party fee.

DISCUSSION/ANALYSIS:

Residual receipts means the operating income remaining after payment of project expenses and fees, as defined in the loan documents – typically, operating expenses, reserve deposits, and project fees, in addition to must-pay debt (minimum debt service), including State loan mandatory interest payments and Ground Lease base rent. Residual receipts are split with other government lenders where required by law (for example, certain HCD programs or multiple government soft sources.)

The developers, Chelsea Investment Corporation and Abode Communities, are requesting that the City approve a modification to their commitment letters to provide a pro-rata share of Net Cash Flow between the City, the County, and the State for each of their projects: Sixth Street Senior Apartments and Villa Verde Apartments in order to comply with the project's funding source allowed maximum annual payments per their respective funding commitments. The pro-rata share is as follows:

Chelsea Investment Corporation
▪ City CFD 25.1% ▪ City TCC Loan 20.9% ▪ County HOME Loan 4%

Abode Communities – Part I CFD Loan
▪ City CFD Loan – 26.99% ▪ HACR Land Loan – 1.52% ▪ HACR PLHA Loan – 6.59% ▪ HACR RDA Loan – 2.27% ▪ HACR Taxable Housing Bond – 0.49% ▪ HCD NPLH Loan – 12.15%

Abode Communities – Part II CFD Loan
▪ City CFD Loan – 47.24% ▪ HACR Land Loan – 2.67%

ALTERNATIVES:

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

2. Not authorize

FISCAL IMPACT:

The City will not see a short-term direct fiscal impact from this request. The City is not currently receiving revenue from this project and their loan agreements will defer special assessment payments to the City for a term of 55 years. The payback amount will include simple interest at that time.

ATTACHMENTS:

1. Attachment 1 – Project Proformas
2. Attachment 2 – Prior City Commitment Letters

PROJECT SUMMARY

Revision Date: 3/16/2026

6th Street Seniors

6th and Date, Coachella, CA
Coachella
Riverside County

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Preliminary Projections, Subject to Revision

CHELSEA INVESTMENT CORPORATION

DEVELOPMENT COSTS & SOURCES

Development Costs:		
Land (including existing improvements)	$13,846/unit	733,848
Direct Construction Costs (inc Contingency)	$377,892/unit	20,028,266
Development Impact Fees	$179,753/unit	9,526,910
A&E	$41,961/unit	2,223,959
Financing Fees and Interest	$32,330/unit	1,713,499
Developer Fee	$47,170/unit	2,500,000
Other Soft Costs	$28,243/unit	1,496,890
Total Development Costs	$721,196/unit	**38,223,372**
Sources:		
Federal LIHTC Equity	$291,580/unit	15,453,750
State LIHTC / Solar / Other Tax Credit Equity	$0/unit	0
Permanent Loans	$56,038/unit	2,970,000
Priority Deferred Developer Fee	$12,490/unit	661,961
Acquisition Value Loan	$0/unit	0
Subordinate Deferred Developer Fee	$0/unit	0
Private Placement Junior Bond	$0/unit	0
Soft Local	$206,971/unit	10,969,485
Soft State	$154,117/unit	8,168,176
Soft Loan Interest	$0/unit	0
Other	$0/unit	0
Total Sources	$721,196/unit	**38,223,372**

DEAL STRUCTURE AND ASSUMPTIONS

LIHTC Tax Credit Rate		9.00%
10 Yr Federal Tax Credits		19,196,800
State Tax Credit Total		0
Federal Tax Credit Price	$	0.8300
State Tax Credit Price	$	-
Other Tax Credit Price	$	-
DDA/QCT Boost	Y	
Opr. Exp./Unit/Year		6,804
Replacement Reserves/Unit/Year		500
Vacancy Rate		5.00%
DCR		1.15
Perm Loan Amort		35
Interest Rate - Permanent Loan		6.47%
Interest Rate - Construction Loan		6.67%
TIEBREAKER 9%		81.10%
Total Bank Construction Loan		0
Taxable Construction Loan		0
Tax Exempt Bonds - Construction - Recycled		0
Private Placement Jr Bond - Volume Cap		0
Tax- Exempt Bonds - Construction - Volume Cap		0
Tax- Exempt Bonds - Const/Perm Volume Cap		0
50% Test		n/a
Prevailing Wage:		None

PROJECT UNIT & INCOME MIX

AMI	Studio	1BR	2BR	3BR	4BR	Totals
	0.00%	*0.00%*	*100.00%*	*0.00%*	*0.00%*	
Net SF	*500*	*578*	*733*	*938*	*1,250*	
100%	0	0	0	0	0	**0**
80%	0	0	0	0	0	**0**
70%	0	0	0	0	0	**0**
60%	0	17	2	0	0	**19**
50%	0	19	3	0	0	**22**
40%	0	0	0	0	0	**0**
30%	0	10	1	0	0	**11**
Mgr.	0	0	1	0	0	**1**
Totals	**0**	**46**	**7**	**0**	**0**	**53**

PROJECT TIMING AND CREDIT DELIVERY

Tax Credit Allocation	September-25
Construction Begin - Initial Closing	March-26
Construction Complete	June-27
Lease Up Complete	September-27
Conversion/Stabilizatiion	January-28
8609	July-28
Estimated 1st Year Credit Delivery	775,791
Estimated 2nd Year Credit Delivery	1,861,898
Estimated 3rd Year Credit Delivery	1,861,898

PROJECTED SOURCES AND USES OF FUNDS

6th Street Seniors
3/16/2026

				Pre-Dev	3/30/2026 Closing	Construction Period Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Construction Subtotal	Stabilization 6 months	Conversion	8609	Total
						10.0%	20.0%	20.0%	25.0%	25.0%	0.0%					
	SOURCES OF FUNDS		*interest rate*													
1	Federal LIHTC Equity			1,107,746	1,210,317	-	-	-	-	-	-	**2,318,063**	11,886,906	1,148,782	100,000	**15,453,750**
2	State LIHTC Equity		0 per unit		-	-	-	-	-	-	-	-		-	-	-
3	Solar Equity				-	-	-	-	-	-	-	-	-	-	-	-
4	Other Equity				-	-	-	-	-	-	-	-	-	-	-	-
5	Construction Loan - Tax Exempt				-	-	-	-	-	-	-	-	-	-	-	-
6	Construction Loan - Taxable				108,101	2,055,895	2,343,852	2,381,040	5,251,294	3,567,028	-	**15,707,209**	(11,161,437)	(4,545,772)		
7	Perm Loan (Tranche A)				-	-	-	-	-	-	-	-	-	2,970,000	-	**2,970,000**
8	Perm Loan (Tranche B)				-	-	-	-	-	-	-	-	-	-	-	-
9	Priority Deferred Developer Fee		1.00%		-	-	-	-	-	-	-	-	-	661,961	-	**661,961**
10	Private Placement Junior Bond		8.50%		-	-	-	-	-	-	-	-	-	-	-	-
11	Acquisition Value Loan		3.00%		-	-	-	-			-	-	-	-	-	-
12	Subordinate Deferred Developer Fee		0.00%		-	-	-	-	-	-	-	-	-	-	-	-
13	Local Funds: DIF Loan		3.00%		1,179,044	-	-	-	-	-	-	**1,179,044**	-	-	-	**1,179,044**
14	Local Funds: CFD loan		3.00%		8,290,441	-	-	-	-	-	-	**8,290,441**	-	-	-	**8,290,441**
15	Local Funds: County HOME		3.00%		1,350,000	-	-	-	-	-	-	**1,350,000**	**150,000**	-	-	**1,500,000**
16	State Funds: AHSC/TCC		3.00%		-	-	1,792,044	1,792,044	-	1,792,044	-	**5,376,132**	-	**1,792,044**	-	**7,168,176**
17	State Funds: AHSC/TCC $500k add'l		3.00%		-	-	-	-	-	-	-	-	-	-	-	-
18	Other Funds: CRDP (IRC)		3.00%		1,000,000	-	-	-	-	-	-	**1,000,000**	-	-	-	**1,000,000**
19	Other Funds:		3.00%		-	-	-	-	-	-	-	-	-	-	-	-
20	Soft Loan Interest				-	-	-	-	-	-	-	-	-	-	-	-
21	Gap Funding needed				-	-	-	-	-	-	-	-	-	-	-	-
22	Basis Adjuster				-	-	-	-	-	-	-	-	-	-	-	-
23	Timing Adjuster				-	-	-	-	-	-	-	-	-	-	-	-
24	**Total Sources of Funds**			**1,107,746**	**13,137,902**	**2,055,895**	**4,135,896**	**4,173,084**	**5,251,294**	**5,359,072**	**-**	**35,220,888**	**875,469**	**2,027,015**	**100,000**	**38,223,372**
25																
26																
27	**USES OF FUNDS**															
28	ACQUISITION															
29	Land Cost			35,000	**580,000**	-	-	-	-	-	-	**615,000**				**615,000**
30	Building Cost			0	-	-	-	-	-	-	-	-				-
31	Broker Fees			0	-	-	-	-	-	-	-	-				-
32	Site Improvement Purchase			0	-	-	-	-	-	-	-	-				-
33	Offiste Improvement Purchase			0	-	-	-	-	-	-	-	-				-
34	Other Land Related Expenses / Option Pmnt			118,848	-	-	-	-	-	-	-	**118,848**				**118,848**
35	Other Closing Costs			0	-	-	-	-	-	-	-	-				-
36	**Total Land / Acquitisiton**			**153,848**	**580,000**	**-**	**-**	**-**	**-**	**-**	**-**	**733,848**	**-**	**-**	**-**	**733,848**
37																
38	RELOCATION															
39	Relocation Admin And Temp Relocation			0	-	-	-	-	-	-	-	-				-
40	Permanent Relocation Expense			0	-	-	-	-	-	-	-	-				-
41	**Total Relocation**			-	-	-	-	-	-	-	-	-	-	-	-	-
42		SOV														
43	NEW CONSTRUCTION															
44	Demolition	$	-			-						-				-
45	Design Assistance	$	642,209	262,350	379,859	-	-	-	-	-	-	**642,209**				**642,209**
46	Off-site Improvements	$	1,336,653		-	133,665	267,331	267,331	334,163	334,163	-	**1,336,653**				**1,336,653**
47	Site Work	$	1,080,618		-	108,062	216,124	216,124	270,155	270,155	-	**1,080,618**				**1,080,618**
48	Solar	$	-		-	-	-	-	-	-	-	-				-
49	Parking Garage											-				-
50	Vertical	$	12,249,600	0	-	1,224,960	2,449,920	2,449,920	3,062,400	3,062,400	-	**12,249,600**				**12,249,600**
51	Commercial including fees	$	811,843	0		81,184	162,369	162,369	202,961	202,961	-	**811,843**				**811,843**
52	GC Contingency		5.00%			73,150	146,300	146,300	182,875	182,875	-	**731,499**				**731,499**
53	General Requirements		7.00%			107,463	214,927	214,927	268,658	268,658	-	**1,074,634**				**1,074,634**
54	Contractor Preconstruction Services		2.00%		328,281							**328,281**				**328,281**
55	Contractor Fees		5.00%			81,920	163,841	163,841	204,801	204,801	-	**819,203**				**819,203**
56	Design Contingency		0.00%		-	-	-	-	-	-	-	-				-
57	Escalation		0%		-	-	-	-	-	-	-	-				-
58	**Total New Construction**		**$359,897/unit**	**262,350**	**708,140**	**1,810,405**	**3,620,810**	**3,620,810**	**4,526,012**	**4,526,012**	**-**	**19,074,539**	**-**	**-**	**-**	**19,074,539**
59																
60	ARCHITECTURAL/SURVEY/ENGINEERING															
61	Other Architectural			35,300	8,500	630	1,260	1,260	1,575	1,575	-	**50,100**				**50,100**
62	Survey/Engineering			146,125	958,150	106,958	213,917	213,917	267,396	267,396	-	**2,173,859**				**2,173,859**
63	Other:											-				-
64	**Total Architectural**			**181,425**	**966,650**	**107,588**	**215,177**	**215,177**	**268,971**	**268,971**	**-**	**2,223,959**	**-**	**-**	**-**	**2,223,959**
65																
66	CONTINGENCY COSTS															
67	Hard Cost Contingency		**5%**		48,525	90,520	181,040	181,040	226,301	226,301	-	**953,727**				**953,727**
68	Soft Cost Contingency		**3%**	30,000	61,779.50	4,514	9,729	10,813	14,533	17,673	-	**149,041**		-		**149,041**
69	**Total Contingency**			**30,000**	**110,304**	**95,034**	**190,770**	**191,853**	**240,834**	**243,973**	**-**	**1,102,768**	**-**	**-**	**-**	**1,102,768**
70																

PROJECTED SOURCES AND USES OF FUNDS

6th Street Seniors

3/16/2026

				Pre-Dev	3/30/2026 Closing	Construction Period Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5	Quarter 6	Construction Subtotal	Stabilization 6 months	Conversion	8609	Total
						10.0%	20.0%	20.0%	25.0%	25.0%	0.0%					
71	CONSTRUCTION PERIOD EXPENSES															
72	Construction Loan Interest			0	-	13,770	50,943	87,048	142,731	220,970	-	**515,461**	210,948	158,825		**885,234**
73	Private Placement Junior Bond Interest			0	-	-	-	-	-	-	-	**-**	-			**-**
74	Soft Loan Interest			0								**-**		-		**-**
75	Predevelopment Loan Interest			0	75,885							**75,885**				**75,885**
76	Origination/Application Fee	1%		0	157,072							**157,072**	-			**157,072**
77	Subordinate/Soft Debt Origination Fee			1,000	-							**1,000**	-			**1,000**
78	Lender Reports and Inspections			0	13,510	2,250	4,500	4,500	5,625	5,625	-	**36,010**	-			**36,010**
79	Title/Recording/Taxes			0	37,500	1,500	3,000	3,000	3,750	3,750	-	**52,500**	-			**52,500**
80	Insurance During Construction			0	311,335	-	-	-	-	-	-	**311,335**	-			**311,335**
81	Construction Mgmt and Monitoring			0	-	4,000	8,000	8,000	10,000	10,000	-	**40,000**	-			**40,000**
82	Owner Requirements			0	-	-	-	-	-	-	-	**-**	-			**-**
83	Other:															
84	**Total Construction Period Expense**			**1,000**	**595,302**	**21,520**	**66,443**	**102,548**	**162,106**	**240,345**	**-**	**1,189,264**	**210,948**	**158,825**	**-**	**1,559,036**
85																
86	PERMANENT FINANCING EXPENSES															
87	Loan Origination Fees	0.75%		0	22,275	-	-	-	-	-	-	**22,275**	-		-	**22,275**
88	Title/Recording/Taxes			0	-							**-**	-	5,000	-	**5,000**
89	Insurance			0	-							**-**		-	-	**-**
90	Other: Bond/Issuer/FA fees			0	7,500	-	-	-	-	-	-	**7,500**		-	-	**7,500**
91	Other: LIHTC fees			160,074	-	-	-	-	-	-	-	**160,074**	-	(40,387)	-	**119,687**
92	**Total Permanent Financing**			160,074	29,775	-	-	-	-	-	-	**189,849**	-	(35,387)	-	**154,462**
93																
94	LEGAL FEES															
95	Lender Legal			0	75,000		-	-	-	-	-	**75,000**	-	15,000	-	**90,000**
96	Sponsor Legal			16,000	209,000							**225,000**	-	-	-	**225,000**
97	**Total Legal Fees**			16,000	284,000	-	-	-	-	-	-	**300,000**	-	15,000	-	**315,000**
98																
99	CAPITALIZED RESERVES															
100	Operating Reserve	3 months			-	-	-	-	-	-	-	**-**	-	156,752	-	**156,752**
101	Transition Reserve				-	-	-	-	-	-	-	**-**	-	-	-	**-**
102	Other Reserve				-	-	-	-	-	-	-	**-**	-	31,824	-	**31,824**
103	**Total Reserves**			-	-	-	-	-	-	-	-	**-**	-	188,576	-	**188,576**
104																
105	REPORTS & STUDIES															
106	Market Study			16,425	-	-	-	-	-	-	-	**16,425**		-	-	**16,425**
107	Appraisal			6,675	-	-	-	-	-	-	-	**6,675**		-	-	**6,675**
108	Environmental			43,420	3,820	-	-	-	-	-	-	**47,240**		-	-	**47,240**
109	Preconstruction Studies			0	-	9,098	18,196	18,196	22,746	22,746	-	**90,982**		-	-	**90,982**
110	Other:				-	-	-	-	-	-	-	**-**	-	-	-	**-**
111	**Total Reports & Studies**			66,520	3,820	9,098	18,196	18,196	22,746	22,746	-	**161,322**	-	-	-	**161,322**
112																
113	OTHER															
114	Local Permit Fees	$882/unit		32,000	14,769	-	-	-	-	-	-	**46,769**				**46,769**
115	Local Development Impact Fees	$178,871/unit		0	9,480,141	-	-	-	-	-	-	**9,480,141**		-		**9,480,141**
116	Accounting/Reimbursable/Cost Certification			10,000	15,000	1,000	2,000	2,000	2,500	2,500	-	**35,000**	27,500			**62,500**
117	Financial Consulting/App Prep/Review (SA)			80,000	20,000	-	-	-	-	-	-	**100,000**				**100,000**
118	Entitlement Services and CM (SA)			100,000	-	9,750	19,500	19,500	24,375	24,375	-	**197,500**				**197,500**
119	PV Solar			0	105,000							**105,000**				**105,000**
120	GP Service Fee			0	25,000							**25,000**				**25,000**
121	Marketing & Lease Up			10,929								**10,929**	137,021			**147,950**
122	Prevailing Wage / Labor Compliance			0	-	1,500	3,000	3,000	3,750	3,750	-	**15,000**				**15,000**
123	FF&E			3,600	-					26,400		**30,000**				**30,000**
124	Other:			0	-	-	-	-	-	-	-	**-**				**-**
125	**Total Other Costs**			236,529	9,659,910	12,250	24,500	24,500	30,625	57,025	-	**10,045,339**	164,521	-	-	**10,209,860**
126																
127	DEVELOPER COSTS															
128	Developer Fee				**200,000**		-	-	-	-	-	200,000	500,000	1,700,000	100,000	**2,500,000**
129	Other				-	-	-	-	-	-	-	-	-	-	-	**-**
130	**Total Developer Costs**			-	200,000	-	-	-	-	-	-	**200,000**	500,000	1,700,000	100,000	**2,500,000**
131																
132																
133	**Total Uses of Funds**			1,107,746	13,137,902	2,055,895	4,135,896	4,173,084	5,251,294	5,359,072	-	**35,220,888**	875,469	**2,027,015**	**100,000**	**38,223,372**

6th Street Seniors

Estimate of LIHTC Basis Calculation

		0%	100%
	ACTUAL OR EST.	ACQ	NC/REHAB
DESCRIPTION OF COSTS	OF COSTS	ELIGIBLE BASIS	ELIGIBLE BASIS
ACQUISITION			
Land Cost	$ 615,000		
Building Cost	$ -	$ -	
Broker Fees	$ -		
Site Improvement Purchase	$ -		$ -
Offiste Improvement Purchase	$ -		$ -
Other Land Related Expenses / Option Pmnt	$ 118,848		
Other Closing Costs	$ -		
TOTAL LAND/AQUISITION COSTS	**$ 733,848**	**$ -**	**$ -**
RELOCATION			
Relocation Admin And Temp Relocation	$ -		
Permanent Relocation Expense	$ -		
TOTAL RELOCATION COSTS	**$ -**		
NEW CONSTRUCTION			
Demolition	$ -		
Design Assistance	$ 642,209		$ -
Off-site Improvements	$ 1,336,653		$ 1,523,784
Site Work	$ 1,080,618		$ 1,080,618
Solar	$ -		$ -
Parking Garage	$ -		$ -
Vertical	$ 12,249,600		$ 12,932,262
Commercial including fees	$ 811,843		$ -
GC Contingency	$ 731,499		$ -
General Requirements	$ 1,074,634		$ 840,773
Contractor Preconstruction Services	$ 328,281		$ 280,258
Contractor Fees	$ 819,203		$ 840,773
Design Contingency	$ -		$ -
Escalation	$ -		$ -
TOTAL CONSTRUCTION	**$ 19,074,539**	**$ -**	**$ 17,498,468**
ARCHITECTURAL FEES			
Other Architectural	$ 50,100		$ 812,005
Survey/Engineering	$ 2,173,859		$ 2,073,002
Other:	$ -		$ -
TOTAL ARCHITECTURAL COSTS	**$ 2,223,959**	**$ -**	**$ 2,885,007**
CONTINGENCY COSTS			
Hard Cost Contingency	$ 953,727		$ 909,479
Soft Cost Contingency	$ 149,041		$ 142,127
TOTAL CONTINGENCY COSTS	**$ 1,102,768**	**$ -**	**$ 1,051,606**
CONSTRUCTION PERIOD EXPENSES			
Construction Loan Interest	$ 885,234		$ 515,461
Private Placement Junior Bond Interest	$ -		$ -
Soft Loan Interest	$ -		$ -
Predevelopment Loan Interest	$ 75,885		$ 72,365
Origination/Application Fee	$ 157,072		$ 112,339
Subordinate/Soft Debt Origination Fee	$ 1,000		$ 716
Lender Reports and Inspections	$ 36,010		$ 34,339
Title/Recording/Taxes	$ 52,500		$ 37,548
Insurance During Construction	$ 311,335		$ 296,891
Construction Mgmt and Monitoring	$ 40,000		$ 38,144
Owner Requirements	$ -		$ -
Other:	$ -		$ -
TOTAL CONSTRUCTION PERIOD EXPENSE	**$ 1,559,036**	**$ -**	**$ 1,107,803**
PERMANENT FINANCING EXPENSES			
Loan Origination Fees	$ 22,275		
Title/Recording/Taxes	$ 5,000		
Insurance	$ -		
Other: Bond/Issuer/FA fees	$ 7,500		
Other: LIHTC fees	$ 119,687		
TOTAL PERMANENT FINANCING COSTS	**$ 154,462**	**$ -**	**$ -**

6th Street Seniors

Estimate of LIHTC Basis Calculation

LEGAL FEES			
Lender Legal	$ 90,000		$ 42,912
Sponsor Legal	$ 225,000		$ 70,805
TOTAL LEGAL	**$ 315,000**	**$ -**	**$ 113,717**
CAPITALIZED RESERVES			
Operating Reserve	$ 156,752		
Transition Reserve	$ -		
Other Reserve	$ 31,824		
TOTAL RESERVE COSTS	**$ 188,576**		
REPORTS & STUDIES			
Market Study	$ 16,425		$ 16,425
Appraisal	$ 6,675		$ 6,675
Environmental	$ 47,240		$ 45,048
Preconstruction Studies	$ 90,982		$ 86,761
Other:	$ -		$ -
TOTAL REPORTS & STUDIES	**$ 161,322**	**$ -**	**$ 154,909**
OTHER EXPENSES			
Local Permit Fees	$ 46,769		$ 44,599
Local Development Impact Fees	$ 9,480,141		$ 9,040,309
Accounting/Reimbursable/Cost Certification	$ 62,500		$ 59,600
Financial Consulting/App Prep/Review (SA)	$ 100,000		$ 95,360
Entitlement Services and CM (SA)	$ 197,500		$ 188,337
PV Solar	$ 105,000		$ 100,129
GP Service Fee	$ 25,000		
Marketing & Lease Up	$ 147,950		
Prevailing Wage / Labor Compliance	$ 15,000		$ 14,304
FF&E	$ 30,000		$ 30,000
Other:	$ -		$ -
TOTAL OTHER COSTS	**$ 10,209,860**	**$ -**	**$ 9,572,638**
DEVELOPER COSTS			
Developer Fee Limit - Per TCAC Application	*$ 2,500,000*	*$ -*	*$ 2,500,000*
Developer Fee Calculation	*$ 4,857,622.22*	*$ -*	*$ 4,857,622*
Developer Fee	*$ 2,500,000*	*$ -*	*$ 2,500,000*
TOTAL DEVELOPER FEE	**$ 2,500,000**	**$ -**	**$ 2,384,012**
TOTAL RESIDENTIAL COSTS	**$ 38,223,372**	**$ -**	**$ 34,768,160**
(471,069)			
REDUCE BY TOTAL COMMERCIAL COSTS	**$ 1,683,897**		**$ -**
TOTAL RESIDENTIAL PROJECT	**$ 36,539,475**	**$ -**	**$ 34,768,160**

Adjustment for Excess Basis			**$ -**
Additional Amount Voluntarily Excluded From Basis		**$ -**	**$ 18,360,639**
Requested Undadjusted Eligible Basis		$ -	$ 16,407,521
130% FACTOR?	**Tract #:457.07**	**Y**	**$ 21,329,778**
Total Adjusted Qualified Basis		**$ -**	**$ 21,329,778**
TX CREDITS @ % LI Eligible@ Tx Credit Rt	100.00%	4.00%	9.00%
TX CREDITS @ % LI Eligible	hard coded	$ -	$ 1,919,680
TX CREDITS OVER TEN YEARS		$ -	$ 19,196,800
TX CREDIT EQUITY INVESTMENT	$ 0.8300	**96.99%**	**$ 15,453,750**
State Tax Credits	**30.00%**	$ -	$ -
State Tax Credit Equity	**$ -**	**100.00%**	**$ -**
Solar Credits	**0.00%**		$ -
Solar Equity	**$ -**	**96.99%**	**$ -**

6th Street Seniors **Revision Date:** 3/16/2026

Detailed Operating Budget and Income Analysis

Year	**2025**
MSA	Riverside County
4 Person 50% AMI	$55,950

Expenses Source	TCAC Min 2024
UA source	
Other	Riverside PHA 2024 100% FMR

default 40% AMI (use 30% AMI for SN)

Rent:	Restriction	%AMI	Units	Square Feet/Unit	Total Sq. Ft.	Gross Rents	Rent Adjustment	Utility Allowance	Monthly Net Rent	Annual Rent	RA Contract Rent	Units	Annual Overhang	Annual Overhang / TCAC
1BR/1BA	MKT	100%	0	578	0	$ -	$ -	$ 105.00	$ -	$ -	$ 1,849	-	$ -	$ -
1BR/1BA	LIHTC	80%	0	578	0	$ 1,678	$ -	$ 105.00	$ 1,573	$ -	$ 1,849	-	$ -	$ -
1BR/1BA	LIHTC	70%	0	578	0	$ 1,469	$ -	$ 105.00	$ 1,364	$ -	$ 1,849	-	$ -	$ -
1BR/1BA	LIHTC	60%	17	578	9,826	$ 1,259	$ -	$ 105.00	$ 1,154	$ 235,416	$ 1,849	-	$ -	$ -
1BR/1BA	LIHTC	50%	19	578	10,982	$ 1,049	$ -	$ 105.00	$ 944	$ 215,232	$ 1,849	6.00	$ 65,160	$ 80,280
1BR/1BA	LIHTC	40%	0	578	0	$ 839	$ -	$ 105.00	$ 734	$ -	$ 1,849	-	$ -	$ -
1BR/1BA	LIHTC	30%	10	578	5,780	$ 628	$ (1)	$ 105.00	$ 524	$ 62,880	$ 1,849	-	$ -	$ -
1BR/1BA	MGR	Mgr.	0	578	0	$ -	$ -	$ 105.00	$ -	$ -				
2BR/1BA	MKT	100%	0	733	0	$ -	$ -	$ 132.00	$ -	$ -	$ 2,289	-	$ -	$ -
2BR/1BA	LIHTC	80%	0	733	0	$ 2,013	$ -	$ 132.00	$ 1,881	$ -	$ 2,289	-	$ -	$ -
2BR/1BA	LIHTC	70%	0	733	0	$ 1,762	$ -	$ 132.00	$ 1,630	$ -	$ 2,289	-	$ -	$ -
2BR/1BA	LIHTC	60%	2	733	1,466	$ 1,511	$ 1	$ 132.00	$ 1,378	$ 33,072	$ 2,289	-	$ -	$ -
2BR/1BA	LIHTC	50%	3	733	2,199	$ 1,257	$ (1)	$ 132.00	$ 1,126	$ 40,536	$ 2,289	2.00	$ 27,912	$ 33,936
2BR/1BA	LIHTC	40%	0	733	0	$ 1,007	$ -	$ 132.00	$ 875	$ -	$ 2,289	-	$ -	$ -
2BR/1BA	LIHTC	30%	1	733	733	$ 754	$ (1)	$ 132.00	$ 623	$ 7,476	$ 2,289	-	$ -	$ -
2BR/1BA	MGR	Mgr.	1	733	733	$ -	$ -	$ 132.00	$ -	$ -				
Total Rents			**53**		**31,719**					**594,612**	**RA Total**	**8**	**93,072**	**114,216**

Community Room/Office 2,500 % Loss to Efficiency 15% **5,133**

Construction Square Feet **34,219**

Income from Operations		PUPM				
Total Rents						**594,612**
Laundry	$	**5.00**				3,180
Other Income (App. Fees, Late, etc.)	$	**5.00**				3,180
Sub-Total	$	**10.00**				600,972
Rental Assistance						**93,072**
Less: Vacancies @	**5%**					34,702
Commercial Income	$	**0.75**	PSF RENT	4,742	Commercial SF	**42,678**
Less: Vacancies @	**100%**					42,678
Total Income						**659,342**
Operating Expenses		PUPA	MANUAL INPUT		Notes	
Admin	$	**978**				51,856
Management Fee	$	**720**	2024 estimate			38,160
Utilities	$	**995**				52,720
Payroll	$	**2,018**				106,978
Repair & Maintenance	$	**990**				52,480
Insurance	$	**977**				51,804
Taxes (HOA, CFD)	$	**125**				6,625
Additional expense	$	**-**				0
Total Expenses	$	**6,804**	4300 min for TCAC IE SR w elev w/out taxes			**360,623**
Commercial Expenses	$	**-**	psf			**0**
Net Operating Income						**298,719**
Reserves		$500.00/unit				26,500
Services		$377/unit				20,000
Other Annual Cost						0
Issuer and Monitoring Fees		*0.000%*	*0* minimum	*0*	per unit monitoring fee	5,300
Soft Loan Payments	TCC is grant to nonprofit	***0.000%***				0
Net Income Available for Debt Service						**246,919**

2/19/2026 - added in $10/unit/month per Finance Review mee

221,993

Loan Sizing

Loan Type:	**Private**	**N/A**
	Tranche A	**Tranche B**
Loan Amount	2,970,000	0
Interest	6.47%	6.47%
Term	**17**	**35**
Amortization	35	**35**
Debt Service Coverage	1.15	**1.15**
Monthly Payment	17,882	10
Annual Payment	214,587	125
Cash Flow After D/S	32,332	**32,207**
Max Loan Amount	**0**	**0**

2,560,000

6th Street Seniors Revision Date: 3/16/2026

Cash Flow

			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Gross Revenue	Inflation @	2.50%	$ 600,972	$ 615,996	$ 631,396	$ 647,181	$ 663,361	$ 679,945	$ 696,943	$ 714,367	$ 732,226	$ 750,532	$ 769,295	$ 788,527	$ 808,241	$ 828,447	$ 849,158	870,387
Subsidy Revenue		2.50%	$ 93,072	$ 95,399	$ 97,784	$ 100,228	$ 102,734	$ 105,302	$ 107,935	$ 110,633	$ 113,399	$ 116,234	$ 119,140	$ 122,119	$ 125,171	$ 128,301	$ 131,508	134,796
Vacancy		5.00%	$ (34,702)	$ (35,570)	$ (36,459)	$ (37,370)	$ (38,305)	$ (39,262)	$ (40,244)	$ (41,250)	$ (42,281)	$ (43,338)	$ (44,422)	$ (45,532)	$ (46,671)	$ (47,837)	$ (49,033)	(50,259)
Net Revenue			**$ 659,342**	**$ 675,825**	**$ 692,721**	**$ 710,039**	**$ 727,790**	**$ 745,985**	**$ 764,634**	**$ 783,750**	**$ 803,344**	**$ 823,428**	**$ 844,013**	**$ 865,114**	**$ 886,741**	**$ 908,910**	**$ 931,633**	**$ 954,924**
Operating Expenses	Inflation @	3.50%	$ 360,623	$ 373,245	$ 386,309	$ 399,829	$ 413,823	$ 428,307	$ 443,298	$ 458,813	$ 474,872	$ 491,492	$ 508,695	$ 526,499	$ 544,926	$ 563,999	$ 583,739	604,170
Commercial Revenue		2.50%	$ 42,678	$ 43,745	$ 44,839	$ 45,960	$ 47,109	$ 48,286	$ 49,493	$ 50,731	$ 51,999	$ 53,299	$ 54,631	$ 55,997	$ 57,397	$ 58,832	$ 60,303	61,810
Vacancy		100.00%	$ (42,678)	$ (43,745)	$ (44,839)	$ (45,960)	$ (47,109)	$ (48,286)	$ (49,493)	$ (50,731)	$ (51,999)	$ (53,299)	$ (54,631)	$ (55,997)	$ (57,397)	$ (58,832)	$ (60,303)	(61,810)
Net Revenue			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Commercial Operating Expenses	Inflation @	3.50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Net Operating Income			**$ 298,719**	**$ 302,580**	**$ 306,412**	**$ 310,210**	**$ 313,967**	**$ 317,678**	**$ 321,336**	**$ 324,937**	**$ 328,472**	**$ 331,935**	**$ 335,319**	**$ 338,615**	**$ 341,815**	**$ 344,911**	**$ 347,894**	**350,754**
Replacement Reserves	Inflation @	0.00%	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500	$ 26,500
Other Annual Cost	Inflation @	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Services	Inflation @	3.50%	$ 20,000	$ 20,700	$ 21,425	$ 22,174	$ 22,950	$ 23,754	$ 24,585	$ 25,446	$ 26,336	$ 27,258	$ 28,212	$ 29,199	$ 30,221	$ 31,279	$ 32,374	0
Cash Available to Debt Service			$ 252,219	$ 255,380	$ 258,488	$ 261,535	$ 264,516	$ 267,424	$ 270,251	$ 272,991	$ 275,636	$ 278,177	$ 280,607	$ 282,915	$ 285,094	$ 287,132	$ 289,020	$ 324,254
Principal and Interest Tranche A	2,970,000	6.47%	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	$ 214,587	267,828
Principal and Interest Tranche B	0	6.47%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Issuer and Monitoring Fees	Inflation @	0.00%	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	$ 5,300	5,300
Soft Loan Payments	Inflation @	1.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Admin GP Fee	Inflation @	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Managing GP Fee	Inflation @	3.00%	$ 5,000	$ 5,150	$ 5,305	$ 5,464	$ 5,628	$ 5,796	$ 5,970	$ 6,149	$ 6,334	$ 6,524	$ 6,720	$ 6,921	$ 7,129	$ 7,343	$ 7,563	7,790
Net Project Cash Flow			**$ 27,332**	**$ 30,344**	**$ 33,297**	**$ 36,185**	**$ 39,002**	**$ 41,741**	**$ 44,394**	**$ 46,955**	**$ 49,415**	**$ 51,767**	**$ 54,000**	**$ 56,107**	**$ 58,078**	**$ 59,903**	**$ 61,570**	**43,336**
DEBT SERVICE COVERAGE RATIO			**115%**	**117%**	**118%**	**119%**	**121%**	**122%**	**123%**	**125%**	**126%**	**127%**	**128%**	**129%**	**130%**	**131%**	**132%**	**119%**
TCAC Gross Revenue Test	no more than 2% in year 15 if DSCR > 125% or 8% test	8.00%	5%	6%	6%	6%	7%	7%	7%	7%	8%	8%	8%	8%	8%	8%	8%	6%
UMR Operating Expense Test	<= 1.20 DSCR or 12% cash flow to expense ratio	12.00%	8%	8%	9%	9%	9%	10%	10%	10%	10%	11%	11%	11%	11%	11%	11%	7%
Private Placement Junior Bond	100%of Avail Cashflow after deferred fee payment	8.50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	50%of Avail Cashflow after DDF paid off																	
Distributions:																		
Refinance Proceeds																		
Debt Service Coverage Reserve		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other:	0	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Other: LP Fee	5,000	0.00%	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 6,050	$ 6,050	$ 6,050	$ 6,050	$ 6,050	$ 6,050
	Accrued LP Fee, if applicable		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Deferred Dev Fee	100%	1.00%	$ 22,332	$ 25,344	$ 28,297	$ 31,185	$ 34,002	$ 36,241	$ 38,894	$ 41,455	$ 43,915	$ 46,267	$ 47,950	$ 50,057	$ 52,028	$ 53,853	$ 55,520	0
Cash Available After Deferred Fee Payment			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**37,286**
Total Cash Available for Waterfall			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,286**
Cash Available For Soft Loans	**50.00%**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,643**
Ground Lease	0.00%		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Acquisition Value Loan	0.00%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Local Funds: CFD loan	18.60%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	3,467
Local Funds: County HOME	4.00%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	746
State Funds: AHSC/TCC	20.90%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	3,896
State Funds: AHSC/TCC $500k add'l	0.00%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Other Funds: CRDP (IRC)	0.00%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Local Funds: DIF Loan	6.50%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,212
Other	0.00%	3.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Check	50%																	
Cash Flow Available After Soft Loan Loans			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**27,964**
Subordinate Deferred Developer fee		0.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0
Partnership Admin Fee (90% of Cash Flow)		90.00%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	25,168
Cash Flow Available after Partnership Admin Fee			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**2,796**
LP Distribution		96.99%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	2,712
GP Distribution		3.01%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	84
Remaining Cash Flow After Partnership Distribution			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0**

Villa Verde 4PCT

Prepared For:	Abode Communities
Prepared By:	California Housing Partnership
Version:	9.03 Closing Projections
Revised:	3/16/2026
Filename:	Villa Verde 4PCT 9.03 Closing.xlsm

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SOURCES OF FUNDS - PERMANENT

	AMOUNT	TOTAL INTEREST COST	OID INTEREST RATE	AMORT (Yr)	COMMENTS
Key Bank Freddie Tel Tax-Exempt Perm Loan	16,048,000	6.332%		40.0	*Term - 17 (yrs.) Index - 10Y T - 4.090% Spread - 198 bps*
HCD NPLH	11,279,429	3.000%	1.903%	55.0	
Accrued Deferred Interest - HCD NPLH	0				
GP Loan HCD PHK+	9,962,708	3.000%	1.788%	55.0	
Accrued Deferred Interest - GP Loan HCD PHK+	532,848				
HACR RDA Loan	1,411,842	3.000%	1.788%	55.0	
Accrued Deferred Interest - HACR RDA Loan	75,511				
County of Riverside PLHA	6,115,251	3.000%	1.788%	55.0	
Accrued Deferred Interest - County of Riverside PLHA	327,069				
HACR Taxable Housing Bond	450,000	3.000%	1.788%	55.0	
Accrued Deferred Interest - HACR Taxable Housing Bond	24,068				
City of Coachella Loan (Capitalized CFD Fees)	25,054,167	2.000%	1.358%	55.0	
Accrued Deferred Interest - City of Coachella Loan (Capitalized CFD	1,011,774				
HACR RDA Funds	2,104,640	3.000%	1.788%	55.0	
Accrued Deferred Interest - HACR RDA Funds	112,565				
Deferred Developer Fee	1,300,000	0.000%	0.000%		*Developer Fee Paid (non-deferred) 2,200,000*
Capital Contributions					
General Partner (Developer Fee)	6,219,319				
Limited Partners	34,196,285				*Fed LIHTC: $0.825*
TOTAL SOURCES	**116,225,476**				
Surplus/(Shortfall)	*(0)*				

PERMANENT LOAN INTEREST RATE	TRANCHE A	RANCHE B		
Base Rate	6.070%	6.070%		
Cushion	0.200%	0.200%		
Issuer	0.050%	0.050%	*4,000*	*Issuer min/y*
Trustee	0.012%	0.000%	*2,000*	*per annum*
Total	**6.332%**	**6.320%**		

INVESTOR EQUITY STACK	
LIHTC Equity (Federal+Sta	34,196,285
Subtotal LP Equity	**34,196,285**

OTHER ASSUMPTIONS	
Current AFR:	4.70%
Total U/W AFR:	**4.70%**

SOURCES OF FUNDS - CONSTRUCTION

	AMOUNT	INTEREST RATE	TERM (Mos.)	COMMENTS
Chase Tax-Exempt Construction Loan	46,486,381	6.430%	35	
LIIF Secondary Taxable Construction Loan	5,383,627	5.575%	35	
GP Loan HCD PHK+	8,966,437	3.000%	35	
Accrued Deferred Interest - GP Loan HCD PHK+	532,848			
HACR RDA Loan	1,411,842	3.000%	35	
Accrued Deferred Interest - HACR RDA Loan	75,511			
County of Riverside PLHA	6,115,251	3.000%	35	
Accrued Deferred Interest - County of Riverside PLHA	327,069			
HACR Taxable Housing Bond	450,000	3.000%	35	
Accrued Deferred Interest - HACR Taxable Housing Bond	24,068			
City of Coachella Loan (Capitalized CFD Fees)	25,054,167	2.000%	35	
Accrued Deferred Interest - City of Coachella Loan (Capitalized CFD	1,011,774			
HACR RDA Funds	2,104,640	3.000%	35	
Accrued Deferred Interest - HACR RDA Funds	112,565			
Costs Deferred Until Conversion	6,857,107			*See page 2 - right column*
Deferred Developer Fee	1,300,000			
Capital Contributions				
General Partner (Developer Fee)	2,000,000			
Limited Partners*	8,012,190			***Total Equity During Const.*** ***8,012,190*** ***23.43%***
TOTAL SOURCES	**116,225,476**			*Syndication Costs 334,497*
Surplus/(Shortfall)	*(0)*			*Net Equity for TCAC 7,677,693*
Sources Less Deferred To Conversion:	*109,368,370*			

CONSTRUCTION LOAN INTEREST RATE	
Index Type:	SOFR
Current Index:	3.68%
Spread:	2.55%
Base Interest Rate (not including cushion):	6.23%
Cushion - Total	0.20%
Interest Rate (All-In)	**6.43%**

CONSTRUCTION LOAN VALUATION		
Restricted NOI		1,383,694
OAR		5.00%
FMV per NOI		27,673,886
Agg. Credit Value @	0.8249	34,255,433
Perm-Only Soft Debt		12,275,700
Total Value		74,205,019
LTV:		85.00%
Max. Const. Loan Amount		63,074,266
Commitment Amount		TBD

TAX-EXEMPT BOND DATA	
50% Test (see Page 7):	55.00%
50% Test Cushion:	4226034.639
Issuer Inducement:	TBD
CDLAC Allocation:	**42,578,583**
Percent of CDLAC Allocation Used:	109.18%
Const-only portion:	30,438,381
CDLAC Per-Unit Limit	69,256,000
CDLAC 55% Limit	46,486,381
50% Test Target	55.00%
Target Limit	46,486,381

Villa Verde 4PCT

Uses of Funds

Version: 9.03 Closing Projections

		Res Cost:	100.00%		COST ALLOCATIONS					LIHTC ELIGIBLE BASIS		OTHER BASIS & COST ALLOCATIONS			
		Res Sq Foot:	100.00%		*Assuming 266 Election?*		*No*								
						Depreciable						Deferred to Completion or	Land/Basis for	Historic Rehab Tax Credit	ITC Tax Credit Basis
	TOTAL	Per Unit	Total Residential	Total Non-Residential	Non-Depreciable	Residential	Non-Resid.	Expensed	Amortized	Constr./ Rehab	Acquisition	Perm Conv.	50% Test	Basis	(Solar PV)
ACQUISITION COSTS															
Total Purchase Price - Real Estate:															
1,411,842															
Land - Villa Verde 4PCT	1,411,842	12,171	1,411,842	0	1,411,842							0	1,411,842		
Title/Recording/Escrow - Acquisition	0	0	0	0	0	0	0				0	0	0		
Legal - Acquisition	19,699	170	19,699	0	19,699	0	0				0	0	19,699		
Off-Site Improvements	50,750	438	50,750	0	0	50,750	0		0	0		0	50,750	50,750	
HARD COSTS															
Total Construction Contract:															
49,056,665															
NEW CONSTRUCTION															
Demolition	23,164	200	23,164	0	23,164	0	0			0		0	23,164	0	
Hard Costs-Unit Construction	30,921,000	266,560	30,921,000	0		30,921,000	0			30,921,000		0	30,921,000	30,921,000	
Personal Property in Construction Contract	2,437,545	21,013	2,437,545	0		2,437,545	0			2,437,545		0	2,437,545		
Site Improvements/Landscape Depreciable	6,842,516	58,987	6,842,516	0		6,842,516	0			6,842,516		0	6,842,516		
Site Improvements Non-Depreciable	3,174,567	27,367	3,174,567	0	3,174,567							0	3,174,567		
GC - General Conditions	1,619,759	13,963	1,619,759	0		1,619,759	0			1,619,759		0	1,619,759	1,619,759	
GC - Overhead & Profit	2,899,901	24,999	2,899,901	0		2,899,901	0			2,899,901		0	2,899,901	2,899,901	
GC - Insurance	604,146	5,208	604,146	0		604,146	0			604,146		0	604,146	604,146	
GC - Bond Premium	483,317	4,167	483,317	0		483,317	0			483,317		0	483,317	483,317	
Contingency - Escalation	0	0	0	0		0	0			0		0	0	0	
Contingency - Owner's Construction (10%)	4,905,667	42,290	4,905,667	0		4,905,667	0			4,905,667		0	4,905,667	4,905,667	
SOFT COSTS															
Architecture	2,887,875	24,895	2,887,875	0		2,887,875	0			2,887,875		0	2,887,875	2,887,875	0
Design/Engineering	598,788	5,162	598,788	0		598,788	0			598,788		0	598,788	598,788	0
Geotech/Soils Report	54,655	471	54,655	0		54,655	0			54,655		0	54,655	54,655	
Phase I/II/Toxics Report	32,895	284	32,895	0		32,895	0			32,895		0	32,895	32,895	
ALTA Survey	50,000	431	50,000	0		50,000	0			50,000		0	50,000	50,000	
Special Inspections/Testing	241,914	2,085	241,914	0		241,914	0			241,914		0	241,914	241,914	
LEED / HERS Rater	72,160	622	72,160	0		72,160	0			72,160		0	72,160	72,160	
3rd Party Construction Manager	250,000	2,155	250,000	0		250,000	0			250,000		0	250,000	250,000	0
Consultant: Other	158,500	1,366	158,500	0		158,500	0			158,500		0	158,500	158,500	
Local Development Impact Fees	2,770,277	23,882	2,770,277	0		2,770,277	0			2,770,277		0	2,770,277	2,770,277	
Local Permits/Fees	1,428,089	12,311	1,428,089	0		1,428,089	0			1,428,089		0	1,428,089	1,428,089	
Utility Connection Fees/Dry Utility Consultant	3,614,342	31,158	3,614,342	0		3,614,342	0			3,614,342		0	3,614,342	3,614,342	0
Real Estate Taxes During Const	30,884	266	30,884	0		30,884	0	0		30,884		0	30,884	30,884	
Insurance During Const	1,300,000	11,207	1,300,000	0		1,300,000	0			1,300,000		0	1,300,000	1,300,000	0
Appraisal	6,487	56	6,487	0		6,487	0			6,487		0	6,487	6,487	
Market Study	22,895	197	22,895	0					22,895	0		0	0	0	
Partnership Formation + Taxes	17,025	147	17,025	0	17,025	0	0			0		0	0	0	
Tribal Monitoring Fee	50,000	431	50,000	0		50,000	0			50,000		0	50,000	50,000	
City of Coachella CFD (Prepaid)	25,054,167	215,984	25,054,167	0		0	0		25,054,167	0		0	0	0	
Soft Cost Contingency	755,001	6,509	755,001	0		755,001	0			755,001		0	755,001	755,001	
Predev. Loan Interest/Fees	643,421	5,547	643,421	0		643,421		0		643,421	0	0	643,421	643,421	
Construction Loan Interest - Chase Tax-Exempt	4,057,626	34,980	4,057,626	0		2,191,988	0	1,865,638		2,191,988		0	2,191,988	2,191,988	0
Construction Loan Interest - LIIF	1,191,990	10,276	1,191,990	0		239,359	0	952,631		239,359		0	239,359	239,359	0
Accrued Interest - GP Loan HCD PHK+	532,848	4,594	532,848	0		331,685	0	201,163		331,685		0	331,685	331,685	
Accrued Interest - HACR RDA Loan	75,511	651	75,511	0		47,004	0	28,507		47,004		0	47,004	47,004	
Accrued Interest - County of Riverside PLHA	327,069	2,820	327,069	0		203,593	0	123,477		203,593		0	203,593	203,593	
Accrued Interest - HACR Taxable Housing Bond	24,068	207	24,068	0		14,982	0	9,086		14,982		0	14,982	14,982	
Accrued Interest - City of Coachella Loan (Capitalize	1,011,774	8,722	1,011,774	0		631,288	0	380,485		631,288		0	631,288	631,288	
Accrued Interest - HACR RDA Funds	112,565	970	112,565	0		70,069	0	42,496		70,069		0	70,069	70,069	
Title/Recording/Escrow - Construction	118,289	1,020	118,289	0		118,289	0	0		118,289	0	0	118,289	118,289	
Title/Recording/Escrow - Permanent	15,000	129	15,000	0					15,000			15,000			
Legal (Owner): Construction Closing	99,211	855	99,211	0		99,211	0			99,211		0	99,211	99,211	
Permanent Closing	10,000	86	10,000	0					10,000			10,000			
Organization of Ptnshp	15,000	129	15,000	0					15,000			0			
Syndication - GP	27,702	239	27,702	0	27,702							0			
Syndication - LP	85,000	733	85,000	0	85,000							0			
Syndication Consulting	149,000	1,284	149,000	0	149,000							5,000			
Audit/Cost Certification	57,795	498	57,795	0				57,795		20,000		0			
TCAC Application/Res/Monitoring Fee	125,613	1,083	125,613	0					125,613			81,200			
Marketing	200,000	1,724	200,000	0				200,000				0			
Furnishings Not in Contract	228,947	1,974	228,947	0		228,947	0			228,947		0	228,947		
Capitalized Replacement Reserve	58,000	500	58,000	0	58,000							58,000			
Capitalized Operating Reserve (6 mos.)	1,140,527	9,832	1,140,527	0	1,140,527							1,140,527			
HCD Pooled Reserve Fee	358,418	3,090	358,418	0					358,418			358,418			
Developer Fee	9,719,319	83,787	9,719,319	0		9,719,319	0			9,719,319	0	5,188,961	9,719,319	9,719,319	0
COSTS OF ISSUANCE															
Bond Counsel	75,000	647	75,000	0		30,439	0		44,561	30,439		0	30,439	30,439	
Issuer Application Fee	2,500	22	2,500	0		1,015	0		1,485	1,015		0	1,015	1,015	
Issuer Fee - Upfront	4,000	34	4,000	0		1,623	0		2,377	1,623		0	1,623	1,623	
Issuer Fee - Annual During Const.	77,807	671	77,807	0		31,578	0		46,229	31,578		0	31,578	31,578	
Construction Lender Origination Fee	412,268	3,554	412,268	0		167,318	0		244,950	167,318		0	167,318	167,318	
Construction Lender Expenses	49,750	429	49,750	0		20,191	0		29,559	20,191		0	20,191	20,191	
Construction Lender Counsel	75,000	647	75,000	0		30,439	0		44,561	30,439		0	30,439	30,439	
Permanent Lender Expenses	90,048	776	90,048	0		0	0		90,048	0		0	0	0	
Permanent Lender Counsel	75,000	647	75,000	0		0	0		75,000	0		0	0	0	
Permanent Loan Origination Fee	160,480	1,383	160,480	0		0	0		160,480	0		0	0	0	
Trustee Fee During Construction	8,000	69	8,000	0		878	0		7,122	0		0	878	878	
CDLAC Fee	16,103	139	16,103	0		1,768	0		14,335	0		0	1,768	1,768	
CDIAC Fee	5,000	43	5,000	0		549	0		4,451	0		0	549	549	
COI Contingency	0	0	0	0		0	0		0	0		0	0	0	
Subtotal - Financing/Costs of Issuance	*1,050,956*	*9,060*	*1,050,956*	*0*	*0*	*285,798*	*0*	*0*	*765,158*	*282,602*	*0*	*0*	*285,798*	*285,798*	*0*
TOTAL DEVELOPMENT COSTS	**116,225,476**	**1,001,944**	**116,225,476**	**0**	**6,106,526**	**79,891,421**	**0**	**3,861,278**	**26,366,251**	**79,857,475**	**0**	**6,857,107**	**84,520,693**	**70,382,413**	**0**
TDC Per Unit	*1,001,944*		100.00%												
TDC Net of accrued interest:	*114,141,641*														
TDC TCAC	***115,890,979***		*115,890,979*												

Villa Verde 4PCT

Developer Fee Calculation

Version: 9.03 Closing Projections

TCAC DEVELOPER FEE LIMITS

	CONSTRUCTION	TOTAL
Eligible Basis less Developer Fee	70,138,156	
Percentage of Basis in Fee	15.00%	
Total Developer Fee per Basis Limits	10,520,723	10,520,723
Developer Fee Cap per Regulations		10,520,723
Net Allowable Total Fee		**10,520,723**
Base Cash Developer Fee Limit		2,800,000
Large Project Boost		2,643,004
BIPOC Boost		0
Total Base Cash Fee Limit		**5,443,004**
Net Allowable Total Fee		**10,520,723**
Net Allowable Cash Fee		**5,443,004**
Fee Included in TCAC Application		**0**

OTHER APPLICABLE FEE LIMITS

	CASH FEE LIMIT	PRIORITY DDF LIMIT	TOTAL FEE LIMIT
Fee Limit per HCD	2,200,000	1,300,000	10,520,723
Fee Limit per TCAC Hybrid Fee Limit	2,200,000	0	2,200,000

MOST RESTRICTIVE FEE LIMITS

Total Developer Fee Limit	2,200,000
Total Cash Fee Limit	2,200,000
Total Priority Deferred Fee Limit	0

ALLOCATION OF DEVELOPER FEE

	CONSTRUCTION	TOTAL
Pct. of Potential Fee per Basis Limits	100.00%	100.00%
Allocation of Total Developer Fee	2,200,000	2,200,000

CASH DEVELOPER FEE BREAKOUT AND PAYMENT SCHEDULE

Total Developer Fee	9,720,723
Total Cash Fee Paid	2,200,000
Non-Cash Fee per Program Limits	0
Non-Cash Fee per Funding Gap	7,520,723
Total Non-Cash Fee	7,520,723

	AMOUNT	% OF CASH FEE	% OF TOTAL FEE
Construction Close	1,000,000	45.45%	10.29%
Completion	231,762	10.53%	2.38%
Conversion	565,238	25.69%	5.81%
Final LP Pay-in 1	403,000	18.32%	4.15%
Total Cash Fee	**2,200,000**		
Plus: Priority Developer Fee	1,300,000		13.37%
Plus: Non-Priority DDF	0		0.00%
Plus: GP Capital	6,220,723		63.99%
Total Developer Fee	**9,720,723**		

Villa Verde 4PCT

Unit Mix & Rental Income

Version: 9.03 Closing Projections

AVERAGE AFFORDABILITY FOR LIHTC UNITS (% of Median)	40.52%
9% TCAC INCOME TARGETING PTS:	50.00
RENT LIMITS AS OF YEAR:	2025

UTILITY ALLOWANCES	0BR	1BR	2BR	3BR	4BR	5BR
Villa Verde 4PCT	-	105	132	158	-	-

RESIDENTIAL INCOME

LIHTC - Tier 1 *Villa Verde 4PCT* *TCAC* *30% AMI* **% of Units: 43.48%** *Section 8 SUBSIDIZED*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	Quantity of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
1BR	16	537	30.0%		629	524	524	8,384	100,608	16	1,667	1,143	18,288	219,456	320,064
2BR	30	808	30.0%		755	623	623	18,690	224,280	30	2,079	1,456	43,680	524,160	748,440
3BR	4	1,015	30.0%		873	715	715	2,860	34,320	4	2,819	2,104	8,416	100,992	135,312
TOTAL	**50**							**29,934**	**359,208**	**50**			**70,384**	**844,608**	**1,203,816**

NPLH Assisted Units

LIHTC - Tier 2 *Villa Verde 4PCT* *TCAC* *30% AMI* **% of Units: 13.91%** *Section 8 SUBSIDIZED*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	Quantity of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
2BR	6	808	30.0%		755	623	623	3,738	44,856	6	2,079	1,456	8,736	104,832	149,688
3BR	10	1,015	30.0%		873	715	715	7,150	85,800	10	2,819	2,104	21,040	252,480	338,280
TOTAL	**16**							**10,888**	**130,656**	**16**			**29,776**	**357,312**	**487,968**

LIHTC - Tier 3 *Villa Verde 4PCT* *TCAC* *50% AMI* **% of Units: 22.61%** *Section 8 SUBSIDIZED*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	Quantity of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
2BR	11	808	50.0%		1,258	1,126	1,126	12,386	148,632	8	2,079	953	7,624	91,488	240,120
3BR	15	1,015	50.0%		1,455	1,297	1,297	19,455	233,460	4	2,819	1,522	6,088	73,056	306,516
TOTAL	**26**							**31,841**	**382,092**	**12**			**13,712**	**164,544**	**546,636**

LIHTC - Tier 4 *Villa Verde 4PCT* *TCAC* *60% AMI* **% of Units: 20.00%** *NOT SUBSIDIZED*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	Quantity of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
2BR	8	808	60.0%		1,510	1,378	1,378	11,024	132,288	0	0	0	0	0	132,288
3BR	15	1,015	60.0%		1,746	1,588	1,588	23,820	285,840	0	0	0	0	0	285,840
TOTAL	**23**							**34,844**	**418,128**	**0**			**0**	**0**	**418,128**

Staff Units - Site 1 *Villa Verde 4PCT*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent
2BR	1	808	0.0%		0	0	0	0	0
TOTAL	**1**							**0**	**0**

TOTAL RESIDENTIAL INCOME

	Quantity	Total Monthly Net Rent	Total Annual Net Rent	Monthly Section 8 Income	Annual Section 8 Income	Grand Total Income	Total Floor Area
LIHTC	115	107,507	1,290,084	113,872	1,366,464	2,656,548	97,692
Non-LIHTC	0	0	0	0	0	0	0
Staff Units	1	0	0	0	0	0	808
TOTAL	**116**	**107,507**	**1,290,084**	**113,872**	**1,366,464**	**2,656,548**	**98,500**

MISCELLANEOUS INCOME

	Per Unit Per Month	Monthly Total	Annual Total
Laundry / Vending	3.60	418	5,016
Other	0.00	0	0
Parking	0.00	0	0
TOTAL	**3.60**	**418**	**5,016**

SUBSIDIZED UNIT MIX SUMMARY

Unit Type	Units With Section 8	Units Without Subsidy	Total Units
0BR	0	0	0
1BR	16	0	16
2BR	44	12	56
3BR	18	26	44
TOTAL	**78**	**38**	**116**

TOTAL ALL TYPES

Unit Type	Villa Verde 4PCT
1BR	16
2BR	56
3BR	44
TOTAL	**116**

Villa Verde 4PCT

Calculation of Tax Credits

Version: 9.03 Closing Projections

		FEDERAL			CALIFORNIA		
		ACQUISITION	CONST/ REHAB	TOTAL	ACQUISITION	CONST/ REHAB	TOTAL
TOTAL ELIGIBLE COSTS		0	79,857,475	79,857,475	0	0	0
Less:							
50% Energy Investment Tax Credit (Res. Portion)		0	0	0	0	0	0
Historic Tax Credit (Res. Portion)			0	0		0	0
Non-Eligible Federal Financing		0	0	0	0	0	0
Non-Eligible Grants		0	0	0	0	0	0
Soft Loan Basis Deduction		0	0	0	0	0	0
Voluntary Reduction for Tie-Breaker		0	0	0	0	0	0
ELIGIBLE BASIS		0	79,857,475	79,857,475	0	0	0
Threshold Basis Limit				*145,315,758*			
TBL: Exclude GP Cap/DDF for 4%/State				*0*			
REQUESTED UNADJUSTED ELIGIBLE BASIS (For Tiebreaker)		0	79,857,475	79,857,475	0	0	0
HIGH COST ADJUSTMENT (Y or N)	Y *QCT 2024*	100.0%	130.0%		100.0%	100.0%	
ADJUSTED ELIGIBLE BASIS		0	103,814,718	103,814,718	0	0	0
QUALIFIED CREDIT BASIS		0	103,814,718	103,814,718	0	0	0
CREDIT RATE (TCAC UNDERWRITING)	Total State				13.00%	13.00%	
	Annual Federal / Yr 1-3 State	4.00%	4.00%		4.00%	4.00%	
	Yr 4 State				1.00%	1.00%	
MAX. POTENTIAL FEDERAL CREDIT (No Vol Basic Reduct/Actual Rate)							
	Credit Rates	4.00%	4.00%				
	Potential Credit	0	4,152,589	4,152,589			
	Credit Rate Locked? *YES* Jan-24						
MAX. CREDIT AMOUNT PER TCAC UNDERWRITING							
	Annual Federal / Yr 1 State	0	4,152,589	4,152,589	0	0	0
	Yr 2 State				0	0	0
	Yr 3 State				0	0	0
	Yr 4 State				0	0	0
	Total				0	0	0
REQUESTED TOTAL STATE CREDIT AMOUNT					N/A	N/A	N/A
MAX ANNUAL CREDITS PER GEOGRAPHIC REGION - BLENDED (x 125%)				N/A			
	Federal/State Proration			N/A	N/A	N/A	N/A
MAX ANNUAL FEDERAL PER PROJECT/STATE PER UNIT ALLOCATION				N/A			N/A
ACTUAL TCAC CREDIT RESERVATION							
	Annual Federal / Total State	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM ALLOWABLE CREDITS (Lesser of above)							
	Annual Federal / Total State	**0**	**4,152,589**	**4,152,589**	**0**	**(0)**	**0**
UNADJUSTED ELIGIBLE BASIS AT MAX CREDIT AMOUNT		*0*	*79,857,481*	*79,857,481*	*0*	*(0)*	*0*
UNADJUSTED BASIS EXCLUDED AT MAX CREDIT AMOUNT		*(0)*	*(6)*	*(6)*	*(0)*	*0*	*0*
MAXIMUM ALLOWABLE - TEN YEAR TOTAL				**41,525,890**			**0**

TOTAL STATE + FEDERAL LIHTC AMOUNTS - 10 YEARS

Total Federal + State		**41,525,890**	Blended Credit Request:	4,152,589
General Partner Share	0.01%	4,153	Est. 125% Target for Inland Empire:	N/A
Limited Partner Share	99.99%	41,521,737	Credit Request Under / (Over) Geographic Region:	N/A

FIRST YEAR CREDIT CALCULATION (Federal)							
Actual Basis Method? Y	Acquisition	Rehab/NC	"A" Bldgs: Acq	Rehab/NC	"B" Bldgs: Acq	Rehab/NC
Maximum Potential Federal Credit w/ Actual Basis-Annual	0	4,152,589	0	4,152,589	0	0
Wgt Avg Lease-up (from Page 7)			79.3%	79.3%	0.0%	0.0%
Maximum Potential Prorated Credit w/ Actual Basis			0	3,294,989	0	0
TCAC Credit Reservation-Annual	0	4,152,589	0	4,152,589	0	0
First Year Credit (Lesser of Above)			**0**	**3,294,989**	**0**	**0**

ENERGY TAX CREDIT CALCULATION

Total PV Hard Costs	0
Related Soft Costs (Eng, Interst, etc.)	-
Related Developer Fee	-
Total ITC Depreciable Basis	-
less: Grants/Rebates	-
Tax-Exempt Portion	0.01%
less: Tax-Exempt Portion	-
Net Basis for Investment Tax Credit	-
Credit Percentage	0.0%
Total Investment Tax Credit	**0**
Residential Portion of Credit	**0**
Total Elig. 45L Costs (per Program Limits)	0
Tax-Exempt Portion	0.01%
less: Tax-Exempt Portion	-
Net Basis for 45L Tax Credit	-
Credit Percentage	0.0%
Total 45L Tax Credit	**0**
Residential Portion of Credit	**0**

***APPLICABLE FRACTION**

	Number of Units	Fraction	Total Sq Ft	Fraction
LIHTC	115	100.0000%	97,692	100.0000%
Non-LIHTC	0	0.0000%	0	0.0000%
TOTAL	115	100.0000%	97,692	100.0000%
Applicable Fraction *(Lesser of Low Income Units or Sq Ft %)*		**100.0000%**		

Villa Verde 4PCT

Base Year Income & Expense

Version: 9.03 Closing Projections

INCOME		
Scheduled Gross Income - Residential		1,290,084
Total Gross Subsidy Income - Section 8		1,366,464
Misc. Income		5,016
Vacancy Loss - Residential	5.87%	(76,017)
Vacancy Loss - Section 8	6.28%	(85,842)
EFFECTIVE GROSS INCOME		2,499,705
EXPENSES - RESIDENTIAL		
Administrative		
Advertising	1,500	
Legal	3,000	
Accounting/Audit	17,500	
Security	53,421	
Other: Misc. Admin/Office Expenses	56,474	
Total Administrative		131,895
Management Fee		103,500
Utilities		
Electricity	61,053	
Water/Sewer	133,553	
Resident Utility Reimbursement	0	
Total Utilities		194,606
Payroll/Payroll Taxes		
On-Site Manager/Office Admin	86,611	
Maintenance Payroll	78,051	
Payroll Taxes/Benefits	51,725	
Total Payroll/Payroll Taxes		216,387
Insurance		225,852
Maintenance		
Painting	7,632	
Repairs	28,771	
Trash Removal	67,500	
Exterminating	7,000	
Grounds	22,895	
Fire Protection/Contracts/HVAC/Supplies	15,263	
Total Maintenance		149,061
Other		
Special Assessements	0	
Misc. Tax/License	10,000	
Total Other		10,000
Resident Services		
Tenant Services	15,263	
Tenant Activities	0	
	0	
Total Resident Services		15,263
Replacement Reserve		58,000
Real Estate Taxes		11,447
TOTAL EXPENSES - RESIDENTIAL		1,116,011
Per Unit Per Annum (incl. Reserves)	*9,621*	
Per Unit Per Annum (w/o taxes/res/svc))	*8,891*	
TCAC Minimum (w/o taxes/res/svc)	*4,700*	
NET AVAILABLE INCOME		1,383,694
Annual Soft Loan Fees:		
Less: Local Agency Monitoring Fee		(11,600)
ADJUSTED NET AVAILABLE INCOME: TOTAL		**1,372,094**
Mandatory Soft Debt Payments:		
HCD NPLH	47,374	
TOTAL MANDATORY SOFT DEBT PAYMENTS		**47,374**
Debt Service Coverage Ratio		1.15
Mandatory Soft Debt Payments Grossed Up for DCR Factor		54,480
AVAILABLE FOR SENIOR DEBT SERVICE (NET OF OP SUBSIDY)		**32,167**
AVAILABLE FOR SENIOR DEBT SERVICE (OP SUBSIDY OVERHANG)		**1,113,584**
NET AVAILABLE INCOME AFTER SENIOR DEBT SERVICE		**178,969**
NET AVAILABLE COMMERCIAL ONLY INCOME		**0**

Villa Verde 4PCT

Mortgage Calculation/Bond Ratios

Version: 9.03 Closing Projections

TRANCHE A

Uses baseline year NOI; includes annual fees
Financing Type: Key Bank Freddie Tel Tax-Exempt Perm Loan

	Underwriting Constraint	Maximum Loan Amount
Debt Service Coverage	1.15	16,624,783
Lender Commitment		16,048,387
MAXIMUM MORTGAGE		**16,048,387**

Rate:	6.270%
Amortization (mos):	480
NOI for DS:	1,317,615
Max PMT @ DSCR:	1,145,752
Annual Fees:	10,312
Annual DS Payment:	1,135,439

BOND / REHABILITATION RATIOS

Tax-Exempt Financing Ratio

Series A Bonds	16,048,000
Series B Bonds	0
Short Term Bonds (Construction Loan Portior	30,438,381
TOTAL TAX-EXEMPT FINANCING	46,486,381
TOTAL BASIS + LAND ALLOCATION	84,520,693
Percent Tax-Exempt Financing	**55.00%**

CDLAC Allocation Limit *Effective Date Limits.* *1/1/24*

	Units	Per-Unit Limit	Total Limit
Studio and SRO	0	522,000	0
One BR	16	544,000	8,704,000
Two BR	56	580,000	32,480,000
Three BR	44	638,000	28,072,000
Four BR or More	0	671,000	0
		TOTAL	**69,256,000**
		Potential Bond Size	46,486,381
		Over/(Under)	-22,769,619

Villa Verde 4PCT

Lease-Up / Placed-in-Service Schedule

Version: 9.03 Closing Projections

SCHEDULE

	Dates	Months to Milestone	Cumulative Months	
Start of Construction	March 1, 2026	0	0	*Partnership Closing by Mid-March*
Completion	January 1, 2028	22	22	
100% Occupancy	June 1, 2028	5	27	
Conversion	February 1, 2029	8	35	
Form(s) 8609	September 1, 2029	7	42	

LIHTC SCHEDULE

SINGLE BUILDING / MULTIPLE BUILDINGS - GROUP A

1st Tax Credit Year: 2028
Total # Units: 115

Month	Total QO by Month	Total Vacated by Month	Cumulative Occupancy	Cumulative Occupancy %
Jan-28	20	0	20	17.39%
Feb-28	19	0	39	33.91%
Mar-28	19	0	58	50.43%
Apr-28	19	0	77	66.96%
May-28	19	0	96	83.48%
Jun-28	19	0	115	100.00%
Jul-28	0	0	115	100.00%
Aug-28	0	0	115	100.00%
Sep-28	0	0	115	100.00%
Oct-28	0	0	115	100.00%
Nov-28	0	0	115	100.00%
Dec-28	0	0	115	100.00%
1st Year Occupancy: 2028				**79.35%**

MULTIPLE BUILDINGS - GROUP B

1st Tax Credit Year: 2029
Total # Units: 0

Month	Total QO by Month	Total Vacated by Month	Cumulative Occupancy	Cumulative Occupancy %
Jan-29	0	0	0	0.00%
Feb-29	0	0	0	0.00%
Mar-29	0	0	0	0.00%
Apr-29	0	0	0	0.00%
May-29	0	0	0	0.00%
Jun-29	0	0	0	0.00%
Jul-29	0	0	0	0.00%
Aug-29	0	0	0	0.00%
Sep-29	0	0	0	0.00%
Oct-29	0	0	0	0.00%
Nov-29	0	0	0	0.00%
Dec-29	0	0	0	0.00%
1st Year Occupancy: 2029				**0.00%**

LIHTC SCHEDULE -- 2/3 CREDITS

SINGLE BLDG / MULTIPLE BLDGS - GROUP A

1st Tax Credit Year (2/3 Units): 2029

Month	No. Units	Percent
Jan-29	0	0.0%
Feb-29	0	0.0%
Mar-29	0	0.0%
Apr-29	0	0.0%
May-29	0	0.0%
Jun-29	0	0.0%
Jul-29	0	0.0%
Aug-29	0	0.0%
Sep-29	0	0.0%
Oct-29	0	0.0%
Nov-29	0	0.0%
Dec-29	0	0.0%
Total	0	0.0%
Total Avg % Qual. Occ.		0.0%

MULTIPLE BUILDINGS - GROUP B

1st Tax Credit Year (2/3 Units): 2030

Month	No. Units	Percent
Jan-30	0	0.0%
Feb-30	0	0.0%
Mar-30	0	0.0%
Apr-30	0	0.0%
May-30	0	0.0%
Jun-30	0	0.0%
Jul-30	0	0.0%
Aug-30	0	0.0%
Sep-30	0	0.0%
Oct-30	0	0.0%
Nov-30	0	0.0%
Dec-30	0	0.0%
Total	**0**	**0.0%**
Total Avg % Qual. Occ.		**0.0%**

OPERATIONS SCHEDULE

YEAR 0

2027

Completed Lease Up by Month

Month	No. Units	Percent
Jan-27	0	0.0%
Feb-27	0	0.0%
Mar-27	0	0.0%
Apr-27	0	0.0%
May-27	0	0.0%
Jun-27	0	0.0%
Jul-27	0	0.0%
Aug-27	0	0.0%
Sep-27	0	0.0%
Oct-27	0	0.0%
Nov-27	0	0.0%
Dec-27	0	0.0%
Total	**0**	**0.0%**
Total % Operating in First Year		**0.00%**

YEAR 1 (cumulative) 2028

Month	No. Units	Percent
Jan-28	21	18.1%
Feb-28	19	16.4%
Mar-28	19	16.4%
Apr-28	19	16.4%
May-28	19	16.4%
Jun-28	19	16.4%
Jul-28	0	0.0%
Aug-28	0	0.0%
Sep-28	0	0.0%
Oct-28	0	0.0%
Nov-28	0	0.0%
Dec-28	0	0.0%
Total	**116**	**100.0%**
Total % Operating in 2nd Year		**79.5%**

PIS SCHEDULE FOR ACQ BASIS DEPRECIATION

YEAR 0

Mid-Month Convention 2027

Month	No. Units	Bldg. PIS by Month Dep. Percent
Jan-27	0	0.0%
Feb-27	0	0.0%
Mar-27	0	0.0%
Apr-27	0	0.0%
May-27	0	0.0%
Jun-27	0	0.0%
Jul-27	0	0.0%
Aug-27	0	0.0%
Sep-27	0	0.0%
Oct-27	0	0.0%
Nov-27	0	0.0%
Dec-27	0	0.0%
TOTAL	0	0.0%
Total Avg % PIS Y1		0.0%

YEAR 2 (cumulative)

Jan-28	0	0.0%
Feb-28	0	0.0%
Mar-28	0	0.0%
Apr-28	0	0.0%
May-28	0	0.0%
Jun-28	0	0.0%
Jul-28	0	0.0%
Aug-28	0	0.0%
Sep-28	0	0.0%
Oct-28	0	0.0%
Nov-28	0	0.0%
Dec-28	0	0.0%
TOTAL	0	0.0%
Total Avg % PIS Y2		0.0%

PIS SCHEDULE FOR REHAB/NC BASIS DEPRECIATION

YEAR 1

Mid-Month Convention 2027

Month	*Building No.*	Bldg. PIS by Month *No. Units*	*Percent*
Jan-27	0	0	0.0%
Feb-27	0	0	0.0%
Mar-27	0	0	0.0%
Apr-27	0	0	0.0%
May-27	0	0	0.0%
Jun-27	0	0	0.0%
Jul-27	0	0	0.0%
Aug-27	0	0	0.0%
Sep-27	0	0	0.0%
Oct-27	0	0	0.0%
Nov-27	0	0	0.0%
Dec-27	0	0	0.0%
TOTAL		0	0.0%
Total Avg % PIS Y1			**0.0%**

YEAR 2 (cumulative)

Jan-28	20	116	4.2%
Feb-28	0	116	8.3%
Mar-28	0	116	8.3%
Apr-28	0	116	8.3%
May-28	0	116	8.3%
Jun-28	0	116	8.3%
Jul-28	0	116	8.3%
Aug-28	0	116	8.3%
Sep-28	0	116	8.3%
Oct-28	0	116	8.3%
Nov-28	0	116	8.3%
Dec-28	0	116	8.3%
TOTAL		116	95.8%
Total Avg % PIS Y2			**95.8%**

PIS SCHEDULE FOR SITEWORK/PERS. PROP. DEPRECIATION

YEAR 1

Mid-Year Convention 2027

Month	*Building No.*	Bldg. PIS by Month *No. Units*	*Percent*
Jan-27	0	0	0.0%
Feb-27	0	0	0.0%
Mar-27	0	0	0.0%
Apr-27	0	0	0.0%
May-27	0	0	0.0%
Jun-27	0	0	0.0%
Jul-27	0	0	0.0%
Aug-27	0	0	0.0%
Sep-27	0	0	0.0%
Oct-27	0	0	0.0%
Nov-27	0	0	0.0%
Dec-27	0	0	0.0%
TOTAL		0	0.0%
Total Avg % PIS Y1			**0.0%**

YEAR 2 (non-cumulative)

Jan-28	20	116	0.0%
Feb-28	0	0	0.0%
Mar-28	0	0	0.0%
Apr-28	0	0	0.0%
May-28	0	0	0.0%
Jun-28	0	0	0.0%
Jul-28	0	0	8.3%
Aug-28	0	0	8.3%
Sep-28	0	0	8.3%
Oct-28	0	0	8.3%
Nov-28	0	0	8.3%
Dec-28	0	0	8.3%
TOTAL		116	50.0%
Total Avg % PIS Y2			**50.0%**

Villa Verde 4PCT

Calculation of Net Syndication Proceeds

Version: 9.03 Closing Projections

				As of Closing
Total Federal Credit (10 yr) & State Credit		41,525,890		0
Total Federal Credit	*41,525,890*			0
Total State Credit	*0*			0
Gross Proceeds (Total)		34,196,285		0
Gross Proceeds - Federal Credit	*34,255,433*			0
Gross Proceeds - State Credit	*0*			0
Gross Proceeds (net of Energy/Historic Credit Proceeds)		34,196,285		0
Less: LP Syndication Costs				
Attorney	127,702			
Accountant	57,795			
Consulting	149,000			
Other:				
Total Syndication Costs		334,497		0
Total Syndication Costs/Gross Proceeds		0.98%	(Syndication Load)	0.00000%
Net Proceeds		**33,861,788**		0
Net Proceeds/Total Fed and State Credit		**0.815438**	**tax credit price**	0.00000
Gross Proceeds (Total)/Total Fed and State Credit		**0.823493**	**tax credit price**	0.00000
Gross Proceeds - Federal/State Disaggregated				
Federal		0.825000	tax credit price	1.00000
State		0.850000	tax credit price	0.70000
Net Proceeds - Federal/State Disaggregated				
Federal		0.8168484	tax credit price	0.00000
State		-	tax credit price	0.00000

Total Equity	
Gross Proceeds from LIHTC	34,196,285
Gross Proceeds from Energy Credits	0
Gross Proceeds from Historic Credit	0
Total Equity	**34,196,285**

Villa Verde 4PCT

TCAC Calculations & Scoring

Version: 9.03 Closing Projections

THRESHOLD BASIS LIMIT

County:	Riverside	TCAC Project #:	
9% or 4% credits:	4%	CDLAC Project #:	
Year:	2025		

Base Limits for Geographic Region

Unit Type	9%	4%
0 BR	324,988	324,988
1 BR	374,708	374,708
2 BR	452,000	452,000
3 BR	578,560	578,560
4 BR	644,552	644,552
5 BR	644,552	644,552

Threshold Basis Limit for This Project

Unit Type	# Units	Per Unit Basis Limit	Total
0 BR	0	324,988	0
1 BR	16	374,708	5,995,328
2 BR	56	452,000	25,312,000
3 BR	44	578,560	25,456,640
4 BR	0	644,552	0
5 BR	0	644,552	0
	116		56,763,968

Energy/Resource Efficiency Boosts

Renewables (50% tot./90% area)	0%
Renewables (75% CA/90% area)	0%
Title 24 + 15%	0%
Post-rehab improvement > 80%	0%
Greywater landscaping	0%
Community gardens > 60 s.f.	0%
Natural flooring kitchens	0%
EPA Indoor Air Plus Program met	0%
Subtotal Efficiency (Max 10%)	**0%**

Additional Basis Adjustments

Boost for Prevailing Wage	20.0%	11,352,794	
Boost for Project Labor Agreement	0.0%	0	
Boost for Parking beneath Units	0.0%	0	
Boost for Childcare	0.0%	0	
Boost for 100% Special Needs	0.0%	0	
Boost for elevator service	0.0%	0	
Boost for Type I construction	0.0%	0	
Boost for Type III construction	0.0%	0	
Boost for Energy / Resource Efficiency		0.0%	0
Toxic/Seismic Abatement Costs		0.0%	0
Local Development Impact Fees			0
High Opportunity Area		0.0%	0
BONDS: Boost for units ≤ 50% AMI (excl. CA credit project)		1.0%	12,488,073
BONDS: Boost for units ≤ 35% AMI (excl. CA credit project)		2.0%	64,710,924
Total Threshold Basis Limit Boosts			**88,551,790**
Total Threshold Basis Limit			**145,315,758**
Potential Eligible Basis			79,857,475
Eligible Basis Surplus/(Deficit)			65,458,283

TCAC HIGH COST TEST

	Federal Credit	CA State Credit	HCD 2017 UMR
Total Eligible Basis	79,857,475	79,857,475	79,857,475
Total Adjusted TBL	145,315,758	68,116,762	68,116,762
Percentage of ATBL	**54.95%**	**117.24%**	**117.24%**
Amount Over/(Under) 130% Limit (160% Limit for HCD)	(109,053,010)	(8,694,315)	(29,129,344)

Villa Verde 4PCT

15-Year Cash Flow

Version: 9.03 Closing Projections

Assumptions

Rent Increase: Residential Tenant Rent:	2.00%	Rent Increase - Section 8	2.00%	Perm Loan - % Debt Svc Yr -1	0.0%
Rent Increase: Commercial Rents	2.00%	Rent Increase - NA	2.00%	Perm Loan - % Debt Svc Yr 0	0.0%
Expenses Increase:	3.00%	Rent Increase - Test C	2.00%	Perm Loan - % Debt Svc Yr 1	0.0%
Reserve Increase:	0.00%	Rent Increase - Test D	2.00%	Perm Loan - % Debt Svc Yr 2	91.7%
				Perm Loan - % Debt Svc Yr 3	100.0%

	Credit Period Year:		(1) 2026	0 2027	1 2028	2 2029	3 2030	4 2031	5 2032	6 2033	7 2034	8 2035	9 2036	10 2037	11 2038	12 2039	13 2040	14 2041	15 2042	16 2043	17 2044
GROSS POTENTIAL INCOME - RESIDENTIAL			0	0	1,025,950	1,315,886	1,342,203	1,369,047	1,396,428	1,424,357	1,452,844	1,481,901	1,511,539	1,541,770	1,572,605	1,604,057	1,636,138	1,668,861	1,702,238	1,736,283	1,771,009
Incremental Income: Section 8			0	0	1,086,692	1,393,793	1,421,669	1,450,103	1,479,105	1,508,687	1,538,860	1,569,638	1,601,030	1,633,051	1,665,712	1,699,026	1,733,007	1,767,667	1,803,020	1,839,081	1,875,862
Misc. Income			0	0	3,989	5,116	5,219	5,323	5,429	5,538	5,649	5,762	5,877	5,995	6,114	6,237	6,362	6,489	6,619	6,751	6,886
Vacancy Loss - Residential	5.9%		0	0	(60,453)	(77,537)	(79,088)	(80,670)	(82,283)	(83,929)	(85,607)	(87,319)	(89,066)	(90,847)	(92,664)	(94,517)	(96,408)	(98,336)	(100,302)	(102,309)	(104,355)
Vacancy Loss - Section 8	6.3%		0	0	(68,267)	(87,559)	(89,310)	(91,096)	(92,918)	(94,776)	(96,672)	(98,605)	(100,578)	(102,589)	(104,641)	(106,734)	(108,868)	(111,046)	(113,267)	(115,532)	(117,843)
GROSS EFFECTIVE INCOME			0	0	1,987,912	2,549,699	2,600,693	2,652,707	2,705,761	2,759,877	2,815,074	2,871,376	2,928,803	2,987,379	3,047,127	3,108,069	3,170,231	3,233,635	3,298,308	3,364,274	3,431,560
Operating Expenses w/ Standard Inflator	3.0%		0	0	841,392	1,089,751	1,122,444	1,156,117	1,190,801	1,226,525	1,263,320	1,301,220	1,340,257	1,380,464	1,421,878	1,464,535	1,508,471	1,553,725	1,600,337	1,648,347	1,697,797
TOTAL EXPENSES			0	0	841,392	1,089,751	1,122,444	1,156,117	1,190,801	1,226,525	1,263,320	1,301,220	1,340,257	1,380,464	1,421,878	1,464,535	1,508,471	1,553,725	1,600,337	1,648,347	1,697,797
Total Expenses - Residential	*3.0%*		*0*	*0*	*841,392*	*1,089,751*	*1,122,444*	*1,156,117*	*1,190,801*	*1,226,525*	*1,263,320*	*1,301,220*	*1,340,257*	*1,380,464*	*1,421,878*	*1,464,535*	*1,508,471*	*1,553,725*	*1,600,337*	*1,648,347*	*1,697,797*
Total Expenses - Commercial	*3.0%*		*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
NET OPERATING INCOME			0	0	1,146,520	1,459,948	1,478,250	1,496,590	1,514,961	1,533,352	1,551,754	1,570,156	1,588,546	1,606,915	1,625,248	1,643,535	1,661,760	1,679,911	1,697,971	1,715,928	1,733,763
REPLACEMENT RESERVE		58,000	0	0	46,125	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000
Mandatory Annual Soft Loan Payments			0	0	0	43,426	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374	47,374
Local Agency Monitoring Fee		11,600	0	0	9,225	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600	11,600
NET REMAINING INCOME			0	0	1,091,170	1,346,922	1,361,276	1,379,616	1,397,987	1,416,378	1,434,780	1,453,182	1,471,573	1,489,941	1,508,275	1,526,561	1,544,786	1,562,937	1,580,998	1,598,954	1,616,789
PERM LOAN - TRANCHE A	Key Bank Freddie Tel Tax-Exempt Perm Loan																				
Principal Balance (Ending)		16,048,000	0	0	0	15,971,351	15,873,941	15,770,244	15,659,856	15,542,343	15,417,247	15,284,079	15,142,316	14,991,405	14,830,756	14,659,738	14,477,685	14,283,883	14,077,574	13,857,952	13,624,156
Annual Issuer Fee	4,000	0.050%	0	0	0	0	7,986	7,937	7,885	7,830	7,771	7,709	7,642	7,571	7,496	7,415	7,330	7,239	7,142	7,039	6,929
Trustee	2,000	0.000%	0	0	0	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Series A Bond P&I		1,096,046	0	0	0	913,372	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046	1,096,046
Interest Payment			0	0	0	836,723	998,636	992,350	985,658	978,534	970,951	962,878	954,284	945,135	935,397	925,029	913,993	902,244	889,738	876,424	862,251
Principal Payment			0	0	0	76,649	97,410	103,697	110,389	117,512	125,096	133,169	141,763	150,911	160,650	171,017	182,053	193,802	206,309	219,623	233,796
TOTAL SERIES A DEBT SERVICE			0	0	0	913,372	1,106,032	1,105,983	1,105,931	1,105,876	1,105,818	1,105,755	1,105,688	1,105,618	1,105,542	1,105,462	1,105,376	1,105,285	1,105,188	1,105,085	1,104,975
NET CASH FLOW			0	0	1,091,170	433,550	255,244	273,633	292,056	310,502	328,963	347,427	365,884	384,324	402,733	421,099	439,410	457,652	475,810	493,869	511,814
Debt Service Coverage Ratio (All Debt)			N/A	N/A	N/A	1.15	1.22	1.24	1.25	1.27	1.29	1.30	1.32	1.33	1.35	1.37	1.38	1.40	1.41	1.43	1.44
TCAC NET CASH FLOW TESTS:																					
Percent Gross Revenue			N/A	N/A	51.55%	9.76%	9.22%	9.69%	10.14%	10.57%	10.98%	11.36%	11.73%	12.08%	12.41%	12.72%	13.02%	13.29%	13.55%	13.79%	14.01%
25% Debt Service Test			N/A	N/A	N/A	16.39%	16.00%	27.83%	29.43%	31.03%	32.63%	34.24%	35.84%	37.44%	39.04%	40.64%	42.23%	43.81%	45.39%	46.96%	48.53%
Alternative:																					
Year 15 Test - Greater of: (a) 2% Gross Income OR (b) lesser of $25,000 or $500/unit																			70,238		
DISTRIBUTION OF CASH FLOW																					
LP Asset Mgt. Fee	*Annual Amt:*	*7,500*	0	0	0	6,875	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079	10,382	10,693	11,014	11,344	11,685
	Inflator:	*3.00%*																			
GP Partnership Mgt. Fee	*Annual Amt:*	*32,004*	0	0	0	29,337	32,964	33,953	34,972	36,021	37,101	38,214	39,361	40,542	41,758	43,011	44,301	45,630	46,999	48,409	49,861
	Inflator:	*3.00%*																			
Priority Def. Developer Fee	*Annual Amt:*	*1,300,000*	0	0	0	397,338	214,555	231,723	248,889	207,495	0	0	0	0	0	0	0	0	0	0	0
DDF Note Interest Rate:		*0.00%*																			
Residual Receipts Loans	*Total %*	*50.00%*																			
HCD NPLH		24.30%	0	0	0	0	0	0	0	7,114	34,406	36,483	38,554	40,617	42,671	44,715	46,746	48,764	50,765	52,747	54,710
HACR RDA Loan		3.04%	0	0	0	0	0	0	0	890	4,307	4,567	4,826	5,084	5,341	5,597	5,851	6,104	6,354	6,602	6,848
County of Riverside PLHA		13.18%	0	0	0	0	0	0	0	3,857	18,654	19,780	20,902	22,021	23,135	24,243	25,344	26,438	27,522	28,598	29,662
HACR Taxable Housing Bond		0.97%	0	0	0	0	0	0	0	284	1,373	1,456	1,538	1,620	1,702	1,784	1,865	1,945	2,025	2,104	2,183
City of Coachella Loan (Capitalized CFD Fees)		53.98%	0	0	0	0	0	0	0	15,801	76,424	81,037	85,636	90,220	94,783	99,322	103,835	108,315	112,760	117,164	121,523
HACR RDA Funds		4.53%	0	0	0	0	0	0	0	1,327	6,420	6,807	7,194	7,579	7,962	8,343	8,722	9,099	9,472	9,842	10,208
General Partner		0.01%	0	0	109	0	0	0	0	3	14	15	16	17	18	18	19	20	21	22	23
Limited Partner		99.99%	0	0	1,091,061	0	0	0	0	29,270	141,569	150,114	158,634	167,124	175,577	183,986	192,344	200,644	208,877	217,036	225,111
TOTAL Cumulative to GP:			0	0	0	521,550	354,124	375,480	396,957	360,006	157,086	161,799	166,653	171,652	176,802	182,106	187,569	193,196	198,992	204,962	211,111
TOTAL Cumulative to LP:			0	0	0	6,875	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079	10,382	10,693	11,014	11,344	11,685
Maximum Net Cash Flow to GP:		90%	0	0	0	68,750	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794	103,818	106,932	110,140	113,444	116,848
Excess Distributions to GP:			0	0	0	452,800	276,874	295,912	315,003	275,593	70,141	72,245	74,412	76,645	78,944	81,312	83,752	86,264	88,852	91,518	94,263

Villa Verde 9PCT

Prepared For:	Abode Communities
Prepared By:	California Housing Partnership
Version:	6.03 Closing Projections
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SOURCES OF FUNDS - PERMANENT

	AMOUNT	TOTAL INTEREST COST	OID INTEREST RATE	AMORT (Yr)	COMMENTS
Key Bank Taxable Permanent Loan	2,123,000	6.940%		40.0	*Term - 17 (yrs.)* *Index - 10Y T -* *4.080%* *Spread - 266 bps*
GP Certificated Credit Sale Loan	5,870,918	0.000%	0.000%	55.0	
HACR RDA Loan	450,000	4.720%	4.720%	55.0	
Accrued Deferred Interest - HACR RDA	132,591				
City of Coachella CFD (Capitalized)	7,775,431	2.000%	1.358%	55.0	
Accrued Deferred Interest - City of Coa	286,595				*Total Developer Fee Paid (non-deferred):* *1,440,000*
Deferred Developer Fee	200,000	0.000%	0.000%		
Capital Contributions					
GP Capital - Sponsor	100				*Synd Costs* *250,709*
Limited Partners	17,353,798				*Fed LIHTC:* *$0.8175* *State LIHTC:* *$0.85*
TOTAL SOURCES	**34,192,433**				
Surplus/(Shortfall)	*0*				

PERMANENT LOAN INTEREST RATE	TRANCHE A	TRANCHE B
Base Rate	6.740%	6.740%
Cushion	0.200%	0.200%
Total	**6.940%**	**6.940%**

INVESTOR EQUITY STACK	
LIHTC Equity (Federal+State)	17,353,798

OTHER ASSUMPTIONS	
Current AFR:	4.72%

SOURCES OF FUNDS - CONSTRUCTION

	AMOUNT	INTEREST RATE	TERM (Mos.)	COMMENTS
				Closing Deadline 3/30/26
Chase Taxable Construction Loan	20,664,389	6.550%	31	
GP Certificated Credit Sale Loan	880,637	0.000%	31	*Purchase Price Installments:* *Closing*
HACR RDA Loan	450,000	4.720%	31	*Completion*
Accrued Deferred Interest - HACR RDA	132,591			*Conversion*
City of Coachella CFD (Capitalized)	7,775,431	2.000%	31	
Accrued Deferred Interest - City of Coa	286,595			
Costs Deferred Until Conversion	695,620			*See page 2 - right column*
Deferred Developer Fee	200,000			
Capital Contributions				
GP Capital - Sponsor	100			
Limited Partners*	3,107,070			***Total Equity During Const.*** ***3,107,070*** ***17.90%***
TOTAL SOURCES	**34,192,433**			*Syndication Costs* *250,709*
Surplus/(Shortfall)	*0*			*Net Equity for TCAC* *2,856,361*
Sources Less Deferred To Conversion:	*33,496,813*			

CONSTRUCTION LOAN INTEREST RATE	
Index Type:	SOFR
Current Index:	3.66%
Spread:	2.69%
Base Interest Rate (not including cushi	6.35%
Cushion - Total	0.20%
Interest Rate (All-In)	**6.55%**

CONSTRUCTION LOAN VALUATION		
Restricted NOI		180,791
OAR		5.00%
FMV per NOI		3,615,812
Agg. Credit Value @	0.8174	16,937,634
Perm-Only Soft Debt		880,637
Total Value		21,434,083
LTV:		90.00%
Max. Const. Loan Amount		19,290,675
Commitment Amount		TBD

TAX-EXEMPT BOND DATA	
50% Test (see Page 7):	N/A
50% Test Cushion:	N/A
Issuer Inducement:	TBD
CDLAC Allocation:	TBD
Percent of CDLAC Allocation Used:	0.00%
Const-only portion:	18,541,389
CDLAC Per-Unit Limit	N/A
CDLAC 55% Limit	N/A
50% Test Target	55.00%
Target Limit	N/A

Villa Verde 9PCT

Uses of Funds

Version: 6.03 Closing Projections

	TOTAL	Variance v6.02 TOTAL	Variance	Res Cost: / Res Sq Foot: Per Unit	100.00% / 100.00% Total Residential	Total Non-Residential	COST ALLOCATIONS *Assuming 266 Election? No* Non-Depreciable	Depreciable Residential	Depreciable Non-Resid.	Expensed	Amortized	LIHTC ELIGIBLE BASIS Constr./ Rehab	Acquisition	OTHER BASIS & COST ALLOCATIONS Deferred to Completion or Perm Conv.	Land/Basis for 50% Test	Historic Rehab Tax Credit Basis	ITC Tax Credit Basis (Solar PV)
ACQUISITION COSTS																	
Total Purchase Price - Real Estate: 450,000																	
Land - Villa Verde 9PCT	450,000	438,158	11,842	12,500	450,000	0	450,000							0	450,000		
Title/Recording/Escrow - Acquisition	3,553	3,553	0	99	3,553	0	3,553	0	0				0	0	3,553		
Off-Site Improvements	15,750	15,750	0	438	15,750	0		15,750	0			15,750		0	15,750	15,750	
HARD COSTS																	
Total Construction Contract: 16,306,407																	
								0									
NEW CONSTRUCTION																	
Demolition	0	5,791	(5,791)	0	0	0	0	0	0			0		0	0	0	
Hard Costs-Unit Construction	8,865,017	11,917,213	(3,052,196)	246,250	8,865,017	0		8,865,017	0			8,865,017		0	8,865,017	8,865,017	
Personal Property in Construction Contrac	1,700,379	486,542	1,213,837	47,233	1,700,379	0		1,700,379	0			1,700,379		0	1,700,379		
Site Improvements/Landscape	2,293,868	1,372,815	921,053	63,719	2,293,868	0		2,293,868	0			2,293,868		0	2,293,868		
Non Basis Site Improvements	1,092,502	0	1,092,502	30,347	1,092,502	0	1,092,502							0	1,092,502		
GC - General Conditions	1,013,493	1,013,493	0	28,153	1,013,493	0		1,013,493	0			1,013,493		0	1,013,493	1,013,493	
GC - Overhead & Profit	963,926	953,026	10,900	26,776	963,926	0		963,926	0			963,926		0	963,926	963,926	
GC - Insurance	200,818	198,547	2,271	5,578	200,818	0		200,818	0			200,818		0	200,818	200,818	
GC - Bond Premium	160,654	158,838	1,816	4,463	160,654	0		160,654	0			160,654		0	160,654	160,654	
Construction - Other - PhotoVoltaic Systen	0	0	0	0	0	0		0	0			0		0	0	0	0
Contingency - Escalation	0	0	0	0	0	0		0	0			0		0	0	0	
Contingency - Owner's Construction (5%)	815,320	967,321	(152,001)	22,648	815,320	0		815,320	0			815,320		0	815,320	815,320	
SOFT COSTS																	
Architecture	641,765	641,765	0	17,827	641,765	0		641,765	0			641,765		0	641,765	641,765	0
Design/Engineering	11,842	11,842	0	329	11,842	0		11,842	0			11,842		0	11,842	11,842	0
Geotech/Soils Report	1,445	1,445	0	40	1,445	0		1,445	0			1,445		0	1,445	1,445	
Phase I/II/Toxics Report	7,105	7,105	0	197	7,105	0		7,105	0			7,105		0	7,105	7,105	
ALTA Survey	50,000	50,000	0	1,389	50,000	0		50,000	0			50,000		0	50,000	50,000	
Special Inspections/Testing	59,566	59,566	0	1,655	59,566	0		59,566	0			59,566		0	59,566	59,566	
LEED / HERS Rater	72,160	72,160	0	2,004	72,160	0		72,160	0			72,160		0	72,160	72,160	
3rd Party Construction Manager	200,000	200,000	0	5,556	200,000	0		200,000	0			200,000		0	200,000	200,000	0
Consultant: Other	28,500	28,500	0	792	28,500	0		28,500	0			28,500		0	28,500	28,500	
Local Development Impact Fees	782,868	781,496	1,372	21,746	782,868	0		782,868	0			782,868		0	782,868	782,868	
Local Permits/Fees	443,200	443,200	0	12,311	443,200	0		443,200	0			443,200		0	443,200	443,200	
Utility Connection Fees/Dry Utility Consultar	332,457	332,457	0	9,235	332,457	0		332,457	0			332,457		0	332,457	332,457	0
Real Estate Taxes During Const	9,585	9,585	0	266	9,585	0		9,585	0	0		9,585		0	9,585	9,585	
Insurance During Const	167,502	306,395	(138,893)	4,653	167,502	0		167,502	0			167,502		0	167,502	167,502	0
Appraisal	3,013	3,013	0	84	3,013	0		3,013	0			3,013		0	3,013	3,013	
Market Study	7,105	7,105	0	197	7,105	0					7,105	0		0	0	0	
Partnership Formation + Taxes	17,025	17,025	0	473	17,025	0	17,025	0	0			0		0	0	0	
Tribal Monitoring Fee	50,000	50,000	0	1,389	50,000	0		50,000	0			50,000		0	50,000	50,000	
City of Coachella CFD	7,775,431	6,302,772	0	215,984	7,775,431	0		0	0		7,775,431	0		0	0	0	
Soft Cost Contingency	380,435	448,235	(67,800)	10,568	380,435	0		380,435	0			380,435		0	380,435	380,435	
Predev. Loan Interest/Fees	106,579	106,579	0	2,961	106,579	0		106,579		0		106,579	0	0	106,579	106,579	
Construction Loan Interest	2,067,748	2,020,998	46,750	57,437	2,067,748	0		1,285,842	0	781,906		1,285,842		0	1,285,842	1,285,842	0
Accrued Interest - HACR RDA Loan	132,591	21,378	111,213	3,683	132,591	0		109,204	0	23,386		109,204		0	109,204	109,204	
Accrued Interest - City of Coachella CFD ((	286,595	232,314	54,281	7,961	286,595	0		177,904	0	108,690		177,904		0	177,904	177,904	
Title/Recording/Escrow - Construction	36,711	36,711	0	1,020	36,711	0		36,711	0			36,711		0	36,711	36,711	
Title/Recording/Escrow - Permanent	15,000	15,000	0	417	15,000	0					15,000			15,000			
Legal (Owner): Construction Closing	33,972	30,789	3,183	944	33,972	0		33,972	0			33,972		0	33,972	33,972	
Permanent Closing	10,000	10,000	0	278	10,000	0					10,000			10,000			
Organization of Ptnshp	15,000	15,000	0	417	15,000	0					15,000			0			
Syndication - GP	15,000	15,000	0	417	15,000	0	15,000							0			
Syndication - LP	90,000	50,000	40,000	2,500	90,000	0	90,000							0			
Syndication Consulting	87,500	87,500	0	2,431	87,500	0	87,500							5,000			
Audit/Cost Certification	43,209	43,209	0	1,200	43,209	0				43,209				0			
TCAC Application/Res/Monitoring Fee	110,584	112,208	(1,624)	3,072	110,584	0					110,584			25,200			
Marketing	45,421	45,421	0	1,262	45,421	0				45,421				0			
Furnishings Not in Contract	221,053	221,053	0	6,140	221,053	0		221,053	0			221,053		0	221,053		
Rent Up Reserve	0	0	0	0	0	0	0							0			
Capitalized Operating Reserve (3 mos.)	136,420	132,342	4,078	3,789	136,420	0	136,420							136,420			
Developer Fee	1,640,000	1,640,000	0	45,556	1,640,000	0		1,640,000	0			1,640,000	0	504,000	1,640,000	1,640,000	0
FINANCING FEES																	
Construction Lender Origination Fee	154,983	161,727	(6,745)	4,305	154,983	0		75,504	0		79,478	75,504		0	75,504	75,504	
Construction Lender Expenses	65,000	45,000	20,000	1,806	65,000	0		31,667	0		33,333	31,667		0	31,667	31,667	
Construction Lender Counsel	70,000	65,000	5,000	1,944	70,000	0		34,103	0		35,897	34,103		0	34,103	34,103	
Permanent Lender Expenses	96,554	10,000	86,554	2,682	96,554	0		0	0		96,554	0		0	0	0	
Permanent Lender Counsel	75,000	15,000	60,000	2,083	75,000	0		0	0		75,000	0		0	0	0	
Permanent Loan Origination Fee	21,230	22,420	(1,190)	590	21,230	0		0	0		21,230	0		0	0	0	
Subtotal - Financing/Costs of Issuance	*482,766*	*319,147*	*163,619*	*13,410*	*482,766*	*0*	*0*	*141,274*	*0*	*0*	*341,493*	*141,274*	*0*	*0*	*141,274*	*141,274*	*0*
TOTAL DEVELOPMENT COSTS	**34,192,432**	**32,459,362**	**260,411**	**949,790**	**34,192,432**	**0**	**1,892,000**	**23,023,207**	**0**	**1,002,613**	**8,274,612**	**23,023,207**	**0**	**695,620**	**24,569,262**	**18,807,907**	**0**
TDC Per Unit	*949,790*				100.00%												
TDC Net of accrued interest:	*33,773,247*																
TDC TCAC	***33,941,723***				*33,941,723*												

Villa Verde 9PCT

Developer Fee Calculation

Version: 6.03 Closing Projections

TCAC DEVELOPER FEE LIMITS

	CONSTRUCTION	TOTAL
Eligible Basis less Developer Fee	21,383,207	
Percentage of Basis in Fee	15.00%	
Total Developer Fee per Basis Limits	3,207,481	3,207,481
Developer Fee Cap per Regulations		2,800,000
Net Allowable Total Fee		**2,800,000**
Base Cash Developer Fee Limit		2,800,000
Large Project Boost		0
BIPOC Boost		0
Total Base Cash Fee Limit		**2,800,000**
Net Allowable Total Fee		**2,800,000**
Net Allowable Cash Fee		**2,800,000**
Fee Included in TCAC Application		**0**

OTHER APPLICABLE FEE LIMITS

	CASH FEE LIMIT	PRIORITY DDF LIMIT	TOTAL FEE LIMIT
Fee Limit per HCD	2,200,000	760,000	2,200,000
Fee Limit per TCAC Hybrid Fee	1,640,000	200,000	1,640,000

MOST RESTRICTIVE FEE LIMITS

Total Developer Fee Limit	1,640,000
Total Cash Fee Limit	1,640,000
Total Priority Deferred Fee Limit	200,000

ALLOCATION OF DEVELOPER FEE

	ACQUISITION	CONSTRUCTION	TOTAL
Pct. of Potential Fee per Basis Limits	0.00%	100.00%	100.00%
Allocation of Total Developer Fee	0	1,640,000	1,640,000

CASH DEVELOPER FEE BREAKOUT AND PAYMENT SCHEDULE

Total Developer Fee	1,640,000		
Total Cash Fee Paid	1,440,000		
	AMOUNT	**% OF CASH FEE**	**% OF TOTAL FEE**
Construction Close	432,000	30.00%	26.34%
Completion (TCO/CO)	504,000	35.00%	30.73%
Conversion	443,930	30.83%	27.07%
Final LP Pay-in 1	60,070	4.17%	3.66%
Total Cash Fee	**1,440,000**		
Plus: Priority Developer Fee	200,000		12.20%
Plus: Non-Priority DDF	0		0.00%
Plus: GP Capital	0		0.00%
Total Developer Fee	**1,640,000**		

Villa Verde 9PCT

Unit Mix & Rental Income

Version: 6.03 Closing Projections

AVERAGE AFFORDABILITY FOR LIHTC UNITS (% of Median)	44.86%
9% TCAC INCOME TARGETING PTS:	50.00
RENT LIMITS AS OF YEAR:	2025

UTILITY ALLOWANCES	0BR	1BR	2BR	3BR	4BR	5BR
Villa Verde 9PCT	-	105	132	158	-	-

RESIDENTIAL INCOME

LIHTC - Tier 1 *Villa Verde 9PCT* *TCAC* *30% AMI* **% of Units: 11.43%** *Section 8 SUBSIDIZED*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	Quantity of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
2BR	2	808	30.0%		755	623	623	1,246	14,952	2	2,079	1,456	2,912	34,944	49,896
3BR	2	1,015	30.0%		873	715	715	1,430	17,160	0	2,819	2,104	0	0	17,160
TOTAL	**4**							**2,676**	**32,112**	**2**			**2,912**	**34,944**	**67,056**

LIHTC - Tier 2 *Villa Verde 9PCT* *TCAC* *40% AMI* **% of Units: 28.57%** *Section 8 SUBSIDIZED*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	Quantity of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
2BR	5	808	40.0%		1,007	875	875	4,375	52,500	5	2,079	1,204	6,020	72,240	124,740
3BR	5	1,015	40.0%		1,164	1,006	1,006	5,030	60,360	0	2,819	1,813	0	0	60,360
TOTAL	**10**							**9,405**	**112,860**	**5**			**6,020**	**72,240**	**185,100**

0

LIHTC - Tier 3 *Villa Verde 9PCT* *TCAC* *50% AMI* **% of Units: 60.00%** *Section 8 SUBSIDIZED*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	Quantity of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
2BR	8	808	50.0%		1,258	1,126	1,126	9,008	108,096	2	2,079	953	1,906	22,872	130,968
3BR	13	1,015	50.0%		1,455	1,297	1,297	16,861	202,332	0	2,819	1,522	0	0	202,332
TOTAL	**21**							**25,869**	**310,428**	**2**			**1,906**	**22,872**	**333,300**

Staff Units - Site 1 *Villa Verde 9PCT*

Unit Type	Quantity	Unit Floor Area	Actual Rent TCAC AMI %	Actual Rent Other AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent
2BR	1	808	0.0%		0	0	0	0	0
TOTAL	**1**							**0**	**0**

TOTAL RESIDENTIAL INCOME

	Quantity	Total Monthly Net Rent	Total Annual Net Rent	Monthly Section 8 Income	Annual Section 8 Income	Grand Total Income	Total Floor Area
LIHTC	35	37,950	455,400	10,838	130,056	585,456	32,420
Non-LIHTC	0	0	0	0	0	0	0
Staff Units	1	0	0	0	0	0	808
TOTAL	**36**	**37,950**	**455,400**	**10,838**	**130,056**	**585,456**	**33,228**

MISCELLANEOUS INCOME

	Per Unit Per Month	Monthly Total	Annual Total
Laundry / Vending	9.50	342	4,104
Other	0.00	0	0
TOTAL	**9.50**	**342**	**4,104**

SUBSIDIZED UNIT MIX SUMMARY

Unit Type	Units With Section 8	Units Without Subsidy	Total Units
2BR	9	7	16
3BR	0	20	20
TOTAL	**9**	**27**	**36**

TOTAL ALL TYPES

Unit Type	Villa Verde 9PCT
2BR	16
3BR	20
TOTAL	**36**

Villa Verde 9PCT

Calculation of Tax Credits

Version: 6.03 Closing Projections

	FEDERAL			CALIFORNIA		
	ACQUISITION	CONST/ REHAB	TOTAL	ACQUISITION	CONST/ REHAB	TOTAL
TOTAL ELIGIBLE COSTS	0	23,023,207	23,023,207	0	23,023,207	23,023,207
Less:						
50% Energy Investment Tax Credit (Res. Portion)	0	0	0	0	0	0
Historic Tax Credit (Res. Portion)		0	0		0	0
Non-Eligible Federal Financing	0	0	0	0	0	0
Non-Eligible Grants	0	0	0	0	0	0
Soft Loan Basis Deduction	0	0	0	0	0	0
Voluntary Reduction for Tie-Breaker	0	0	0	0	0	0
ELIGIBLE BASIS	0	23,023,207	23,023,207	0	23,023,207	23,023,207
Threshold Basis Limit			*23,346,708*			
TBL: Exclude GP Cap/DDF for 4%/State			*0*			
REQUESTED UNADJUSTED ELIGIBLE BASIS (For Tiebreaker)	0	23,023,207	23,023,207	0	23,023,207	23,023,207
HIGH COST ADJUSTMENT (Y or N) N	100.0%	100.0%		100.0%	100.0%	
2,025						
ADJUSTED ELIGIBLE BASIS	0	23,023,207	23,023,207	0	23,023,207	23,023,207
APPLICABLE FRACTION*	100.0%	100.0%		100.0%	100.0%	
QUALIFIED CREDIT BASIS	0	23,023,207	23,023,207	0	23,023,207	23,023,207
CREDIT RATE (TCAC UNDERWRITING) Total State				0.00%	30.00%	
Annual Federal / Yr 1-3 State	9.00%	9.00%		9.00%	9.00%	
Yr 4 State				3.00%	3.00%	
MAX. POTENTIAL FEDERAL CREDIT (No Vol Basic Reduct/Actual Rate)						
Credit Rates	9.00%	9.00%				
Potential Credit	0	2,072,089	2,072,089			
Credit Rate Locked? *YES*						
Jan-24						
MAX. CREDIT AMOUNT PER TCAC UNDERWRITING						
Annual Federal / Yr 1 State	0	2,072,089	2,072,089	0	2,072,089	2,072,089
Yr 2 State				0	2,072,089	2,072,089
Yr 3 State				0	2,072,089	2,072,089
Yr 4 State				0	690,696	690,696
Total				0	6,906,962	6,906,962
REQUESTED TOTAL STATE CREDIT AMOUNT				N/A	N/A	N/A
MAX ANNUAL CREDITS PER GEOGRAPHIC REGION - BLENDED (x 125%)			3,620,283			
Federal/State Proration			2,500,000	0	11,202,830	11,202,830
MAX ANNUAL FEDERAL PER PROJECT/STATE PER UNIT ALLOCATION			2,500,000			N/A
ACTUAL TCAC CREDIT RESERVATION						
Annual Federal / Total State	N/A	N/A	2,112,698	0	7,042,327	7,042,327
MAXIMUM ALLOWABLE CREDITS (Lesser of above)						
Annual Federal / Total State	**0**	**2,072,089**	**2,072,089**	**0**	**6,906,962**	**6,906,962**
UNADJUSTED ELIGIBLE BASIS AT MAX CREDIT AMOUNT	*0*	*23,023,211*	*23,023,211*	*0*	*23,023,207*	*23,023,207*
UNADJUSTED BASIS EXCLUDED AT MAX CREDIT AMOUNT	*(0)*	*(4)*	*(4)*	*0*	*0*	*0*
MAXIMUM ALLOWABLE - TEN YEAR TOTAL			**20,720,890**			**6,906,962**

TOTAL STATE + FEDERAL LIHTC AMOUNTS - 10 YEARS

Total Federal + State		**27,627,852**	Blended Credit Request:	2,762,785
General Partner Share	0.01%	2,763	Est. 125% Target for Inland Empire:	3,620,283
Limited Partner Share	99.99%	27,625,089	Credit Request Under / (Over) Geographic Region:	857,498

FIRST YEAR CREDIT CALCULATION (Federal)							
Actual Basis Method? Y	Acquisition	Rehab/NC	"A" Bldgs: Acq	Rehab/NC	"B" Bldgs: Acq	Rehab/NC
Maximum Potential Federal Credit w/ Actual Basis-Annual	0	2,072,089	0	2,072,089	0	0
Wgt Avg Lease-up (from Page 7)			97.1%	97.1%	0.0%	0.0%
Maximum Potential Prorated Credit w/ Actual Basis			0	2,012,886	0	0
TCAC Credit Reservation-Annual	0	2,072,089	0	2,072,089	0	0
First Year Credit (Lesser of Above)			**0**	**2,012,886**	**0**	**0**

ENERGY TAX CREDIT CALCULATION

Total PV Hard Costs	0
Related Soft Costs (Eng, Interst, etc.)	-
Related Developer Fee	-
Total ITC Depreciable Basis	-
less: Grants/Rebates	-
Tax-Exempt Portion	0.01%
less: Tax-Exempt Portion	-
Net Basis for Investment Tax Credit	-
Credit Percentage	0.0%
Total Investment Tax Credit	**0**
Residential Portion of Credit	**0**
Total Elig. 45L Costs (per Program Limits)	0
Tax-Exempt Portion	0.01%
less: Tax-Exempt Portion	-
Net Basis for 45L Tax Credit	-
Credit Percentage	0.0%
Total 45L Tax Credit	**0**
Residential Portion of Credit	**0**

***APPLICABLE FRACTION**

	Number of Units	Fraction	Total Sq Ft	Fraction
LIHTC	35	100.0000%	32,420	100.0000%
Non-LIHTC	0	0.0000%	0	0.0000%
TOTAL	35	100.0000%	32,420	100.0000%
Applicable Fraction *(Lesser of Low Income Units or Sq Ft %)*		**100.0000%**		

Villa Verde 9PCT

Base Year Income & Expense

Version: 6.03 Closing Projections

INCOME		
Scheduled Gross Income - Residential		455,400
Total Gross Subsidy Income - Section 8		130,056
Misc. Income		4,104
Vacancy Loss - Residential	6.5%	(29,868)
Vacancy Loss - Section 8	6.5%	(8,454)
EFFECTIVE GROSS INCOME		551,239
EXPENSES - RESIDENTIAL		
Administrative		
Advertising	355	
Legal	1,066	
Accounting/Audit	12,302	
Security	28,421	
Other: Misc. Admin	11,005	
Total Administrative		53,149
Management Fee		31,500
Utilities		
Fuel	0	
Gas	0	
Electricity	13,547	
Water/Sewer	29,027	
Resident Internet Services	0	
Total Utilities		42,574
Payroll/Payroll Taxes		
On-Site Manager/Office Admin	26,879	
Maintenance Payroll	24,362	
Payroll Taxes/Benefits	28,031	
Total Payroll/Payroll Taxes		79,272
Insurance		70,092
Maintenance		
Painting	947	
Repairs	9,450	
Trash Removal	17,763	
Exterminating	3,553	
Grounds	5,921	
Elevator	0	
Fire Protection/HVAC/Contracts/Misc. Repairs	24,937	
Total Maintenance		62,571
Other		
	0	
Misc. Tax/License	5,000	
Total Other		5,000
Resident Services		
Tenant Services	4,737	
	0	
Total Resident Services		4,737
Replacement Reserve		18,000
Real Estate Taxes		3,553
TOTAL EXPENSES - RESIDENTIAL		370,448
Per Unit Per Annum (incl. Reserves)	*10,290*	
Per Unit Per Annum (w/o taxes/res/svc))	*9,560*	
TCAC Minimum (w/o taxes/res/svc)	*4,500*	
TOTAL EXPENSES - COMMERCIAL		0
NET AVAILABLE INCOME		180,791
Annual Soft Loan Fees:		
Less: City CFD Monitoring Fee		0
ADJUSTED NET AVAILABLE INCOME: TOTAL		**180,791**
TOTAL MANDATORY SOFT DEBT PAYMENTS		**0**
Debt Service Coverage Ratio		1.15
AVAILABLE FOR SENIOR DEBT SERVICE (NET OF OP SUBSIDY)		**51,468**

Villa Verde 9PCT

Mortgage Calculation/Bond Ratios

Version: 6.03 Closing Projections

TRANCHE A

Uses baseline year NOI; includes annual fees
Financing Type: Key Bank Taxable Permanent Loan

	Underwriting Constraint	Maximum Loan Amount
Debt Service Coverage	1.15	2,123,033
Lender Commitment		NA
MAXIMUM MORTGAGE		**2,123,033**

Rate:	6.940%
Amortization (mos):	480
NOI for DS:	180,791
Max PMT @ DSCR:	157,209
Annual Fees:	0
Annual DS Payment:	157,209

Villa Verde 9PCT

Lease-Up / Placed-in-Service Schedule

Version: 6.03 Closing Projections

SCHEDULE

	Dates	Months to Milestone	Cumulative Months
Start of Construction	April 1, 2026	0	0
Completion	November 1, 2027	19	19
100% Occupancy	March 1, 2028	4	23
Conversion	November 1, 2028	8	31
Form(s) 8609	April 1, 2029	5	36

Partnership Closing Mid-April

LIHTC SCHEDULE

SINGLE BUILDING / MULTIPLE BUILDINGS - GROUP A

1st Tax Credit Year: 2028
Total # Units: 35

Month	Total QO by Month	Total Vacated by Month	Cumulative Occupancy	Cumulative Occupancy %
Jan-28	23	0	23	65.71%
Feb-28	12	0	35	100.00%
Mar-28	0	0	35	100.00%
Apr-28	0	0	35	100.00%
May-28	0	0	35	100.00%
Jun-28	0	0	35	100.00%
Jul-28	0	0	35	100.00%
Aug-28	0	0	35	100.00%
Sep-28	0	0	35	100.00%
Oct-28	0	0	35	100.00%
Nov-28	0	0	35	100.00%
Dec-28	0	0	35	100.00%
		1st Year Occupancy: 2028		**97.14%**

LIHTC SCHEDULE – 2/3 CREDITS

SINGLE BLDG / MULTIPLE BLDGS - GROUP A

1st Tax Credit Year (2/3 Units): 2029

Month	No. Units	Percent
Jan-29	0	0.0%
Feb-29	0	0.0%
Mar-29	0	0.0%
Apr-29	0	0.0%
May-29	0	0.0%
Jun-29	0	0.0%
Jul-29	0	0.0%
Aug-29	0	0.0%
Sep-29	0	0.0%
Oct-29	0	0.0%
Nov-29	0	0.0%
Dec-29	0	0.0%
Total	0	0.0%
Total Avg % Qual. Occ.		0.0%

OPERATIONS SCHEDULE

YEAR 0 2027

Completed Lease Up by Month

Month	No. Units	Percent
Jan-27	0	0.0%
Feb-27	0	0.0%
Mar-27	0	0.0%
Apr-27	0	0.0%
May-27	0	0.0%
Jun-27	0	0.0%
Jul-27	0	0.0%
Aug-27	0	0.0%
Sep-27	0	0.0%
Oct-27	0	0.0%
Nov-27	0	0.0%
Dec-27	12	33.3%
Total	**12**	**33.3%**
Total % Operating in First Year		**2.78%**

MULTIPLE BUILDINGS - GROUP B

1st Tax Credit Year: 2029
Total # Units: 0

Month	Total QO by Month	Total Vacated by Month	Cumulative Occupancy	Cumulative Occupancy %
Jan-29	0	0	0	0.00%
Feb-29	0	0	0	0.00%
Mar-29	0	0	0	0.00%
Apr-29	0	0	0	0.00%
May-29	0	0	0	0.00%
Jun-29	0	0	0	0.00%
Jul-29	0	0	0	0.00%
Aug-29	0	0	0	0.00%
Sep-29	0	0	0	0.00%
Oct-29	0	0	0	0.00%
Nov-29	0	0	0	0.00%
Dec-29	0	0	0	0.00%
		1st Year Occupancy: 2029		**0.00%**

MULTIPLE BUILDINGS - GROUP B

1st Tax Credit Year (2/3 Units): 2030

Month	No. Units	Percent
Jan-30	0	0.0%
Feb-30	0	0.0%
Mar-30	0	0.0%
Apr-30	0	0.0%
May-30	0	0.0%
Jun-30	0	0.0%
Jul-30	0	0.0%
Aug-30	0	0.0%
Sep-30	0	0.0%
Oct-30	0	0.0%
Nov-30	0	0.0%
Dec-30	0	0.0%
Total	**0**	**0.0%**
Total Avg % Qual. Occ.		**0.0%**

YEAR 1 (cumulative) 2028

Month	No. Units	Percent
Jan-28	23	63.9%
Feb-28	12	33.3%
Mar-28	0	0.0%
Apr-28	0	0.0%
May-28	0	0.0%
Jun-28	0	0.0%
Jul-28	0	0.0%
Aug-28	0	0.0%
Sep-28	0	0.0%
Oct-28	0	0.0%
Nov-28	0	0.0%
Dec-28	0	0.0%
Total	**35**	**97.2%**
Total % Operating in 2nd Year		**94.4%**

PIS SCHEDULE FOR ACQ BASIS DEPRECIATION

YEAR 0
Mid-Month Convention 2027

Month	*No. Units*	Bldg. PIS by Month *Dep. Percent*
Jan-27	0	0.0%
Feb-27	0	0.0%
Mar-27	0	0.0%
Apr-27	0	0.0%
May-27	0	0.0%
Jun-27	0	0.0%
Jul-27	0	0.0%
Aug-27	0	0.0%
Sep-27	0	0.0%
Oct-27	0	0.0%
Nov-27	0	0.0%
Dec-27	0	0.0%
TOTAL	0	0.0%
Total Avg % PIS Y1		0.0%

YEAR 2 (cumulative)

Jan-28	0	0.0%
Feb-28	0	0.0%
Mar-28	0	0.0%
Apr-28	0	0.0%
May-28	0	0.0%
Jun-28	0	0.0%
Jul-28	0	0.0%
Aug-28	0	0.0%
Sep-28	0	0.0%
Oct-28	0	0.0%
Nov-28	0	0.0%
Dec-28	0	0.0%
TOTAL	0	0.0%
Total Avg % PIS Y2		0.0%

PIS SCHEDULE FOR REHAB/NC BASIS DEPRECIATION

YEAR 1
Mid-Month Convention 2027

Month	*Building No.*	*No. Units*	Bldg. PIS by Month *Percent*
Jan-27	0	0	0.0%
Feb-27	0	0	0.0%
Mar-27	0	0	0.0%
Apr-27	0	0	0.0%
May-27	0	0	0.0%
Jun-27	0	0	0.0%
Jul-27	0	0	0.0%
Aug-27	0	0	0.0%
Sep-27	0	0	0.0%
Oct-27	0	0	0.0%
Nov-27	0	0	0.0%
Dec-27	7	36	4.2%
TOTAL		36	4.2%
Total Avg % PIS Y1			**4.2%**

YEAR 2 (cumulative)

Jan-28	0	36	8.3%
Feb-28	0	36	8.3%
Mar-28	0	36	8.3%
Apr-28	0	36	8.3%
May-28	0	36	8.3%
Jun-28	0	36	8.3%
Jul-28	0	36	8.3%
Aug-28	0	36	8.3%
Sep-28	0	36	8.3%
Oct-28	0	36	8.3%
Nov-28	0	36	8.3%
Dec-28	0	36	8.3%
TOTAL		36	100.0%
Total Avg % PIS Y2			**100.0%**

PIS SCHEDULE FOR SITEWORK/PERS. PROP. DEPRECIATION

YEAR 1
Mid-Quarter Convention 2027

Month	*Building No.*	*No. Units*	Bldg. PIS by Month *Percent*
Jan-27	0	0	0.0%
Feb-27	0	0	0.0%
Mar-27	0	0	0.0%
Apr-27	0	0	0.0%
May-27	0	0	0.0%
Jun-27	0	0	0.0%
Jul-27	0	0	0.0%
Aug-27	0	0	0.0%
Sep-27	0	0	0.0%
Oct-27	0	0	0.0%
Nov-27	0	0	4.2%
Dec-27	7	36	8.3%
TOTAL		36	12.5%
Total Avg % PIS Y1			**12.5%**

YEAR 2 (non-cumulative)

Jan-28	0	0	8.3%
Feb-28	0	0	8.3%
Mar-28	0	0	8.3%
Apr-28	0	0	8.3%
May-28	0	0	8.3%
Jun-28	0	0	8.3%
Jul-28	0	0	8.3%
Aug-28	0	0	8.3%
Sep-28	0	0	8.3%
Oct-28	0	0	8.3%
Nov-28	0	0	8.3%
Dec-28	0	0	8.3%
TOTAL		0	100.0%
Total Avg % PIS Y2			**100.0%**

Villa Verde 9PCT

Calculation of Net Syndication Proceeds

Version: 6.03 Closing Projections

				As of Closing
Total Federal Credit (10 yr) & State Credit		20,720,890		0
Total Federal Credit	*20,720,890*			0
Total State Credit	*0*			0
Gross Proceeds (Total)		17,353,798		0
Gross Proceeds - Federal Credit	*16,937,634*			0
Gross Proceeds - State Credit	*0*			0
Gross Proceeds (net of Energy/Historic Credit Proceeds)		17,353,798		0
Less: LP Syndication Costs				
Attorney	120,000			
Accountant	43,209			
Consulting	87,500			
Other:				
Total Syndication Costs		250,709		0
Total Syndication Costs/Gross Proceeds		1.44%	(Syndication Load)	0.00000%
Net Proceeds		**17,103,089**		0
Net Proceeds/Total Fed and State Credit		**0.825403**	**tax credit price**	0.00000
Gross Proceeds (Total)/Total Fed and State Credit		**0.837503**	**tax credit price**	0.00000
Gross Proceeds - Federal/State Disaggregated				
Federal		0.817500	tax credit price	1.00000
State		0.850000	tax credit price	0.70000
Net Proceeds - Federal/State Disaggregated				
Federal		0.805609	tax credit price	0.00000
State		-	tax credit price	0.00000

Total State Credit Certificates	6,906,962	
Gross Proceeds from Certificated Credits	5,870,918	
Gross Proceeds/Certificated Credit	0.85000	
Total Equity		
Gross Proceeds from LIHTC	17,353,798	
Gross Proceeds from Energy Credits	0	
Gross Proceeds from Historic Credit	0	
Total Equity	**17,353,798**	

Villa Verde 9PCT

TCAC Calculations & Scoring

Version: 6.03 Closing Projections

THRESHOLD BASIS LIMIT

County:	Riverside	TCAC Project #:	
9% or 4% credits:	9%	CDLAC Project #:	
Year:	2025		

Base Limits for Geographic Region

Unit Type	9%	4%
0 BR	324,988	324,988
1 BR	374,708	374,708
2 BR	452,000	452,000
3 BR	578,560	578,560
4 BR	644,552	644,552
5 BR	644,552	644,552

Threshold Basis Limit for This Project

Unit Type	# Units	Per Unit Basis Limit	Total
0 BR	0	324,988	0
1 BR	0	374,708	0
2 BR	16	452,000	7,232,000
3 BR	20	578,560	11,571,200
4 BR	0	644,552	0
5 BR	0	644,552	0
	36		18,803,200

Energy/Resource Efficiency Boosts

Renewables (50% tot./90% area)	0%
Renewables (75% CA/90% area)	0%
Title 24 + 15%	0%
Post-rehab improvement > 80%	0%
Greywater landscaping	0%
Community gardens > 60 s.f.	0%
Natural flooring kitchens	0%
Natural flooring common area	0%
EPA Indoor Air Plus Program met	0%
Subtotal Efficiency (Max 10%)	**0%**

Additional Basis Adjustments

Boost for Prevailing Wage	20.0%	3,760,640	
Boost for Project Labor Agreement	0.0%	0	
Boost for Parking beneath Units	0.0%	0	
Boost for Childcare	0.0%	0	
Boost for 100% Special Needs	0.0%	0	
Boost for elevator service	0.0%	0	
Boost for Type I construction	0.0%	0	
Boost for Type III construction	0.0%	0	
Subtotal Basic Boosts	**20.0%**		**3,760,640**
Boost for Energy / Resource Efficiency		0.0%	0
Toxic/Seismic Abatement Costs		0.0%	0
Local Development Impact Fees			782,868
High Opportunity Area		0.0%	0
BONDS: Boost for units ≤ 50% AMI (excl. CA credit project)		0.0%	0
BONDS: Boost for units ≤ 35% AMI (excl. CA credit project)		0.0%	0
Total Threshold Basis Limit Boosts			**4,543,508**
Total Threshold Basis Limit			**23,346,708**
Potential Eligible Basis			23,023,207
Eligible Basis Surplus/(Deficit)			323,501

TCAC HIGH COST TEST

	Federal Credit	CA State Credit	HCD 2017 UMR
Total Eligible Basis	23,023,207	23,023,207	23,023,207
Total Adjusted TBL	23,346,708	23,346,708	23,346,708
Percentage of ATBL	**98.61%**	**98.61%**	**98.61%**
Amount Over/(Under) 130% Limit (160% Limit for HCD)	(7,327,513)	(7,327,513)	(14,331,526)

TCAC POINTS

Lowest Income Points

Rural Project? N

Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30% - 55%)	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr units)	Points Earned	
0	20	0.00	0	0	
4	30	11.43	10	15	
0	35	0.00	0	0	
10	40	28.57	25	25	
0	45	0.00	0	0	
21	50	60.00	40	20	
0	50	0.00	0	0	*Rural Projects Only*
0	55	0.00	0	0	*Rural Projects Only*
35					

Total Lowest Income Points (No Cap)	**60**
Total Lowest Income Actual Points	**50**

Lowest Income Bonus Points

Total @ 30% AMI Required for Points 4

Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)	10% by Unit Type	Minimum Units Required at / below 30% AMI	
5 BR	0	0	0.0000	0.0000	0.0000	*Pass*
4 BR	0	0	0.0000	0.0000	0.0000	*Pass*
3 BR	20	2	0.1000	2.0000	2.0000	*Pass*
2 BR	15	2	0.1333	2.0000	2.0000	*Pass*
1 BR	0	0	0.0000	0.0000	0.0000	*Pass*
SRO	0	0	0.0000	0.0000	0.0000	*Pass*
Total	**35**	**4**				

Total Lowest Income Bonus Points	**2**

TCAC TIEBREAKER

Leveraged Soft Resources		
Committed Eligible Public Soft Funds (9% + 4%)	41,013,097	*Net of Accrued Interest*
Value of Donated Land / Fee Waiver	0	
Value of Committed Rental Subsidy Leveraging	1,210,773	
Less: Non Project-Specific Offsite Work	(15,750)	
Less: Purchase Price in Excess of Appraisal	0	
Residential Percentage of TDC	100.00%	
Subtotal Residential Eligible Public Funds	42,208,120	
* Percentage Large Project Boost (9% + 4%)	150.00%	
Adjusted Residential Eligible Public Funds	63,312,179	
Residential Total Costs of Development	115,121,447	*Net of Syndication Costs and offsites*
Ratio of Leveraged Soft Resources / TDC	**55.00%**	
Requested Unadjusted Eligible Basis		
Requested Unadjusted Eligible Basis	23,023,211	
Residential Total Costs of Development (9% + 4%)	115,121,447	*Net of Syndication Costs and offsites*
Ratio of Basis/TDC	20.00%	
Inverse of Ratio Divided by 2	**40.00%**	
Base Tiebreaker Score	**95.00%**	
High Opportunity Boost	*0.00%*	
Total Tiebreaker Score	**95.00%**	
Tiebreaker at Application	95.00%	

Villa Verde 9PCT

15-Year Cash Flow

Version: 6.03 Closing Projections

Assumptions

Rent Increase: Residential Tenant Rent:	2.00%	Rent Increase - Section 8	2.00%	Perm Loan - % Debt Svc Yr -1	0.0%
Rent Increase: Commercial Rents	2.00%			Perm Loan - % Debt Svc Yr 0	0.0%
Expenses Increase:	3.00%			Perm Loan - % Debt Svc Yr 1	16.7%
Reserve Increase:	0.00%			Perm Loan - % Debt Svc Yr 2	100.0%
				Perm Loan - % Debt Svc Yr 3	100.0%

		Credit Period Year:	(1) 2026	0 2027	1 2028	2 2029	3 2030	4 2031	5 2032	6 2033	7 2034	8 2035	9 2036	10 2037	11 2038	12 2039	13 2040	14 2041	15 2042	16 2043	17 2044
GROSS POTENTIAL INCOME - RESIDENTIAL			0	12,650	430,339	464,766	474,061	483,543	493,213	503,078	513,139	523,402	533,870	544,548	555,438	566,547	577,878	589,436	601,224	613,249	625,514
Incremental Income: Section 8			0	3,613	122,899	132,731	135,385	138,093	140,855	143,672	146,546	149,476	152,466	155,515	158,626	161,798	165,034	168,335	171,701	175,135	178,638
Misc. Income			0	114	3,878	4,188	4,272	4,358	4,445	4,534	4,624	4,717	4,811	4,907	5,006	5,106	5,208	5,312	5,418	5,527	5,637
Vacancy Loss - Residential	6.5%		0	(830)	(28,224)	(30,482)	(31,092)	(31,714)	(32,348)	(32,995)	(33,655)	(34,328)	(35,014)	(35,715)	(36,429)	(37,157)	(37,901)	(38,659)	(39,432)	(40,220)	(41,025)
Vacancy Loss - Section 8	6.5%		0	(235)	(7,988)	(8,628)	(8,800)	(8,976)	(9,156)	(9,339)	(9,525)	(9,716)	(9,910)	(10,108)	(10,311)	(10,517)	(10,727)	(10,942)	(11,161)	(11,384)	(11,611)
GROSS EFFECTIVE INCOME			0	15,312	520,903	562,576	573,827	585,304	597,010	608,950	621,129	633,552	646,223	659,147	672,330	685,777	699,492	713,482	727,752	742,307	757,153
Operating Expenses w/ Standard Inflator	3.0%		0	8,915	303,370	330,852	340,777	351,001	361,531	372,377	383,548	395,054	406,906	419,113	431,687	444,637	457,976	471,716	485,867	500,443	515,457
Operating Expenses w/ Alternate Inflators:																					
Management Fee	*3.5%*		*0*	*875*	*29,779*	*32,634*	*33,776*	*34,959*	*36,182*	*37,448*	*38,759*	*40,116*	*41,520*	*42,973*	*44,477*	*46,034*	*47,645*	*49,313*	*51,038*	*52,825*	*54,674*
TOTAL EXPENSES			0	9,790	333,149	363,486	374,554	385,959	397,713	409,825	422,307	435,170	448,426	462,086	476,164	490,671	505,621	521,028	536,906	553,268	570,130
Total Expenses - Residential	*3.0%*		*0*	*9,790*	*333,149*	*363,486*	*374,554*	*385,959*	*397,713*	*409,825*	*422,307*	*435,170*	*448,426*	*462,086*	*476,164*	*490,671*	*505,621*	*521,028*	*536,906*	*553,268*	*570,130*
NET OPERATING INCOME			0	5,522	187,754	199,090	199,273	199,344	199,297	199,125	198,822	198,381	197,797	197,061	196,166	195,106	193,871	192,454	190,846	189,039	187,023
REPLACEMENT RESERVE		18,000	0	500	17,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
City CFD Monitoring Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NET REMAINING INCOME			0	5,022	170,754	181,090	181,273	181,344	181,297	181,125	180,822	180,381	179,797	179,061	178,166	177,106	175,871	174,454	172,846	171,039	169,023
PERM LOAN - TRANCHE A																					
Principal Balance (Ending)		2,123,000	0	0	2,122,177	2,111,928	2,100,944	2,089,173	2,076,558	2,063,040	2,048,553	2,033,028	2,016,391	1,998,562	1,979,455	1,958,980	1,937,037	1,913,522	1,888,322	1,861,316	1,832,376
Series A Bond P&I		157,207	0	0	13,101	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207
Interest Payment			0	0	12,278	146,957	146,223	145,436	144,592	143,689	142,720	141,682	140,570	139,378	138,100	136,731	135,264	133,692	132,007	130,201	128,266
Principal Payment			0	0	823	10,250	10,984	11,771	12,614	13,518	14,487	15,525	16,637	17,829	19,107	20,476	21,943	23,515	25,200	27,006	28,940
TOTAL SERIES A DEBT SERVICE			0	0	13,101	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207	157,207
NET CASH FLOW			0	5,022	157,654	23,883	24,067	24,138	24,090	23,918	23,615	23,175	22,590	21,854	20,960	19,899	18,664	17,247	15,639	13,832	11,816
CASH FLOW (RESERVED)/RELEASED FOR CONVERSION			0	(5,022)	5,022	0	0	0	0	0											
Remaining Net Cash Flow			0	0	162,676	23,883	24,067	24,138	24,090	23,918	23,615	23,175	22,590	21,854	20,960	19,899	18,664	17,247	15,639	13,832	11,816
Debt Service Coverage Ratio (All Debt)			N/A	N/A	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.14	1.14	1.13	1.13	1.12	1.11	1.10	1.09	1.08
TCAC NET CASH FLOW TESTS:																					
Percent Gross Revenue			N/A	30.67%	4.00%	3.97%	3.92%	3.86%	3.77%	3.67%	3.55%	3.42%	3.27%	3.10%	2.91%	2.71%	2.49%	2.26%	2.01%	1.74%	1.46%
25% Debt Service Test			N/A	N/A	15.00%	15.00%	15.00%	15.35%	15.32%	15.21%	15.02%	14.74%	14.37%	13.90%	13.33%	12.66%	11.87%	10.97%	9.95%	8.80%	7.52%
Alternative:																					
Year 15 Test - Greater of: (a) 2% Gross Income OR (b) lesser of $25,000 or $500/unit																			18,000		
			0.00																		
DISTRIBUTION OF CASH FLOW																					
LP Asset Mgt. Fee	*Annual Amt:*	*5,000*	0	0	833	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563	7,790	8,024
	Inflator:	*3.00%*																			
GP Partnership Mgt. Fee	*Annual Amt:*	*34,504*	0	0	5,751	18,733	18,762	18,674	18,463	18,122	17,645	17,025	16,256	15,330	14,240	12,978	11,535	9,904	8,076	6,042	3,792
	Inflator:	*3.00%*																			
Priority Def. Developer Fee	*Annual Amt:*	*200,000*	0	0	156,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DDF Note Interest Rate:		*0.00%*																			
Residual Receipts Loans	*Total %*	*50.00%*																			
HACR RDA Loan		5.47%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Coachella CFD (Capitalized)		94.53%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Partner		0.01%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Limited Partner		99.99%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Cumulative to GP:			0	0	167,092	51,178	52,180	53,095	53,916	54,639	55,257	55,766	56,159	56,431	56,573	56,581	56,447	56,163	55,723	55,118	54,341
TOTAL Cumulative to LP:			0	0	833	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563	7,790	8,024
Maximum Net Cash Flow to GP:		90%	0	0	8,333	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196	69,212	71,288	73,427	75,629	77,898	80,235
Excess Distributions to GP:			0	0	158,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CITY OF COACHELLA
53990 ENTERPRISE WAY, COACHELLA, CA 92236
(760) 398-3502 ▪ WWW.COACHELLA.ORG

April 15, 2025

6th Street Senior Apartments
Coachella, CA 92236

Subject: CFD Loan Commitment

To Whom It May Concern:

The City Council of the City of Coachella, by Resolution No. 2005-93, authorized the creation of the City of Coachella Community Facilities District 2005-1(the "CFD") and, by Resolution No. 202394 authorized the levy of a special tax for properties within the CFD (the "Special Assessment"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended.

Chelsea Investment Corporation ("Developer") has obtained site control for a proposed low income housing project with the intention of constructing a 53-unit affordable multifamily development with 4,742 square feet of commercial space, carports and related improvements known as the 6th Street Senior Apartments (the "Project") with expected entitlement in the name of a new entity to be formed conducive to the type of project contemplated ("to be formed entity"). The project includes properties with APNs 778-113-001 and 778-113-002.

The City agrees to enter into a conditional affordable housing loan commitment wherein the City agrees to loan 6th Street Seniors CIC, LP funds for the prepayment of special assessments under the following terms:

1. Loan Amount - $8,290,440.63 *
2. Loan Term - 55 years.
3. Interest- 3% simple per annum**.
4. Repayment - in full at end of loan term, sale or refinance.
5. Annual Payments - 50% of residual cash flow***.

*Based on CFD amount for fiscal year 24/25 of $1,555.55 presuming 2% average annual CIP increases. Agreement amount to be updated to reflect current CFD rate at time of project completion. Special assessments exceeding the loan/prepayment amount within the 55-year term will be included in the applicable year levy.

**Interest will be calculated on the accrued unpaid special assessment balance each year.

CITY OF COACHELLA
53990 ENTERPRISE WAY, COACHELLA, CA 92236
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***Free cash flow will be stipulated in the agreement consistent with standard financial definitions and will specifically exclude any equity items such as but not limited to partnership distributions, profit pay outs, partner guaranteed payments or any other equity/capital distribution as defined by Generally Accepted Accounting Principles. Free cash flows will also specifically exclude reserve balances except for reasonable operating reserves which will not exceed one year of operating expenses as measured by the immediately preceding fiscal year.

Conditions of Loan Approval:

1. The Developer agrees to enter into a concurrent prepayment agreement in the same amount as the loan agreement. Monies received under the affordable housing loan agreement will be directly paid to the City in prepayment of CFD taxes due.

2. The Developer agrees to annex the property into the CFD.

3. The Developer agrees to applicable modification of the CFD to permit a prepayment agreement.

4. The Developer secures all project financing.

5. The Developer obtains all necessary City and other regulatory approvals.

6. The Developer agrees to complete all off-site improvements specified in grant, funding and City agreements along with related applications and supporting detail documents.

Council of the City of Coachella approved this conditional loan commitment for the above-referenced project at a specially convened meeting on April 23, 2025. This letter shall serve as an enforceable funding commitment for the loan. The loan, totaling $8,290,440.63 will be made as permanent funding for the project.

Should you have any questions, please do not hesitate to contact me at 760-398-3502.

Sincerely,

William B. Pattison, Jr.
Interim City Manager
City of Coachella

RESOLUTION NO. 2025-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING A COMMITMENT TO ENTER INTO A CONDITONAL LOAN AGREEMENT TO PREPAY LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES SPECIAL ASSESSMENTS (CFD 2005-1) FOR THE SIXTH STREET SENIOR CIC, LP APARTMENTS AFFORDABLE HOUSING PROJECT

WHEREAS, Chelsea Investment Corporation ("Developer") has obtained site control for a proposed low income housing project with the intention of constructing a 53-unit affordable multifamily development with 4,742 square feet of commercial space, carports and related improvements known as the 6th Street Senior CIC, LP Apartments (the "Project") with expected entitlement in the name of a new entity to be formed conducive to the type of project contemplated ("to be formed entity"). The project includes properties with APNs 778-113-001 and 778-113-002; and

WHEREAS, the City Council of the City of Coachella, by Resolution No. 2005-93, authorized the creation of the City of Coachella Community Facilities District 2005-1 (the "CFD") and, by Resolution No. 2005-94, authorized the levy of a special tax for properties within the CFD (the "Special Assessment"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended; and

WHEREAS, the property will be annexed into the CFD as a condition of approval and will be subject to the Special Assessment; and

WHEREAS, the Developer has requested that it be permitted to prepay fifty-five (55) years of the Special Assessments for the Property; and

WHEREAS, the City has agreed to make a loan to the Developer in order to prepay the Special Assessments, and the City and the Developer wish to enter into a loan and prepayment agreement to provide for the terms and conditions upon which the Special Assessments will be prepaid; and

WHEREAS, the Developer needs the City Council to provide a conditional loan commitment ("Commitment") to enter into these agreements to apply for project financing.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA HEREBY RESOLVES AS FOLLOWS:

SECTION 1 – City Council authorizes the City Manager to enter into a conditional loan commitment with the developer consistent with Exhibit A (Conditional Loan Commitment Letter) with minor modifications as to exact wording and final loan amount (if less than the not to exceed amount) for needed updates and to conform and clarify the letter as needed to facilitate the proper wording of the letter subject to review by the City Attorney.

SECTION 2 - The City Manager is authorized to enter into a prepayment and loan agreement (including a note and deed of trust) consistent with the terms of the conditional loan commitment provided the terms are met by the developer. Agreement wording will be prepared and approved by the City Manager and City Attorney; however, agreement terms will be consistent in all respects with the terms outlined in the conditional loan commitment letter.

PASSED, APPROVED and **ADOPTED** this 23rd day of April 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. 2025-16 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 23rd day of April 2025, by the following vote of Council:

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

NOES: None

ABSENT: None

ABSTAIN: Mayor Hernandez

Delia Granados
Deputy City Clerk

CITY OF COACHELLA
53-990 ENTERPRISE WAY, COACHELLA, CALIFORNIA 92236
PHONE (760) 398-3502 • WWW.COACHELLA.ORG

July 6, 2022

Subject: CFD Loan Commitment
Villa Verde Apartments
Coachella, CA 92236

To Whom It May Concern:

The City Council of the City of Coachella, by Resolution No. 2005-93, authorized the creation of the City of Coachella Community Facilities District 2005-1 (the "CFD") and, by Resolution No. 2005-94, authorized the levy of a special tax for properties within the CFD (the "Special Assessment"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended.

Abode Communities ("Developer") has obtained site control for a proposed affordable housing project with the intention of constructing a 152-unit affordable multifamily development consisting of 1-3 bedroom apartments, community room, laundry facilities and common open spaces known as the Villa Verde Apartments. Located on 9.4 acres of property at the southwest corner of Calle Verde and Calle Techa APN 768-250-002 and 768-300-001 (the "Project") with entitlement in the name of a new entity to be formed conducive to the type of project contemplated Villa Verde I, L.P.

The City agrees to enter into a conditional affordable housing loan commitment wherein the City agrees to loan Villa Verde I, L.P. funds for the prepayment of special assessments under the following terms:

1. Loan Amount - $26,616,434*.
2. Loan Term - 55 years.
3. Interest - 2% simple per annum**.
4. Repayment – in full at end of loan term, sale or refinance.
5. Annual Payments - 50% of residual cash flow or funding source allowed maximum ***.

*Based on CFD per unit amount for fiscal year 21/22 of $1,249.40 presuming 3% average annual CIP increases. Agreement amount to be updated to reflect current CFD rate at time of project completion. Special assessments exceeding the loan/prepayment amount within the 55-year term will be included in the applicable year levy.
**Interest will be calculated on the accrued unpaid special assessment balance each year.
***Free cash flow will be stipulated in the agreement consistent with standard financial definitions and will specifically exclude any equity items such as but not limited to partnership distributions, profit pay outs, partner guaranteed payments or any other equity/capital distribution as defined by Generally Accepted Accounting Principles. Free cash flows will also specifically exclude reserve balances except

for reasonable operating reserves which will not exceed one year of operating expenses as measured by the immediately preceding fiscal year.

Conditions of Loan Approval:

1. The Developer agrees to enter into a concurrent prepayment agreement in the same amount as the loan agreement. Monies lent to the developer under the affordable housing loan agreement will be prepaid directly to the City for fifty-five years of CFD taxes.
2. The Developer agrees to annex the property into the CFD.
3. The Developer agrees to applicable modification of the CFD to permit a prepayment agreement.
4. The Developer secures all project financing.
5. The Developer obtains all necessary City and other regulatory approvals.
6. The Developer agrees to complete all off-site improvements specified in grant, funding and City agreements along with related applications and supporting detail documents.

Council of the City of Coachella approved this conditional loan commitment for the above-referenced project at a regularly scheduled meeting on June 8, 2022. This letter shall serve as an enforceable funding commitment for the loan. The loan, totaling $26,616,434 will be made as permanent funding for the project.

Should you have any questions, please do not hesitate to contact me at 760-398-3502.

Sincerely,

Nathan Statham, Finance Director

City of Coachella
Via Verde Apartments - Loan Amount Calculation
Conditional Loan Approval - 06/08/2022

Average CPI	**A**	0.03
Interest		0.02
Units		152.00
21/22 Unit Levy		1,249.40

Year	Deferred Assessment	Levy Balance	Interest	Balance
1	195,606.06	195,606.06	3,912.12	199,518.19
2	201,474.25	397,080.31	7,941.61	405,021.92
3	207,518.47	604,598.78	12,091.98	616,690.76
4	213,744.03	818,342.81	16,366.86	834,709.67
5	220,156.35	1,038,499.16	20,769.98	1,059,269.14
6	226,761.04	1,265,260.20	25,305.20	1,290,565.40
7	233,563.87	1,498,824.07	29,976.48	1,528,800.55
8	240,570.79	1,739,394.85	34,787.90	1,774,182.75
9	247,787.91	1,987,182.76	39,743.66	2,026,926.42
10	255,221.55	2,242,404.31	44,848.09	2,287,252.40
11	262,878.19	2,505,282.50	50,105.65	2,555,388.15
12	270,764.54	2,776,047.04	55,520.94	2,831,567.98
13	278,887.48	3,054,934.52	61,098.69	3,116,033.21
14	287,254.10	3,342,188.62	66,843.77	3,409,032.39
15	295,871.72	3,638,060.34	72,761.21	3,710,821.55
16	304,747.87	3,942,808.21	78,856.16	4,021,664.38
17	313,890.31	4,256,698.52	85,133.97	4,341,832.50
18	323,307.02	4,580,005.54	91,600.11	4,671,605.66
19	333,006.23	4,913,011.77	98,260.24	5,011,272.01
20	342,996.42	5,256,008.19	105,120.16	5,361,128.36
21	353,286.31	5,609,294.50	112,185.89	5,721,480.39
22	363,884.90	5,973,179.40	119,463.59	6,092,642.99
23	374,801.45	6,347,980.85	126,959.62	6,474,940.46
24	386,045.49	6,734,026.34	134,680.53	6,868,706.86
25	397,626.85	7,131,653.19	142,633.06	7,274,286.25
26	409,555.66	7,541,208.85	150,824.18	7,692,033.03
27	421,842.33	7,963,051.18	159,261.02	8,122,312.20
28	434,497.60	8,397,548.78	167,950.98	8,565,499.75
29	447,532.53	8,845,081.31	176,901.63	9,021,982.93
30	460,958.50	9,306,039.81	186,120.80	9,492,160.61
31	474,787.26	9,780,827.07	195,616.54	9,976,443.61
32	489,030.88	10,269,857.94	205,397.16	10,475,255.10
33	503,701.80	10,773,559.75	215,471.19	10,989,030.94
34	518,812.86	11,292,372.60	225,847.45	11,518,220.05
35	534,377.24	11,826,749.84	236,535.00	12,063,284.84
36	550,408.56	12,377,158.40	247,543.17	12,624,701.57
37	566,920.82	12,944,079.22	258,881.58	13,202,960.80

38		583,928.44	13,528,007.66	270,560.15	13,798,567.81
39		601,446.29	14,129,453.95	282,589.08	14,412,043.03
40		619,489.68	14,748,943.64	294,978.87	15,043,922.51
41		638,074.37	15,387,018.01	307,740.36	15,694,758.37
42		657,216.60	16,044,234.61	320,884.69	16,365,119.31
43		676,933.10	16,721,167.72	334,423.35	17,055,591.07
44		697,241.10	17,418,408.81	348,368.18	17,766,776.99
45		718,158.33	18,136,567.14	362,731.34	18,499,298.48
46		739,703.08	18,876,270.22	377,525.40	19,253,795.62
47		761,894.17	19,638,164.39	392,763.29	20,030,927.68
48		784,751.00	20,422,915.39	408,458.31	20,831,373.69
49		808,293.53	21,231,208.91	424,624.18	21,655,833.09
50		832,542.33	22,063,751.24	441,275.02	22,505,026.27
51		857,518.60	22,921,269.84	458,425.40	23,379,695.24
52		883,244.16	23,804,514.00	476,090.28	24,280,604.28
53		909,741.48	24,714,255.49	494,285.11	25,208,540.60
54		937,033.73	25,651,289.22	513,025.78	26,164,315.00
55		965,144.74	26,616,433.96	532,328.68	27,148,762.64
		26,616,433.96			

A This is a projected number. Actual will affect the total number of years deferred.

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

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

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

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STAFF RECOMMENDATION:

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

DISCUSSION/ANALYSIS:

The City of Coachella has been awarded State funding for Design and Right-of-Way Services for the Active Transportation Program (ATP) Connecting Coachella Project ST-138. The State is the administering agency for these funds and is requiring the execution of a Program Supplemental Agreement to the current State Master Agreement. The State is also requiring a certified authorizing resolution that clearly identifies the project and the official authorized to execute the agreements.

The total funds are in the amount of $2,529,412.00, with an amount of $2,150,000 in grant funding and $379,412.00 in local match. It is recommended that a blanket resolution authorizing the City Manager or the Public Works Director/City Engineer to have all project associated agreements executed on the City's behalf at their discretion be adopted. This will greatly facilitate the processing of future certificates, agreements, reimbursements, or other related paperwork that will be required as the project progresses.

FISCAL IMPACT:

No fiscal impact to budget. The local match for this project is $379,412 has been appropriated in the CIP FY 25/26 budget.

ATTACHMENTS:

1. Resolution 2026-14
2. Program Supplement No. 00000A990 to Administering Agency-State Agreement for State Funded Projects No 08-5294S21

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA AUTHORIZING THE CITY MANAGER OR PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE VARIOUS STATE AND FEDERAL TRANSPORTATION PROGRAM DOCUMENTS REQUIRED FOR HIGHWAY PROJECTS, INCLUDING STREET RIGHT-OF-WAY CERTIFICATIONS

WHEREAS; the City of Coachella is eligible to receive Federal and/or State funding for certain Transportation Projects, through the California Department of Transportation; and

WHEREAS; Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements and/or Fund Transfer Agreements need to be executed with the California Department of Transportation before such funds could be claimed; and

WHEREAS; the City wishes to delegate authorization to execute all Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, Fund Transfer Agreements and Right-of-Way certifications and any amendments thereto with California Department of Transportation to the City Manager or the Public Works Director/City Engineer.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of City of Coachella hereby authorizes the City Manager or the Public Works Director/City Engineer to approve, execute and sign State and Federal documents required to receive Federal and/or State Funding for various transportation projects, including but not limited to right-of-way certifications on behalf of the City. Such documents, when duly executed by the City Manager or the Public Works Director/City Engineer, shall be binding upon the City as if separately approved by the City Council.

PASSED, APPROVED and **ADOPTED** this 25th day of March 2026.

_____
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. 2026-14 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of March 2026, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

PROGRAM SUPPLEMENT NO. 00000A990
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR STATE FUNDED PROJECTS NO 08-5294S21

Adv. Project ID 0826000031

Date: March 03, 2026
Location: 08-RIV-0-COA
Project Number: ATPL-5294(023)
E.A. Number:
Locode: 5294

This Program Supplement, effective 01/30/2026, hereby adopts and incorporates into the Administering Agency-State Agreement No. 08-5294S21 for State Funded Projects which was entered into between the ADMINISTERING AGENCY and the STATE with an effective date of 10/20/2022 and is subject to all the terms and conditions thereof. This PROGRAM SUPPLEMENT is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. approved by the ADMINISTERING AGENCY on (See copy attached).

The ADMINISTERING AGENCY further stipulates that as a condition to the payment by the State of any funds derived from sources noted below encumbered to this project, Administering Agency accepts and will comply with the Special Covenants and remarks set forth on the following pages.

PROJECT LOCATION: Grapefruit Blvd between Avenue 48 and Avenue 54 between Polk Street and Van Buren Street in the City of Coachella, Coachella Valley, Riverside County.

TYPE OF WORK: Bike Path **LENGTH:** 0.0(MILES)

Estimated Cost	State Funds	Matching Funds		
	STATE $2,150,000.00	LOCAL		OTHER
$2,529,412.00		$379,412.00		$0.00

CITY OF COACHELLA

By _____

Title _____

Date _____

Attest _____

STATE OF CALIFORNIA
Department of Transportation

By _____

Chief, Office of Project Management Oversight
Division of Local Assistance

Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Kam Wong **Date** 3/3/2026 $2,150,000.00

SPECIAL COVENANTS OR REMARKS

1. A. This PROJECT will be administered in accordance with the applicable CTC STIP guidelines and the Active Transportation Program guidelines as adopted or amended, the Local Assistance Procedures Manual (LAPM), the Local Assistance Program Guidelines (LAPG), and this PROGRAM SUPPLEMENT.

B. This PROJECT is programmed to receive State funds from the Active Transportation Program (ATP). Funding may be provided under one or more components. A component(s) specific fund allocation is required, in addition to other requirements, before reimbursable work can occur for the component(s) identified. Each allocation will be assigned an effective date and identify the amount of funds allocated per component(s).

This PROGRAM SUPPLEMENT has been prepared to allow reimbursement of eligible PROJECT expenditures for the component(s) allocated. Unless otherwise determined, the effective date of the component specific allocation will constitute the start of reimbursable expenditures.

C. STATE and ADMINISTERING AGENCY agree that any additional funds made available by future allocations will be encumbered on this PROJECT by use of a STATE-approved Allocation Letter and STATE Finance Letter. ADMINISTERING AGENCY agrees that STATE funds available for reimbursement will be limited to the amount allocated by the California Transportation Commission (CTC) and/or the STATE.

D. Upon ADMINISTERING AGENCY request, the CTC and/or STATE may approve supplementary allocations, time extensions, and fund transfers between components. Funds transferred between allocated project components retain their original timely use of funds deadlines, but an approved time extension will revise the timely use of funds criteria for the component(s) and allocation(s) requested. Approved supplementary allocations, time extensions, and fund transfers between components made after the execution of this PROGRAM SUPPLEMENT will be documented and considered subject to the terms and conditions thereof.
Documentation will consist of a STATE approved Allocation Letter, Fund Transfer Letter, Time Extension Letter, and Finance Letter, as appropriate.

E. This PROJECT is subject to the timely use of funds provisions enacted by the Active Transportation Program guidelines, as adopted or amended, and by approved CTC and State procedures as outlined below.

Funds allocated for the environmental & permits (E&P), plan specifications & estimate (PS&E), and right-of-way components are available for expenditure until the end of the second fiscal year following the year in which the funds were allocated.

SPECIAL COVENANTS OR REMARKS

Funds allocated for the construction component are subject to an award deadline and contract completion deadline. ADMINISTERING AGENCY agrees to award the contract within 6 months of the construction fund allocation and to complete and accept the construction within 36 months of award.

F. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer immediately after project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract. Failure to do so will cause a delay in the State processing of invoices for the construction phase.

G. The ADMINISTERING AGENCY shall invoice STATE for environmental & permits (E&P), plans specifications & estimate (PS&E), and right-of-way costs no later than 180 days after the end of last eligible fiscal year of expenditure. For construction costs, the ADMINISTERING AGENCY has 180 days after project completion or contract acceptance to make the final payment to the contractor prepare the final Report of Expenditures and final invoice, and submit to STATE for verification and payment.

H. ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current LAPM and the Active Transportation Program (ATP) Guidelines.

I. ADMINISTERING AGENCY indirect costs, as defined in 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards, to be claimed must be allocated in accordance with an Indirect Cost Allocation Plan (ICAP), submitted, reviewed, and approved in accordance with Caltrans Audits and Investigations requirements which may be accessed at: www.dot.ca.gov/hq/audits/.

ADMINISTERING AGENCY agrees to comply with, and require all sub-recipients and project sponsors to comply with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards, and all applicable Federal and State laws and regulations.

ADMINISTERING AGENCY agrees, and will assure that its contractors and subcontractors will be obligated to agree, that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., and all applicable Federal and State laws and regulations, shall be used to determine the allowability of individual PROJECT cost items.

Any Fund expenditures for costs for which ADMINISTERING AGENCY has received

SPECIAL COVENANTS OR REMARKS

payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, or 48 CFR, Chapter 1, Part 3, are subject to repayment by ADMINISTERING AGENCY to STATE. Should ADMINISTERING AGENCY fail to reimburse Funds due STATE within 30 days of demand, or within such other period as may be agreed in writing between the Parties hereto, STATE is authorized to intercept and withhold future payments due ADMINISTERING AGENCY from STATE or any third-party source, including, but not limited to, the State Treasurer, the State Controller, and the California Transportation Commission.

J. By executing this PROGRAM SUPPLEMENT, ADMINISTERING AGENCY agrees to comply with all reporting requirements in accordance with the Active Transportation Program guidelines, as adopted or amended.

K. This PROJECT has received funds from Active Transportation Program (ATP). The ADMINISTERING AGENCY agrees to administer the project in accordance with the CTC Adopted SB1 Accountability and Transparency Guidelines.

2. The ADMINISTERING AGENCY shall construct the PROJECT in accordance with the scope of work presented in the application and approved by the California Transportation Commission. Any changes to the approved PROJECT scope without the prior expressed approval of the California Transportation Commission are ineligible for reimbursement and may result in the entire PROJECT becoming ineligible for reimbursement.

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director

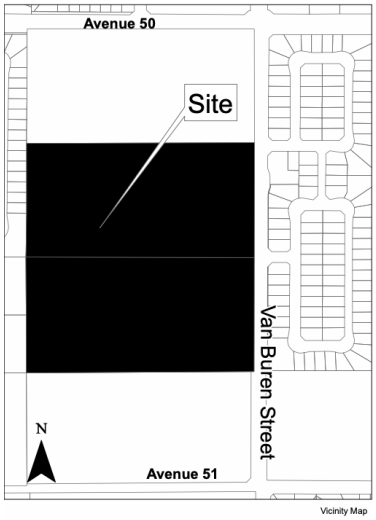
SUBJECT: Sevilla II (Pyramid Ranch) Project

SPECIFICS: A Public Hearing to Consider Resolution No. 2026-12: Request for Approval of Resolution No. 2026-12, to rescind Resolution No. 2023-71 approved October 10, 2023, and to remove Condition of Approval #75 from the previously approved Condition of Approvals for the Sevilla II (Pyramid Ranch) project located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001 and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15074 of the California Environmental Quality Act Guidelines; Applicant: City of Coachella

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STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2026-12 that rescinds Resolution No. 2023-71 approved on October 10, 2023 and removes Condition of Approval No. 75 prohibiting short term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13.



Vicinity Map

EXECUTIVE SUMMARY:

The purpose of this item is to address a modification to the Condition of Approval to the Sevilla II (Pyramid Ranch) project previously approved on October 30, 2023. If approved, Resolution No. 2026-12 would remove Condition of Approval #75 prohibiting short term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13. All other provision of the previous resolution will remain unmodified. Ordinance No. 1208 that was adopted by the City Council on October 30, 2023 for the Sevilla II (Pyramid Ranch) project is not being considered.

BACKGROUND:

At a public hearing on October 30, 2023, the City Council considered and approved TTM 38557, CZ No. 22-05, CUP 372, AR 23-13 along with Street Names and the adoption of EA 22-06.

In the Conditions of Approval for Tentative Tract Map No. 38557, Conditional Use Permit No. 372, and Architectural Review No. 23-13 Condition of Approval No. 75 that states the following:

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 TR. 38557, CUP 372 and AR 23-13.

Staff is requesting this Condition of Approval be removed and is requesting that the Sevilla II (Pyramid Ranch) Project comply with Chapter 5.80 (Regulation of Short-Term Vacation Rentals) of the Coachella Municipal Code.

DISCUSSION/ANALYSIS:

On March 12, 2025 the City Council adopted Ordinance No. 1222, which amended portions of the Coachella Municipal Code related to Short-Term Vacation Rentals. The intent of the ordinance was to clarify and update Short-Term Vacation Rental regulations to ensure consistency with local policy objectives.

At the time of the Sevilla II (Pyramid Ranch) project's approval, a condition of approval was included prohibiting short-term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13 before the adoption of Ordinance No. 1222.

Following adoption of the ordinance, there was miscommunication between City staff and the project developer regarding which regulatory framework would apply to the project. Specifically, the parties operated under differing interpretations as to whether the project would remain subject to the previously adopted conditions of approval or if the development was to transition to the newly adopted ordinance.

This miscommunication resulted in confusion concerning applicable development standards and procedural requirements. Staff has since reviewed the project file, approval timeline, and the effective date of Ordinance No. 1222 and determined that applying the updated ordinance would provide clarity, ensure consistency with current City regulations, and avoid potential conflicts between outdated and newly adopted code provisions.

To eliminate ambiguity and align the project with the City's current regulatory framework, staff is recommending removal of the existing condition that references the prior condition of approval. Upon removal of that condition, the project would be governed by the provisions of Ordinance No. 1222 and any applicable sections of the Coachella Municipal Code as currently adopted.

Staff believes this action will promote transparency, ensure consistent application of City regulations, and reduce the likelihood of further procedural misunderstandings as the project moves forward.

Ordinance No. 1222 establishes a comprehensive permitting and operational framework for Short-Term Vacation Rentals, summarized as follows:

1. Permit Requirement

- All STVR operators must obtain either an Annual Permit or a Seasonal Permit prior to advertising or renting a property.
- Permits are non-transferable and expire upon change of property ownership.
- Annual permits are valid for one year and must be renewed.
- Seasonal permits allow operation only between March 1 and June 1 of each year.
- Permit numbers must be displayed in all advertisements and posted within the rental unit.

2. Neighborhood Cap

- Annual STVR permits are limited to no more than 20 percent of residential units within a designated neighborhood area.
- Once the cap is reached, no additional annual permits may be issued within that neighborhood.

This provision was included to maintain residential integrity and prevent over-concentration of short-term rental activity.

3. Ownership Limits

- An owner may hold no more than five (5) STVR permits at any one time, subject to limited grandfathering provisions for previously approved permits.

4. Operational Standards

- Maximum occupancy limits apply and must be accurately reflected in all listings.
- A local contact person must be designated and available 24 hours per day, 7 days per week.
- The local contact must respond to complaints within 15 minutes by phone and be physically present at the property within 45 minutes, if necessary.
- Operators are responsible for ensuring compliance with noise standards, parking regulations, and general nuisance provisions.
- If violations occur and are not corrected, operators must take immediate corrective action, including removal of occupants if necessary.

5. Insurance and Documentation

- Operators must maintain liability insurance coverage as required by the ordinance.
- Rental records, complaint logs, and compliance documentation must be retained for a minimum of three years and made available to the City upon request.

6. Tax Compliance

- All operators must register for and remit Transient Occupancy Tax (TOT) in accordance with City regulations.
- Operators are required to file TOT returns even during periods in which no rental activity occurred.

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, an initial study was prepared for the Sevilla II 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 September 5, 2023, to October 5, 2023. Six comment letters were submitted during the comment period. Responses to comments have been prepared for the comments received and are included in Attachment No. 2.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached in Attachment No. 2.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on March 15, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on March 10, 2026, pursuant to Section 17.74.010G of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

FISCAL IMPACT:

The removal of Condition of Approval No. 75 would allow for homeowners to participate in the City's Short-Term Rental Program and would be governed by Ordinance No. 1222. Ordinance No. 1222 supports the collection of Transient Occupancy Tax revenues and establishes enforcement mechanisms to ensure compliance. Administrative costs are associated with permit processing, monitoring, and enforcement activities.

ALTERNATIVES:

1) Approve Resolution No. 2026-12 to rescind Resolution No. 2023-71 approved on October 10, 2023 and remove Condition of Approval No. 75 prohibiting short term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13.

2) Deny Resolution No. 2026-12 to rescind Resolution No. 2023-71 approved on October 10, 2023 and remove Condition of Approval No. 75 prohibiting short term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13.

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

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the City Council approve Alternative #1

Attachments:

1. Resolution No. 2026-12
2. Resolution No. 2023-71 approving TTM No. 38557, CUP No. 372, Street Names and AR No. 23-13 and adopting a mitigated negative declaration for EA 22-06 and the conditions of approval.

   Exhibit A - EA 22-06 Response to Comments Errata and Mitigation Monitoring and Reporting Program
   Exhibit B – TTM No. 38557
   Exhibit C – Conditions of Approval for TTM No. 38557, CUP No. 272 and AR No. 23-13
   Exhibit D - DEVELOPMENT PLAN SET - SEVILLA II
   Exhibit E – Proposed Street Names

3. Ordinance No, 1208
4. Correspondence
5. Vicinity Map
6. TTM – 38557 Modifications pursuant to Fire Department Requirements
7. TTM 38557 Revised Plotting
8. Ordinance No. 1222

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING THE RESCINDING OF RESOLUTION 2023-71 APPROVED OCTOBER 10, 2023, AND TO REMOVE CONDITION OF APPROVAL #75 FROM THE PREVIOUSLY APPROVED CONDITIONS OF APPROVAL FOR THE SEVILLA II (PYRAMID RANCH) PROJECT LOCATED WEST OF VAN BUREN STREET, SOUTH OF AVENUE 50, AND NORTH OF AVENUE 51, APN #'S 779-280-002 AND 779-320-001 AND CERTIFYING THAT THE PROJECTS INITIAL STUDY WITH MITIGATED NEGATIVE DECLARATION IS IN COMPLIANCE WIT SECTION 15074 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELNES; APPLICANT: CITY OF COACHELLA.

WHEREAS, David Dewegeli (on behalf of the Pulte Group) filed applications on a vacant 39 acre project site located west of Van Buren Street, south of Avenue 50 and north of Avenue 51; APN #'s 779-280-002 AND 779-320-001and,

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 October 18, 2023, the Planning Commission conducted a duly noticed public hearing on CZ No. 22-05, TTM No. 38557, AR No. 23-13, CUP No. 372 and EA No. 22-06 at 53990 Enterprise Way, Coachella, California: and,

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

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

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

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

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

WHEREAS, pursuant to the provisions of the California Environmental Quality

Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; and,

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

WHEREAS, the City Council of the City of Coachella finds that Tentative Tract Map No. 38557 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance; and,

WHEREAS, on March 12, 2025 the City Council adopted Ordinance No. 1222, which amended portions of the Coachella Municipal Code related to Short-Term Vacation Rentals; and,

WHEREAS, at the time of the Sevilla II (Pyramid Ranch) project's approval, a condition of approval was included prohibiting short-term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13 before the adoption of Ordinance No. 1222; and,

WHEREAS, following adoption of the ordinance, there was miscommunication between City staff and the project developer regarding which regulatory framework would apply to the project. Specifically, the parties operated under differing interpretations as to whether the project would remain subject to the previously adopted conditions of approval or if the development was to transition to the newly adopted ordinance; and,

WHEREAS, to eliminate ambiguity and align the project with the City's current regulatory framework, staff is recommending removal of the existing condition that references the prior condition of approval; and,

WHEREAS, upon removal of that condition, the project would be governed by the provisions of Ordinance No. 1222 and any applicable sections of the Coachella Municipal Code as currently adopted.

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 incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The City Council has reviewed and considered the information contained in the Mitigated Negative Declaration, Initial Study for Environmental Assessment No. 22-06, comments received, and other documents contained in the administrative record for the Project. The City Council finds that the Mitigated Negative Declaration, Initial Study, and administrative record contain a complete and accurate reporting of the environmental

impacts associated with the Project. The City Council further finds that the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) as provided in "Exhibit A" have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

SECTION 3. Findings of Environmental Impacts. Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project as outlined in the Mitigated Negative Declaration and Initial Study can mitigated to a level of less than significant. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The City Council finds that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

SECTION 4. Recommendation Regarding Adoption of the Negative Declaration. The City Council hereby finds adequacy in the environmental review documents and adopts the Mitigated Negative Declaration.

SECTION 5. Tentative Tract Map, Conditional Use Permit Architectural Review Findings

With respect to Tentative Tract Map No. 38557, Conditional Use Permit No. 372 and Architectural Review 23-13, the City Council finds as follows for the proposed for the 204 single-family residential development project:

1. The proposed subdivision map, conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 39-acre mostly vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the General Neighborhood land use designation of the General Plan and General Neighborhood-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a "General Neighborhood" encouraging a predominance of small-lot, single-family residential neighborhoods.

2. The site is physically suitable for the type of development and the proposed density. The proposed subdivision will provide adequate 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 5000 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 50, north of Avenue 51.

6. The design of the subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities. The proposed subdivision will provide adequate sites for new homes with southern exposure, and all future construction will be designed to the latest Building Codes and energy efficient design and construction will be required by the City's Building Department.

7. Staff prepared an initial study for the Sevilla II Project applications that determined that that the proposed project will not create any new potentially adverse environmental effects. As such, the project's environmental effects will not be significant subject to the project's compliance with the mitigation measures, as identified in the Mitigation Monitoring and Reporting Program (MMRP) contained in Exhibit A of Attachment No. 1.

SECTION 6. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution. The 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 Council of the City of Coachella hereby approves Resolution No. 2026-12 to rescind Resolution No. 2023-71 approved on October 10, 2023 and remove Condition of Approval No. 75 prohibiting short term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13.

PASSED APPROVED and ADOPTED at the City Council of the City of Coachella held on March 25, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT

ABSTAIN

_____
Steven A. Hernandez, Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

_____
Ryan Guiboa, City Attorney
City of Coachella

RESOLUTION NO. 2023-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING TENTATIVE TRACT MAP NO. 38557, CUP 372, ARCHITECTURAL REVIEW NO. 23-13 AND STREET NAMES. TTM NO. 38557 PROPOSES TO SUBDIVIDE THE PROECT SITE INTO 204 SINGLE FAMILY LOTS; CUP NO. 372 PROPOSES TO UTILIZE THE PROVISIONS OF SECTION 17.38 (PLANNED UNIT DEVELOPMENT) OF THE COACHELLA MUNICIPAL CODE; ARCHITECTURAL REVIEW NO. 23-13 IS FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS AND ENVIRONMENTAL ASSESSMENT NO. 22-06 WAS PREPARED TO ADDRESS THE DIRECT, INDIRECT AND CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT; ON A 39 ACRE SITE LOCATED WEST OF VAN BUREN STREET, SOUTH OF AVENUE 50, NORTH OF AVENUE 51; APN #'s 779-280-002 AND 779-320-001; THE PULTE GROUP, APPLICANT.

WHEREAS, David Dewegeli (on behalf of the Pulte Group) filed applications on a vacant 39 acre project site located west of Van Buren Street, south of Avenue 50 and north of Avenue 51; APN #'s 779-280-002 AND 779-320-001and,

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 October 18, 2023, the Planning Commission conducted a duly noticed public hearing on CZ No. 22-05, TTM No. 38557, AR No. 23-13, CUP No. 372 and EA No. 22-06 at 53990 Enterprise Way, Coachella, California: and,

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

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

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

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

WHEREAS, the site for the proposed use relates properly to streets which are

designed to carry the type and quantity of traffic to be generated by the proposed use; and,

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

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

WHEREAS, the City Council of the City of Coachella finds that Tentative Tract Map No. 38557 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

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 incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The City Council has reviewed and considered the information contained in the Mitigated Negative Declaration, Initial Study for Environmental Assessment No. 22-06, comments received, and other documents contained in the administrative record for the Project. The City Council finds that the Mitigated Negative Declaration, Initial Study, and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The City Council further finds that the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) as provided in "Exhibit A" have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

SECTION 3. Findings of Environmental Impacts. Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project as outlined in the Mitigated Negative Declaration and Initial Study can mitigated to a level of less than significant. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The City Council finds that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

SECTION 4. Recommendation Regarding Adoption of the Negative Declaration. The City Council hereby finds adequacy in the environmental review documents and adopts the Mitigated Negative Declaration.

SECTION 5. Tentative Tract Map, Conditional Use Permit Architectural Review Findings

With respect to Tentative Tract Map No. 38557, Conditional Use Permit No. 372 and Architectural Review 23-13, the City Council finds as follows for the proposed for the 204 single-family residential development project:

1. The proposed subdivision map, conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 39-acre mostly vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the General Neighborhood land use designation of the General Plan and General Neighborhood-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a "General Neighborhood" encouraging a predominance of small-lot, single-family residential neighborhoods.

2. The site is physically suitable for the type of development and the proposed density. The proposed subdivision will provide adequate 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 5000 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 50, north of Avenue 51.

6. The design of the subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities. The proposed subdivision will provide adequate sites for new homes with southern exposure, and all future construction will be designed to the latest Building Codes and energy efficient design and construction will be required by the City's Building Department.

7. Staff prepared an initial study for the Sevilla II Project applications that determined that that the proposed project will not create any new potentially adverse environmental effects. As such, the project's environmental effects will not be significant subject to the project's compliance with the mitigation measures, as identified in the Mitigation Monitoring and Reporting Program (MMRP) contained in Exhibit A of Attachment No. 1.

SECTION 6. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution. The 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 Council of the City of Coachella hereby approves Tentative Tract Map No. 38557 "Exhibit B", Conditional Use Permit No. 372, and Architectural Review 23-13 and Street Names for the Sevilla II development and subject to the Conditions of Approval as set forth in "Exhibit C" and Planned Unit Development Standards established in "Exhibit D."

PASSED APPROVED and ADOPTED at a special meeting of the City Council of the City of Coachella held on October 30, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT

ABSTAIN

_____
Steven A. Hernandez, Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

_____
Carlos L. Campos, City Attorney
City of Coachella

Sevilla II Tentative Tract Map No. 38557

Initial Study & Mitigated Negative Declaration

TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06

September 2023

City of Coachella
53990 Enterprise Way
Coachella, California 92236
Contact: Gabriel Perez, Development Services Director

Pulte Group
27401 Los Altos, Suite 400
Mission Viejo, California 92691
Contact: David Dewegeli, Manager of Land Planning and Entitlement

Michael Baker International
54-410 Gerald Ford Drive, Suite 100
Palm Desert, California 92211
Contact: Elizabeth Meyerhoff, Project Manager

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1.0 INTRODUCTION

The Sevilla II Tentative Tract Map No. 38577 (proposed project) would develop a 204-lot residential development in the City of Coachella. The project site is approximately 39-acres and located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001). Refer to ***Section 2.0, Project Description*** for more detail.

Following a preliminary review of the proposed project, the City of Coachella (City) has determined that the project is subject to the guidelines and statutes of the California Environmental Quality Act (CEQA). As the Lead Agency, the City has reviewed the project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project will have a significant effect on the environment, with adherence to the mitigation measures identified in this Initial Study. This Initial Study/Mitigated Negative Declaration (IS/MND) addresses the direct, indirect, and cumulative environmental effects of the proposed project. This IS/MND reflects the Lead Agency's independent judgement and analysis.

1.1 California Environmental Quality Act

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21189.70.10) the 2022 State CEQA Guidelines, and the City's 2020 Local CEQA Guidelines, the Lead Agency is required to prepare an Initial Study to determine if the proposed project would have a significant environmental impact (State CEQA Guidelines Section 15063(a)). If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration or Mitigated Negative Declaration for that project. Such a determination can be made only if "There is no substantial evidence, in light of the whole record before the Lead Agency" that such impacts may occur (Public Resources Code Section 21080(c)(1)).

The environmental documentation outlined above, which is ultimately determined by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and/or other discretionary approvals would be required.

The environmental documentation is subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City in

writing. Following review of any written comments received, the City will consider these comments as a part of the project's environmental review and will include them with the Initial Study documentation for consideration by the City's decision-makers.

1.2 Purpose and Content of an Initial Study

Pursuant to State CEQA Guidelines Section 15063(c), the purpose of an Initial Study is to:

(1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration.

(2) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration.

(3) Assist in the preparation of an EIR, if one is required, by:

(A) Focusing the EIR on the effects determined to be significant,

(B) Identifying the effects determined not to be significant,

(C) Explaining the reasons for determining that potentially significant effects would not be significant, and

(D) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

(4) Facilitate environmental assessment early in the design of a project;

(5) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;

(6) Eliminate unnecessary EIRs;

(7) Determine whether a previously prepared EIR could be used with the project

State CEQA Guidelines Section 15063(d)(f) identifies specific content and format requirements for an Initial Study:

A description of the project including the location of the project;

An identification of the environmental setting;

An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;

A discussion of ways to mitigate significant effects identified, if any;

An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and,

The name of the person or persons who prepared or participated in the Initial Study.

This report is organized as follows:

- **Section 1.0, Introduction**: identifies the purpose and scope of the IS/MND.
- **Section 2.0, Project Description**: describes the location, general environmental setting, project background, project components, and the characteristics of the project's construction and operational phases.
- **Section 3.0, Environmental Checklist Form**: provides a checklist of environmental factors that would be potentially affected by this project and a description of the possible threshold responses.
- **Section 4.0, Evaluation of Environmental Impacts**: presents the environmental setting and impact analysis for each resource topic.
- **Section 5.0, List of Preparers:** identifies individuals involved in preparing this IS/MND.
- **Section 6.0, References:** provides refences materials and sources used for the development of the document.

1.3 Public Review

The Initial Study is subject to a 30-day public review period. During the 30-day public review period, written comments on the document should be addressed to the City via postal mail or electronic mail:

Gabriel Perez, Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236
gperez@coachella.org

Following review of [any] written comments received by the City, the City will consider these comments as a part of the project's environmental review and project consideration by the City's decision-makers at a public hearing.

1.4 Initial Study Summary

Section 4.0 of this document contains the Initial Study prepared for the project pursuant to CEQA Guidelines Section 15063. The Initial Study determined that implementation of the project would result in no impact or a less than significant environmental impact 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 the following resource areas: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources.

1.5 Incorporation by Reference

The following documents were utilized during preparation of this Initial Study and are incorporated into this document by reference (State CEQA Guidelines Section 15150). The documents are available for review on the City of Coachella's website (https://www.coachella.org/departments/community-development) and at City Hall, within the Development Services Department located at 53990 Enterprise Way, Coachella, CA 92236.

- *City of Coachella General Plan 2035* (adopted April 22, 2015). The *City of Coachella General Plan 2035* (General Plan) includes forecasts of long-term conditions and outlines development goals and policies. It guides growth and development within the City by designating land uses in the proposed land use map and through implementation of the goals and policies of the General Plan. It also provides a long-term vision for the City, and through its implementation goals and policies, indicate how that vision may be achieved over time. The General Plan includes the following elements: Land Use, Mobility, Community Health and Wellness, Sustainability and Natural Environment, Safety, Infrastructure and Public Services, Noise, and Housing. All development projects, including subdivisions, public works, redevelopment projects, zoning decisions, and other various implementation tools must be consistent with the General Plan.

- *City of Coachella General Plan 2035 Environmental Impact Report* (February 2015). The *City of Coachella General Plan 2035 Environmental Impact Report* (General Plan EIR) is intended to provide decision-makers and the public with information concerning the environmental effects of implementation of the General Plan. The General Plan EIR includes background data, analyzes potential environmental impacts, identifies General Plan policies and implementation plans that serve as mitigation, and identifies additional mitigation measures to reduce potentially significant effects due to implementation of the General Plan. The General Plan EIR determined that General Plan implementation would result in significant unavoidable environmental impacts in the following topic areas: Aesthetics, Agricultural Resources, and Transportation and Traffic.

- *Coachella Municipal Code* (and *Zoning Consistency Update July 2023*). The *Coachella Municipal Code* (Municipal Code) provides regulations for governmental operations, development, infrastructure, public health and safety, and business operations within the City. Municipal Code Title 17, *Zoning* (Zoning Ordinance), is established to promote the public health, safety, peace, comfort, convenience, prosperity, and welfare of the City and its inhabitants. The Zoning Ordinance regulates the use of buildings, structures, and land for residential, commercial, industrial and institutional purposes; regulates location, height, bulk, and area covered by buildings and structures; and controls lot size, yards, intensity of land use, signs, and off-street parking.

1.6 Mitigation Monitoring and Reporting Plan

The Mitigation Monitoring and Reporting Plan (MMRP) identifies mitigation measures required to offset or reduce potential environmental impacts. The City shall adopt a program for monitoring/reporting on the measures it has imposed to mitigate, reduce, or avoid significant environmental effect (State CEQA Guidelines Section 15097). The MMRP is included as ***Appendix L, Mitigation Monitoring and Reporting Program***.

2.0 PROJECT DESCRIPTION

2.1 Project Summary

The City of Coachella is located in the central portion of Riverside County, within the Coachella Valley. Refer to ***Exhibit 1: Regional Location***, ***Exhibit 2: Site Vicinity***, and ***Exhibit 3: Conceptual Site Plan***. Photographs documenting the existing site conditions and surroundings are included as ***Exhibit 4: Site Photographs***.

The Sevilla II Tentative Tract Map No. 38577 (TTM 38577 and "proposed project") is planned as a residential development in the City of Coachella. The project site consists of two (2) parcels and is approximately 39-acres in size. The project site is located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001).

The proposed project would construct approximately 204 single family residential dwellings. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks; landscaping; an approximate 1.0-acre recreational park area; an approximate 1.37-acre water retention basin; an approximate 0.23-acre dedicated [future] well site; monument signage; and street and utility improvements.

General Plan Land Use and Zoning

The project site has a General Plan Land Use designation of General Neighborhood. According to the General Plan, this designation characteristic allows for a mix of single-family and multi-family housing types with good nonmotorized access to a range of civic and commercial amenities. Development intensity allows for 7-25 dwelling units per acre. Development of the site would result in approximately 7.7 dwelling units per acre which is consistent with the land use designation.

The project site consists of two (2) parcels zoned (GN) General Neighborhood. This project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site. The project includes a Parcel Merger to combine the two (2) parcels into one (1) parcel; a Conditional Use Permit for the PUD (CUP 372); and Architectural Review (AR 23-13).

Existing Environmental Setting and Surrounding Land Uses

The project site is currently developed with one (1) residence located in the central portion of the subject site, along with five (5) warehouse/storage buildings. Two groundwater wells are present on-site. The project site has been historically utilized for agricultural purposes since the 1920s for date palm and okra cultivation. Since approximately 2021, the site has been fallow.

The project site is bordered to the north by fallow agricultural land, to the east by residential uses; to the south by agricultural land; and to the west by both fallow agricultural land and residential uses.

Site Access

Access to the site would be developed via two entry points from Van Buren Street. Access and circulation improvements would be designed and constructed consistent with City design and engineering standards.

2.2 Landscaping

Open areas, walkways, and lots would be lined with drought-resistant vegetation, "Mojave Gold" gravel, and ornamental rocks, creating a desert garden aesthetic. Trees would include accents such as mulga, Smoothie thornless cascalote, and desert willow, as well as shade trees including desert ironwood and thornless hybrid mesquite. Shrubs of various sizes would be planted throughout, including grey desert spoon, aloe, yucca, and jojoba. Landscape species and irrigation would be required to adhere to the City's planting selection for landscaping.

2.3 Utilities and Services

The Coachella Water Authority and Sanitary District would provide domestic (drinking) water and sanitation water services to the site.

Gas utilities would be provided by Southern California Gas Company.

Electricity would be provided by the Imperial Irrigation District (IID) via connection at the Jackson Substation, which is located less than one mile from the project site; refer to ***Exhibit 5, Jackson Substation Connection***. The proposed project would require the installation of underground powerlines from the Jackson Substation to the project site.

2.4 Construction

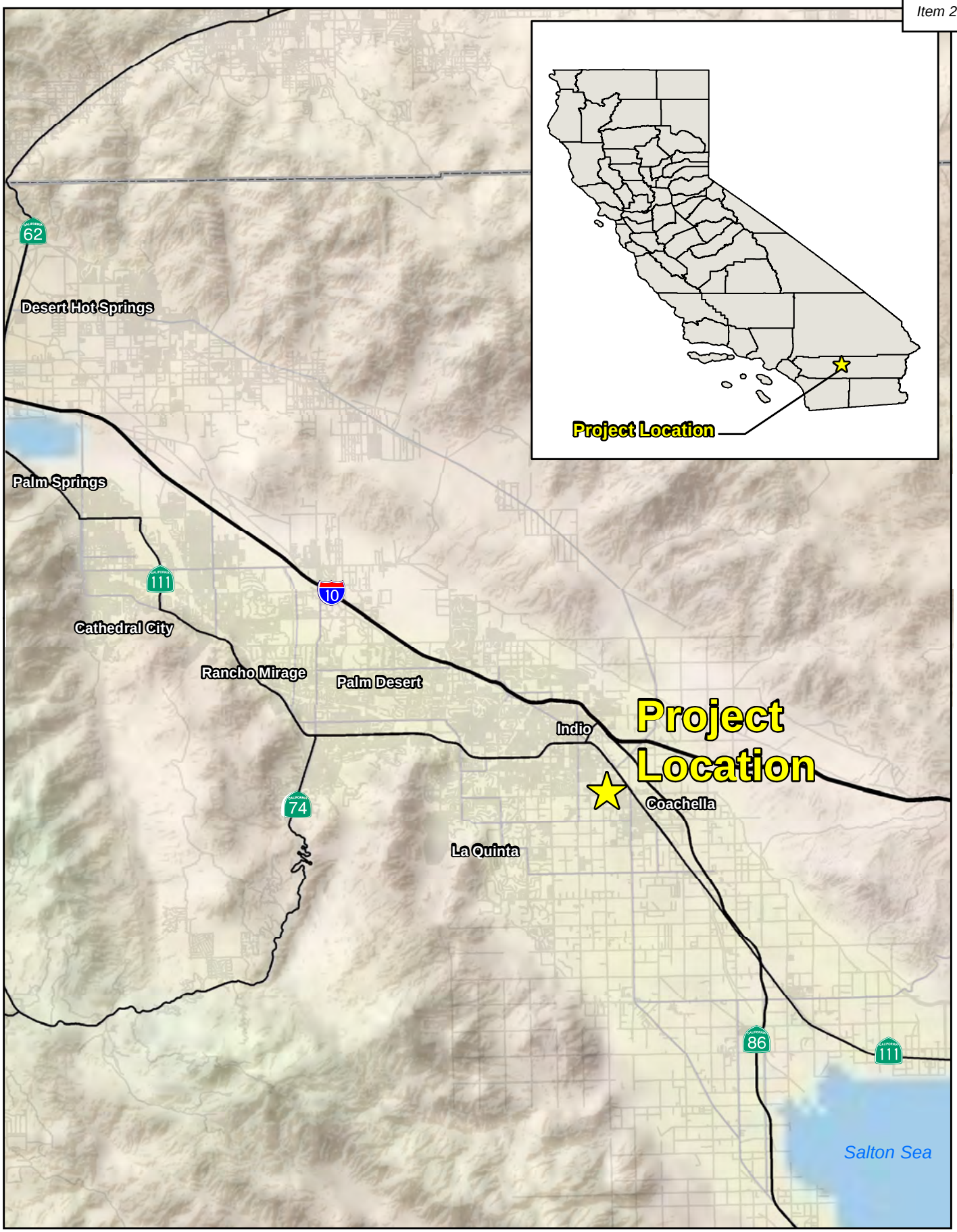
Construction of the proposed project is anticipated to occur for the duration of approximately 6 to 12 months for rough grading and site improvements. Vertical construction would depend on market conditions, with an expected date for initial occupancy of January 2025, and an approximate buildout period of 2 years.

2.5 Anticipated Approvals and Permits

The City has discretionary authority over the proposed project, which requires the following approvals, in addition to various approvals/permits from outside agencies:

- Tentative Tract Map; CEQA compliance; Change of Zone; Conditional Use Permit; and Architectural Review (City)

- Domestic and sanitation water services from the Coachella Water Authority (CWA)
- Stormwater management and associated service consistent with the provisions of the Coachella Valley Water District (CVWD)
- Electrical connection/upgrade from the Imperial Irrigation District (IID)
- National Pollutant Discharge Elimination System (NPDES) Permit from the Colorado River Regional Water Quality Control Board (RWQCB)
- Fugitive Dust Control Permit from the South Coast Air Quality Management District (SCAQMD)



Source: ESRI Relief Map, National Highway Planning Network

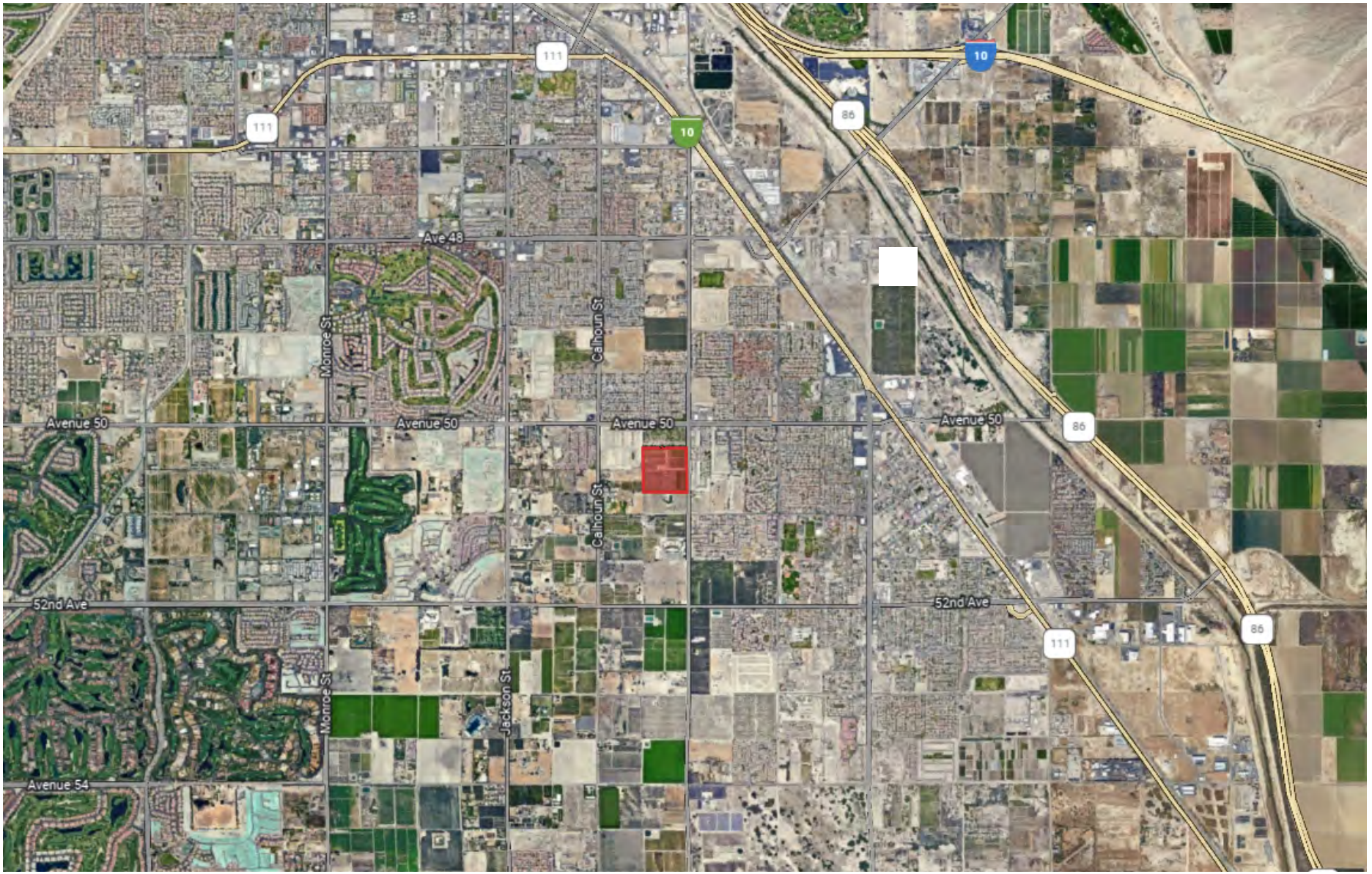
Michael Baker INTERNATIONAL

Sevilla IITentative Tract Map No. 38557
Initial Study/Mitigated Negative Declaration

Regional Location

Exhibit 1

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Sevilla IITentative Tract Map No. 38557
Initial Study/Mitigated Negative Declaration

Michael Baker INTERNATIONAL

Not to Scale

Source: Michael Baker International

Site Vicinity

Exhibit 2

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

TENTATIVE TRACT NO. 38557 - PRELIMINARY SITE PLOTTING

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

OCTOBER 11, 2022



VICINITY MAP
NOT TO SCALE



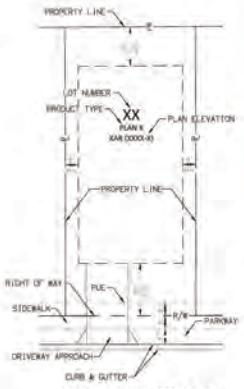
PLAN 1 (4019-1)
NTS



PLAN 2 (3823-1)
NTS



PLAN 3 (4028-2)
NTS



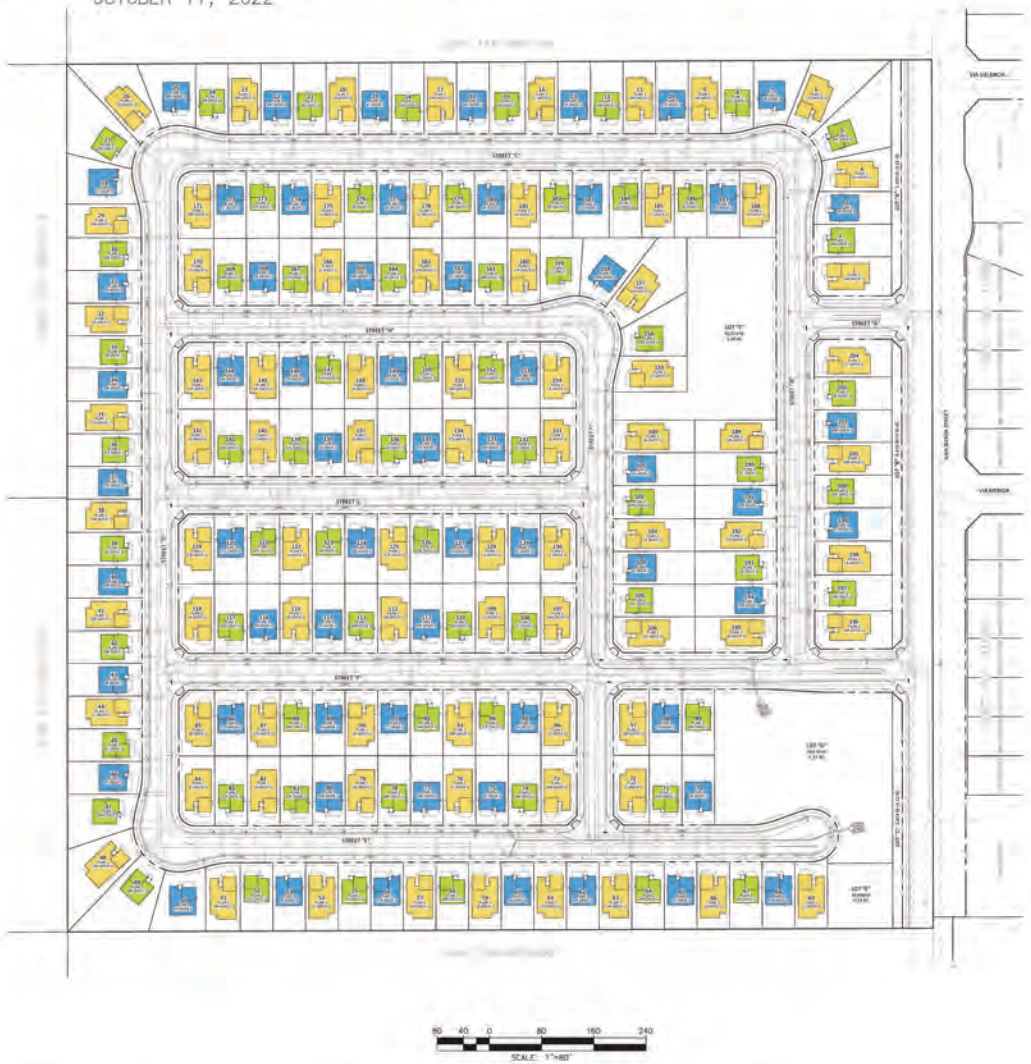
TYPICAL BUILDING SETBACKS
NTS

PLOT MIX

	PLAN 1A (4019-1)	27 LOTS
	PLAN 1B (4019-1)	24 LOTS
	PLAN 1C (4019-1)	28 LOTS
	TOTAL =	79 LOTS
	% OF LOTS =	38.7%
	PLAN 2A (3823-1)	18 LOTS
	PLAN 2B (3823-1)	22 LOTS
	PLAN 2C (3823-1)	24 LOTS
	TOTAL =	64 LOTS
	% OF LOTS =	31.4%
	PLAN 3A (4028-2)	22 LOTS
	PLAN 3B (4028-2)	19 LOTS
	PLAN 3C (4028-2)	20 LOTS
	TOTAL =	61 LOTS
	% OF LOTS =	29.9%
	OVERALL TOTAL	204 LOTS

LEGEND

FIRE HYDRANT	
WATER METER/LATERAL	W
WATER VALVE	W
SEWER MANHOLE	
SEWER CLEANOUT/LATERAL	
CATCH BASIN	
CURB & GUTTER	
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
PROPOSED STORM DRAIN	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
EXISTING WATER LINE	
EXISTING SEWER LINE	



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11/4/2022 JN \\Temeca1fs1\hroot\pdata\189548\GIS\APRX\Sevilla_II_TTM38557_Natural_Resources\Sevilla_II_TTM38557_Natural_Resources.aprx

Legend

- Project Site (39.05 acres)
- Photograph Point and Direction
- Reference Point

Michael Baker INTERNATIONAL

0 125 250 Feet

Source: Nearmap (01/2022)

SEVILLA II TENTATIVE TRACT MAP NO. 38557
Initial Study/MItigated Negative Declaration

Project Site

Exhibit 4

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Photograph 1: Standing near the northwest corner of the project site, facing east.



Photograph 2: Standing near the western boundary of the project site, facing south.

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Photograph 3: Standing near the southwest corner of the project site, facing northeast.



Photograph 4: Standing near the southeast corner of the project site, facing northwest.

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Photograph 5: Standing in the western portion of the project site, facing east.



Photograph 6: Standing in the center of the project site, facing southwest.

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Photograph 7: Standing near the northern boundary of the project site, facing northeast.



Photograph 8: Standing near the northeast corner of the project site, facing southwest.

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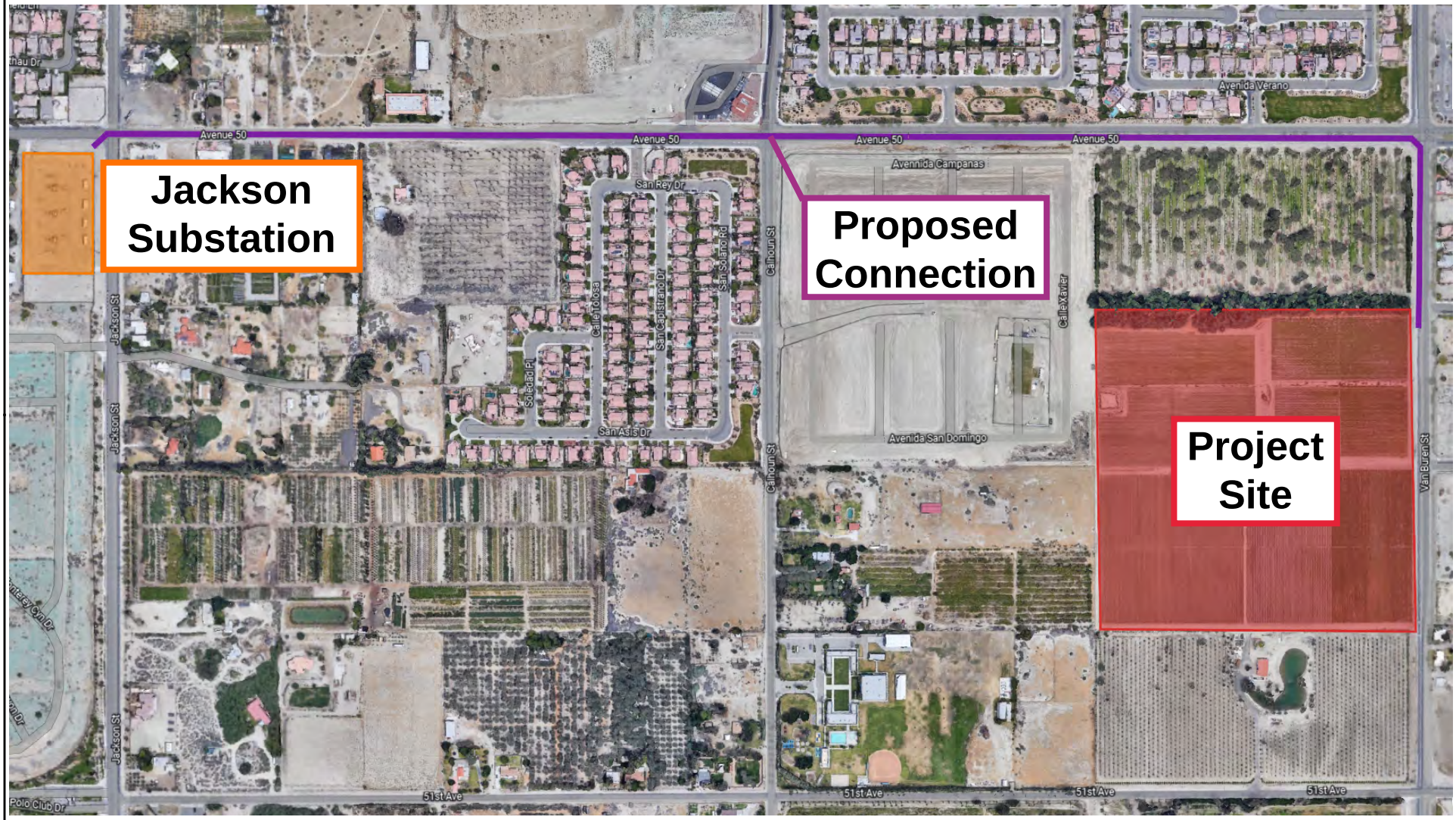


Photograph 9: Standing in the southeast portion of the project site, facing west.



Photograph 10: Standing in the southwest portion of the project site, facing south.

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Sevilla IITentative Tract Map No. 38557
Initial Study/Mitigated Negative Declaration

Michael Baker INTERNATIONAL

Not to Scale

Source: Michael Baker International

Jackson Substation Connection

Exhibit 5

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3.0 ENVIRONMENTAL CHECKLIST

1.	**Project Title:**	Sevilla II Tentative Tract Map No. 38557 TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06
2.	**Lead Agency Name and Address:**	City of Coachella 53990 Enterprise Way Coachella CA 92236
3.	**Lead Agency Contact Person and Phone Number:**	Gabriel Perez, Development Services Director / Phone: (760) 398-3502
4.	**Project Location:**	North of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west of Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001).
5.	**Project Applicant Name and Address:**	Pulte Group, David Dewegeli 27401 Los Altos, Suite 400 Mission Viejo, CA 92691
6.	**General Plan Designation:**	General Neighborhood
7.	**Zoning:**	General Neighborhood

8. Description of Project:

The proposed project would construct approximately 204 single family residential dwellings. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks; landscaping; an approximate 1.0-acre recreational park area; an approximate 1.37-acre water retention basin; an approximate 0.23-acre dedicated [future] well site; monument signage; and street and utility improvements. Access to the project site would be available via two entry points from Van Buren Street.

9. Surrounding Land Uses and Setting:

The project site is bordered to the north by agricultural land, to the east by residential uses; to the south by agricultural land; and to the west by both agricultural land and residential uses.

10. Other Public Agencies Whose Approval is Required:

Approval and coordination are required by the following utility agencies: Coachella Water Authority, Coachella Valley Water District, Imperial Irrigation District. In addition, permits are required by the Colorado River Regional Water Quality Control Board and South Coast Air Quality Management District.

11. Have California Native American tribes traditionally and culturally affiliated with the project are 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.?

In compliance with Assembly Bill 52 (AB 52), the City of Coachella distributed letters notifying each Native American Tribal government having previously requested to be on the City's AB 52 consultation list. The AB 52 letters were distributed by mail on January 12, 2023. Responses were received from Augustine Band of Cahuilla Indians (ABCI) on January 24, 2023, and Morongo Band of Mission Indians (MBMI) on March 20, 2023. The letter from the Tribal Secretary of ABCI indicated that the tribe is currently unaware of specific cultural resources that may be affected by the project. It was requested that the tribe be contacted immediately in the event that cultural resources are uncovered during project implementation. The letter from the Tribal Historic Preservation Officer of MBMI stated that the project is not within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Refer to ***Appendix J, Tribal Correspondence***.

3.1 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 Impact with Mitigation Incorporated," as indicated by the checklist on the following pages.

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

3.2 Lead Agency's Environmental 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 described 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.

Ron Goldman for — 8/25/03

Signature — Date

Gabriel Perez, Development Services Director — City of Coachella

Printed Name, Title — **Lead Agency**

4.0 EVALUATION OF ENVIRONMENTAL IMPACTS

4.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
AESTHETICS: Except as provided in Public Resources Code Section 21099, 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?	☐	☐	☒	☐

Discussion

A) Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The City of Coachella General Plan 2035 identifies the Indio Hills (located approximately 5 miles to the north) and the Mecca Hills (located approximately 8 miles to the southeast) as scenic backdrops providing visual quality to the area. Views of the Indio Hills are available from the project site and surrounding area. Distant views of the Santa Rosa Mountains (approximately 8 miles to the southwest) are also available from the site. Based on these distances, as well as the presence of existing residential and commercial development in the local area, the project would not block views of or from these scenic resources. Thus, the inclusion of the project within the existing viewshed would be consistent with views presently found in the project area. Additionally, the project would be subject to the City's established design guidelines and current building standards as provided in the Coachella Municipal Code

Title 16 (Subdivisions) and Title 17 (Zoning), which regulate the height and bulk of the buildings. Therefore, impacts associated with scenic vistas would be less than significant.

Mitigation Measures: None required.

B) Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System,[1] the project site is not located adjacent to or near any state or county, eligible or designated scenic highway. The nearest designated scenic highway is State Route 74 (SR-74) located approximately 12 miles to the west. SR-111 is an eligible scenic highway; however, it is only eligible at the segments from Interstate 10 (I-10) near Whitewater City to SR-74 near Palm Desert and from 66th Avenue near Mecca City to Bombay Beach near the Salton Sea. The section of SR-111 that passes through Coachella City is not eligible as a scenic highway. In addition, the project site does not contain scenic resources, including trees, rock outcroppings or historic buildings. No impact to these resources would occur.

Mitigation Measures: None required.

C) Except as provided in Public Resources Code Section 21099, would the project, 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?

Less Than Significant Impact. Development of the project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality means making substantial changes to the existing appearance of a site by constructing elements that are poorly designed or that conflict with the existing surroundings.

The project site is located in an area containing fallow agricultural uses to the north and south, existing residential development to the east, and residential uses to the west. Consistent with the proposed project, much of the surrounding area within a 1-mile radius of the project site is developed with residential neighborhoods.

[1] California Department of Transportation (Caltrans) Scenic Highway Mapping System website, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways accessed 9-15-22.

The project involves the grading and construction of a 204-unit single-family residential development including installation of right-of-way improvements such as sidewalks, street lighting, and landscaping. The architectural design of the project would adhere to the requirements of the Coachella Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) including design standards related to building size, height, and setback, as well as landscaping, signage, and other considerations. The City's design standards ensure that land uses within an area are visually consistent with one another and their surroundings and reduce the potential for aesthetic conflict. The design specifications of development proposals are reviewed by the City to ensure compliance with all applicable provisions as set forth by the Coachella Municipal Code. As part of this review process, project plans are reviewed by City staff and the Planning Commission to ensure conformation to the Coachella Municipal Code, as well as the visual character and quality of the surrounding area.

While project implementation would change the visual quality of the project site and its surroundings, the proposed project would not degrade the visual quality of the project area because the project is designed to be visually consistent with the surrounding uses. Moreover, the project site and surrounding properties have been designated for development in the City's General Plan. Therefore, impacts associated with the existing visual character and quality would be less than significant.

Mitigation Measures: None required.

D) Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Existing sources of light and glare in the immediate project area include vehicle headlights traveling along Avenue 50 north of the site, and Van Buren Street immediately to the east; streetlights; and the residential developments to the east of the site. Currently, there are no existing sources of light on the project site.

Buildout of the project can be expected to generate increased levels of light and glare from exterior building lighting, required street lighting, landscape lighting, and vehicles. However, light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards. The project would be designed according to Coachella Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning), which set regulations for outdoor lighting on all city properties to minimize light pollution. Therefore, potential light and glare impacts associated with the proposed project would be less than significant.

Mitigation Measures: None required.

4.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
AGRICULTURE 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?	☐	☐	☒	☐

Discussion

a) Would the project 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?

Less Than Significant Impact. According to the California Department of Conservation's Farmland Mapping and Monitoring Program,[2] the project site is designated as Prime Farmland. Development of the site to a residential use would therefore result in the conversion of Prime Farmland to a nonagricultural use.

However, the General Plan designates the site for residential land use and the site is also zoned for residential development. The General Plan 2035 EIR concluded that, although the General Plan presents numerous goals and policies that would help to minimize impacts to agricultural resources, the loss of Prime Farmland, Farmland of Statewide Importance, or Unique farmland would be considered a significant and unavoidable impact as part of General Plan implementation and no feasible mitigation measures were identified regarding the loss of the City's Prime Farmland.

Instead, the General Plan presents a strategy of managing the transition from agricultural to urban uses through focused growth areas, market support, and land use controls with the intent of preventing the premature conversion of agricultural lands.[3] The General Plan identifies "subareas" in order to focus development, to accommodate the City's population growth while retaining certain subareas for agricultural use. The project site is included in Subarea 1 – West Coachella Neighborhoods. Subarea 1 contains existing single-family neighborhoods and is described with a vision for infill development of new neighborhoods in the future. Conversely, Subarea 15 – Cocopah Area and Subarea 16 – South Coachella are prioritized by the General Plan for conservation of agricultural land.

Although the project site is designated as Prime Farmland impacts would be less than significant because the project is consistent with the General Plan's direction for Subarea 1, for which the impacts to agricultural land have already been considered in the General Plan 2035 EIR, which is hereby incorporated by this reference. Additionally, the residential project is overall consistent with the City's General Plan land use designation and zoning for residential development at the site. Therefore, impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance are considered less than significant.

[2] California Department of Conservation website, https://maps.conservation.ca.gov/DLRP/CIFF/ accessed 9-15-22.

[3] City of Coachella General Plan 2035, Draft Environmental Impact Report, https://cityofcoachellageneralplanupdate.weebly.com/final-eir.html accessed 9-15-22.

Mitigation Measures: None required.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Williamson Act, also known as the California Land Conservation Act of 1965, allows local governments and private landowners to form contracts that restrict specific parcels of land to agricultural or related open space use. According to Section 4.2, Agricultural Resources, of the City's General Plan EIR,[4] there are approximately 1,480 acres of land in the City and its sphere of influence are under Williamson Act contracts that have not been renewed and are set to expire. The project site is not located on or adjacent to any existing zoning for agricultural use or a Williamson Act contract and has been rezoned for residential uses. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

Mitigation Measures: None required.

c) Would the project 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))?

No Impact. The City's General Plan does not include Forest Land or Timberland designations, nor does the City have zones for these uses. The City occurs on the Coachella Valley floor, and no forest of timber lands occur in the desert climate. As such, the site does not contain any forest land or timberland, nor is it zoned for timberland production. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and no impact would occur.

Mitigation Measures: None required.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is currently fallow from past agricultural uses and developed with one residence and several buildings. The site does not contain forest land, as defined above. Furthermore, the project site is not zoned for forest land. Therefore, the project would not result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

[4] City of Coachella General Plan 2035, Draft Environmental Impact Report, https://cityofcoachellageneralplanupdate.weebly.com/final-eir.html accessed 9-15-22.

Mitigation Measures: None required.

e) Would the project 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?

Less Than Significant Impact. Refer to Response 4.2(a), above. The project site is designated as Prime Farmland and has historically been utilized as agricultural use; however, the project would not result in a significant loss of farmland because development of the project site has already been evaluated in the General Plan 2035 EIR and is consistent with the site's land use designation for residential development. Additionally, no designated forestlands are present on the project site and no impact due to the conversion of forestland to non-forest use would occur. Based upon the above, impacts relative to the conversion of farmland would be less than significant.

Mitigation Measures: None required.

4.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
AIR QUALITY: *Where available, the significance criteria established by the applicable air quality management district 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?	☐	☐	☒	☐

This section is based on the CalEEMod Air Quality, Greenhouse Gas, and Energy outputs prepared by Michael Baker International on January 24, 2023; refer to ***Appendix B, Air Quality/ Greenhouse Gas/Energy Analysis***.

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The project is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). Consistency with the SCAQMD *2022 Air Quality Management Plan* (2022 AQMP) means that a project is consistent with the goals, objectives, and assumptions set forth in the 2022 AQMP. The 2022 AQMP utilized information and data from the Southern California Association of Government (SCAG) and its *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (2020-2045 RTP/SCS). According to the SCAQMD *CEQA Air Quality Handbook*, in order to determine consistency with 2022 AQMP, two main criteria must be addressed:

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

a) Would project result in an increase in the frequency or severity of existing air quality violations?

Since the consistency criteria identified under the first criterion pertains to pollutant concentrations, rather than to total regional emissions, an analysis of the project's pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluating project consistency. As discussed in Response 4.3(c), localized concentrations of carbon monoxide (CO), nitrogen oxide (NO_X), particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) would be less than significant during project construction and operation. Therefore, the proposed project would not result in an increase in the frequency or severity of existing air quality violations.

b) Would the project cause or contribute to new air quality violations?

As discussed in Response 4.3(b), the proposed project would result in emissions that are below the SCAQMD thresholds. Therefore, the project would not have the potential to cause or affect a violation of the ambient air quality standards.

c) Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?

The proposed project would result in less than significant impacts with regard to regional and localized concentrations during project construction and operation; refer to Reponses 4.3(b) and 4.3(c). As such, the project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

Criterion 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the Basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2022 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each these criteria.

a) Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?

Growth projections included in the 2022 AQMP form the basis for the projections of air pollutant emissions and are based on general plan land use designation and SCAG's 2020-2045 RTP/SCS demographics forecasts. The population, housing, and employment forecasts within the 2020-2045 RTP/SCS are based on local general plans as well as input from local governments, such as the City of Coachella. The SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing) into the 2022 AQMP.

Based on the General Plan, the project site is designated General Neighborhood which allows for 7-25 dwelling units per acre. The project has a proposed net density of 7.7 dwelling units per acre and is consistent with the land use designation.

The project site consists of two (2) parcels zoned (GN) General Neighborhood. This project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site. The project includes a Parcel Merger to combine the two (2) parcels into one (1) parcel.

The City's population estimate as of January 1, 2022, is 42,158 persons.[5] Based on the City's average household size of 4.25[6], the 204 units would introduce up to 867 additional residents within the City. The forecast population in 2045 is 129,300 persons.[7] The project's potential impacts would be considered less than significant since the 867 additional residents represents only a 2.1 percent increase from the City's current population and are consistent with 2045 projections. Thus, the project would be consistent with the types, intensity, and patterns of land use envisioned for the site vicinity. As the SCAQMD has incorporated these same projections into the 2022 AQMP, the project would be consistent with the projections. Therefore, the project is consistent with the types, intensity, and patterns of land use envisioned for the site vicinity and would be considered consistent with the General Plan upon the City's approvals on the required change of zone. Further, the population and housing projections, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City. As the SCAQMD has incorporated these same projections into the 2022 AQMP, the proposed project would be consistent with the projections.

b) Would the project implement all feasible air quality mitigation measures?

[5] State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2022 with 2020 Census Benchmark*, May 2022, https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/, accessed January 3, 2023.

[6] Ibid.

[7] Southern California Association of Governments, *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Demographics & Growth Forecast*, September 3, 2020.

The proposed project would result in less than significant air quality impacts. Compliance with all feasible emission reduction rules and measures identified by the SCAQMD would be required as identified in Responses 4.3(b) and 4.3(c). As such, the proposed project meets this 2022 AQMP consistency criterion.

c) Would the project be consistent with the land use planning strategies set forth in the AQMP?

Land use planning strategies set forth in the 2022 AQMP are primarily based on the 2020-2045 RTP/SCS. Further, in compliance with CALGreen Code, all single-family residential units of the project would be electric vehicle (EV) capable by including a listed raceway[8] within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development. Therefore, the project would be consistent with the actions and strategies of the 2020-2045 RTP/SCS. In addition, as discussed above, the project is consistent with the General Plan land use designation. As such, the proposed project meets this AQMP consistency criterion.

In conclusion, the determination of 2022 AQMP consistency is primarily concerned with long-term influence of a project on air quality in the Basin. The proposed project would not result in long-term impact on the region's ability to meet State and Federal air quality standards. Additionally, the proposed project would be consistent with the goals and policies of the General Plan and 2022 AQMP. Further, the proposed project's long-term influence on air quality in the Basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2022 AQMP.

Mitigation Measures: None required.

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?

Less Than Significant Impact.

Criteria Pollutants

Carbon Monoxide (CO). CO is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions. CO replaces oxygen in the body's red blood cells. Individuals with a deficient blood supply to the heart, patients with diseases involving heart and blood vessels, fetuses (unborn babies), and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes are most

[8] A raceway is the enclosed conduit that forms the physical pathway for electrical writing to protect it from damage.

susceptible to the adverse effects of CO exposure. People with heart disease are also more susceptible to developing chest pains when exposed to low levels of CO.

Ozone (O_3). O_3 occurs in two layers of the atmosphere. The layer surrounding the Earth's surface is the troposphere. The troposphere extends approximately 10 miles above ground level, where it meets the second layer, the stratosphere. The stratosphere (the "good" ozone layer) extends upward from about 10 to 30 miles and protects life on Earth from the sun's harmful ultraviolet rays. "Bad" O_3 is a photochemical pollutant, and needs volatile organic compounds (VOCs), NO_x, and sunlight to form; therefore, VOCs and NO_x are O_3 precursors. To reduce O_3 concentrations, it is necessary to control the emissions of these O_3 precursors. Significant O_3 formation generally requires an adequate amount of precursors in the atmosphere and a period of several hours in a stable atmosphere with strong sunlight. High O_3 concentrations can form over large regions when emissions from motor vehicles and stationary sources are carried hundreds of miles from their origins.

While O_3 in the upper atmosphere (stratosphere) protects the Earth from harmful ultraviolet radiation, high concentrations of ground-level O_3 (in the troposphere) can adversely affect the human respiratory system and other tissues. O_3 is a strong irritant that can constrict the airways, forcing the respiratory system to work hard to deliver oxygen. Individuals exercising outdoors, children, and people with pre-existing lung disease such as asthma and chronic pulmonary lung disease are considered to be the most susceptible to the health effects of O_3. Short-term exposure (lasting for a few hours) to O_3 at elevated levels can result in aggravated respiratory diseases such as emphysema, bronchitis and asthma, shortness of breath, increased susceptibility to infections, inflammation of the lung tissue, increased fatigue, as well as chest pain, dry throat, headache, and nausea.

Nitrogen Dioxide (NO_2). NO_x are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone and react in the atmosphere to form acid rain. NO_2 (often used interchangeably with NO_x) is a reddish-brown gas that can cause breathing difficulties at elevated levels. Peak readings of NO_2 occur in areas that have a high concentration of combustion sources (e.g., motor vehicle engines, power plants, refineries, and other industrial operations). NO_2 can irritate and damage the lungs and lower resistance to respiratory infections such as influenza. The health effects of short-term exposure are still unclear. However, continued or frequent exposure to NO_2 concentrations that are typically much higher than those normally found in the ambient air may increase acute respiratory illnesses in children and increase the incidence of chronic bronchitis and lung irritation. Chronic exposure to NO_2 may aggravate eyes and mucus membranes and cause pulmonary dysfunction.

Coarse Particulate Matter (PM_{10}). PM_{10} refers to suspended particulate matter, which is smaller than 10 microns or ten one-millionths of a meter. PM_{10} arises from sources such as road dust, diesel soot, combustion products, construction operations, and dust storms. PM_{10} scatters light and significantly reduces visibility. In addition, these particulates penetrate into lungs and can potentially damage the respiratory tract. On June 19, 2003, the California Air Resources Board

(CARB) adopted amendments to the Statewide 24-hour particulate matter standards based upon requirements set forth in the Children's Environmental Health Protection Act (Senate Bill 25).

Fine Particulate Matter ($PM_{2.5}$). Due to recent increased concerns over health impacts related to $PM_{2.5}$, both State and Federal $PM_{2.5}$ standards have been created. Particulate matter impacts primarily affect infants, children, the elderly, and those with pre-existing cardiopulmonary disease. In 1997, the U.S. Environmental Protection Agency (EPA) announced new $PM_{2.5}$ standards. Industry groups challenged the new standard in court and the implementation of the standard was blocked. However, upon appeal by the EPA, the United States Supreme Court reversed this decision and upheld the EPA's new standards. On January 5, 2005, the EPA published a final rule in the Federal Register that designates the basin as a nonattainment area for Federal $PM_{2.5}$ standards. On June 20, 2002, CARB adopted amendments for Statewide annual ambient particulate matter air quality standards. These standards were revised and established due to increasing concerns by CARB that previous standards were inadequate, as almost everyone in California is exposed to levels at or above the current state standards during some parts of the year, and the Statewide potential for significant health impacts associated with particulate matter exposure was determined to be large and wide-ranging.

Sulfur Dioxide (SO_2). SO_2 is a colorless, irritating gas with a rotten egg smell; it is formed primarily by the combustion of sulfur-containing fossil fuels. SO_2 is often used interchangeably with SO_x. Exposure of a few minutes to low levels of SO_2 can result in airway constriction in some asthmatics.

Volatile Organic Compounds (VOC). VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O_3 to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include: CO, CO_2, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG interchangeably (see below).

Reactive Organic Gases (ROG). Similar to VOC, ROG are also precursors in forming O_3 and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_x react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant.

Short-term Construction Emissions

The project involves construction activities associated with demolition, grading, building construction, paving, and architectural coating applications. The project would involve 59,039 cubic yards soil import. Depending on market conditions, building construction and associated architectural coating applications would last for up to two years. The modeling assumed that building construction and associated architectural coating applications would last for six months and three months, respectively, and that construction would conclude by the end of 2024. This assumption is conservative because construction activities would be less intensive and daily emissions would be lower when the schedule is extended. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model version 2020.4.0 (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. The analysis of daily construction emissions has been prepared utilizing CalEEMod. Refer to ***Appendix B, Air Quality/Greenhouse Gas/Energy Analysis***, for the CalEEMod outputs and results. ***Table 4-1, Project-Generated Construction Emissions***, presents the anticipated daily short-term construction emissions.

Table 4-1
Project-Generated Construction Emissions

Emissions Source	Pollutant (pounds/day)[1,2]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year 1	3.89	66.26	37.32	0.21	9.77	4.16
Year 2	38.81	73.82	52.16	0.23	10.31	4.56
Maximum Daily Emissions	*38.81*	*73.82*	*52.16*	*0.23*	*10.31*	*4.56*
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Threshold Exceeded?	*No*	*No*	*No*	*No*	*No*	*No*

Notes:
1. Emissions were calculated using CalEEMod version 2020.4.0. Winter emissions represent worst-case.
2. The reduction/credits for construction emissions are based on "mitigation" included in CalEEMod and are required by the SCAQMD Rules. The adjustments applied in CalEEMod includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; and limit speeds on unpaved roads to 15 miles per hour. The emissions results in this table represent the "mitigated" emissions shown in Appendix B.

Source: Refer to Appendix B for assumptions used in this analysis.

Fugitive Dust Emissions

Construction activities are a source of fugitive dust emission that may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the project area. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways (including demolition as well as construction activities). Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions. Fugitive dust from grading,

excavation and construction is expected to be short-term and would cease upon project completion. Most of this material is inert silicates, rather than the complex organic particulates released from combustion sources, which are more harmful to health.

Dust (larger than 10 microns) generated by such activities usually becomes more of a local nuisance than a serious health problem. Of particular health concern is the amount of PM_{10} generated as part of fugitive dust emissions. PM_{10} poses a serious health hazard alone or in combination with other pollutants. $PM_{2.5}$ is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and re-suspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. $PM_{2.5}$ is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary sources. These particles are either directly emitted or are formed in the atmosphere from the combustion of gases such as NO_X and SO_X combining with ammonia. $PM_{2.5}$ components from material in the Earth's crust, such as dust, are also present, with the amount varying in different locations.

The project would implement required SCAQMD dust control techniques (i.e., daily watering), limitations on construction hours, and adhere to SCAQMD Rules 402 and 403 (which require watering of inactive and perimeter areas, track out requirements, etc.), to reduce PM_{10} and $PM_{2.5}$ concentrations. As depicted in ***Table 4-1***, total PM_{10} and $PM_{2.5}$ emissions would not exceed the SCAQMD thresholds during construction. Thus, PM_{10} and $PM_{2.5}$ emissions impacts associated with project construction would be less than significant.

Construction Equipment and Worker Vehicle Exhaust

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from the project site, construction worker commutes to the project site, emissions produced on-site as the equipment is used, and emissions from trucks transporting materials to/from the site. As presented in ***Table 4-1***, construction equipment and worker vehicle exhaust emissions (i.e., ROG, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$) would not exceed the established SCAQMD thresholds for all criteria pollutants. Therefore, impacts in this regard would be less than significant.

ROG Emissions

In addition to gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are O_3 precursors. In accordance with the methodology prescribed by the SCAQMD, ROG emissions associated with paving and architectural coating have been quantified with CalEEMod. As required by SCAQMD Regulation XI, Rule 1113, *Architectural Coating*, all architectural coatings would comply with specifications on painting practices as well as regulation on the ROG content of paint.[9] ROG emissions associated with the proposed project would be less than significant.

[9] South Coast Air Quality Management District, *Rule 1113 Architectural Coatings*, http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf, accessed January 3, 2023.

Total Daily Construction Emissions

As indicated in ***Table 4-1***, criteria pollutant emissions during construction of the proposed project would not exceed the SCAQMD significance thresholds. Thus, total construction related air emissions would be less than significant.

Naturally Occurring Asbestos

Asbestos is a term used for several types of naturally occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by State, Federal, and international agencies and was identified as a toxic air contaminant by CARB in 1986.

Asbestos can be released from serpentinite and ultramafic rocks when the rock is broken or crushed. At the point of release, the asbestos fibers may become airborne, causing air quality and human health hazards. These rocks have been commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading for development projects, and at quarry operations. All of these activities may have the effect of releasing potentially harmful asbestos into the air. Natural weathering and erosion processes can act on asbestos bearing rock and make it easier for asbestos fibers to become airborne if such rock is disturbed. According to the California Department of Conservation Division of Mines and Geology, serpentinite and ultramafic rocks are not known to occur within the project area.[10] Thus, no impacts would occur in this regard.

Long-term Operational Emissions

Long-term operational air quality impacts consist of mobile source emissions generated from project-related traffic and emissions from area and energy sources. As a conservative analysis, the emissions from existing uses on-site are not quantified and not deducted from the project emissions. Emissions associated with each source are detailed in ***Table 4-2, Project-Generated Operational Emissions***, and discussed below.

[10] California Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report*, August 2000.

Table 4-2

Project-Generated Operational Emissions

Emissions Source	Pollutant (pounds/day)[1]					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Project Summer Emissions						
Area	8.95	3.24	18.11	0.02	0.34	0.34
Energy	0.17	1.46	0.62	<0.01	0.12	0.12
Mobile	5.56	5.83	55.90	0.13	14.09	3.81
Total Summer Emissions[2]	*14.69*	*10.53*	*74.64*	*0.16*	*14.55*	*4.27*
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	*No*	*No*	*No*	*No*	*No*	*No*
Project Winter Emissions						
Area	8.95	3.24	18.11	0.02	0.34	0.34
Energy	0.17	1.46	0.62	<0.01	0.12	0.12
Mobile	5.36	6.26	54.02	0.12	14.09	3.81
Total Winter Emissions[2]	*14.49*	*10.96*	*72.75*	*0.15*	*14.55*	*4.27*
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	*No*	*No*	*No*	*No*	*No*	*No*

Notes:
1. Emissions were calculated using CalEEMod version 2020.4.0.
2. The numbers may be slightly off due to rounding.

Source: Refer to Appendix B for assumptions used in this analysis.

Area Source Emissions

Area source emissions would be generated due to an increased demand for natural gas, consumer products, area architectural coatings, and landscaping equipment associated with the development of the proposed project. As shown in ***Table 4-2***, area source emissions during both summer and winter would not exceed established SCAQMD thresholds. Impacts would be less than significant in this regard.

Energy Source Emissions

Energy source emissions would be generated as a result of electricity and natural gas (non-hearth) usage associated with the proposed project. The primary use of electricity and natural gas by the project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Energy source emissions during both summer and winter would not exceed established SCAQMD thresholds; refer to ***Table 4-2***. Impacts in this regard would be less than significant.

Mobile Source Emissions

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_X, SO_X, PM_{10}, and $PM_{2.5}$ are all pollutants of

regional concern (NO_X and ROG react with sunlight to form O_3 [photochemical smog], and wind currents readily transport SO_X, PM_{10}, and $PM_{2.5}$). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

The mobile source emissions were calculated using the trip generation data provided in the *TTM 38577 Sevilla II, Transportation Analysis Scoping Agreement* (Traffic Scoping Agreement), prepared by Michael Baker International, dated October 31, 2022. According to the Traffic Scoping Agreement, the proposed project would generate approximately 1,944 average daily trips. As shown in ***Table 4-2***, emissions generated by vehicle traffic associated with the project would not exceed established SCAQMD thresholds. Impacts from mobile source emissions would be less than significant.

Total Operational Emissions

As shown in ***Table 4-2***, the total operational emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

Air Quality Health Impacts

Adverse health effects induced by criteria pollutant emissions are highly dependent on a multitude of interconnected variables (e.g., cumulative concentrations, local meteorology and atmospheric conditions, and the number and character of exposed individual [e.g., age, gender]). In particular, O_3 precursors, VOCs and NO_X, affect air quality on a regional scale. Health effects related to O_3 are therefore the product of emissions generated by numerous sources throughout a region. Existing models have limited sensitivity to small changes in criteria pollutant concentrations, and, as such, translating project-generated criteria pollutants to specific health effects or additional days of nonattainment would produce meaningless results. In other words, the project's less than significant increases in regional air pollution from criteria air pollutants would have nominal or negligible impacts on human health.

As noted in the Brief of Amicus Curiae by the SCAQMD (dated April 6, 2015) for the *Sierra Club vs. County of Fresno*, the SCAQMD acknowledged it would be extremely difficult, if not impossible to quantify health impacts of criteria pollutants for various reasons including modeling limitations as well as where in the atmosphere air pollutants interact and form. Further, as noted in the Brief of Amicus Curiae by the San Joaquin Valley Air Pollution Control District (SJVAPCD) (dated April 13, 2015) for the *Sierra Club vs. County of Fresno*, SJVAPCD acknowledged that currently available modeling tools are not equipped to provide a meaningful analysis of the correlation between an individual development project's air emissions and specific human health impacts.

The SCAQMD acknowledges that health effects quantification from O_3, as an example, is correlated with the increases in ambient level of O_3 in the air (concentration) that an individual person breathes. The SCAQMD's Brief of Amicus Curiae states that it would take a large amount of additional emissions to cause a modeled increase in ambient O_3 levels over the entire region.

The SCAQMD states that based on their own modeling in the SCAQMD's *2012 Air Quality Management Plan*, a reduction of 432 tons (864,000 pounds) per day of NO_X and a reduction of 187 tons (374,000 pounds) per day of VOCs would reduce O_3 levels at highest monitored sites by only nine parts per billion. As such, the SCAQMD concludes that it is not currently possible to accurately quantify O_3-related health impacts caused by NO_X or VOC emissions from relatively small projects (defined as projects with regional scope) due to photochemistry and regional model limitations. Thus, as the project would not exceed SCAQMD thresholds for construction and operational air emissions, the project would have a less than significant impact for air quality health effects.

Mitigation Measures: None required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The CARB has identified the following groups of individuals as those most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The nearest sensitive receptors are single-family residences located approximately 80 feet east of the proposed project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds for construction and operational impacts (stationary source only).

Localized Significance Thresholds

Localized Significance Thresholds (LSTs) were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST lookup tables for one-, two-, and five-acre projects emitting CO, NO_X, $PM_{2.5}$, and/or PM_{10}. The project is located within Source Receptor Area (SRA) 30, Coachella Valley.

Construction LST

The SCAQMD's guidance on applying CalEEMod to LSTs specifies the number of acres a particular piece of equipment would likely disturb per day.[11] According to CalEEMod output, the project would actively disturb an average of approximately three acres per day. Therefore, the LST

[11] The number of acres represent the total acres traversed by grading equipment. In order to properly grade a piece of land, multiple passes with equipment may be required. The disturbance acreage is based on the equipment list and days of the grading phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.

thresholds for two-acre were conservatively utilized for the construction LST analysis. The closest sensitive receptors to the project site are single-family residences located approximately 80 feet to the east of the project site. These sensitive land uses may be potentially affected by air pollutant emissions generated during on-site construction activities. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. As the nearest sensitive receptor is located approximately 80 feet (24 meters) from the planned construction area, the LST values for 25 meters were used.

Table 4-3, Localized Construction Emissions Significance, shows the localized construction-related emissions for NO_x, CO, $PM_{2.5}$, and PM_{10} compared to LSTs for SRA 30. It is noted that the localized emissions presented in ***Table 4-2*** are less than those in ***Table 4-1*** because localized emissions include only on-site emissions (e.g., from construction equipment and fugitive dust) and do not include off-site emissions (e.g., from hauling activities). As shown in ***Table 4-3***, the project's localized construction emissions would not exceed the LSTs for SRA 30. Therefore, the localized significance impacts from project-related construction activities would be less than significant.

Operations LST

According to SCAQMD LST methodology, LSTs would apply to operational activities if the project includes stationary sources or attracts mobile sources that may spend extended periods queuing and idling at the site (e.g., warehouse or transfer facilities). The proposed project is a residential development and would not attract mobile sources that may queue or idle on-site for extended periods of time. Thus, due to the lack of such emissions, no long-term LST analysis is needed. Operational LST impacts would be less than significant in this regard.

Table 4-3
Localized Construction Emissions Significance

Source[1]	Pollutant (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Year 1[2]	34.52	28.05	4.92	2.68
Year 2[2]	32.38	27.72	4.83	2.60
Maximum Daily Emissions	*34.52*	*28.05*	*4.92*	*2.68*
Localized Significance Threshold[3]	191	1,299	7	5
Thresholds Exceeded?	*No*	*No*	*No*	*No*

Notes:
1. The reduction/credits for construction emissions are based on "mitigation" included in CalEEMod and are required by the SCAQMD Rules. The "mitigation" applied in CalEEMod includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. The emissions results in this table represent the "mitigated" emissions shown in Appendix B.
2. Maximum on-site daily emissions occur during grading phase for NO_X, CO, PM_{10}, and $PM_{2.5}$ in Year 1 and Year 2.
3. The Localized Significance Threshold (LST) was determined using Appendix C of the SCAQMD's *Final Localized Significant Threshold Methodology* guidance document for pollutants NO_X, CO, *PM_{10}*, and $PM_{2.5}$. The LST was based on the anticipated daily acreage disturbance for construction (three acres per day, but round down to use two-acre threshold as a conservative analysis) and distance to sensitive receptor (25 meters) for SRA 30, Coachella Valley.

Source: Refer to Appendix B for assumptions used in this analysis.

Carbon Monoxide Hotspots

CO emissions are a function of vehicle idling time, meteorological, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (e.g., adversely affecting residents, school children, hospital patients, and the elderly).

The Basin is designated as an attainment/maintenance area for the Federal CO standards and an attainment area under State standards. There has been a decline in CO emissions even though vehicle miles traveled (VMT) on U.S. urban and rural roads have increased; estimated anthropogenic CO emissions have decreased 68 percent between 1990 and 2014. In 2014, mobile sources accounted for 82 percent of the nation's total anthropogenic CO emissions.[12] Three major control programs have contributed to the reduced per-vehicle CO emissions, including exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

According to the SCAQMD *CEQA Air Quality Handbook*, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 parts per million (ppm), which is the 8-hour California ambient air quality standard. The closest monitoring station to the project site that monitors CO concentration is the Palm Spring – Fire Station (590 E Racquet Club Avenue, Palm Springs, California, 92262), located approximately 23 miles northwest of the project site. The maximum CO concentration at the Palm Spring -- Fire Station was measured at 0.762 ppm in 2022.[13] Given that the background CO concentration does not currently exceed 9.0 ppm, a CO hotspot would not occur at the project site. Therefore, CO hotspot impacts would be less than significant in this regard.

Mitigation Measures: None required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project does not include any uses identified by the SCAQMD as being associated with odors.

Construction activities associated with the project may generate detectable odors from heavy-duty equipment exhaust and architectural coating. However, construction-related odors would

[12] U.S. Environmental Protection Agency, *Carbon Monoxide Emissions*, https://cfpub.epa.gov/roe/indicator_pdf.cfm?i=10, accessed January 4, 2023.

[13] California Air Resources Board, *Air Quality Data*, https://www.arb.ca.gov/aqmis2/aqdselect.php?tab=specialrpt, accessed January 4, 2023.

be short-term in nature and cease upon project completion. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by requiring equipment to be shut off when not in use or limiting idling time to no more than five minutes. Compliance with these existing regulations would further reduce the detectable odors from heavy-duty equipment exhaust. The project would also be required to comply with the SCAQMD Regulation XI, Rule 1113 – *Architectural Coating*, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and negligible. As such, the project would not result in other emissions, such as those leading to odors adversely affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None required.

4.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact 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 Wildlife 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 Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☒	☐

This section is a summary of the findings within the *Biological Resources Assessment and CVMSHCP Consistency Analysis for Sevilla II Tentative Tract Map No. 38557* prepared for the

project by Michael Baker International in 2022; refer to ***Appendix C, Biological Habitat Assessment*** of this IS/MND.

Discussion

A Biological Habitat Assessment and CVMSHCP Consistency Analysis (Habitat Assessment) was conducted to characterize existing site conditions and assess the probability of occurrence of special-status[14] plant and wildlife species that could pose a constraint to implementation of the proposed project. The project site is currently vacant with generally flat topography and natural communities comprised of sandy soils that are disturbed due to the site's previous agricultural uses. Land uses in the immediate vicinity of the project site include vacant, undeveloped land, remnant agricultural land, and single-family residential development. One (1) vegetation community was observed and mapped within the boundaries of the project site during the field survey: tamarisk thicket.

No drainage features or potential wetland features were observed on or within the vicinity of the project site during the field survey.

The project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area but is not located within or adjacent to a designated Conservation Areas, Preserves, Cores, or Linkages.

a) Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation Incorporated. No special-status plant species were observed within the project site during the Biological Habitat Assessment. Based on the results of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, no special-status plant species are expected to occur within the project site.

No special-status wildlife species were observed within the project site during the field survey. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, Michael Baker determined that the project site also has a moderate potential to support burrowing owl (*Athene cunicularia*; a State SSC). The project site is located near existing residential and commercial developments and several utility poles are located along nearby roadways that could provide perching opportunities for

[14] As used in the Habitat Assessment, "special-status" refers to plant and wildlife species that are Federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, Species of Special Concern, or Watch List species; State/locally rare vegetation communities, and species covered under the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan.

predatory raptors. With implementation of Mitigation Measures BIO-1 and BIO-2, impacts to burrowing owls and nesting birds would be reduced to less than significant levels.

Mitigation Measures:

BIO-1 **Pre-Construction Nesting Bird Clearance Survey:** If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

BIO-2 **Burrowing Owl Pre-Construction Clearance Surveys:** Within 30 days prior to initiating ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or within 500 feet of the project site. In accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, 2012), one pre-construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected, project-related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a "no-disturbance" buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.

If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a "no-disturbance" buffer around the burrow location(s). The size of the "no-disturbance" buffer shall be determined in

consultation with CDFW and be based on the species status (i.e., breeding, non-breeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a "no-disturbance" buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.

b) Would the project 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 Wildlife or US Fish and Wildlife Service?

No Impact. No potential drainage features, such as rivers or streams, were observed on or within the vicinity of the project site during the Habitat Assessment. As such, the project would not result in impacts to state or federal jurisdictional features and regulatory approvals from the USACE, RWQCB, or CDFW would not be required. There would be no impact.

Mitigation Measures: None required.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Potential wetland features were not observed on or within the vicinity of the project site during the Habitat Assessment field survey. Furthermore, Michael Baker Biologists conducted a literature review and records search for special-status species, habitat linkages, corridors, geological features, and soil types. No record of state or federally protected wetlands were discovered in the literature review nor the field survey. Because no such wetlands are present, the project would not result in impacts to state or federal wetlands.

Mitigation Measures: None required.

d) Would the project 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?

Less than Significant Impact. The project site is not adjacent to, or nearby, a Conservation Area as established by the CVMSHCP or any other established wildlife corridors. Project activities are not expected to impede wildlife movement through the area. A less than significant impact would occur.

Mitigation Measures: None required.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact. The City is a Permittee under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). As such, the City established a Local Development Mitigation Fee. To assist in providing revenue for the conservation of lands necessary to implement the CVMSHCP, each project in the City must pay into the Local Development Mitigation Fee. [15] With payment of the Local Development Mitigation Fee, the project would be fully consistent with the biological goals and objectives of the CVMSHCP and no further avoidance, minimization, or mitigation measures would be required. A less than significant impact would occur.

Mitigation Measures: None required.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant Impact. The project site is located within the boundaries of the CVMSHCP Area, but is not located within any Conservation Areas, Preserves, Cores, or Linkages. The 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.[16] With payment of the Local Development Mitigation Fee and completion of the pre-construction clearance surveys for nesting birds and burrowing owls, the project would be fully consistent with the biological goals and objectives of the CVMSHCP and no further avoidance, minimization, or mitigation measures would be required. A less than significant impact would occur.

Mitigation Measures: None required.

[15] Coachella Municipal Code, Ordinance No. 1029, adopted September 2011.

[16] Covered Activities are defined as certain activities carried out or conducted by Permittees, Participating Special Entities, Third Parties Granted Take Authorization and others within the CVMSHCP Area, as described in Section 7 of the CVMSHCP, that will receive Take Authorization under the Section 10(a) Permit and the Natural Community Conservation Plan Permit, provided these activities are otherwise lawful.

4.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact 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 pursuant to § 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 dedicated cemeteries?	☐	☒	☐	☐

The *Cultural and Paleontological Resources Identification Memorandum for the Sevilla II Project* was prepared by Michael Baker International in December 2022; refer to ***Appendix D, Cultural and Paleontological Resources Memorandum***. The cultural and paleontological resources memo included an Eastern Information Center (EIC) records search, literature and historical map review, Coachella Valley History Museum consultation, Sacred Lands File search, built environment and archaeological field surveys, California Register of Historical Resources (California Register) evaluation of 50503 Van Buren Street, and buried archaeological site sensitivity analysis to determine if the project area contains historical resources that may be impacted by the project.

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No Impact. Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

Based on the cultural and paleontological resources memo, the EIC records search, literature and historical map review, historical society consultation, field surveys, and California Register evaluation no historical or archaeological resources were identified within the project area. The

EIC records search indicated that two cultural resource studies have been conducted within the project area, but these did not include pedestrian surveys of the site. A total of 23 additional studies have been conducted within a half-mile search radius of the project site, resulting in the recording of 12 cultural resources within this radius. None of these resources are located within or adjacent to the project site. Furthermore, the site's sensitivity for cultural resources is considered low due to soil age, a lack of previously recorded archaeological sites within the project area and vicinity, previous disturbances in the project area, and the lack of perennial surface water. As such, project implementation would not result in impacts to historical resources.

Mitigation Measures: None required.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated. Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. As stated previously, a records search and field survey did not identify any cultural resources, including prehistoric or historic archaeological sites, within the project site. However, ground disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. To minimize potential impacts to archeological resources, Mitigation Measure CUL-1 requires constructional personnel to undergo training by a qualified archaeologist. The purpose of the training would be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction activities. Additionally, Mitigation Measure CUL-2 outlines actions that must be taken in the event of an inadvertent discovery of resources. If a cultural resource is discovered, work must be temporarily halted and a qualified archaeologist must be contacted to evaluate and recommend proper treatment for the resource. With the incorporation of Mitigation Measures CUL-1 and CUL-2, impacts to archaeological resources would be less than significant.

Mitigation Measures:

CUL-1 **Cultural Resources Worker Training:** Prior to commencement of ground-disturbing activities within the project area, the Applicant shall retain a qualified professional archaeologist who meets the Secretary of the Interior's Standards for Archaeology. The qualified professional archaeologist shall conduct a training session and provide printed material to be presented to construction personnel. The purpose of this training and accompanying materials will be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction

activities. This training session will be conducted before beginning construction and will be repeated as needed as construction crews change.

CUL-2 **Archaeological Resources Inadvertent Discovery:** If archaeological material is uncovered in the course of ground-disturbing activities, work will be temporarily halted in the immediate vicinity of the find (within a 60-foot buffer) and the project applicant shall contact the qualified professional archaeologist to evaluate the significance of the find and recommend appropriate treatment for the resource in accordance with California PRC §21083.2(i) and the provisions of CEQA. The qualified professional archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment.

The following shall apply:

- If the qualified professional archaeologist determines the find does not represent a cultural resource, work may resume, and no agency notifications are required. A record of the qualified professional archaeologist's determination shall be made in writing to the City.

- If the qualified professional archaeologist finds that the find represents a cultural resource and is considered potentially eligible for listing on the California Register, the City shall be notified as soon as feasible. Based upon the archaeologist's recommendations, the City shall determine whether the resource meets the significance criteria for inclusion in the California Register. If the resource is determined to be significant, avoidance must be considered. If avoidance is not feasible, then the qualified professional archaeologist shall prepare and implement appropriate treatment measures for the resource. The treatment measures may consist of data recovery excavation of a statistically significant part of those portions of the site that will be damaged or destroyed by the project. Working with the qualified professional archaeologist's recommendations and in consultation with the tribes, the City shall determine the significance and appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is either not eligible for the CRHR, or that appropriate treatment measures have been completed to the satisfaction of the City.

- Additionally, if the resource is prehistoric or historic-era and of Native American origin, as determined by a qualified professional archaeologist, then those Native American tribes that have requested consultation on the project pursuant to California PRC §21080.3.1 shall be notified of the find, and shall consult on the eligibility of the resource and the appropriate treatment measures.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant Impact with Mitigation Incorporated. The project site has historically supported agricultural uses and is not located on or near an existing cemetery. However, ground-disturbing activities during construction may uncover previously unknown buried human remains. In the event that human remains are found, the remains would require proper treatment in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5 through 7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner and, if applicable, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must cease in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County Coroner has been notified, the remains have been investigated, and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with the aforementioned regulations (included as Mitigation Measure CUL-3), impacts related to the disturbance of human remains would be less than significant.

Mitigation Measures:

CUL-3 **Discovery of Human Remains:** If human remains are found in the course of ground-disturbing activities, those remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Excavations shall halt within 60 feet of the find, and the County Coroner shall be notified immediately. If the Coroner determines the human remains are archaeological in nature, then the Coroner shall contact the Native American Heritage Commission, which shall identify the remains' most likely descendant. A qualified professional archaeologist shall devise an appropriate treatment plan in consultation with the most likely descendant, other interested tribes, and the landowner. The City shall determine the appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the most likely descendant.

4.6 Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	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?	☐	☐	☒	☐

This section is based on the CalEEMod Air Quality, Greenhouse Gas, and Energy outputs prepared by Michael Baker International on January 24, 2023; refer to ***Appendix B, Air Quality/ Greenhouse Gas/Energy Analysis***.

Discussion

REGULATORY FRAMEWORK

State

California Building Energy Efficiency Standards (Title 24)

The 2022 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24," became effective on January 1, 2023. In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Title 24 standards encourage efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, and more. Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Title 24 standards.

California Green Building Standards

The 2022 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as CALGreen, went into effect on January 1, 2023. CALGreen is the first-in-the-nation mandatory green buildings standards code. The California Building Standards Commission developed CALGreen in an effort to meet the State's landmark initiative Assembly

Bill (AB) 32 goals, which established a comprehensive program of cost-effective reductions of greenhouse gas (GHG) emissions to 1990 levels by 2020. CALGreen was developed to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, and healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the environmental directives of the administration. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g., lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. There is growing recognition among developers and retailers that sustainable construction is not prohibitively expensive, and that there is a significant cost-savings potential in green building practices and materials.

Senate Bill 100

Senate Bill (SB) 100 (Chapter 312, Statutes of 2018) requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt-hours (kWh) of those products sold to their retail end-use customers achieve 44 percent of retail sales by December 31, 2024; 52 percent by December 31, 2027; 60 percent by December 31, 2030; and 100 percent by December 31, 2045. The bill requires the California Public Utilities Commission (CPUC), California Energy Commission (CEC), State board or the California Air Resources Board's (CARB), and all other State agencies to incorporate the policy into all relevant planning. In addition, SB 100 requires the CPUC, CEC, and CARB to utilize programs authorized under existing statutes to achieve that policy and, as part of a public process, issue a joint report to the Legislature by January 1, 2021, and every four years thereafter, that includes specified information relating to the implementation of SB 100.

California Energy Commission Integrated Energy Policy Report

In 2002, the California State Legislature adopted Senate Bill (SB) 1389, which requires the California Energy Commission (CEC) to develop an Integrated Energy Policy Report (IEPR) every two years. SB 1389 requires the CEC to conduct assessments and forecasts of all aspects of energy industry supply, production, transportation, delivery and distribution, demand, and prices, and use these assessments and forecasts to develop energy policies that conserve resources, protect the environment, ensure energy reliability, enhance the State's economy, and protect public health and safety.

The CEC adopted the 2021 integrated energy policy report (2021 IEPR) Volume I, Volume II, and Volume IV on February 1, 2022 and Volume III on February 24, 2022.[17] The 2021 IEPR provides information and policy recommendations on advancing a clean, reliable, and affordable energy

[17] California Energy Commissions, *2021 Integrated Energy Policy Report*, https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2021-integrated-energy-policy-report, accessed January 23, 2023.

system for all Californian.[18] Volume I of the 2021 IEPR addresses actions needed to reduce the GHG emissions related to the buildings in which California live and work, with an emphasis on energy efficiency; Volume II examines actions needed to increase the reliability and resiliency of California's energy system; Volume III looks at the evolving role of gas in California' energy system; and Volume IV reports on California's energy demand outlook, including a forecast to 2035 and long-term energy demand scenarios of 2050. The 2021 IEPR builds on the goals and work in response to AB 758 (Energy: energy audit), SB 350 (Clean Energy and Pollution Reduction Act), AB 3232 (Zero-emissions buildings and sources of heat energy), and the 2019 IEPR to further a comprehensive approach toward decarbonizing buildings in a cost-effective and equitable manner. For the 2021 IEPR, the CEC extends the forecast timeframe to 15 years to coincide with several state goals that are planned for 2035 and improves methodologies to better quantify and predict the likelihood, severity, and duration of future extreme heat events.

Local

City of Coachella General Plan

The City Council of the City of Coachella approved the General Plan 2035 document (General Plan) on April 22, 2015. The General Plan is the primary legal document to guide long-term growth, development and conservation in the City and Sphere of influence. The General Plan is the articulation for the City's vision of growth for the next 80 to 100 years with specific steps to guide development toward that vision between now and 2035. As such, the General Plan identifies the goals, policies and actions that will enable the City to achieve this vision. The following goals and policies are applicable to the project.

Sustainability and Natural Environment Element

Goal 2. Energy. An energy efficient community that relies primarily on renewable and non-polluting energy sources.

Policies

2.1 Community development-subdivisions. When reviewing applications for new subdivisions, require all residences be oriented along an east-west access, minimizing western sun exposure, to maximize energy efficiency.

2.3 Alternative energy. Promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.

2.5 Construction standards. Consider and evaluate new construction practices and standards that increase building energy efficiency.

2.6 Energy performance targets – new construction. Require new construction to exceed Title 24 efficiency standards by 15 percent and incorporate solar photovoltaics.

[18] California Energy Commissions, *Final 2021 Integrated Energy Policy Report Volume I Building Decarbonization*, February 2022.

THRESHOLD OF SIGNIFICANCE

In accordance with CEQA Guidelines, project impacts are evaluated to determine whether significant adverse environmental impacts would occur. This analysis will focus on the project's potential impacts and provide mitigation measure, if required, to reduce or avoid any potentially significant impacts that are identified. According to Appendix G of the CEQA Guidelines, the proposed project would have a significant impact related to energy, if it would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation (refer to Response 4.6(a)); and/or
- Conflict with or obstruct a State or local plan for renewable energy or energy efficiency (refer to Response 4.6(b)).

CEQA Guidelines Appendix F is an advisory document that assists in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. The analysis on Response 4.6(a) relies on Appendix F of the CEQA Guidelines, which includes the following criteria to determine whether this threshold of significance is met:

- Criterion 1: The project 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 maybe discussed.
- Criterion 2: The effects of the project on local and regional energy supplies and on requirements for additional capacity.
- Criterion 3: The effects of the project on peak and base period demands for electricity and other forms of energy.
- Criterion 4: The degree to which the project complies with existing energy standards.
- Criterion 5: The effects of the project on energy resources.
- Criterion 6: The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Quantification of the project's energy usage is presented and addresses Criterion 1. The discussion on construction-related energy use focuses on Criteria 2, 4, and 5. The discussion on operational energy use is divided into transportation energy demand and building energy demand. The transportation energy demand analysis discusses Criteria 2, 4, and 6, and the building energy demand analysis discusses Criteria 2, 3, 4, and 5.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact.

PROJECT-RELATED SOURCES OF ENERGY CONSUMPTION

This analysis focuses on three sources of energy that are relevant to the proposed project: electricity, natural gas, and transportation fuel for vehicle trips and off-road equipment associated with project construction and operations. The analysis of the operational electricity/natural gas usage is based on the California Emissions Estimator Model version 2020.4.0 (CalEEMod) modeling results for the project. The project's estimated electricity/natural gas consumption is based primarily on CalEEMod's default settings for Riverside County, and consumption factors provided by the Imperial Irrigation District (IID) and the Southern California Gas Company (SoCalGas), the electricity and natural gas providers for the City and project site. The results of the CalEEMod modeling are included in ***Appendix B, Air Quality/Greenhouse Gas/Energy Analysis***. The amount of operational fuel consumption was estimated using the California Air Resources Board's (CARB) EMission FACtor 2017 (EMFAC2017) computer program which provides projections for typical daily fuel usage in Riverside County, and the project's annual vehicle miles traveled (VMT) outputs from CalEEMod. The estimated construction fuel consumption is based on the project's construction equipment list, timing/phasing, and house of duration for construction equipment, as well as vendor, hauling, and construction worker trips.

The project's estimated energy consumption is summarized in ***Table 4-4, Project and Countywide Energy Consumption***. As shown in ***Table 4-4***, the project's energy usage would constitute an approximate 0.0097 percent increase over Riverside County's typical annual electricity consumption and an approximate 0.0093 percent increase over Riverside County's typical annual natural gas consumption. The project's off-road construction equipment diesel fuel consumption, on-road construction fuel consumption, and operational vehicle fuel consumption would increase Riverside County's consumption by 0.1004 percent, 0.2758 percent, and 0.0378 percent, respectively (**Criterion 1**).

Table 4-4

Project and Countywide Energy Consumption

Energy Type	Project Annual Energy Consumption[1]	Riverside County Annual Energy Consumption[2]	Percentage Increase Countywide[2]
Electricity Consumption	1,625 MWh	16,767,235 MWh	0.0097%
Natural Gas Consumption	57,705 therms	623,146,364 therms	0.0093%
Fuel Consumption			
• Construction Off-Road Fuel Consumption[3]	37,402 gallons	37,497,434 gallons	0.1004%
• Construction On-Road Fuel Consumption[3]	2,179,512 gallons	985,997,033 gallons	0.2758%
• Operational Automotive Fuel Consumption[3]	365,471 gallons	966,829,242 gallons	0.0378%

Energy Type	Project Annual Energy Consumption[1]	Riverside County Annual Energy Consumption[2]	Percentage Increase Countywide[2]
Notes: 1. As modeled in CalEEMod version 2020.4.0. 2. The project increases in electricity and natural gas consumption are compared to the total consumption in Riverside County in 2021. The project increases in construction off-road and on-road fuel consumption are compared with the projected Riverside Countywide off-road fuel consumption and Riverside Countywide on-road fuel consumption in 2023, respectively. The project increase in automotive fuel consumption is compared with the projected Countywide on-road fuel consumption in 2025. Riverside County electricity consumption data source: California Energy Commission, *Electricity Consumption by County*, http://www.ecdms.energy.ca.gov/elecbycounty.aspx, accessed January 12, 2023. Riverside County natural gas consumption data source: California Energy Commission, *Gas Consumption by County*, http://www.ecdms.energy.ca.gov/gasbycounty.aspx, accessed January 12, 2023. 3. Project fuel consumption calculated based on CalEEMod results. Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.			
Refer to Appendix B for assumptions used in this analysis.			

CONSTRUCTION-RELATED ENERGY CONSUMPTION

During construction, the project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during grading, paving, building construction, and architectural coatings. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that heavy-diesel equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with latest U.S. Environmental Protect Agency (EPA) and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction (**Criterion 4**).

Substantial reduction in energy inputs for construction materials can be achieved by selecting green building materials composed of recycled materials that require less energy to produce than non-recycled materials.[19] The integration of green building materials can help reduce environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of these building industry source material.[20] The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional

[19] California Department of Resources Recycling and Recovery, *Green Building Materials*, https://www.calrecycle.ca.gov/greenbuilding/materials#Material, accessed January 12, 2023.

[20] Ibid.

demand for construction materials. As indicated in ***Table 4-4***, the project's off-road fuel consumption and on-road fuel consumption from construction would be approximately 37,402 gallons and 2,179,512 gallons, respectively. The project's off-road fuel consumption and on-road fuel consumption from construction would increase off-road construction equipment diesel fuel use and on-road vehicle fuel consumption in the County by approximately 0.1004 percent and 0.2758 percent, respectively. As such, construction would have a nominal effect on the local and regional energy supplies (**Criterion 2**). It is noted that construction fuel use is temporary and would cease upon completion of construction activities. There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy efficient that at comparable construction sits in the region or State (**Criterion 5**). Therefore, construction fuel consumption would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. As such, a less than significant impact would occur in this regard.

OPERATIONAL ENERGY CONSUMPTION

Transportation Energy Demand

Pursuant to the Federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration is responsible for establishing additional vehicle standards and for revising existing standards. Compliance with Federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States. ***Table 4-4*** provides an estimate of the daily fuel consumed by vehicle traveling to and from the project site. Based on project's Traffic Scoping Agreement, the proposed project would generate approximately 1,944 daily trips. As indicated in ***Table 4-4***, project operational daily trips are estimated to consume approximately 365,471 gallons of fuel per year, which would increase the County's automotive fuel consumption by 0.0378 percent. The project does not propose any unusual features that would result in excessive long-term operational fuel consumption (**Criterion 2**).

The key drivers of transportation-related fuel consumption are job locations/commuting distance and many personal choices on when and where to drive for various purposes. Those factors are outside of the scope of the design of the proposed project. However, the project would locate within 0.13 mile of a bus stop, which would promote alternative mode of transportation. Additionally, in compliance with CALGreen Code, all single-family residential units of the project would be electric vehicle (EV) capable by including a listed raceway[21] within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development (**Criterion 4** and **Criterion 6**).

[21] Raceway is the enclosed conduit that forms the physical pathway for electrical writing to protect it from damage.

Therefore, fuel consumption associated with vehicle trips generated by the project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. A less than significant impact would occur in this regard.

Building Energy Demand

The CEC developed 2020 to 2035 forecasts for energy consumption and peak demand in support of the 2021 IEPR for each of the major electricity and natural gas planning areas and the State based on the economic and demographic growth projections.[22] CEC forecasts that the Statewide annual average growth rates of energy demand between 2021 and 2030 would be 1.3 percent to 2.3 percent for electricity and less than 0.1 percent to 0.8 percent increase for natural gas.[23] As shown in ***Table 4-4***, operational energy consumption of the project would represent approximately 0.0097 percent increase in electricity consumption and 0.0093 percent increase in natural gas consumption over the current Countywide usage, which would be significantly below CEC's forecasts and the current Countywide usage. Therefore, the project would be consistent with the CEC's energy consumption forecasts. As such, the project would not require additional energy capacity or supplies (**Criterion 2**). Additionally, the proposed project would be a residential development and the energy consumption would peak in the evening, similar to other residential developments. As a result, the project would not result in unique or more intensive peak or base period electricity demand (**Criterion 3**).

The proposed residential building would be required to comply with 2022 Title 24 Building Energy Efficiency Standards, which would ensure the project incorporates efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, as well as water efficient fixtures and electric vehicles charging infrastructure. Implementation of the 2022 Title 24 standards significantly reduces energy usage. The Title 24 Building Energy Efficiency Standards are updated every three years and become more stringent between each update, as such, complying with the latest 2022 Title 24 standards would make the proposed project energy efficient. In addition, the project would use energy efficient appliances and install solar-ready roof (**Criterion 4**).

Furthermore, the electricity provider, IID, is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 to 60 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat. The increase in reliance of such energy resources further ensures that new development projects will not result in the waste of the finite energy resources (**Criterion 5**).

[22] California Energy Commission, *Final 2021 Integrated Energy Policy Report Volume IV California Energy Demand Forecast*, February 2022. Annual average growth rates of electricity demand and natural gas per capita demand are shown in Figure 10 and Figure 14, respectively.

[23] Ibid.

Therefore, the project would not cause wasteful, inefficient, and unnecessary consumption of building energy during project operation, or preempt future energy development or future energy conservation. A less than significant impact would occur in this regard.

Mitigation Measures: None required.

B) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The project would be required to comply with 2022 Title 24 standards and 2022 CALGreen Code. Compliance with 2022 Title 24 standards and 2022 CALGreen Code would ensure the project incorporates energy-efficient building design that would also be consistent with applicable energy policies identified in the General Plan, including Policies 2.3, 2.5, and 2.6, refers to ***Table 4-5, Consistency with General Plan***. Additionally, the project would utilize electricity provided by IID. Per SB 100, IID would achieve at least 60 percent renewable energy by 2030. Therefore, the project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency and impacts will be less than significant.

Table 4-5

Consistency with the General Plan

Goals/Policies	Project Consistency Analysis
General Plan	
Sustainability and Natural Environment Element Goal 2. Energy. An energy efficient community that relies primarily on renewable and non-polluting energy sources. Policies 2.1 Community development-subdivisions. When reviewing applications for new subdivisions, require all residences be oriented along an east-west access, minimizing western sun exposure, to maximize energy efficiency. 2.3 Alternative energy. Promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development. 2.5 Construction standards. Consider and evaluate new construction practices and standards that increase building energy efficiency. 2.6 Energy performance targets – new construction. Require new construction to exceed Title 24 efficiency standards by 15 percent and incorporate solar photovoltaics.	Consistent. Policy 2.1 requires that homes be oriented along an east-west access to minimize western sun exposure and maximize energy efficiency. The project accomplishes the intent of Policy 2.1 by having the majority of the streets in an east-west orientation. Due to the nature of circulation design, all east-west orientation is not feasible; additionally, offering home size and configuration options are a preferred attribute to residential neighborhoods in order to accommodate various household needs. Homes that are most exposed to western sun and are in the opposite configuration than what is suggested in Figure 7-1 of the Sustainability-Natural Environment section of the General Plan, are minimized by design, and provide energy efficiency measures including limited window openings on the western elevation, acceptable roof orientations for solar access, and simple roof design conducive to photovoltaic installations. The project layout (site plan) is consistent the Development Standard for new neighborhood streets and lot layouts so at least 80 percent of new homes are oriented with the primary building axis within 20 degrees of an east-west orientation. Per the site plan, east/west access streets are longer than north/south access streets and do not exceed 15% axis. The homes on north/south access streets are oriented less than the 15% axis and are orientated with depth. The project will comply with the most current Title 24 requirements, consistent with Policy 2.2, which include solar and other energy efficiency measures. Along with the requirements of Title 24 and the minimal western exposure, the Sevilla II neighborhoods is consistent with the intent of Goal 2 and Policies 2.1 and 2.2, 2.3, 2.5 and 2.6.

Goals/Policies	Project Consistency Analysis
	The project would be required to comply with 2022 Title 24 standards and 2022 CALGreen Code. Compliance with Title 24 and CALGreen standards would ensure the project incorporates efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, as well as water efficient fixtures and electric vehicles charging infrastructure. The project would install solar-ready roof and use energy efficient appliances. Additionally, the project would install low-flow fixtures, water-efficiency irrigation, and draught tolerant landscape. Furthermore, the 2022 Title 24 would achieve an increased reduction in energy usage more than 15 percent compared to 2016 Title 24, when the General Plan was adopted. As such, the project would be consistent with the goal and policies of the General Plan.
Source: City of Coachella, *General Plan*, adopted April 22, 2015.	

Mitigation Measures: None required.

4.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact 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 earthquake 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 direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

A Geotechnical Report was prepared for the project by Leighton and Associates, Inc. in December 2021; refer to ***Appendix F, Geotechnical Report***.

Discussion

The project site is generally flat, with elevations ranging from approximately 48 to 40 feet below mean sea level. A site visit and geotechnical testing was performed on November 9, 2021, which consisted of six hollow-stem auger borings performed at various locations on the project site. Bulk samples and ring samples were collected from the borings for lab testing. The native soil throughout the site primarily consists of medium density fine- to medium-grained silty sand with scattered silt and clay laminations. Artificial fill materials were encountered throughout the majority of the site, which is mostly loose silty sand that may be compressible in their current state. Groundwater was encountered in three borings at a depth of approximately 42 feet below ground surface. Historically, groundwater has been measured as high as 44 feet below ground surface at a nearby well, and in 2006 groundwater was encountered on the project site at a depth of 28 feet below ground surface.

> ***a.i)Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake 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.***

Less Than Significant Impact. Seismically-induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is most likely along active faults, and typically occurs during earthquakes of magnitude five or higher. Ground rupture only affects the area immediately adjacent to a fault.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as Alquist-Priolo (AP) Earthquake Fault Zones, around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). According to the applicable

Earthquake Hazards Zones map for the project site, the project site is not located within or adjacent to any fault, nor is it included in any Alquist-Priolo Earthquake Fault Zones.[24] The nearest earthquake fault is the San Andreas Fault (Coachella Section), which runs approximately 5-miles east of the site.[25] Fault rupture is not expected on the project site because it does not occur on the San Andreas Fault, or any other known faults. Therefore, project implementation would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault. Impacts would be less than significant.

Mitigation Measures: None required.

a.ii)Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact. The geologic structure of the entire southern California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The project site is located in a seismically active region where earthquakes originating on local and regional faults can produce strong groundshaking.

Based on the Geotechnical Report, strong ground shaking can be expected at the site during moderate to severe earthquakes within the region. Intensity of ground shaking at a given location depends primarily upon earthquake magnitude, site distance from the source, and site response (soil type) characteristics. Based on these factors, it was determined in the Geotechnical Report that the Peak Horizontal Ground Acceleration is 0.82g and the site-modified Peak Horizontal ground Acceleration is 0.91g.

While the potential for strong seismic ground shaking cannot be eliminated, adherence to California Building Code (CBC) design requirements and other applicable standards and practices of earthquake resistant construction, as required by the California Building Permit process, would reduce such risk to the extent feasible.[26] Buildings proposed for the site would be required to be constructed in accordance with the most recent edition of the CBC to provide collapse-resistant design. Therefore, the project would have a less than significant impact with respect to seismic ground shaking.

Mitigation Measures: None required.

[24] California Department of Conservation – EQ Zapp: California Hazards Zone Application, https://www.conservation.ca.gov/cgs/geohazards/eq-zapp, accessed October 10, 2022.

[25] U.S. Geological Survey Interactive Fault Map website, https://www.usgs.gov/programs/earthquake-hazards/faults, accessed 10-11-22.

[26] California Building Code, 2019, California Code of Regulations, Title 24, Part 2.

a.iii)Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Soil liquefaction occurs when loose, saturated sandy soil deposits lose internal strength and transform from a solid to a liquefied state due to reduced stresses within the soils mass. This phenomenon is most often induced by strong ground shaking associated with earthquakes. Generally, liquefaction can occur if all of the following conditions apply: liquefaction-susceptible soil, groundwater within a depth of 50 feet or less, and strong seismic shaking.

According to the Geotechnical Report, the project site is located within a highly liquefiable zone. However, due to the depth of highly liquefiable layers and relatively uniform subsurface alluvium, and with compliance to the CBC, impacts due to liquefaction would be less than significant.

Mitigation Measures: None required.

a.iv)Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

No Impact. The project site is located on the Coachella Valley floor. The site vicinity is located in an area that has relatively flat terrain, without significant slopes located on or near the site. Therefore, the potential for landslide would be negligible and there would be no impacts in this regard.

Mitigation Measures: None required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Development of the project is anticipated to involve grading and ground disturbance during construction activities. There is the potential for these activities to expose soils and increase the potential for soil erosion from wind or stormwater runoff. Pursuant to the CBC, the project applicant must prepare an Interim Erosion and Sediment Control Plan. The project is required to comply with the National Pollutant Discharge Elimination System (NPDES), and because the project would disturb a soil area of one (1) or more acres, the project is required to obtain and comply with the State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002 waste discharge requirements (WDRS) for discharges of storm water runoff associated with construction activity.[27] The project is also required to include preparation of a Storm Water Pollution Prevention Plan (SWPPP) that recommends appropriate Best Management Practices (BMPs) to control erosion and sediment. Compliance with the

[27] State Water Resources Control Board Order No. 2009-0009-DWQ (2013), https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2009/wqo/wqo2009_0009_dwq.pdf, accessed November 11, 2022

requirements of the CBC, as well as NPDES requirements for erosion control, grading, and soil remediation, would ensure that impacts related to soil erosion are reduced to less than significant.

Mitigation Measures: None required.

c) Would the project 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?

Less Than Significant with Mitigation Incorporated. Surface soils of the project site consists of relatively loose and heterogeneous artificial fill and topsoil, which are potentially compressible in their present state. Mitigation Measure GEO-1 requires all excavation and grading to be implemented in accordance with the Geotechnical Report. This includes the presence of a qualified geotechnical consultant, who would supervise earthwork and ensure that potentially compressible soils are removed and re-compacted during grading and excavation, in accordance with the specifications outlined in the report. The site is not susceptible to on- or off-site landslides, as discussed above with respect to landslides. Further, the site is not situated on a known fault zone nor is the site at substantial risk for liquefaction. As discussed above, with incorporation of Mitigation Measure GEO-1, impacts related to unstable soils would be reduced to less than significant levels.

Mitigation Measures:

GEO-1 **Geotechnical Design.** Prior to ground disturbing activities, the City of Coachella Building and Safety Department shall review final plans to verify recommendations identified in the *Geotechnical Exploration, Proposed Residential Development – Sevilla 2*, prepared by Leighton and Associates, Inc. on December 8, 2021, have been incorporated into the project design. The Applicant shall implement the Earthwork and Grading Specifications identified in the *Geotechnical Exploration*. The specifications require the Applicant to hire a geotechnical consultant, who will supervise earthwork and ensure it is conducted in accordance with the *Geotechnical Exploration.*

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. The expansion potential of any particular expansive soil is determined by the percentage of clay and the type of clay in the soil. Expansive near-surface soil is subject to high volume changes during seasonal fluctuations in moisture content, which can cause cracking of shallow foundations, floor slabs, concrete flatwork, and pavements. As described in the Geotechnical Report, preliminary

laboratory results and field observations indicate that the site's earth materials possess a very low expansion potential. Thus, impacts related to expansive soils would be less than significant.

Mitigation Measures: None required.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. Historically, the site has supported agricultural uses and it is located in an area served by existing wastewater infrastructure. The project's wastewater demand would be accommodated by connections to the City's existing wastewater treatment system and septic tanks are not proposed by the project. Therefore, the project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

Mitigation Measures: None required.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated. Paleontological resources are the fossilized remains of prehistoric animals and plants, created more than 12,000 years ago in the Pleistocene era. Fossils are usually buried resources, and often cannot be identified on the surface. The eastern portion of the City is in a high sensitivity area for paleontological resources, due to the presence of the Palm Springs Formation and ancient Lake Cahuilla. The sandstones and siltstones of the Palm Springs Formation have high potential for containing non-renewable paleontological resources. The lakeshore and lakebed of Lake Cahuilla have yielded resources associated with the repeated stands of the ancient lake. These resources have included snails and bivalves, and some small mammal bones. The project site is located in an area of undetermined sensitivity for paleontological resources, according to the City's General Plan. To protect potential paleontological resources uncovered at the site, implementation of Mitigation Measure GEO-2 will ensure impacts to paleontological resources are less than significant.

Mitigation Measures:

GEO-2: **Paleontological Monitoring.** The presence of a qualified paleontologist shall be required during all project related ground-disturbing activities reaching beyond the depth of five-feet below the current ground surface. A licensed paleontologist may be the same person as the archaeologist specified above in Mitigation Measure CUL-1 if they possess the qualifications to serve in both capacities. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to

allow for removal of abundant or large specimens. The following shall also be included as part of this mitigation measure:

- Samples of sediments should be collected and processed to recover small fossil remains.
- Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would for further research in the future.
- A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Coachella would signify completion of this mitigation plan.

4.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☒	☐

This section is based on the CalEEMod Air Quality, Greenhouse Gas, and Energy outputs prepared by Michael Baker International on January 24, 2023; refer to ***Appendix B, Air Quality/ Greenhouse Gas/Energy Analysis***.

Discussion

GLOBAL CLIMATE CHANGE

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 369.2 million tons of carbon dioxide (CO_2) per year.[28] Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane (CH_4) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO_2, CH_4, and nitrous oxide (N_2O) from before the start of industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO_2 concentrations ranged from 180 to 300 parts per million (ppm). For the period from approximately 1750 to the present, global CO_2 concentrations increased from a pre-industrialization period concentration of 280 to 379 ppm in 2005, with the 2005 value far

[28] California Environmental Protection Agency, *California Greenhouse Gas Emissions for 2000 to 2020*, https://ww2.arb.ca.gov/sites/default/files/classic/cc/inventory/2000-2020_ghg_inventory_trends.pdf, accessed January 4, 2023.

exceeding the upper end of the pre-industrial period range. As of January 2023, the highest monthly average concentration of CO_2 in the atmosphere was recorded at 420 ppm.[29]

The Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of GHGs at 400 to 450 ppm carbon dioxide equivalent (CO_2e)[30] concentration is required to keep global mean warming below 2 degrees Celsius (ºC), which in turn is assumed to be necessary to avoid dangerous climate change.

REGULATORY FRAMEWORK

Various Statewide and local initiatives to reduce the State's contribution to GHG emissions have raised awareness that, even though the various contributors to and consequences of global climate change are not yet fully understood, global climate change is under way, and there is a real potential for severe adverse environmental, social, and economic effects in the long term. Every nation emits GHGs and as a result makes an incremental cumulative contribution to global climate change; therefore, global cooperation is necessary to reduce the rate of GHG emissions enough to slow or stop the human-caused increase in average global temperatures and associated changes in climatic conditions.

State

Assembly Bill 32 (California Global Warming Solutions Act of 2006)

California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500-38599). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on Statewide GHG emissions. AB 32 requires that Statewide GHG emissions be reduced to 1990 levels by 2020. AB 32 specifies that regulations adopted in response to AB 1493 (Pavley Bill) should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then the California Air Resources Board (CARB) should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

Senate Bill 375

Senate Bill (SB) 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a sustainable communities' strategy (SCS) or alternative planning strategy (APS) that will prescribe land use allocation in that MPOs regional transportation plan. CARB, in consultation with MPOs, is required to provide each affected region with GHG reduction targets emitted by passenger cars

[29] Scripps Institution of Oceanography, *Carbon Dioxide Concentration at Mauna Loa Observatory*, https://scripps.ucsd.edu/programs/keelingcurve/, accessed January 4, 2023.

[30] Carbon Dioxide Equivalent (CO2e) – A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

and light trucks in the region for the years 2020 and 2035. These reduction targets are to be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG reduction targets, transportation projects may not be eligible for funding.

Executive Order S-3-05

Executive Order S-3-05 set forth a series of target dates by which Statewide emissions of GHGs would be progressively reduced, as follows:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

The Executive Order directed the California Environmental Protection Agency (Cal/EPA) Secretary to coordinate a multi-agency effort to reduce GHG emissions to the target levels. The Secretary is required to submit biannual reports to the Governor and California Legislature describing the progress made toward the emissions targets, the impacts of global climate change on California's resources, and mitigation and adaptation plans to combat these impacts. To comply with Executive Order S-3-05, the Cal/EPA Secretary created the California Climate Action Team, made up of members from various State agencies and commissions. The Climate Action Team released its first report in March 2006, which proposed to achieve the targets by building on the voluntary actions of California businesses, local governments, and communities and through State incentive and regulatory programs.

Title 24, Part 6

The California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6 of the California Code of Regulations (CCR) and commonly referred to as "Title 24," were established in 1978 in response to a legislative mandate to reduce California's energy consumption. Part 6 of Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Title 24 standards was adopted in August 2021. The 2022 Title 24 standards encourage efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, and more. Buildings whose permit applications are applied for on or after January 1, 2023, would be required to comply with the 2022 Title 24.

Title 24, Part 11

The California Green Building Standards Code (CCR Title 24, Part 11), commonly referred to as CALGreen, is a Statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. CALGreen also provides voluntary tiers and measures that local governments may adopt that

encourage or require additional measures in five green building topical areas. The current version of the CALGreen Code went into effect on January 1, 2020. It should be acknowledged that buildings whose permit applications are applied for on or after January 1, 2023, would be required to comply with the 2022 CALGreen Code.

Senate Bill 32

Signed into law on September 2016, SB 32 codifies the 2030 GHG reduction target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). SB 32 authorizes CARB to adopt an interim GHG emissions level target to be achieved by 2030. CARB also must adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions.

CARB Scoping Plan

On December 11, 2008, CARB adopted its *Climate Change Scoping Plan* (Scoping Plan), which functions as a roadmap to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. The Scoping Plan contains the main strategies California will implement to reduce CO_2e emissions by 174 million metric tons (MT), or approximately 30 percent, from the State's projected 2020 emissions levels of 596 million $MTCO_2e$ under a business as usual (BAU)[31] scenario. This is a reduction of 42 million $MTCO_2e$, or almost ten percent, from 2002 to 2004 average emissions, and requires the reductions in the face of population and economic growth through 2020. The Scoping Plan calculates 2020 BAU emissions as the emissions that would be expected to occur in the absence of any GHG reduction measures. The 2020 BAU emissions estimate was derived by projecting emissions from a past baseline year using growth factors specific to each of the different economic sectors (e.g., transportation, electrical power, industrial, commercial, and residential). CARB used three-year average emissions, by sector, from 2002 to 2004 to forecast emissions to 2020. The measures described in the Scoping Plan are intended to reduce projected 2020 BAU emissions to 1990 levels, as required by AB 32.

AB 32 requires CARB to update the Scoping Plan at least once every five years. CARB adopted the first major update to the Scoping Plan on May 22, 2014. The 2014 Scoping Plan summarizes recent science related to climate change, including anticipated impacts to California and the levels of GHG reduction necessary to likely avoid risking irreparable damage. It identifies the actions California has already taken to reduce GHG emissions and focuses on areas where further reductions could be achieved to help meet the 2020 target established by AB 32. The 2014 Scoping Plan also looks beyond 2020 toward the 2050 goal, established in Executive Order S-3-05, and observes that "a mid-term statewide emission limit will ensure that the State stays on course to meet our long-term goal." The 2014 Scoping Plan did not establish or propose any

[31] "Business as Usual" refers to emissions that would be expected to occur in the absence of GHG reductions; refer to http://www.arb.ca.gov/cc/inventory/data/bau.htm. Note that there is significant controversy as to what BAU means. In determining the GHG 2020 limit, CARB used the above as the "definition." It is broad enough to allow for design features to be counted as reductions.

specific post-2020 goals, but identified such goals adopted by other governments or recommended by various scientific and policy organizations.

On January 20, 2017, CARB released the proposed Second Update to the Scoping Plan, which identifies the State's post-2020 reduction strategy. The Second Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The 2017 Scoping Plan Update establishes a new Statewide emissions limit of 260 million $MTCO_2e$ for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030.

On December 15, 2022, CARB released the *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), which identifies the strategies achieving carbon neutrality by 2045 or earlier. The 2022 Scoping Plan contains the GHG reductions, technology, and clean energy mandated by statutes. The 2022 Scoping Plan was developed to achieve carbon neutrality by 2045 through a substantial reduction in fossil fuel dependence, while at the same time increasing deployment of efficient non-combustion technologies and distribution of clean energy. The plan would also reduce emissions of short-lived climate pollutants (SLCPs) and would include mechanical CO_2 capture and sequestration actions, as well as emissions and sequestration from natural and working lands and nature-based strategies. Under 2022 Scoping Plan, by 2045, California aims to cut GHG emissions by 85 percent below 1990 levels, reduce smog-forming air pollution by 71 percent, reduce the demand for liquid petroleum by 94 percent compared to current usage, improve health and welfare, and create millions of new jobs. This plan also builds upon current and previous environmental justice efforts to integrate environmental justice directly into the plan, to ensure that all communities can reap the benefits of this transformational plan.

Regional

Southern California Association of Governments 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, the Regional Council of SCAG formally adopted *The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments – Connect SoCal* (2020–2045 RTP/SCS). The SCS portion of the 2020-2045 RTP/SCS highlights strategies for the region to reach the regional target of reducing GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels). Specially, these strategies are:

- Focus growth near destinations and mobility options;
- Promote diverse housing choices;
- Leverage technology innovations;
- Support implementation of sustainability policies; and
- Promote a green region.

Furthermore, the 2020-2045 RTP/SCS discusses a variety of land use tools to help achieve the state-mandated reductions in GHG emissions through reduced per capita vehicle miles traveled

(VMT). Some of these tools include center focused placemaking, focusing on priority growth areas, job centers, transit priority areas, as well as high quality transit areas and green regions.

Local

City of Coachella General Plan

The City Council of the City of Coachella approved the General Plan 2035 document (General Plan) on April 22, 2015. The General Plan is the primary legal document to guide long-term growth, development and conservation in the City and Sphere of influence. The General Plan is the articulation for the City's vision of growth for the next 80 to 100 years with specific steps to guide development toward that vision between now and 2035. As such, the General Plan identifies the goals, policies and actions that will enable the City to achieve this vision. The following goals and policies are applicable to the project.

Sustainability and Natural Environment Element

Goal 1. Climate Change. A resilient community that is prepared for the health and safety impacts of and minimizes the risks of climate change.

Policies:

1.2GHG reductions. Promote land use and development patterns that reduce the community's dependence on and length of automobile trips.

Goal 4. Green Building. Community building stock (both new construction and renovations) that demonstrates high environmental performance through green design.

Policies:

4.4Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions.

City of Coachella Climate Action Plan

The City of Coachella adopted its Climate Action Plan (CAP) on April 22, 2015. Coachella has prepared the CAP in conjunction with the General Plan as a roadmap for achieving community-wide GHG emissions reductions. Coachella's CAP is a proactive step toward addressing the climate challenge to protect our children and grandchildren before climate change becomes irreversible. The Coachella CAP is an implementation tool of the General Plan to guide development in the City by focusing on attaining the goals and policies of the General Plan. The CAP proposes to reach 4.2 $MTCO_2e$ per service population per year target by 2035.

THRESHOLD OF SIGNIFICANCE

Amendments to CEQA Guidelines Section 15064.4 were adopted to assist lead agencies in determining the significance of the impacts of GHG emissions and gives lead agencies the discretion to determine whether to assess those emissions quantitatively or qualitatively. This

section recommends certain factors to be considered in the determination of significance (i.e., the extent to which a project may increase or reduce GHG emissions compared to the existing environment; whether the project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHGs). The amendments do not establish a threshold of significance; rather, lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions, including looking to thresholds developed by other public agencies or suggested by other experts, such as the California Air Pollution Control Officers Association (CAPCOA), so long as any threshold chosen is supported by substantial evidence (CEQA Guidelines Section 15064.7(c)). The California Natural Resources Agency has also clarified that the CEQA Guidelines amendments focus on the effects of GHG emissions as cumulative impacts, and therefore GHG emissions should be analyzed in the content of CEQA's requirements for cumulative impact analyses (CEQA Guidelines Section 15064(h)(3)).[32,33] A project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements to avoid or substantially lessen the cumulative problem within the geographic area of the project.[34]

In 2008, the SCAQMD developed and recommended two types of GHG thresholds: (1) separate numerical thresholds for residential projects (3,500 $MTCO_2e$), commercial projects (1,400 $MTCO_2e$), and Mixed-Use projects (3,000 $MTCO_2e$); or (2) a singular numerical threshold for all non-industrial projects (3,000 $MTCO_2e$). SCAQMD's GHG Working Group consensus "clearly states that it is at the lead agency's discretion to apply the appropriate threshold to the project for CEQA review. In other words, SCAQMD's recommendation is that the lead agency will need to decide which threshold is most appropriate." These SCAQMD thresholds were developed using substantial evidence by the SCAQMD GHG Working Group—a group of various resource agencies, cities, counties, utilities, and environmental groups—with the objective of capturing 90 percent of GHG emissions from larger projects above the screening threshold and allowing smaller projects to be implemented without further investigation of possible mitigative elements. Additionally, the long-term goal of Executive Order S-3-05 to reduce statewide GHG emissions to 80 percent below 1990 levels by 2050 formulated the basis of the SCAQMD recommendation, which is also consistent with analysis published by the CAPCOA in its 2008 White Paper on CEQA and Climate Change. The proposed project is a residential project, however for a conservative analysis, the SCAQMD's proposed threshold of 3,000 $MTCO_2e$ per year (for non-industrial projects) was used to determine the proposed project's impacts related to GHG emissions.

Additionally, the CAP proposes a 4.2 $MTCO_2e$ per service population per year target by 2035. Therefore, this project would use the screening SCAQMD draft threshold of 3,000 $MTCO_2e$ per

[32] California Natural Resources Agency, *Final Statement of Reasons for Regulatory Action*, pp. 11-13, 14, 16, December 2009, https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/Final_Statement_of_Reasons.pdf, accessed January 23, 2023.

[33] State of California Governor's Office of Planning and Research, *Transmittal of the Governor's Office of Planning and Research's Proposed SB97 CEQA Guidelines Amendments to the Natural Resources Agency*, April 13, 2009, https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/C01.pdf, accessed January 23, 2023.

[34] California Code of Regulations Section 15064(h)(3).

year, as well as the CAP's per capita emissions target by 2035. The GHG plan consistency analysis for the project is based on the project's consistency with the 2022 Scoping Plan, 2020-2045 RTP/SCS, and the City's General Plan.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact.

PROJECT-RELATED SOURCES OF GREENHOUSE GASES

Project-related GHG emissions include emissions from direct and indirect sources. Project implementation would result in direct and indirect emissions of CO_2, N_2O, and CH_4, and would not result in other GHGs that would facilitate a meaningful analysis. Therefore, this analysis focuses on these three forms of GHG emissions. Direct project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from energy consumption, water demand, and solid waste generation. The California Emissions Estimator Model (CalEEMod), version 2020.4.0, was used to calculate direct and indirect project-related GHG emissions. The project proposes to construct 204 units of single-family residences with open spaces. As a conservative analysis, the emissions from existing use are not deducted from project emissions. ***Table 4-6, Estimated Greenhouse Gas Emissions***, presents the estimated CO_2, N_2O, and CH_4 emissions associated with the proposed project; refer to ***Appendix B, Air Quality/Greenhouse Gas /Energy Analysis*** for CalEEMod outputs.

Table 4-6
Estimated Greenhouse Gas Emissions

Source	CO_2	CH_4		N_2O		Total Metric Tons of CO_2e[2,3]
	Metric tons/year[1]	Metric tons/year[1]	Metric tons of CO_2e[1,3]	Metric tons/year[1]	Metric tons of CO_2e[1,3]	
Direct Emissions						
Construction (amortized over 30 years)[4]	42.88	0.01	0.14	<0.01	1.04	44.05
Area Source	47.53	<0.01	0.10	<0.01	0.24	47.87
Mobile Source	2,095.62	0.13	3.40	0.09	27.60	2,126.53
Total Direct Emissions	*2,186.03*	*0.14*	*3.64*	*0.10*	*28.88*	*2,218.45*
Indirect Emissions						
Energy Consumption	445.00	0.03	0.74	0.01	2.50	448.28
Solid Waste	12.14	0.72	17.90	0.00	0.00	30.08
Water Demand	26.05	0.35	8.80	0.01	2.60	37.39
Total Indirect Emissions	*483.19*	*1.10*	*27.44*	*0.02*	*5.10*	*515.76*
Total Project-Related Emissions[3]	*2,734.28 $MTCO_2e$/year*					
SCAQMD draft Threshold for residential development	*3,000 $MTCO_2e$/year*					
Exceed threshold?	*No*					
Emissions per service population per year[5]	*3.15 $MTCO_2e$/service population/year*					
CAP Proposed 2035 Target	*4.2 $MTCO_2e$/ service population year*					

Exceed threshold?	*No*

Notes:
Carbon dioxide equivalent = CO_2e; metric tons of carbon dioxide equivalent per year = $MTCO_2e$ per year
1. Project emissions were calculated using CalEEMod version 2020.4.0, as recommended by the SCAQMD.
2. Totals may be slightly off due to rounding.
3. Carbon dioxide equivalent values calculated using the U.S. Environmental Protection Agency Website, *Greenhouse Gas Equivalencies Calculator*, http://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator, accessed January 12, 2023.
4. Total project construction GHG emissions equate to 1,321.61 $MTCO_2e$. Value shown is amortized over the lifetime of the project (assumed to be 30 years).
5. Refers to Section III, *Air Quality*, the project would introduce up to 867 additional residences to the City.

Refer to Appendix B, *Air Quality/Greenhouse Gas/Energy Analysis*, for detailed model input/output data.

Direct Project-Related Sources of Greenhouse Gases

Construction Emissions. Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions.[35] As shown in ***Table 4-6***, the proposed project would result in 44.05 $MTCO_2e$ per year from construction when amortized over 30 years (or a total of 1,321.16 $MTCO_2e$ in 30 years).

Area Source. Area source emissions were calculated using CalEEMod and project-specific land use data. Project-related area sources include exhaust emissions from landscape maintenance equipment. The project would directly result in 47.87 $MTCO_2e$ per year from area source emissions; refer to ***Table 4-6***.

Mobile Source. Based on information provided by the project applicant, the proposed project would generate approximately 1,944 average daily trips. The project would result in approximately 2,126.53 $MTCO_2e$ per year of mobile source generated GHG emissions; refer to ***Table 4-6***.

Indirect Project-Related Sources of Greenhouse Gases

Energy Consumption. Energy consumption emissions were calculated using CalEEMod and project-specific land use data. Imperial Irrigation District (IID) would provide electricity to the project site. The project proposes to install high efficiency lighting and energy efficient appliances. The project would indirectly result in 448.28 $MTCO_2e$ per year due to energy consumption; refer to ***Table 4-6***.

Water Demand. The project would install low-flow water fixtures and utilize water-efficient irrigation systems and draught-tolerant landscaping. Emissions from indirect energy impacts due to water supply would result in 37.39 $MTCO_2e$/year; refer to ***Table 4-6***.

Solid Waste. Solid waste associated with operations of the proposed project would result in 30.08 $MTCO_2e$/year; refer to ***Table 4-6***.

Total Project-Related Sources of Greenhouse Gases

As shown in ***Table 4-6***, the total amount of project-related GHG emissions from direct and indirect sources combined would total 2,734.28 $MTCO_2e$ per year, which is below the SCAQMD

[35] The project lifetime is based on the standard 30-year assumption of the South Coast Air Quality Management District (South Coast Air Quality Management District, *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, October 2008).

draft thresholds of 3,000 $MTCO_2e$ per year. Additionally, the project's emission would be 3.15 $MTCO_2e$/service population/year which is below the 2035 CAP 4.2 $MTCO_2e$ per service population year target. As such, impacts would be less than significant.

Mitigation Measures: None required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact.

Consistency With Applicable GHG Plans, Policies, Or Regulations

The GHG plan consistency for the project is based on the project's consistency with the CARB 2022 Scoping Plan, the SCAG 2020-2045 RTP/SCS, and the City's CAP. The 2022 Scoping Plan contains the GHG reductions, technology, and clean energy mandated by statutes. The SCAG 2020-2045 RTP/SCS includes strategies for the region to reach the regional target of reducing GHG from transportation sector. The City's General Plan contains goals and policies that would subsequently reduce GHG emissions within the City.

Consistency with 2020-2045 RTP/SCS

On September 3, 2020, the Regional Council of SCAG formally adopted the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS includes performance goals that were adopted to help focus future investments on the best-performing projects, as well as different strategies to preserve, maintain, and optimize the performance of the existing transportation system. The SCAG 2020-2045 RTP/SCS is forecasted to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by eight percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. Five key SCS strategies are included in the 2020-2045 RTP/SCS to help the region meet its regional VMT and GHG reduction goals, as required by the State. ***Table 4-7¸ Project Consistency with 2020-2045 RTP/SCS*** shows the project's consistency with the five key SCS strategies found within the 2020-2045 RTP/SCS that help the region meet its regional VMT and GHG reduction goals, as required by the State. As shown therein, the proposed project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Table 4-7

Project Consistency with 2020-2045 RTP/SCS

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Focus Growth Near Destinations and Mobility Options		
• Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations • Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets	Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High	Consistent. The project is located approximately 0.13 miles from the nearest bus stops serviced by Sunline. Therefore, the project would focus growth near destinations and mobility options. As such,

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
• Plan for growth near transit investments and support implementation of first/last mile strategies • Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods • Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations) • Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking)	Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.	the project would be consistent with the reduction strategy.
Promote Diverse Housing Choices		
• Preserve and rehabilitate affordable housing and prevent displacement • Identify funding opportunities for new workforce and affordable housing development • Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply • Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions	PGA, Job Centers, HQTAs, NMA, TPAs, Livable Corridors, Green Region, Urban Greening.	Consistent. The project would involve development of a residential development near existing bus stops and existing commercial plaza, which increases housing supply and supports reduction of GHG emissions. As such, the project would be consistent with this reduction strategy.
Leverage Technology Innovations		
• Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space • Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments • Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	HQTA, TPAs, NMA, Livable Corridors.	Consistent. The project would be a residential development with plenty parking and drop-off spaces. Furthermore, the project would be required to comply with all applicable Title 24 and CALGreen building codes at the time of construction. The project would be electric vehicle capable by including a listed raceway within each dwelling unit to accommodate EV charging stations, A raceway is the enclosed conduit that forms the physical pathway for electrical writing to protect it from damage. Therefore, the project would leverage technology innovations and help the City, County, and State meet its GHG reduction goals. The project would be consistent with this reduction strategy.
Support Implementation of Sustainability Policies		
• Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions • Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations • Support local jurisdictions in the establishment of Enhanced	Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs),	Consistent. As previously discussed, the project site is near bus stops serviced by Sunline. Further, the project would comply with sustainable practices included in the 2022 Title 24 standards and CALGreen Code, such as installing low-flow fixtures, water-efficiency irrigation, and drought-

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space • Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies • Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region • Continue to support long range planning efforts by local jurisdictions • Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.	tolerant landscaping. Additionally, in compliance with CALGreen Code, all single-family residential units of the project would be EV capable by including a listed raceway within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development. Thus, the project would be consistent with this reduction strategy.
Promote a Green Region		
• Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards • Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration • Integrate local food production into the regional landscape • Promote more resource efficient development focused on conservation, recycling and reclamation • Preserve, enhance and restore regional wildlife connectivity • Reduce consumption of resource areas, including agricultural land • Identify ways to improve access to public park space	Green Region, Urban Greening, Greenbelts and Community Separators.	Consistent. The proposed project is in an urbanized area and would therefore not interfere with regional wildlife connectivity or agricultural land. The project would be required to comply with sustainable practices included in 2022 Title 24 standards and CALGreen Code, which would help reduce energy consumption and reduce GHG emissions. Thus, the project would support efficient development that reduces energy consumption and GHG emissions. The project would be consistent with this reduction strategy.

Source: Southern California Association of Governments, *Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy*, September 3, 2020.

Consistency with 2022 Scoping Plan

The 2022 Scoping Plan identifies reduction measures necessary to achieve the goal of carbon neutrality by 2045 or earlier. Actions that reduce GHG emissions are identified for each AB 32 inventory sector. ***Table 4-8, Consistency with the 2022 Scoping Plan: AB 32 Inventory Sectors,*** evaluates the project's consistency with applicable reduction actions and strategies by emission source category to determine how the project would be consistent with or exceed reduction actions and strategies outlined in the 2022 Scoping Plan.

Table 4-8

Consistency with the 2022 Scoping Plan: AB 32 Inventory Sectors

Actions and Strategies	Project Consistency Analysis
Smart Growth / Vehicles Miles Traveled (VMT)	
Reduce VMT per capita to 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045.	Consistent. The project is located near existing bus stops serviced by Sunline and an existing commercial plaza. Therefore, the project would focus growth near

Actions and Strategies	Project Consistency Analysis
	destinations and mobility options that would reduce VMT. As such, the project would be consistent with the action.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	Consistent. The project is expected to consist of natural gas heating and/or cooking on-site. The City of Coachella has not adopted an ordinance or program limiting the use of natural gas for on-site cooking and/or heating. However, if adopted, the project would comply with the applicable goals or policies limiting the use of natural gas equipment in the future. Furthermore, the project would install high efficiency lighting and appliances. As such, the project would be consistent with this action.
Non-combustion Methane Emissions	
Divert 75% of organic waste from landfills by 2025.	Consistent. The project would be required to recycle and compost 75 percent of waste per AB 341. As such, the project would be consistent with the action.
Source: California Air Resources Board, *2022 Scoping Plan*, November 16, 2022.	

Consistency with City of Coachella General Plan and Climate Action Plan

The General Plan is the articulation for the City's vision of growth for the next 80-100 years with specific steps to guide development toward that vision between now and 2035. Coachella's CAP is a proactive step toward addressing the climate challenge to protect our children and grandchildren before climate change becomes irreversible. The Coachella CAP is an implementation tool of the General Plan to guide development in the City by focusing on attaining the goals and policies of the General Plan. As shown in ***Table 4-9, Consistency with the General Plan***, the proposed project would be consistent with the General Plan to reduce energy consumption and GHG emissions. Additionally, the project's emissions would be 3.15 $MTCO_2e$/service population/year, which is below the CAP 2035 target. According to the CAP, if the operational year per service population emissions is less than or equal to the City's per service population target, the project is assumed to be compliant with the CAP. As such, the project would be consistent with General Plan and CAP.

Table 4-9

Consistency with the General Plan

Goals/Policies	Project Consistency Analysis
General Plan	
Sustainability and Natural Environment Element Goal 1. Climate Change. A resilient community that is prepared for the health and safety impacts of and minimizes the risks of climate change. Policies: 1.2GHG reductions. Promote land use and development patterns that reduce the community's dependence on and length of automobile trips.	Consistent. The project is a residential development located near existing bus stops serviced by Sunline and existing commercial plaza, which would reduce the community's dependence and the length of automobile trips. The project would be required to comply with 2022 Title 24 standards and 2022 CALGreen Code. Compliance with Title 24 and CALGreen standards would ensure the project incorporates efficient electric heat pumps, establish electric-ready requirements for new

Goals/Policies	Project Consistency Analysis
Goal 4. Green Building. Community building stock (both new construction and renovations) that demonstrates high environmental performance through green design. Policy: 4.4Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions.	homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, as well as water efficient fixtures and electric vehicles charging infrastructure. Further, in compliance with CALGreen Code, all single-family residential units of the project would be electric vehicle (EV) capable by including a listed raceway within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development. These features would enhance the reduction of greenhouse gas emissions. As such, the project would be consistent with the goals and policies of the General Plan.
Source: City of Coachella, *General Plan*, adopted April 22, 2015.	

Conclusion

Consequently, the proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs, including the 2020-2045 RTP/SCS, the 2022 Scoping Plan, and the City's General Plan and CAP. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation is required.

4.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact 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 reasonably foreseeable upset and accident conditions 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 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 or excessive noise 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?	☐	☐	☐	☒

This section is based on the *Phase I and Phase II Environmental Site Assessment, Proposed Sevilla II Residential Development*, prepared by Leighton and Associates, Inc. on January 21, 2022; refer to ***Appendix K, Phase I and II ESA***.

Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Residential land uses are not typically associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. Future residents may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and quantity used, the routine use of these products would not represent a substantial risk to public health or the environment. Therefore, a less than significant impact would occur.

The construction phase would involve the use of heavy equipment, which uses small amounts of oil and fuels and other potential flammable substances. During construction, equipment would require refueling and minor maintenance on site that could lead to minor fuel and oil spills. The contractor will be required to identify a staging area for storing materials and will be subject to State law relating to the handling, storage and use of hazardous materials during construction. Impacts would be less than significant.

Mitigation Measures: None required.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact With Mitigation Incorporated. Construction activities associated with the project would involve the use of heavy equipment and various construction materials such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the use and handling of hazardous materials during construction activities and long-term operation of the project would occur in accordance with applicable federal, state, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements.

The Phase I and Phase II ESA found that soils on the project site at depths of 0.5-feet below ground surface contain elevated levels of 4,4'-DDE and DRO (diesel-range organic compounds). The compound 4,4'-DDE is an organochlorine pesticide (OCP) used in agriculture, and exceeded

residential screening criteria in one soil sample in the central portion of the site. To reduce impacts related to the release of 4,4'-DDE into the environment, Mitigation Measure HAZ-1 shall be implemented. Mitigation Measure HAZ-1 requires the excavation of OCP-affected soil identified within the Phase I and Phase II ESA. Confirmation soil samples would also be required to ensure that contaminated soils are thoroughly removed. Based on the Phase I and II ESA, the presence of DRO corresponds with a report of a minor release of diesel fuel that occurred in 2006. The release affected the upper two-feet of soil in a relatively small area. As such, Mitigation Measure HAZ-2 would be implemented, which requires the excavation of DRO-impacted soils, with an area of approximately 10-feet by 10-feet, to a depth of two-feet. Mitigation Measures HAZ-1 and HAZ-2 would reduce impacts associated with the release of 4,4'-DDE and DRO into the environment to less than significant levels.

Operational activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Mitigation Measures HAZ-1 and HAZ-2, impacts would be less than significant.

Mitigation Measures:

HAZ-1 **Excavation of OCP-Impacted Soils.** The construction contractor shall ensure that OCP-impacted soils identified in the vicinity of boring AST6, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in area surrounding boring AST6, to a depth of 2-feet below ground surface.

The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.

HAZ-2 **Excavation of DRO-Impacted Soils.** The construction contractor shall ensure that DRO-impacted soils identified in the vicinity of boring AST1 and AST2, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in the area surrounding boring AST1 and AST2, to a depth of 2-feet below ground surface.

The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact With Mitigation Incorporated. The nearest school is Imagine Schools Transitional Kindergarten through 8th Grade Charter School, which is approximately 0.2-mile southwest of the project site and operates through a traditional school year of August through June. During construction activities the routine use of hazardous materials such as paint, solvents, and gasoline would be used on-site. While not in use, such materials are required to be stored on-site per state regulations such as the Occupational Safety and Health Administration (OSHA) Materials Handling and Storage requirements.[36]

As described in Response 4.9(b), above, the Phase I and Phase II ESA found that the project site contains elevated levels of 4,4'-DDE and DRO. During construction, the areas impacted by these potentially hazardous materials must be excavated and removed from the project site, in compliance with Mitigation Measures HAZ-1 and HAZ-2. With implementations of Mitigation measures HAZ-1 and HAZ-2, impacts to schools with regard to hazardous waste would be reduced to less than significant.

Once constructed, the residential development consisting of individual homes may utilize routine residential pest control and pesticide products. However, the project would not result in significant hazardous emissions or handle hazardous materials, substances, or waste that would affect any off-sight land uses including the nearby school.

Mitigation Measures: Refer to Mitigation Measures HAZ-1 and HAZ-2.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. There are no hazardous materials or waste sites located on or within a 1-mile radius of the site; the nearest hazardous waste site is located approximately 1.1 miles east of the project site at 1577 First Street, Coachella. This site was formerly a pesticide and fertilizer business. This site is not included on the California Environmental Protection Agency's Cortese List Data Resources Database.[37] Thus, the project will not create a significant hazard to the public or environment.

Mitigation Measures: None required.

[36] OSHA Materials Handling and Storage, https://www.osha.gov/sites/default/files/publications/osha2236.pdf, revised in 2002.

[37] California Environmental Protection Agency, Cortese List Data Resources, https://calepa.ca.gov/sitecleanup/corteselist/, accessed October 3, 2022.

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 or excessive noise for people residing or working in the project area?

No Impact. The nearest airport is Jacqueline Cochran Regional Airport in Thermal, which is located approximately 4.0 miles southeast of the project site. The project site is located outside the airport influence area boundary.[38] Therefore, the project would not result in a safety hazard or excessive noise for people residing or working at the project site.

Mitigation Measures: None required.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The City of Coachella is served by Fire Station #79, which is located approximately 1.25 miles from the project site, and Riverside County Sheriff's Department, located approximately 4.1 miles from the project site. The project site design shall be reviewed for compliance with project specific emergency access, water pressure and similar requirements as a routine aspect of the City's design review process. In addition, the project does not propose any changes to adjacent roadways that could potentially impair emergency response or evacuation (lane reductions, narrowing, permanent road closures, etc.). Therefore, the project would not interfere with an adopted emergency response or evacuation plan.

Mitigation Measures: None required.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The project site is not located in or near a State Responsibility Area and does not contain lands classified as high or very high fire hazard severity zones.[39] Therefore, the project will not expose people or structures to a significant risk associated with wildfires.

Mitigation Measures: None required.

[38] Riverside County Airport Land Use Commission, Individual Airport Policies and Compatibility Maps – Jacqueline Cochran Regional Airport, amended September 2006.

[39] California Fire, Fire Hazard Severity Zones Map, accessed October 3, 2022.

4.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	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?	☐	☐	☒	☐
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:				
i) result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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 Preliminary Water Quality Management Plan (WQMP) and Hydrological Report were prepared for the project by Michael Baker International in November 2022; refer to ***Appendix G, Preliminary Water Quality Management Plan***, and ***Appendix H, Hydrological Report***, respectively. The purpose of a WQMP is to achieve a level of storm water runoff pollution prevention and abatement that would ensure the health of local waterways. The WQMP analyzes the project and prescribes post-construction Best Management Practices (BMPs) for the property to accomplish this goal and to meet local, state, and federal water quality standards.

Discussion

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. The project involves a development footprint of approximately 39 acres. The size and nature of the proposed development prompts compliance with the existing regulations pertaining to water quality standards and waste discharge requirements.

As part of Section 402 of the Clean Water Act, the U.S. EPA has established regulations under the NPDES program to control direct storm water discharges.[40] In California, the SWRCB administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. [41] The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The project site is under the jurisdiction of the Colorado River RWQCB.

Short-Term Construction Impacts

Construction activities associated with the proposed residential development would be subject to NPDES requirements. Construction sites with one acre or more of soil disturbance are required to apply for coverage for discharges under the General Construction Permit (CGP) by submitting a Notice of Intent (NOI) for coverage. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction, which would include a site plan showing existing and proposed buildings, lots, roadways, storm water collection and discharge points, drainage patterns across the project, and general topography both before and after construction. The SWPPP must list best management practices (BMPs) to be implemented in order to minimize the impact of storm water runoff and address construction site pollutants. Stormwater BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or

[40] Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. Sections 1251 et seq. (1972).
[41] Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. Sections 1251 et seq. (1972).

reduce the pollution of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks.

Based on the project location and setting, the compliant SWPPP is expected to identify temporary sediment track-out prevention devices at each construction entrance/exit point. This type of BMP will provide temporary stabilization to prevent sediment track-out and fugitive dust emissions. Linear sediment barriers are warranted along portions of or the entire construction perimeter to prevent soil and sedimentation erosion impacts. As construction progresses, any on-site proposed storm drain inlets that become operational will require temporary protection to prevent sediment or pollutants from entering the on-site storm drain system.

Long-Term Operational Impacts

Long-term impacts to water quality occur when impacts related to urban runoff increase due to project operations. A reduction of permeable surfaces would be considered a water quality impact, as permeable surfaces allow for rain and runoff to infiltrate into the ground. Infiltration both reduces the amount of flow that is capable of washing off additional pollutants and filter water removing potential pollutants. These changes have the potential to affect long-term water quality. The project involves construction of 204 single-family residences and associated hardscapes. Project implementation would result in a reduction of permeable surfaces, since vacant land would be replaced with residential uses. Thus, the water quality issues of concern would involve urban runoff associated with the new land uses.

With compliance with existing federal, state, and local regulations related to water quality, and implementation of BMPs included in the project construction SWPPP, the project would result in less than significant impacts to water quality resulting from the project. The project would not generate hazardous wastewater that would require any special waste discharge permits. All wastewater associated with the project's interior plumbing systems would be discharged into the local sewer system for treatment at the regional wastewater treatment plant. Impacts would be less than significant with implementation of required BMPs and design recommendations.

Mitigation Measures: None required.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. Coachella Water Authority is the primary water supplier for the project area, which is underlain by Coachella Valley groundwater basin. The Coachella Water Authority has established active water conservation, water reuse, and groundwater recharge planning efforts to ensure adequate water availability and system capacity to meet the growing needs of the City of Coachella. These planning efforts include: turf removal programs, smart

irrigation controller installations, toilet rebates, the use of recycled water, and conservation pricing.

The project involves development of 204 residential units, which would result in increased water consumption, placing greater demands on groundwater supplies. However, the project would not substantially decrease groundwater supplies such that it would impede sustainable groundwater management of the basin.

Local groundwater resources are managed under the 2020 City of Coachella Urban Water Management Plan (2020 UWMP). The 2020 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands. In addition, the 2022 Indio Subbasin Water Management Plan Update, prepared by CVWD, documents the adequacy of the groundwater supplies and confirms that planned future development will not impede sustainable groundwater management. Runoff will be retained onsite in the proposed retention basin, which totals 1.37 acres and would help facilitate groundwater recharge.

Furthermore, the project will implement water conservation measures in accordance with the regulations established by CVWD and the City of Coachella.[42] The project will conserve water through measures that may include efficient plumbing and appliances, efficient irrigation systems, and drought-tolerant planting materials. Therefore, the project is not expected to interfere with groundwater recharge conditions, and impacts on groundwater supplies and recharge are expected to be less than significant.

Mitigation Measures: None required.

c) i) Would the project 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 result in substantial erosion or siltation on- or off-site?

Less than Significant Impact. The project proposes to develop a 204-unit residential community with associated parks and landscaping on a site that is currently fallow agricultural land. Construction and operation of the project would increase the net area of impermeable surfaces on the site. The project would include on-site infiltration in the form of one retention basin to capture stormwater. Adherence to City requirements, including WQMP BMPs, will ensure the project site design will not result in erosion or siltation on- or off-site. The City's requirements include best management practices for the control of silts and other contaminants in flood waters, which will be applicable to the project. Impacts would be less than significant.

[42] City of Coachella General Plan Conservation Element. Accessed 10/10/22. https://cityofcoachellageneralplanupdate.weebly.com/uploads/1/2/1/2/12129446/conservation_element.pdf

Mitigation Measures: None required.

c.ii) Would the project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less than Significant Impact. The project site gently slopes to the southeast, with elevations ranging from 40 to 48 below mean sea level and contains no rivers or streams. The project complies with the local and regional groundwater recharge strategies by implementing on-site storm water retention, infiltration and low impact development improvements as part of the site design. Runoff will be retained onsite in the proposed retention basin, which totals 1.37 acres. As such, the entire volume of storm water runoff generated on-site up to the 100-year event. Impacts would be less than significant.

Mitigation Measures: None required.

c.iii) Would the project 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 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?

Less than Significant Impact. Although the project would increase the amount of impervious surfaces on site, the project would not alter the source of a stream or river. The project complies with the local and regional groundwater recharge strategies by implementing on-site storm water retention, infiltration and low impact development improvements as part of the site design. Runoff will be retained onsite in the proposed retention basin, which totals 1.37 acres. As such, the entire volume of storm water runoff generated on-site up to the 100-year event. Impacts would be less than significant

Mitigation Measures: None required.

c.iv) Would the project 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 impede or redirect flood flows?

Less than Significant Impact. The project complies with the local and regional groundwater recharge strategies by implementing on-site storm water retention, infiltration and low impact development improvements as part of the site design. Runoff will be retained onsite in the

proposed retention basin, which totals 1.37 acres. As such, the entire volume of storm water runoff generated on-site up to the 100-year event. Impacts would be less than significant.

Mitigation Measures: None required.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than Significant Impact. The project is not located within a FEMA FIRM 100-year floodplain. The project site is designated as Zone X, Area of Minimal Flood Hazard.[43] As previously described, the project site does not contain nor is it located near any streams, rivers or other natural drainage courses. The project site is not located near any large inland bodies of water and is more than 50 miles from the Pacific Ocean, a condition that precludes inundation by tsunami or seiche. As such, the project is designed to provide the proper capture and conveyance, of stormwater flows resulting from the 100-year storm event for the project and existing off-site tributary areas. The proposed retention basin will be the primary method of ensuring that the design volume is captured and infiltrated without causing flooded conditions. Less than significant impacts are anticipated.

Mitigation Measures: None required.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The project has developed a WQMP to address the project's quality and quantity of stormwater runoff and provide BMPs for the construction and operation of the project to ensure compliance with the current General Stormwater Permit. Adherence to the City's standard requirements related to water quality will ensure there will be no impact to a water quality control plan.

Mitigation Measures: None required.

[43] FEMA FIRM, National Flood Layer Viewer. RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 1620 OF 3805. Accessible via: https://www.fema.gov/flood-maps/national-flood-hazard-layer Accessed, September 15, 2022.

4.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING: *Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

a) Would the project physically divide an established community?

No Impact. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area.

The project consists of the construction of 204 single-family residential units and associated infrastructure and improvements including roads, landscaping, utilities, and infiltration basins/drainage facilities on a site already planned for residential development. The project site is surrounded by agricultural uses to the north, south, and west, and by residential uses to the east and west.

The project does not propose construction of any roadway, flood control channel, or other structure that would physically divide any portion of the community. In addition, the project is consistent with the surrounding land uses and would not divide an established community. Therefore, no impact would occur.

Mitigation Measures: None required.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The project site is not located within the boundaries of a specific plan. The project site has a General Plan land use designation of General Neighborhood. This

development application is consistent with the land use designation and would result in providing approximately 7.7 dwelling units per acre.

The project site consists of two (2) parcels zoned (GN) General Neighborhood. This project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site in order to develop 204 single-family residences. Moreover, the required change of zone does not substantially change the planned residential use of the site and will not cause significant environmental impacts.

The project includes a site design review to ensure compliance with site-specific development standards, as outlined in the Coachella Municipal Code. Following the approval of the above actions, the project would not cause a significant environmental impact due to a conflict with a land use plan, policy or regulation, and a less than significant impact would occur.

Mitigation Measures: None required.

4.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☐	☒

Discussion

a) Would the project 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?

No Impact. According to the United States Geological Survey (USGS) Mineral Resources Online Spatial Data maps, there are no known mineral resources, critical minerals, or mine features located on or near the project site.[44] Additionally, the site is not currently being used for extraction of mineral resources, nor is it likely to be used for that purpose in the future. Construction of the proposed residential development would rely on existing local and regional aggregate resources from permitted facilities. The project is not expected to result in a considerable extraction and/or loss of known mineral resources that are considered important to the Coachella Valley Region or residents of California. Therefore, it is anticipated that no impacts related to the loss of availability of known mineral resources would occur.

Mitigation Measures: None required.

b) Would the project 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?

No Impact. The City's General Plan 2035 Environmental Impact Report identifies the project site to be located within Mineral Resource Zone 1 (MRZ-1). MRZ-1 indicates areas where no

[44] United States Geological Survey Mineral Resources Online Spatial Data. https://mrdata.usgs.gov/general/map-us.html. Accessed September 16, 2022.

significant mineral deposits are present, or areas where mineral deposits are unlikely to exist. The project site has not been identified as a locally-important mineral resource recovery site, and there are no mineral resource recovery sites on or near the project area. Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site, and no impact would occur.

Mitigation Measures: None required.

4.13 Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 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?	☐	☐	☐	☒

Discussion

FUNDAMENTALS OF NOISE

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear deemphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately 3 dBA to around 140 dBA.

Noise is generally defined as unwanted or excessive sound, which can vary in intensity by over one million times within the range of human hearing; therefore, a logarithmic scale, known as the decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated by mobile sources typically attenuates (is reduced) at a rate between 3 dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3 dBA per doubling of distance. Soft surfaces, such as uneven or

vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

There are a number of metrics used to characterize community noise exposure, which fluctuate constantly over time. One such metric, the equivalent sound level (L_{eq}), represents a constant sound that, over the specified period, has the same sound energy as the time-varying sound. Noise exposure over a longer period of time is often evaluated based on the Day-Night Sound Level (L_{dn}). This is a measure of 24-hour noise levels that incorporates a 10-dBA penalty for sounds occurring between 10 p.m. and 7 a.m. The penalty is intended to reflect the increased human sensitivity to noises occurring during nighttime hours, particularly at times when people are sleeping and there are lower ambient noise conditions. Typical L_{dn} noise levels for light and medium density residential areas range from 55 dBA to 65 dBA.

Two of the primary factors that reduce levels of environmental sounds are increasing the distance between the sound source to the receiver and having intervening obstacles such as walls, buildings, or terrain features between the sound source and the receiver. Factors that act to increase the loudness of environmental sounds include moving the sound source closer to the receiver, sound enhancements caused by reflections, and focusing caused by various meteorological conditions.

REGULATORY FRAMEWORK

State

The State Office of Planning and Research *Noise Element Guidelines* include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The *Noise Element Guidelines* contain a land use compatibility table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the Community Noise Equivalent Level (CNEL). A noise environment of 50 CNEL to 60 CNEL is considered to be “normally acceptable” for residential uses. The Office of Planning and Research recommendations also note that, under certain conditions, more restrictive standards than the maximum levels cited may be appropriate.

City of Coachella General Plan

The City Council of the City of Coachella approved the General Plan 2035 document (General Plan) on April 22, 2015. The General Plan is the primary legal document to guide long-term growth, development and conservation in the City and Sphere of influence. The General Plan is the articulation for the City’s vision of growth for the next 80-100 years with specific steps to guide development toward that vision between now and 2035. As such, the General Plan Noise Element identifies the goals, policies and actions that will enable the City to achieve this vision. As Coachella continues to grow, traffic levels and traffic-related noise is expected to increase. As demonstrated in the Noise Element, noise levels are forecast to exceed City standards in some

areas if not properly attenuated. The goals and policies below reflect the City's fundamental responsibility and desire to protect and preserve the health, safety, and welfare of the community from excessive noise, as defined in the City's Land Use/Noise Compatibility Matrix, shown in Figure 10-1: Coachella Land Use/Noise Compatibility Matrix and in ***Table 4-10, Coachella Land Use/Noise Compatibility Matrix,*** below.

Table 4-10

Coachella Land Use/Noise Compatibility Matrix

Land Use Category		Community Noise Exposure (L_{dn} or CNEL, dBA)			
		Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
CATEGORIES	USES				
RESIDENTIAL	Single-Family, Duplex, Multiple Family	50 – 60	60 – 70	70 – 75	75 – 85
RESIDENTIAL	Mobile Homes	50 – 65	60 – 65	65 – 75	75 – 85
COMMERCIAL – Regional, District	Hotel, Motel, Transient Lodging	50 – 65	60 – 70	70 – 80	80 – 85
COMMERCIAL – Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theater	50 – 70	70 – 80	80 – 85	NA
COMMERCIAL INDUSTRIAL	Office Building, Research and Development, Professional Offices, City Office Building	50 – 65	65 – 75	75 – 80	80 – 85
COMMERCIAL – Recreation INSTITUTIONAL – Civic Center	Amphitheaters, Concert Halls, Auditoriums, Meeting Hall	NA	50 – 60	NA	70 – 85
COMMERCIAL – Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	50 – 65	65 – 75	NA	75 – 85
COMMERCIAL – General, Special INDUSTRIAL, INSTITUTIONAL	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	50 – 70	70 – 85	NA	NA
INSTITUTIONAL – General	Hospital, Church, Library, School Classroom	50 – 60	60 – 65	65 – 75	75 -- 85
OPEN SPACE	Parks	50 – 65	65 – 70	70 – 75	75 – 85
OPEN SPACE	Gold Courses, Cemeteries, Nature Centers, Wildlife Reserves, Wildlife Habitat	50 – 70	70 – 75	75 – 85	NA
AGRICULTURE	Agriculture	50 – 85	NA	NA	NA

Land Use Category		Community Noise Exposure (L_{dn} or CNEL, dBA)			
CATEGORIES	USES	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Notes: NA = Not Applicable; L_{dn} = Day/Night Average; CNEL = community noise equivalent level; dBA = A-weighted decibels Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Normally Unacceptable - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insu0lation features included in the design. Clearly Unacceptable – New construction or development should generally not be undertaken. * Construction of new residential uses will not be allowed within the 65 dBA CNEL contour for airport noise.					
Source: City of Coachella, *General Plan Noise Element*, April 22, 2015.					

The following goals and policies are applicable to the project.

Goal 1. Land Use Planning and Design. A community where noise compatibility between differing types of land uses is ensured through land use planning and design strategies.

Policies

1.1 Noise Compatibility. Use the City's Land Use/Noise Compatibility Matrix shown in Figure 10-1 (***Table 4-10***) as a guide for planning and development decisions.

1.2 Noise Analysis and Mitigation. Require projects involving new development or modification to existing development to implement mitigation measures, where necessary, to reduce noise levels to at least the normally compatible range shown in Figure 10-1 (***Table 4-10***). Mitigation measures should focus on architectural features, building design and construction, rather than site design features such as excessive setbacks, berms and sound walls, to maintain compatibility with adjacent and surrounding uses.

1.6 Land Use and Community Design. Except in cases where noise levels are in the clearly incompatible range as shown in the City's Land Use/Noise Compatibility Matrix Shown in Figure 10-1 (***Table 4-10***), prioritize the building design and character policies in the Land Use and Community Design Element over those in the Noise Element to ensure that new development meets the design vision of the City.

Goal 2. Stationary Source Noise. A community where excessive noise from stationary sources is minimized.

Policies

2.1 Noise Ordinance. Minimize noise conflicts between neighboring properties through enforcement of applicable regulations such as the City's noise ordinance.

2.2 Noise Control. Minimize stationary noise impacts on sensitive receptors and noise emanating from construction activities, private developments/residences, landscaping activities, night clubs and bars and special events.

Goal 3. Mobile Source Noise. A community where excessive noise from mobile sources is minimized.

Policy

3.1 Roadway Noise. Where roadway noise exceeds the normally compatible range shown in the City's Land Use/Noise Compatibility Matrix Shown in Figure 10-1 (***Table 4-10***), implement policies listed under Goal 1 to reduce the impacts of roadway noise on noise-sensitive receptors.

City of Coachella Code of Ordinances

The City of Coachella Code of Ordinances Chapter 7, *Noise Control*, contains the regulations to control noise in the City.

7.04.030 – *Sound Level Limits as related to fixed noise sources*.

A. Regardless of whether an objective measurement by sound level meter is involved, it shall be unlawful for any person to make, continue, or cause to be made or continued, within the city limits any disturbing excessive or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitive residing in the area or that is plainly audible at a distance greater than fifty (50) feet from the sources point for any purpose. The following ten-minute average sound level limits, unless otherwise specially indicated, shall apply as indicated in ***Table 4-11, Sound Level Limits***, below, as it relates to a fixed noise source or leaf blower pursuant to Section 7.04.075.

Table 4-11

Sound Level Limits

Zone	Time	Applicable Ten-Minute Average Decibel Limit (A-weighted)
Residential – All zones	6:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 6:00 a.m.	45
Commercial – All zones	6:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 6:00 a.m.	55
Source: City of Coachella, *Code of Ordinances, Title 7 – Noise Control*, June 2, 2022.		

B. If the measured ambient noise level exceeds the applicable limit as noted in the table in subsection (A) of this section (***Table 4-11***), the allowable average sound level shall be the ambient noise level. The ambient noise level shall be measured when the alleged noise violation sources are not operating.

C. The sound level limit between two zoning districts shall be measured the higher allowable district.

7.04.070 – *Construction activities*

No person shall perform, nor shall any person be employed, nor shall any person cause any other person to be employed to work for which a building permit required by the city in any work of construction, erection, demolition, alteration, repair, addition to or improvement of any building, structure, road improvement to realty except between the hours as set forth as follows:

October 1st through April 30th

- Monday – Friday: 6:00 a.m. to 5:30 p.m.
- Saturday: 8:00 a.m. to 5:00 p.m.
- Sunday: 8:00 a.m. to 5:00 p.m.
- Holidays: 8:00 a.m. to 5:00 p.m.

May 1st through September 30th

- Monday – Friday: 5:00 a.m. to 7:00 p.m.
- Saturday: 8:00 a.m. to 5:00 p.m.
- Sunday: 8:00 a.m. to 5:00 p.m.
- Holidays: 8:00 a.m. to 5:00 p.m.

Emergency work and/or unusual conditions may cause work to be permitted with the consent of the city manager, or his or her designee, upon recommendation of the building director or the city engineer.

7.04.075 – *Property maintenance activities*

A. Noise sources associated with property maintenance activities and all portable blowers, lawnmowers, edgers, or similar devices shall be prohibited except during the following hours:

October 1st through April 30th

- Monday – Sunday: 9:00 a.m. to 5:30 p.m.
- Holidays: Not allowed.

May 1st through September 30th

- Monday – Friday: 8:00 a.m. to 5:30 p.m.
- Saturday and Sunday: 9:00 a.m. to 5:30 p.m.
- Holidays: Not allowed.

Notwithstanding the hours of permitted operations, such equipment that constitutes a public nuisance maybe abated as otherwise provided in this Code.

B. No person shall willfully make or continue, or willfully cause to be made or continued, any noise from any portable powered blower at level which exceeds seventy (70) decibels dBA measured at the midpoint of a wall area twenty (20) feet long and ten (10) feet high and at the horizontal distance fifty (50) feet away from the midpoint of the wall, or not

more than seventy-six (76) decibels dBA at a horizonal distance of twenty-four (24) feet using a sound level meter.

C. No portable powered blower shall be operated in a manner which will permit dirt, dust, debris, leaves, grass clippings, cutting, or trimmings from trees or shrubs to be blown or deposited onto neighboring or public right-of-way. All waste shall be removed and disposed of in a sanitary manner by the use of property occupant.

D. Leaf blowers shall not be operated within a horizontal distance of ten (10) feet of any operable window, door, or mechanical air intake opening or duct.

7.04.090 – *Air conditioning, refrigeration and pool equipment*.

The noise standards enumerated in Section 7.04.030 shall be increased by eight dBA when the alleged offensive noise source is an air conditioning or refrigeration system or associated equipment which was installed prior to the effective date of ordinance codified in this chapter. Installation of new equipment must be certified to be within the provisions of this chapter. Installation of new equipment must be certified to be within the provisions of this chapter for night and day operation noise level.

EXISTING CONDITIONS

Stationary Noise Sources

The project area consists of residential, commercial, and institutional uses. The primary sources of stationary noise in the project vicinity are urban-related activities (i.e., mechanical equipment and parking areas). The noise associated with these sources may represent a single-event noise occurrence, short-term, or long-term/continuous noise.

Mobile Noise Sources

The majority of the existing noise in the project area is generated from vehicle sources along Van Buren Street.

NOISE MEASUREMENTS

Three short-term noise measurements were taken on August 31, 2022, between the hours of 11:00 a.m. and 12:30 p.m. The noise measurement sites were representative of typical existing noise exposure at the nearest sensitive receptors to the project site. Short-term (L_{eq}) measurements are considered representative of the noise levels in the project vicinity. As shown in ***Table 4-12, Short-Term Noise Measurements***, short-term noise levels during the daytime ranged from 66.2 to 69.1 dBA L_{eq}.

Table 4-12

Short-Term Noise Measurements

Site No.	Location	L_{eq} (dBA)	L_{min} (dBA)	L_{max} (dBA)	Peak (dBA)	Date	Time
NM-1	Northeast corner of the intersection of Van Buren Street and Via Merida.	66.2	40.1	81.5	97.0	8/31/22	11:56 a.m.
NM-2	Northwest corner of the intersection of Avenue 50 and Valle Puerta Del Sol.	69.1	44.5	89.9	105.5	8/31/22	12:14 p.m.
NM-3	Along the sidewalk, across the driveway entrance of the Imagine Schools.	66.5	49.9	57.4	105.0	8/31/22	12:33 p.m.
Notes: L_{eq} = Equivalent Sound Level; L_{min} = Minimum Noise Level; L_{max} = Maximum Noise Level							
Source: Michael Baker International, August 31, 2022; refer to Appendix I.							

Meteorological conditions were clear skies, warm temperatures, with moderate wind (11 miles per hour), and low humidity. The peak noise is the traffic along nearby roadways. Noise monitoring equipment used for the ambient noise survey consisted of a Brüel & Kjær Hand-held Analyzer Type 2250 equipped with a Type 4189 pre-polarized microphone. The monitoring equipment complies with applicable requirements of the American National Standards Institute for Type I (precision) sound level meters. The results of the field measurements are included in ***Appendix I, Noise Data***.

SENSITIVE RECEPTORS

Sensitive populations are more susceptible to the effects of noise than are the general population. Land uses considered sensitive by the State of California include schools, playgrounds, athletic facilities, hospitals, rest homes, rehabilitation centers, long-term care and mental care facilities. Generally, a sensitive receptor is identified as a location where human populations (especially children, senior citizens, and sick persons) are present. Land uses less sensitive to noise are business, commercial, and professional developments. Noise receptors categorized as being least sensitive to noise include industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, warehousing, and transit terminals. These types of land use often generate high noise levels. Moderately sensitive land uses typically include multi-family dwellings, hotels, motels, dormitories, and outpatient clinics.

Existing land uses surrounding the project site include residential, commercial, and institutional uses. The nearest sensitive receptors are single-family residences located approximately 80 feet east of the proposed project site.

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?

Less Than Significant Impact. It is difficult to specify noise levels that are generally acceptable to everyone; noise that is considered a nuisance to one person may be unnoticed by another.

Standards may be based on documented complaints in response to documented noise levels or based on studies of the ability of people to sleep, talk, or work under various noise conditions. However, all such studies recognize that individual responses vary considerably. Standards usually address the needs of the majority of the general population.

SHORT-TERM NOISE IMPACTS

Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction activities would include the following phases: demolition, grading, building construction, paving, and architectural coating. Depending on market conditions, building construction and associated architectural coating applications would last for up to two years. Ground-borne noise and other types of construction-related noise impacts typically occur during the initial demolition and grading phases. These phases of construction have the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in ***Table 4-13, Maximum Noise Levels Generated by Construction Equipment***. It should be noted that the noise levels identified in ***Table 4-13*** are maximum sound levels (L_{max}), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Table 4-13

Maximum Noise Levels Generated by Construction Equipment

Type of Equipment	Acoustical Use Factor[1]	L_{max} at 50 Feet (dBA)	L_{max} at 80 Feet (dBA)
Backhoe	40	78	74
Compressor	40	78	74
Concrete Mixer Truck	40	79	75
Concrete Saw	20	90	86
Crane	16	81	77
Dozer	40	82	78
Dump Truck	40	76	72
Excavator	40	81	77
Flatbed Truck	40	74	70
Forklift	20	75	71
Grader	40	85	81
Loader	40	79	75
Paver	50	77	73
Roller	20	80	76
Scraper	40	85	81

Tractor	40	84	80
Water Truck	40	80	76
Welder	40	74	70

Note:
1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

Source: Federal Highway Administration, *Roadway Construction Noise Model (FHWA-HEP-05-054)*, January 2006.

Construction noise levels in the project vicinity would fluctuate depending on the particular type, number, and duration of usage for the varying equipment. The effects of construction noise largely depend on the type of construction activities occurring on any given day, noise levels generated by those activities, distances to noise-sensitive receptors, and the existing ambient noise environment in the receptor's vicinity. Construction generally occurs in several discrete phases, with each phase requiring different equipment with varying noise characteristics. These phases alter the characteristics of the noise environment generated on the proposed project site and in the surrounding community for the duration of the construction process.

Construction noise impacts generally happen when construction activities occur in areas immediately adjoining noise sensitive land uses, during noise sensitive times of the day, or when construction durations last over extended periods of time. The closest sensitive receptors are single-family residences located at approximately 80 feet to the east of the project construction activities. As indicated in ***Table 4-13***, typical construction noise levels would range from approximately 70 to 86 dBA at the sensitive receptors. These noise levels could intermittently occur for a few days when construction equipment is operating closest to the residences. The remainder of the time, the construction noise levels would be much less because the equipment would be working in an area farther away from the existing sensitive uses.

As previously discussed, the City does not have established noise standards for construction activities if the construction activities occur within the allowable hours specified by the Municipal Code. Pursuant to Coachella Municipal Code Section 7.04.070, construction activities may only occur between the hours of 6:00 a.m. and 5:30 p.m. Monday through Friday, 8:00 a.m. and 5:00 p.m. on Saturday, Sunday, and holidays from October 1st through April 30th, and between the hours of 5:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. and 5:00 p.m. on Saturday, Sunday, and holidays from May 1st through September 30th. Project construction activities would occur within the allowable hours specified by the Coachella Municipal Code. As such, impacts would be less than significant in this regard.

LONG-TERM NOISE IMPACTS

Mobile Noise

According to the *Highway Traffic Noise Analysis and Abatement Policy and Guidance*, a doubling of traffic volumes would result in a 3 dB increase in traffic noise levels, which is barely detectable

by the human ear.[45] Based on the project's Traffic Scoping Agreement, the proposed project would generate approximately 1,944 average daily trips. Access to the proposed project site would be provided via an ingress/egress driveway located along Van Buren Street. Based on the 2015 Traffic Count on Van Buren Street and 50th Avenue, existing average daily traffic volumes along Van Buren Street in the vicinity of the proposed project is approximately 8,190 vehicles per day.[46] As such, the project's trip generation (approximately 1,944 average daily trips) would not double existing traffic volumes and an increase in traffic noise along local roadways would be imperceptible. Therefore, project-related traffic noise would be less than significant.

Stationary Noise

The project proposes to construct 204-unit single-family residences. Primary stationary noise sources associated with the project include mechanical equipment, parking lot activities, and outdoor gathering areas.

Mechanical Equipment

Heating Ventilation and Air Conditioning (HVAC) units would be installed in the backyards of the proposed single-family residences attached to the building. Typically, mechanical equipment noise is 60 dBA at 20 feet from the source.[47] Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the source.[48] The nearest sensitive receptors are single-family residential uses located approximately 100 feet to the east of the nearest proposed building backyards. At this distance, potential noise from HVAC units would be approximately 46 dBA. However, noise generated in the backyards would be reduced at off-site uses as the project would construct a concrete masonry unit (CMU) wall surrounding the back yard of each individual unit. As a solid barrier, the CMU wall would provide a reduction of 5 dBA.[49] As such, the Nosie level to the nearest sensitive receptor would be 41 dBA. Therefore, noise levels from mechanical equipment would not exceed the City's noise standards of 55 dBA during daytime and 45 dBA during nighttime for residential uses as established in Coachella Municipal Code Section 7.04.030; refer to ***Table 4-11***. Therefore, the nearest residents would not be directly exposed to substantial noise from on-site mechanical equipment. Impacts in this regard would be less than significant.

[45] U.S. Department of Transportation, *Highway Traffic Noise Analysis and Abatement Policy and Guidance*, updated August 24, 2017, https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm, accessed on January 18, 2023.

[46] Coachella Valley Association of Governments, *Coachella Valley Traffic Counts*, https://www.arcgis.com/apps/View/index.html?appid=fb9489b188e74be3b599afb52741849d, accessed January 18, 2023.

[47] Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, June 26, 2015.

[48] Cyril M. Harris, *Noise Control in Buildings*, 1994.

[49] U.S. Department of Transportation, *Federal Highway Administration Roadway Construction Noise Model User's Guide*, January 2006.

Parking Lot Activities

The proposed project would provide garage and surface parking spaces for homeowners and visitors. Traffic associated with parking is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up and car pass-bys may be an annoyance to adjacent noise-sensitive receptors. Estimates of the maximum noise levels associated with the parking lot activities attributed to the project are presented in ***Table 4-14, Maximum Noise Levels Generated by Parking Lots***.

Table 4-14
Maximum Noise Levels Generated by Parking Lots

Noise Source	Maximum Noise Levels at 50 Feet from Source	Maximum Noise Levels at 220 Feet from Source
Automobile, door slamming	61 dBA L_{eq}	48 dBA L_{eq}
Automobile, warming up	36 dBA L_{eq}	23 dBA L_{eq}
Automobile, engine Idling	53 dBA L_{eq}	40 dBA L_{eq}
Notes: dBA = A-weighted Decibels; L_{eq} = Equivalent Sound Level		
Source: Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values,* June 26, 2015.		

As shown in ***Table 4-14***, parking lot activities can result in noise levels up to 61 dBA at a distance of 50 feet. It is noted that parking lot noise are instantaneous noise levels compared to noise standards in the CNEL scale, which are averaged over time. As a result, actual noise levels over time resulting from parking lot activities would be far lower than what is identified in ***Table 4-14***. The proposed project would have intermittent parking lot noise due to the movement of vehicles. The nearest sensitive receptors would be located approximately 220 feet from parking areas associated with units on the eastern portion of the project site. There would be residential building located in between the parking areas and sensitive receptors which would block the line of sight. At this distance, noise levels from parking activities would range from 23 to 48 dBA. Additionally, a CMU wall would separate the proposed project site and the nearest sensitive receptors, which would result in a noise level reduction of at least 5 dBA.[50] Therefore, parking activities noise would be reduced to approximately 18 to 43 dBA at the nearest sensitive receptors. As such, parking lot noise levels would exceed the City's noise standards of 55 dBA during daytime and 45 dBA during nighttime for residential uses as established in Coachella Municipal Code Section 7.04.030; refer to ***Table 4-11***. Additionally, parking lot noise would be partially masked by background noise from traffic along Van Buren Street. Impacts would be less than significant in this regard.

[50] Ibid.

Outdoor Gathering Areas

Each unit would include a backyard that has the potential to be accessed by groups of people intermittently. Noise generated by groups of people (i.e., crowds) is dependent on several factors including vocal effort, impulsiveness, and the random orientation of the crowd members. Crowd noise is estimated at 60 dBA at one meter (3.28 feet) away for raised normal speaking.[51] This noise level would have a +5 dBA adjustment for the impulsiveness of the noise source, and a -3 dBA adjustment for the random orientation of the crowd members.[52] Therefore, crowd noise would be approximately 62 dBA at one meter from the source (i.e., the outdoor amenity gathering area).

The closest sensitive receptors to the east of the project site are located approximately 80 feet from the outdoor amenity gathering area measured from the property line of the receptors. At the distance of 80 feet, crowd noise would be reduced to approximately 33 dBA. Therefore, noise levels from outdoor gathering areas would not exceed the City's noise standards of 55 dBA during daytime and 45 dBA during nighttime for residential uses as established in Municipal Code Section 7.04.030; refer to ***Table 4-11***. As such, the proposed outdoor gathering areas would not generate noise levels that would exceed the City's noise standards at the closest sensitive receptors. Impacts would be less than significant in this regard.

Mitigation Measures: None required.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact.

CONSTRUCTION

Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment.

[51] M.J. Hayne, et al, *Prediction of Crowd Noise*, Acoustics, November 2006.
[52] Ibid.

The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. The Federal Transit Administration (FTA) guidelines are used to evaluate potential impacts related to construction vibration for both potential building damage and human annoyance. The FTA has identified an architectural damage criterion for continuous vibrations of 0.20 inch/second PPV. Further, as the nearest sensitive receptors to project construction are residential uses, the criterion for human annoyance of 0.20 inch/second PPV is utilized. Typical vibration produced by construction equipment is illustrated in ***Table 4-15, Typical Vibration Levels for Construction Equipment***.

Table 4-15

Typical Vibration Levels for Construction Equipment

Equipment	Approximate peak particle velocity at 25 feet (inches/second)	Approximate peak particle velocity at 120 feet (inches/second)
Loaded Trucks	0.076	0.0072
Large Bulldozers	0.089	0.0085
Small Bulldozer/Tractors	0.002	0.0003
Jackhammer	0.035	0.0033
Vibratory Rollers	0.210	0.0200

Notes:
Calculated using the following formula:
$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$
where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance
PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*
D = the distance from the equipment to the receiver

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, April 2020.

The nearest structures to the project site are single-family residential buildings located approximately 120 feet to the east of the project construction activities. Groundborne vibration decreases rapidly with distance. As indicated in ***Table 4-15***, based on the FTA data, vibration velocities from typical heavy construction equipment operation would range from 0.0003 to 0.02 inch/second PPV at 120 feet from the source of activity. As such, the construction activities would not be capable of exceeding the 0.20 inch/second PPV significance threshold for vibration to the nearest structures and a less than significant impact would occur in this regard.

OPERATION

The project would involve development of single-family residences that would not generate groundborne vibration that could be felt by surrounding uses. The project operation would not involve railroads or substantial heavy truck operations, and therefore would not result in vibration impacts at surrounding uses. Thus, no impact would occur in this regard.

Mitigation Measures: None required.

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?

No Impact. The nearest airport to the project site is the Jacqueline Cochran Regional Airport, located approximately 3.85 miles to the southeast of the project site. There are no other public airport or private use airport within two miles of the project site. Therefore, no impacts would occur in this regard.

Mitigation Measures: None required.

4.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned 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?	☐	☐	☒	☐

Discussion

a) Would the project induce substantial unplanned 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)?

Less Than Significant Impact. The project proposes a net density of approximately 7.7 du/ac which is consistent with the existing General Plan land use designation of General Neighborhood. The project site is zoned GN (General Neighborhood). The proposed project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site to develop 204 single-family residences.

The Department of Finance E-5 Table for 2022 estimates that the total population in Coachella was 42,158 persons with 4.25 persons per household.[53] As the project proposes single-family residential units, this would provide for an estimated population increase of 867 persons. Therefore, the population growth associated with the project would represent an approximate 2.06 percent increase over the City's estimated 2022 population of 42,158 persons.

The project is consistent with the planned population growth identified in the General Plan and is consistent with the Housing Element of the General Plan. The project site is in an urbanized area and would not require extension of roadway infrastructure. The proposed expansion of underground powerlines from the Jackson Substation is required to serve the project and would not induce substantial unplanned growth. The project would not result in a substantial unplanned population growth in the area and no mitigation is required.

[53] California Department of Finance website, http://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/ accessed 10/10/22.

Mitigation Measures: None required.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The proposed 204-unit residential development would be constructed on land that is currently a fallow agricultural site, along with an existing residence and several outbuildings that would be demolished as part of this project. All property owners are voluntarily selling their property and would be compensated for their property. At this time, no evictions are anticipated. It is expected that the few existing residents would have the ability to relocate based on the availability of existing housing stock in the area. Therefore, impacts would be less than significant in this regard and no mitigation is required.

Mitigation Measures: None required.

4.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact 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 or 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?	☐	☐	☒	☐

Discussion

a) i)Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or 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 fire protection?

Less Than Significant Impact. Fire protection and emergency medical services to the City are provided by the Riverside County Fire Department (RCFD), which provides a full range of fire suppression and emergency medical services to Coachella City residents, businesses, and visitors.[54] The nearest fire station to the project site is Station #79 located at 1377 Sixth Street, which is approximately 1.25 miles southeast of the site. This is within the City's Goal 7.11 of the

[54] City of Coachella website, https://www.coachella.org/departments/fire-department, accessed September 29, 2022.

General Plan Infrastructure and Public Services Element, to provide fire protection services within a 1.5-mile radius from the fire station.[55]

Implementation of the project would increase the demand for fire protection services in the project vicinity. However, the project would be developed in accordance with applicable city, county, and state regulations, codes, and policies pertaining to fire hazard reduction and protection. The project would be designed and constructed within California Building Code standards. Continuous fire access roadways and public hydrants would be provided throughout the project site to allow adequate emergency service. The project applicant would also be required to pay applicable Development Impact Fees to the City of Coachella, per Chapter 4.45 of the Coachella Municipal Code, which funds the provision of adequate fire protection facilities.

In addition, based on the proximity of the project site to existing RCFD facilities and the fact that the project site is already within the RCFD's service area, the project would not affect response times or service ratios, alter or increase the demand for fire protection services, or require the construction of additional fire facilities. Impacts would be less than significant.

Mitigation Measures: None required.

a.ii)Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or 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 police protection?

Less Than Significant Impact. The City of Coachella Police Department contracts with Riverside County Sheriff's Department (RCSD) to provide comprehensive law enforcement services. The nearest facility to the project site is the RCSD station located at 86625 Airport Boulevard in Thermal, which is approximately 4.1 miles southeast of the project site. Similar to fire protection services, the project site is already located within the police department's service area. As discussed in Section 4.14, *Population and Housing*, the population is expected to increase by approximately 867 persons with project implementation. This would lead to a possible increase in police services to the immediate project site and to the surrounding areas but would not require the construction of new or physically altered facilities. In addition, the project applicant would be required to pay applicable Development Impact Fees to the City of Coachella, per the City's municipal code, which funds the provision of adequate police facilities such as buildings, land, equipment and vehicles. Therefore, impacts would be less than significant.

Mitigation Measures: None required.

a.iii)Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or

[55] City of Coachella, *General Plan Update 2035, Infrastructure and Public Services Element*, adopted April 22, 2015.

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 schools?

Less Than Significant Impact. The project site is located within the boundaries of Coachella Valley Unified School District (CVUSD) for public education services.[56] The nearest schools to the site are Coachella Valley High School located at 83-800 Airport Blvd in Thermal, approximately 3.2 miles to the south, Bobby Duke Middle School located at 85-358 Bagdad Avenue, approximately 2.4 miles to the southeast, and Coral Mountain Academy Elementary School located at 51-375 Van Buren Street, approximately 1.0 mile to the south of the project site.

Development of the project would increase the enrollment rate at each of these schools due to the approximate population increase of 867 persons. At the time of writing, CVUSD requires a school facility fee of $4.08 per square foot for new residential construction, which is deemed legally adequate to avoid impacts to school facilities under the Government Code. The fees collected are dispersed to the school district to offset any potential impacts and are used to fund construction of new facilities or improvement of existing facilities. The project would comply with the CVUSD development fees. Therefore, impacts would be less than significant.

Mitigation Measures: None required.

a.iv)Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or 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 parks?

Less Than Significant Impact. The City maintains eight existing parks totaling 87.7 acres of park space. The largest park is Bagdouma Park, which is approximately 1.9 miles southeast from the project site and accounts for 46 acres of recreational land. The closest City-owned park to the project site is the 29-acre Rancho Las Flores Park, which is located approximately 1.0 mile north of the project site.

Project implementation would increase the City's population by approximately 867 residents, which would result in increased use of existing parks. However, Coachella Municipal Code Section 16.36.060 requires that three acres of land per each one thousand (1,000) persons residing within a subdivision shall be devoted to neighborhood and community park facilities. Alternatively, the project applicant may pay Development Impact Fees to the City for park and recreational purposes. Since the project proposes 204 dwelling units, this would result in approximately 867 persons in the Sevilla 2 community. As such, 2.9 acres of dedicated park land would be required. The project proposes a 1.0-acre private park within the project site for residents' use. Since this

[56] Coachella Valley Unified School District, Trustee Area Boundaries, https://www.cvusd.us/board-of-education/trustee-area-boundaries, accessed September 29, 2022.

is less than the amount required by the City of Coachella Municipal Code to support the residential development, a fee would be required. This fee would go to the City for the purpose of developing new or rehabilitating or expanding existing park and recreation facilities. With fee payment, the project would not result in substantial adverse physical impacts associated with the provision of park facilities and a less than significant impact would occur.

Mitigation Measures: None required.

a.v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or 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 other public facilities?

Less Than Significant Impact. Other public facilities in the project area such as medical/healthcare, production, commercial, retail, residential, etc., would not be adversely impacted by project implementation. As discussed in Response 4.14(a) of ***Section 4.14, Population and Housing***, the project would not induce substantial unplanned population growth because it is consistent with the anticipated growth identified in the General Plan. As such, project buildout is expected to only marginally impact other public facilities. No additional public facilities are required for the project to accommodate the additional residents. An increase in demand for the City's existing facilities would be less than significant.

Mitigation Measures: None required.

4.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☒	☐

Discussion

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?

Less Than Significant Impact. The City maintains eight existing parks totaling 87.7 acres of park space. The largest park is Bagdouma Park, which is approximately 1.9 miles southeast from the project site and accounts for 46 acres of recreational land. The closest City-owned park to the project site is the 29-acre Rancho Las Flores Park, which is located at 48-400 Van Buren Street, approximately 1.0 mile north of the project site.

The project would include the development of 204 new single-family residential units and would increase the population of the immediate area by approximately 867 persons. However, this growth is consistent with the City's General Plan. In addition, the project proposes a 1.0-acre private park area within the project site for residents' use. While this does not meet the 2.9 acres of park space required by the Coachella Municipal Code Section 16.26.060, the project applicant would pay a Development Impact Fee to be used by the City for developing new or rehabilitating or expanding existing park and recreation facilities. The payment of the fee would ensure that the project provides its fair share of funds for parks to offset the incremental increase in existing recreational facility use that may be created by the project. Therefore, project implementation would not result in substantial physical deterioration of recreational facilities and a less than significant impact would occur.

Mitigation Measures: None required.

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?

Less Than Significant Impact. The project includes the development of a 1.2-acre park within the project site. This would be mostly open space with landscaping. It would primarily be used by residents within the neighborhood, and would not have adverse environmental effects, including due to heavy foot traffic or vehicle visitations. The park would be compliant with all guidelines and ordinances outlined in Coachella Municipal Code to prevent adverse effects related to noise, lighting, or hazards. Additionally, as discussed above, the project would be required to pay impact fees for parks and recreation to offset the incremental increase in existing recreational facility use that may result with the project. As such, the project would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. A less than significant impact would occur.

Mitigation Measures: None required.

4.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact 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) 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?	☐	☐	☒	☐

This section is based on the *Traffic Analysis Study, Tentative Tract Map 38577 Sevilla II, City of Coachella, California*, prepared by Michael Baker International on July 19, 2023, and the *Tentative Tract Map 38577 Sevilla II VMT Assessment*, prepared by Michael Baker International on May 15, 2023. Refer to ***Appendix E1, Traffic Impact Study*** and ***Appendix E2, VMT Analysis***.

Discussion

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?

Less than Significant Impact. The project is projected to generate 1,944 daily trips which includes 143 AM Peak Hour trips and 194 PM Peak Hour trips during a typical weekday.

The project's Traffic Impact Analysis identified one (1) level of service (LOS) deficiency for compliance with City of Coachella General Plan goals subsequent to July 1, 2020, but is not considered a significant environmental impact. Instead, deficiencies and improvements may be incorporated into project conditions of approval as deemed satisfactory to the City engineer. The City has established LOS D as the minimum allowable LOS at intersections. Therefore, any intersection operating at LOS E or worse will be considered deficient for the purposes of this analysis. The study area for this project was developed consistent with the Riverside County Traffic Impact Analysis Preparation Guide and in in coordination with the City.

There are a total of six (6) intersections locations where traffic operations could potentially be impacted by the project (project area). It should be noted that Intersections #5 and #6 do not exist without the project and were not analyzed under the Existing or Opening Year without Project conditions.

1- Calhoun Street & Avenue 50
2- Van Buren Street & Avenue 48
3- Van Buren Street & Avenue 49
4- Van Buren Street & Avenue 50
5- Van Buren Street & Street “A”
6- Van Buren Street & Street "F"

According to the General Plan, Level of Service (LOS) D will be the minimum acceptable traffic operations condition given the Project location. The operational analysis findings are as follows:

Existing Year 2022: In the Existing Year 2022 condition, all intersections operate at acceptable LOS D or better during the AM and PM Peak Hours.

Opening Year 2025 Without Project: In the Opening Year 2025 Without Project condition, all intersections operate at acceptable LOS D or better during the AM and PM Peak Hours.

Opening Year 2025 With Project: In the Opening Year 2025 With Project condition, the intersection of Van Buren Street and Avenue 50 (study intersection #4) is projected to operate at unacceptable LOS E during the PM Peak Hour. All other study intersections operate at acceptable LOS D or better during the AM and PM. The study identifies Recommendation #1: Optimize signal timing at the intersection of Van Buren Street and Avenue 50 (study intersection #4). Implementing this improvement, the intersection is projected to operate at an acceptable LOS D during the PM Peak Hour. Given the effective improvement, the Project proposes a signal timing evaluation and implementation of updated timing for the intersection of Van Buren Street and Avenue 50. The signal timing improvement will be made a condition of approval for the project, thereby assuring that the project is consistent with the General Plan’s LOS policies.

Sight Distance: A review of the project intersections confirms all intersections provide adequate sight distance with relatively unobstructed views per County of Riverside’s *Standard No. 821, Intersection Sight Distanc*e. The intersections evaluated for sight distance include two proposed intersections along Van Buren Street as well as multiple internal site intersections.

Transit

The SunLine Transit Agency (STA) provides transit service in the project area including fixed-route bus service and Dial-a-Ride service. Dial-a-Ride service is provided for locations within three quarters of a mile of an STA local route, meaning service is provided in the Project area. Service offered through the Study Area is provided by Route 6 and Route 8 seven (7) days a week. Route

6 spans between the Palm Desert and Coachella. The route runs from about 6 AM to 8 PM with about a 60-minute headway. Its closest bus stop is located at the intersection of Van Buren Street and Avenue 50. Route 8 spans between Indio and Mecca. The route runs from about 5:30 AM to 9:30 PM with about a 60-minute headway. Its closest bus stop is located at the intersection of Van Buren Street and Avenue 50, which is approximately 1,300 feet north of the project site. The project would not interfere with the bus routes within the project site vicinity.

Bike and Pedestrian

Two bicycle lane corridors currently exist within the project area. Class 2 Bike Lanes are located along Van Buren Street, between Fiesta Road to just north of 51st Avenue. A Class 2 Bike Lane is located along the northside of Avenue 50, between Calhoun Street and Van Buren Street. Between Van Buren Street and Cesar Chavez Boulevard, Class 2 Bike Lanes are located along Avenue 50. On all other roadways, bicyclists generally utilize a shoulder adjacent to motor vehicle traffic. Along the current project frontage, a Class 2 Bike Lane exist. In the project vicinity, a sidewalk is currently provided on the east side of Van Buren Street from Avenue 50 in the north to Valencia development in the south. Along the current project frontage, no sidewalk exists. The project would provide right-of-way improvements along the property frontage including a vehicular travel lane, bike lane, curb, gutter, and sidewalk. The project would comply with the City's design and development standards; therefore, the project would not interfere with existing or planned bicycle facilities or sidewalks in the City.

The project would not conflict with a program plan, ordinance or policy addressing the circulation system and therefore no mitigation measures are required. Impacts would be less than significant.

Mitigation Measures: None required.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less than Significant Impact. CEQA Guidelines Section 15064.3(b) identifies criteria to analyze transportation impacts for land use projects (subdivision 15064.3(b)(1)) and transportation projects (subdivision 15064.3(b)(2)). The *Riverside County Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020) (County Guidelines) were utilized as the primary resource in the development of this analysis since City-specific vehicle miles traveled (VMT) guidelines have not yet been developed.

Land use projects that meet the County Guidelines screening thresholds are assumed to result in a less than significant transportation impact under CEQA and do not require a detailed quantitative VMT assessment. However, because the project does not meet the Screening Criteria for land use projects, a project-specific VMT assessment was required. The results of the model run to calculate VMT showed that the Baseline condition with the Project would result in

a 13.6 VMT per capita, which is below the County's 18.3 VMT per capita threshold. Therefore, the project would result in less than significant impact with regard to VMT.

Mitigation Measures: None required.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. As shown on ***Exhibit 3, Conceptual Site Plan***, access to the site would be developed via two entry points from Van Buren Street. Access and circulation improvements would be designed and constructed consistent with City design and engineering standards. Based on the Traffic Impact Study, all intersections would provide adequate sight distance with relatively unobstructed views per the County of Riverside's *Standard No. 821, Intersection Sight Distance*.

The construction of the project will result in the need for back-to-back left turns between the project's northern entrance and Via Merida. The intersection of Via Merida and Van Buren Street currently has a striped southbound left turn lane with approximately 210 feet of storage. Project improvements would result in a northbound left turn lane at the northern entrance of 65 feet and a southbound left turn lane at the Via Merida intersection of 110 feet. The Traffic Impact Study determined that both entrances to the project via Van Buren Street provide sufficient available space for left turns on both Van Buren Street, as well as sufficient space for traffic turning left into Via Merida.

Thus, hazard impacts due to a geometric design feature would be less than significant. Further, as discussed in ***Section 4.11, Land Use and Planning***, the project is consistent with surrounding land uses and no hazard impacts would occur in this regard. Impacts would be less than significant.

Mitigation Measures: None required.

d) Would the project result in inadequate emergency access?

Less than Significant Impact. As discussed in ***Section 4.9, Hazards and Hazardous Materials***, the project site design shall be reviewed for compliance with project-specific emergency access as a routine aspect of the City's design review process. In addition, the project does not propose any changes to adjacent roadways that could potentially impair emergency response or evacuation (lane reductions, narrowing, permanent road closures, etc.). The project would comply with all local, regional, state, and federal guidelines related to emergency access. Emergency vehicles would be able to access the project site via both entrance/exit points from Van Buren Street. The project site would be accessible to emergency responders during construction and operation of

the project. Therefore, the project would not result in inadequate emergency access. Impacts would be less than significant.

Mitigation Measures: None required.

4.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
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.	☐	☒	☐	☐

Discussion

In 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines a new category of resources under CEQA called "tribal cultural resources." Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is either listed on or eligible for the California Register of Historical Resources (CRHR) or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

In 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines, and these amendments are addressed within this Initial Study.

In compliance with AB 52, the City of Coachella distributed letters notifying each Native American Tribal government having previously requested to be on the City's AB 52 consultation list. The AB 52 letters were distributed by certified mail on January 12, 2023. Responses were received from Augustine Band of Cahuilla Indians (ABCI) on January 24, 2023 and Morongo Band of Mission Indians (MBMI) on March 20, 2023. The letter from the Tribal Secretary of ABCI indicated that the tribe is currently unaware of specific cultural resources that may be affected by the project. It was requested that the tribe be contacted immediately in the event that cultural resources are uncovered during project implementation. The letter from the Tribal Historic Preservation Officer of MBMI stated that the project is not within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Refer to ***Appendix J, Tribal Correspondence***.

a) ***i)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 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)?***

No Impact. As detailed in Response 4.5(a), no historic resources listed or eligible for listing in a State or local register of historical resources are located on the project site. Therefore, no impacts related to historic tribal cultural resources defined in Public Resources Code Section 5020.1(k) would occur.

Mitigation Measures: None required.

a) ***ii)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 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.

Less Than Significant Impact With Mitigation Incorporated. According to the cultural and paleontological memo prepared by Michael Baker in December 2022, the Native American Heritage Commission (NAHC) conducted a search of the Sacred Lands File (SLF) to identify any Native American cultural resources that might be affect by the project. The SLF search yielded negative results. In addition, the City of Coachella distributed letters on January 12, 2023. notifying each Native American Tribal government having previously requested to be on the City's AB 52 consultation list. Responses were received from Augustine Band of Cahuilla Indians (ABCI) on January 24, 2023, and Morongo Band of Mission Indians (MBMI) on March 20, 2023. Neither tribe requested consultation. The letter from the Tribal Secretary of ABCI indicated that the tribe is currently unaware of specific cultural resources that may be affected by the project. The letter from the Tribal Historic Preservation Officer of MBMI stated that the project is not within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

As discussed in ***Section 4.5, Cultural Resources***, Mitigation Measures CUL-1 and CUL-2 would ensure that construction workers are trained to identify potential resources, and that sufficient actions are taken to have the resource appropriately assessed in the event of an inadvertent discovery. With implementation of Mitigation Measures CUL-1 and CUL-2, impacts causing a substantial adverse change in the significance of a tribal cultural resource would be less than significant.

Mitigation Measures: Refer to Mitigation Measures CUL-1 and CUL-2.

4.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact 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 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?	☐	☐	☒	☐

Discussion

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact.

Electrical and Natural Gas. The Imperial Irrigation District (IID) would provide electricity to the project. The project would be required to connect to the Jackson Substation, located less than one mile west of the project site. The Will Serve letter from IID, dated November 28, 2022, states that based on an anticipated total load of 204 single family homes connected to 200Amp Panels, Single Phase 120/240V, electrical facilities can be accommodated for the project. This would be achieved via a new distribution backbone feeder extended from the Jackson substation, including the reconfiguration of backbone circuits running along Avenue 50 in addition to implementing ties to existing facilities.

The Jackson substation is located at the southwest corner of the intersection of Jackson Street and Avenue 50. The line extension connecting the project site to the substation would be situated on the south side of Avenue 50 heading east to Van Buren Street. An underground conduit system already exists along a portion of the route. Other sections of the route are maintained by the County of Riverside and the City of Coachella, which would make the ultimate decision if the line extension would be overhead or underground. As the line extension would primarily utilize existing easements along these previously constructed roadways to connect the project to the Jackson substation, impacts would be less than significant. In addition, the entire project would comply with Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Code of Regulations) and locally adopted energy conservation requirements.

The Gas Company would supply natural gas service to the project. The project would connect to existing service lines with the final configuration to be approved by the Gas Company.

Water and Wastewater

The Coachella Water Authority (CWA) provides domestic water supply and the Coachella Sanitary District provides Wastewater services to the City of Coachella. Groundwater is the primary source of domestic water supply in the Coachella Valley; CWA provides potable water to the City by pumping from six wells within the City's distribution system. The total capacity of active wells is approximately 11,400 gallons per minute (gpm). CWA has three storage reservoirs within the City, with a total reservoir capacity of approximately 10.5 MG. CWA's distribution system network consists of approximately 120 miles of pipeline, which range from 4-inches to 36-inches in diameter. The City of Coachella 2015 Sewer System Master Plan Update states that flows generated from the City's residential, commercial, and industrial areas discharge to the City's Avenue 54 wastewater treatment plant (WWTP) with a capacity of 4.5 million gallons per day (MGD). In addition, the city maintains about 90 miles of sanitary sewers ranging in size from 4 to 54 inches in diameter.

The project would connect with the City's local sewer system at Van Buren Street. The project will also be reviewed by CVWD and City staff to assure compliance with all current and applicable wastewater treatment requirements, as the project is located within a land use category the City considers suitable for the proposed use of the site, according to the City's General Plan Update.

Therefore, the project is not expected to exceed wastewater treatment requirements of the Regional Water Quality Control Board.

Stormwater Drainage

Runoff from the project generally drains toward the southeast. Presently, the site is currently utilized for agricultural and residential purposes and is without storm water facilities. As part of the project, streets will be designed to slope down from the centerline and into gutters. The low-lying areas in the site are designated to manage storm water runoff and improve water quality, which will be the retention basin. Stormwater will be collected throughout the project site and be conveyed through it through pipes to drywells located underground, below the retention basin. The purpose of the drywell is to retain nuisance waters, collect any debris of the first flush of storm waters and to facilitate maintenance of the system. One 1.37-acre retention basin is proposed as part of the project, which is adequate to retain peak flows on site in accordance with applicable requirements.

Connections to local water and sewer mains would involve temporary and less than significant construction impacts that would occur in conjunction with onsite improvements. No improvements are required for off-site sewer lines or treatment facilities to serve the project. The stormwater drainage will be installed as part of the project and is designed to reduce significant environmental effects and to avoid altering the existing drainage patterns of the surrounding properties. Therefore, a less than significant impact would occur.

Mitigation Measures: None required.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. The 2020 Coachella Valley Regional Urban Water Management Plan (UWMP) demonstrates that CWA has sufficient water available to serve the additional planned development in its service area. The UWMP calls for a combination of continued groundwater extraction, conservation programs, additional water sources and source substitution, and groundwater recharge opportunities. CWA anticipates having sufficient water supplies to serve existing and future in the near-term (2025) and long-term (2045). For 2025, projected water supply is 137,061 AFY and retail water demand is 123,461 AFY, resulting in an anticipated surplus of 13,600 AFY. For 2045, projected water supply is 164,966 AFY and retail water demand is 148,166 AFY, resulting in an anticipated surplus of 16,800 AFY (UWMP Tables 4-8 and 4-22). Future demand projections are based on development intensities provided in the General Plans of regional jurisdictions, including the City of Coachella General Plan.

The project proposes to construct 204 single-family dwellings. Development of the proposed project will add to the demand of water supplies; however, potential demand is expected to be

incremental and could be served by the existing water supply as planned for in the UWMP. Impacts would be less than significant.

Mitigation Measures: None required.

c) Would the project 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?

Less than Significant Impact. The proposed project is within the jurisdiction of the City's Sanitation Division for wastewater collection and treatment services. Existing sewer infrastructure is already in place and operational in the project area. The project would connect to an existing 12-inch sewer main beneath Van Buren Street. The project is served by the Avenue 54 WWTP, which treats approximately 2.9 million gallons per day, and has a daily capacity of 4.5 million gallons per day. Thus, the WWTP has sufficient capacity to serve additional development, including the proposed project. The project proposes to construct 204 single-family dwellings. Development of the proposed project will add to the demand of wastewater capacity. Project wastewater discharges will be typical of residential uses and will not exceed wastewater treatment requirements of the City's Sanitation Division or Regional Water Quality Control Board. A less than significant impact would occur.

Mitigation Measures: None required.

d) Would the project 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?

Less than Significant Impact. Recycling Solid waste disposal and recycling services for the City are provided by Burrtec Waste and Services, the City's franchise trash hauler. Residential waste collected from the project would be hauled to the Coachella Valley Transfer Station. This facility has a permitted daily capacity of 1,100 tons of solid waste per day.[57] Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Sanitary Landfill, El Sobrante Sanitary Landfill and Lamb Canyon Sanitary Landfill. CalRecycle data indicates the Badlands Disposal site has 7,800,000 cubic yards of remaining capacity,[58] the El Sobrante Landfill has a remaining capacity of 3,834,470 cubic yards

[57] CalRecycle, *SWIS Facility Detail, Coachella Valley Transfer Station,* accessed September 15, 2022 https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2305?siteID=2426

[58] CalRecycle, *SWIS Facility Detail, Badlands,* accessed September 15, 2022 https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367

of remaining capacity,[59] and Lamb Canyon Disposal has a remaining solid waste capacity of 19,242,950 cubic yards.[60]

Waste generated by the construction process would primarily consist of discarded materials and packaging. Based on an average home size of 4,000 square feet and a construction waste generation factor of 4.34 pounds per square foot, approximately 1,726 tons of waste project-wide. Additional waste would be expected from the construction of internal streets, common areas, infrastructure installation, and other project-related construction activities. In addition, the City imposes mandatory recycling requirements for construction activities. Because the project would generate a relatively small amount of solid waste per day, both the Coachella Valley Transfer Station and the El Sobrante Landfill and other regional landfills would have sufficient daily capacity to accept solid waste generated by the project. Construction impacts relative to solid waste generation would be less than significant. Based on CalRecycle's[61] estimated solid waste generation rate of 12.23 pounds (lbs) per household per day for residential sources, the project would generate an estimated 2494.92 lbs or 1.25 tons of solid waste daily, approximately 0.1 percent of the Coachella Valley Transfer Station's daily capacity, considered to be a nominal amount. Annually, the project would generate an estimated 465.25 tons of solid waste (204 units x 12.23 lbs x 365 days). This equates to 0.001 percent of the remaining capacity of the three identified landfills, which is also considered to be nominal. Therefore, impacts relative to solid waste generation would be less than significant.

Mitigation Measures: None required.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. Considering the availability of landfill capacity as described above, the project's solid waste disposal needs can be adequately met without a significant impact on the capacity of the nearest landfills: Badlands Sanitary Landfill, El Sobrante Sanitary Landfill and Lamb Canyon Sanitary Landfill. Therefore, it is not expected that the project would impact the City's compliance with State-mandated (AB 939) waste diversion requirements, which requires each jurisdiction in California to divert at least 50 percent of its waste stream away from landfills either through waste reduction, recycling or other means. As the City currently complies with the provisions of AB 939, impacts would remain less than significant.

Mitigation Measures: None required.

[59] CalRecycle, *SWIS Facility Detail, El Sobrante Landfill,* accessed September 15, 2022 https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2256?siteID=2402

[60] CalRecycle, *SWIS Facility Detail, Lamb Canyon Disposal* accessed September 15, 2022 https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368

[61] CalRecycle, accessed September 15, 2022 https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates

4.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	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 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?	☐	☐	☐	☒

Discussion

f) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located in or near a state responsibility area and does not contain lands classified as high or very high fire hazard severity zones.[62] Development on the subject property would not substantially impair the City's adopted emergency evacuation and response plans[63] as the project is not proposing to amend these

[62] California Fire, *Fire Hazard Severity Zones Map*, accessed October 3, 2022.
[63] City of Coachella General Plan 2035, Safety Element, adopted April 22, 2015, accessed October 3, 2022.

routes to impede emergency evacuation, and the primary emergency exit route for the project would be Van Buren Street. There would be no impact.

Mitigation Measures: None required.

g) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, 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?

No Impact. The project site is not located in or near a state responsibility area. The nearest state responsibility area is located approximately 8.5 miles to the west. [64] In addition, the project site does not contain lands classified as high or very high fire hazard severity zones, nor is the project site adjacent to wildlands subject to wildfires. Therefore, the proposed Project would not exacerbate wildfire risks or expose project occupants to pollutants from wildfires. There would be no impact.

Mitigation Measures: None required.

h) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The project site is not located in or near a state responsibility area and does not contain lands classified as very high fire hazard severity zones. Power would be provided to the site through a new underground distribution backbone feeder (conduit and cable) that would extend from the existing Jackson Substation. Installation and future maintenance of these facilities would not increase the risk of fire because the proposed residential uses on-site would not include any features that would have the potential to exacerbate fire risk or result in temporary or ongoing impacts to the environment. The project would also provide suitable access for emergency vehicles. Therefore, there would be no impact.

Mitigation Measures: None required.

i) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks,

[64] California Fire, Fire Hazard Severity Zones Map, accessed *October 3*, 202*2*.

including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. According to the Riverside County Flood Control and Water Conservation District floodplain viewer map, the project site is not located within any federal, state, or local flood zones, and does not have a high risk of flooding or landslides.[65] Therefore, the project would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impact is anticipated.

Mitigation Measures: None required.

[65] Riverside County Flood Control and Water Conservation District, Floodplain Viewer map, https://content.rcflood.org/floodplainmap/, accessed October 3, 2022.

4.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially 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 levels, threaten to eliminate a plant or animal community, substantially 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?	☐	☐	☒	☐

Discussion

a) Does the project have the potential to substantially 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 levels, threaten to eliminate a plant or animal community, substantially 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?

Less Than Significant Impact With Mitigation Incorporated. As concluded in ***Section 4.4, Biological Resources***, the proposed project would not 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 levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare,

threatened species. Project implementation would involve activities such as grading and vegetation removal which could result in potentially significant impact to biological resources. However, implementation of Mitigation Measure BIO-1 and BIO-2 would reduce potentially significant impacts associated with protected resources such as migratory birds and burrowing owls. Clearance surveys prior to construction are intended to identify active nests and/or burrows and any such finds would be flagged and safeguarded from further disturbance until consultation with CDFW. In addition, the project is subject to the CVMSHCP development impact fee to fund habitat acquisition and preservation. Therefore, a less than significant impact would occur with mitigation incorporated.

As concluded in ***Section 4.5, Cultural Resources***, the site's sensitivity for cultural resources is considered low due to soil age, a lack of previously recorded archaeological sites within the project area and vicinity, previous disturbances in the project area, and the lack of perennial surface water. However, due to the potential for Pleistocene-age deposits at unknown depths, it is possible for project-related ground-disturbing activities to uncover previously unidentified historical, cultural, and paleontological resources. Implementation of Mitigation Measure CUL-1 would reduce potentially significant impacts associated with the inadvertent discovery of cultural resources during project construction activities. Therefore, a less than significant impact would occur with mitigation incorporated.

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)?

Less Than Significant Impact. The project does not exceed the scope of development for the site as evaluated in the City's General Plan, and accordingly, no cumulative project impacts are anticipated beyond what was previously analyzed in the General Plan EIR. Further, in accordance with CEQA Guidelines Section 15183, this environmental analysis was conducted to determine if there were any project-specific effects that are peculiar to the project or its site. No project-specific significant effects peculiar to the project or its site were identified that could not be mitigated to a less than significant level. The project would not induce substantial population growth or significant traffic volumes. The project would contribute to environmental effects in the area of noise. However, this impact would not be cumulatively considerable, since it is site-specific. Furthermore, mitigation measures incorporated herein mitigate any potential impacts associated with this environmental issue. Cumulative projects would be required to prepare the appropriate CEQA environmental documentation on a project-by-project basis. Therefore, the project does not have impacts that are individually limited, but cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. Given the scope and nature of the project which is to develop the site for residential land use and with implementation of the mitigation program, project implementation would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Compliance with applicable existing laws and regulations and implementation of recommended mitigation measures would ensure that the project would not result in substantial adverse effects on human beings. Therefore, impacts would be less than significant and no additional mitigation measures are required.

5.0 LIST OF PREPARERS

City of Coachella (Lead Agency)
Gabriel Perez, Development Services Director
Ron Goldman, City Consultant

Pulte Group (Applicant)
David Dewegeli, Manager of Land Planning & Entitlements
James D. Vaughn, Esq., SZR Law

Michael Baker International (Environmental Consultant)
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Alicia Gonzalez, QA/QC
Renee Gleason, Senior Environmental Planner
David Christie, AICP, Planner
Eddie Torres, Technical Manager - Air Quality/Greenhouse Gas/Energy and Noise
Zhe Chen, Technical Specialist - Air Quality/Greenhouse Gas/Energy and Noise
Margo Nayyar, Cultural Resources Manager
Tom Millington, Senior Biologist
Lauren Mapes, Environmental Associate - Biologist
Carla Dietrich, P.E. (PA), PTOE, Technical Manager - Transportation

6.0 REFERENCES

The following references were utilized during preparation of this Initial Study.

Biological Resources Assessment and CVMSHCP Consistency Analysis for Sevilla II Tentative Tract Map No. 38557 (November 2022).

California Building Code, 2019, California Code of Regulations, Title 24, Part 2.

California Department of Conservation, California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/ accessed 9-15-22.

California Department of Conservation – EQ Zapp: California Hazards Zone Application, https://www.conservation.ca.gov/cgs/geohazards/eq-zapp, accessed October 10, 2022.

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City of Coachella website, https://www.coachella.org/departments/fire-department, accessed September 29, 2022.

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Geotechnical Exploration, Proposed Residential Development Sevilla 2, Leighton and Associates, Inc (2021).

OSHA Materials Handling and Storage, https://www.osha.gov/sites/default/files/publications/osha2236.pdf, revised in 2002.

Riverside County Airport Land Use Commission, Individual Airport Policies and Compatibility Maps – Jacqueline Cochran Regional Airport, amended September 2006.

Riverside County Flood Control and Water Conservation District, Floodplain Viewer map, https://content.rcflood.org/floodplainmap/, accessed October 3, 2022.

State Water Resources Control Board Order No. 2009-0009-DWQ (2013), https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2009/wqo/wqo2009_0009_dwq.pdf, accessed November 11, 2022.

United States Geological Survey Interactive Fault Map website, https://www.usgs.gov/programs/earthquake-hazards/faults, accessed 10-11-22.

United States Geological Survey Mineral Resources Online Spatial Data. https://mrdata.usgs.gov/general/map-us.html. Accessed September 16, 2022.

Sevilla II Tentative Tract Map No. 38557

Final Initial Study & Mitigated Negative Declaration

TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06

State Clearinghouse Number: 2023090027

October 2023

City of Coachella
53990 Enterprise Way
Coachella, California 92236
Contact: Gabriel Perez, Development Services Director

Pulte Group
27401 Los Altos, Suite 400
Mission Viejo, California 92691
Contact: David Dewegeli, Manager of Land Planning and Entitlement

Michael Baker International
54-410 Gerald Ford Drive, Suite 100
Palm Desert, California 92211
Contact: Elizabeth Meyerhoff, Project Manager

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1.0 INTRODUCTION

The Sevilla II Tentative Tract Map No. 38557 (proposed project) would develop a residential development in the City of Coachella. The project site is approximately 39-acres and located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001). The project site has a General Plan Land Use designation of General Neighborhood. According to the General Plan, this designation characteristic allows for a mix of single-family and multi-family housing types with good nonmotorized access to a range of civic and commercial amenities. Development intensity allows for 7-25 dwelling units per acre. Development of the site would result in approximately 7.7 dwelling units per acre which is consistent with the land use designation.

The proposed project would construct approximately 204 single family residential dwellings. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks; landscaping; an approximate 1.0-acre recreational park area; an approximate 1.37-acre water retention basin; an approximate 0.23-acre dedicated [future] well site; monument signage; and street and utility improvements.

The City has discretionary authority over the proposed project, which requires the following approvals, in addition to various approvals/permits from outside agencies:

- Tentative Tract Map; CEQA compliance; Change of Zone; Conditional Use Permit; and Architectural Review (City)
- Domestic and sanitation water services from the Coachella Water Authority (CWA)
- Stormwater management and associated service consistent with the provisions of the Coachella Valley Water District (CVWD)
- Electrical connection/upgrade from the Imperial Irrigation District (IID)
- National Pollutant Discharge Elimination System (NPDES) Permit from the Colorado River Regional Water Quality Control Board (RWQCB)
- Fugitive Dust Control Permit from the South Coast Air Quality Management District (SCAQMD)

The Draft Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2023090027) was made available for public review and comment pursuant to CEQA Guidelines Section 15073. The public review commenced on September 5, 2023 and concluded on October 6, 2023.

2.0 RESPONSE TO COMMENTS

During the 30-day public review period, a total of six (6) written comment letters were received on the IS/MND from public agencies and tribal governments. The following is a list of commenters on the IS/MND during the public review period.

Comment Letter	Commentor	Letter Dated
A.	**Agua Caliente Band of Cahuilla Indians** Xitlaly Madrigal	September 7, 2023
B.	**Morongo Band of Mission Indians** Bernadette Ann Brierty	September 21, 2023
C.	**State Water Resources Control Board** Lori Schmitz, Environmental Scientist Division of Financial Assistance	September 28, 2023
D.	**Agua Caliente Band of Cahuilla Indians** Xitlaly Madrigal	September 29, 2023
E.	**California Department of Fish and Wildlife** Kim Freeburn	October 3, 2023
F.	**Imperial Irrigation District** Donald Vargas	October 5, 2023

Although the CEQA Guidelines do not require a lead agency to prepare written responses to comments received (see CEQA Guidelines Section 15088), the City of Coachella has elected to prepare the following written responses with the intent of conducting a comprehensive and transparent evaluation of the proposed project.

Each comment letter is assigned alphabetical reference, and each comment within the letter identified numerically. The City's response is correlated to the bracketed and identified portions of each comment letter. Where relevant, new or revised text to direct language is provided underlined and text for marked for deletion is provided in ~~strike-through~~ and is also provided in the Errata (Final IS/MND, Section 3).

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-017-2023-002

September 07, 2023

Comment Letter A

[VIA EMAIL TO:gperez@coachella.org]
City of Coachella
Mr. Gabriel Perez
53-990 Enterprise Way
Coachella, CA 92236

Re: Sevilla II TTM 38557

Dear Mr. Gabriel Perez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Sevilla II project. We have reviewed the documents and have the following comments:

A-1

*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 plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

A-2

*Please provide Appendix L: Mitigation Monitoring and Reporting Program.

*Please provide Appendix D: Cultural Resources Report.

A-3

*In section 4.18 it is stated that responses to the AB-52 consultation letters were received from Augustine Band of Cahuilla Indians and Morongo Band of Mission Indians. Agua Caliente Band of Cahuilla Indians sent a response letter on January 31, 2023 and requested consultation on this project (letter attached).

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

Response to Comment Letter A – Agua Caliente Band of Cahuilla Indians

Response A-1
The City of Coachella appreciates the Agua Caliente Band of Cahuilla Indian's (ACBCI) participation in the public review process. We note this letter is one of two comment letters provided by the ACBCI (also see comment letter D). The comments requesting tribal monitoring and an archeologist on-site during ground disturbing activities have been incorporated into the migration program as MM CUL-4 and CUL-5.

Response A-2
A copy of the requested materials was provided. Additionally, project materials are available for review at City Hall and on the City's website:
https://www.coachella.org/departments/development-services/environmental-reviews

Response A-3
A copy of the referenced letter will be included in the Final IS/MND Appendices. The City consulted with the ACBCI and has concluded AB 52 consultation.

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

gperez@coachella.org

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella CA 92236

MORONGO BAND OF MISSION INDIANS
A SOVEREIGN NATION

Comment Letter B

September 21, 2023

Re: Notice to Adopt Draft IS/MND Sevilla II TTM 38577

B-1

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received your letter regarding the above referenced Project. The proposed Project is not located within the boundaries of the ancestral territory or traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Thank you for notifying the MBMI about this project. MBMI encourages your consultation with tribes more closely associated with the lands upon which the project is located.

Respectfully,

Bernadette Ann Brierty

Bernadette Ann Brierty
Tribal Historic Preservation Officer
Morongo Band of Mission Indians

CC: Morongo THPO

12700 Pumarra Road – Banning, CA 92220 – (951) 755-5259 – Fax (951) 572-6004 – THPO@morongo-nsn.gov

Response to Comment Letter B – Morongo Band of Mission Indians

Response B-1

The City of Coachella appreciates the Morongo Band of Mission Indians participation in the public review process. No further response is necessary.

CALIFORNIA Water Boards

GAVIN NEWSOM GOVERNOR
YANA GARCIA SECRETARY FOR ENVIRONMENTAL PROTECTION

State Water Resources Control Board

September 28, 2023

Comment Letter C

City of Coachella
Attn: Gabriel Perez
53990 Enterprise Way
Coachella, CA 92236

CITY OF COACHELLA (CITY), MITIGATED NEGATIVE DECLARATION (MND) FOR THE SEVILLA II TENTATIVE TRACT MAP NO 38557 PROJECT (PROJECT); STATE CLEARINGHOUSE #2023090027

Dear Mr. Gabriel Perez:

C-1 Thank you for the opportunity to review the MND for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits pursuant to the Safe Drinking Water Act. The Project is within the jurisdiction of the State Water Board, DDW's Riverside District. DDW Riverside District issues domestic water supply permit amendments to the public water systems serviced with a new or modified source of domestic water supply or new domestic water system components pursuant to Waterworks Standards (Title 22 CCR chapter 16 et. seq.). A public water system requires a water supply permit amendment for changes to a water supply source, storage, or treatment and for the operation of new water system components- as specified in the Waterworks Standards. The Coachella Water Authority (CWA) may need to apply for a water supply amendment for this Project.

C-2 <u>The State Water Board, DDW, as a responsible agency under California Environmental Quality Act (CEQA), has the following comments on the City's Initial Study (IS)/MND:</u>

- The IS/MND includes an approximate 0.23-acre dedicated [future] well site as part of the proposed Project (PDF pages 11, 34). Please discuss if the well will be used to provide drinking water to the development. If the well will be used to provide drinking water to the development, please address the following in the document:
  - The environmental impacts of drilling and operating the well, including discussion on:
    - groundwater impacts and surrounding wells,
    - well maintenance and discharge,
    - storage of chemicals for chlorination, and

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov

C-2
- additional water system infrastructure needed (e.g. a backup generator, water main connections prior to well development, etcetera).

C-3
- Discuss what is known about the quality of the groundwater and if treatment may be needed. If treatment may be needed include the treatment infrastructure in the project description and discussions.

C-4
- Include "Drinking Water Supply Permit Amendment (SWRCB, DDW, Riverside District)" under "2.5 Anticipated Approvals and Permits" [PDF pages 12-13].

C-5
- Under Section 10. "Other Public Agencies Whose Approval is Required", please include "State Water Resources Control Board, Division of Drinking Water, Riverside District" (PDF page 35).

C-6
- There are two existing groundwater wells located on the Project site (PDF page 11). Will they be used or destroyed according to City of Coachella standards (Title 13. Public Services, Chapter 13.03 Water Service System, Article VIII Water Wells, 13.03.310 Standards)?

C-7
- CWA is a Groundwater Sustainability Agency (GSA) for the Coachella Valley-Indio Subbasin [7-02.01]. Coachella Valley- Indio Subbasin is prioritized as a medium priority basin by the Department of Water Resources (DWR) under the Sustainable Groundwater Management Act (SGMA). The Coachella Valley Regional Urban Water Management Plan (Coachella Valley Regional UWMP) indicates the 2010 Coachella Valley Water Management Plan Update was approved by the DWR as a functionally equivalent alternative to the Groundwater Sustainability Plan on July 17, 2019. The Coachella Valley Regional UWMP also indicates the four water agencies located within the Coachella Valley- Indio Subbasin are developing the Indio Subbasin Alternative Plan Update, which needed to be submitted to the DWR in January 1, 2022. Please indicate if the Indio Subbasin Alternative Plan Update has been submitted and approved by the DWR. Please also indicate if the Project will conflict with or obstruct implementation of the Indio Subbasin Alternative Plan Update, the most current proposed sustainable groundwater management plan for the basin.

C-8
- The IS/MND uses Coachella Valley Water District (CVWD)'s Table 4-8 and 4-22 of the 2010 Coachella Valley Regional UWMP to discuss if the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. However, the water system providing the water for this Project is CWA not CVWD (Coachella Valley Regional UWMP, pages 100-101). Please use the appropriate tables from the document (Tables 5-7, Table 5-15, Table 5-16, Table 5-18-Table 5-22) and update the discussion to reflect the CWA information.

C-9
- The IS/MND listed but failed to include the Appendices. Please include the referenced documents. Documents incorporated by reference must be made publicly available (CCR Title 14. Section 15150 [b]).

C-10

Once the MND is adopted, please forward the following items in support of Coachella Valley Water Agency's permit application to the State Water Board, DDW Riverside District Office at DWPDIST20@waterboards.ca.gov:

- Copy of the draft and final MND and Mitigation Monitoring and Reporting Plan (MMRP);
- Copy of any comment letters received and the lead agency responses as appropriate;
- Copy of the Resolution or Board Minutes adopting the IS/MND and MMRP; and
- Copy of the date stamped Notice of Determination filed at the Riverside County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Lori Schmitz of the State Water Board at (916) 449-5285 or Lori.Schmitz@waterboards.ca.gov, if you have any questions regarding this comment letter.

Sincerely,

Lori Schmitz Digitally signed by Lori Schmitz Date: 2023.09.28 10:00:29 -07'00' Water Boards

Lori Schmitz

Lori Schmitz
Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street, 16th floor
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Chun Huang
District Engineer
Riverside District

Manuel Delgado
Associate Sanitary Engineer
Riverside District

Response to Comment Letter C – State Water Resources Control Board

Response C-1
The City of Coachella appreciates the State Water Resources Control Board's participation in the public review process. In the event a water supply amendment is required, the Coachella Water Authority will lead this effort.

Response C-2
During project design coordination, the Coachella Water Authority (CWA) indicated the project requirement to identify a dedicated future, potential domestic well site with the residential development. In the event a future well is required to be drilled and equipped, CWA will undergo the necessary steps to design, evaluate, install, and operate such well in accordance with all applicable regulatory requirements; however, the Water and Sewer Analysis completed for the City and CWA by AKEL Engineering Group, Inc. concluded that the existing wells have adequate capacity to serve the project as well as all other existing demands. Accordingly, a new well is not required to serve the project.

Response C-3
Please refer to Response C-2.

Response C-4
Please refer to Response C-2.

Response C-5
Please refer to Response C-2.

Response C-6
The two (2) existing domestic (groundwater) wells on-site will be destroyed in compliance with all applicable regulatory requirements.

Response C-7
This comment is not directed to an environmental topic within the Initial Study. However, the Indio Subbasin Alternative Plan Update was submitted to the Department of Water Resources in December 2021, following final approval by the Coachella Valley Water District (CVWD). Regarding the sustainable groundwater management plan for the basin, please refer to Draft IS/MND, Section 4.10 Hydrology and Water Quality threshold questions (b) and (e). The project involves development of 204 residential units on parcels identified for residential development. The project would result in increased water consumption, placing greater demands on groundwater supplies. However, this additional residential development is consistent with the approved long-range plans of the City (General Plan) and water agencies (Subbasin Alternative Plan Update). The project would not substantially decrease groundwater supplies such that it would impede sustainable groundwater management of the basin.

Response C-8
The Coachella Water Authority utilizes the 2020 Coachella Valley Regional Urban Water Management Plan, which was prepared for the Coachella Water Authority and five other water agencies.

Response C-9
The IS/MND Appendices are available for review at City Hall and also made available on the City's website:https://www.coachella.org/departments/development-services/environmental-reviews

Response C-10
Comment noted.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-017-2023-002

September 29, 2023

[VIA EMAIL TO:gperez@coachella.org]
City of Coachella
Mr. Gabriel Perez
53-990 Enterprise Way
Coachella, CA 92236

Comment Letter D

Re: Sevilla II

Dear Mr. Gabriel Perez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Sevilla II project. We have reviewed the documents and have the following comments:

D-1

*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

*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 plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

D-2

*ACBCI consulted on this project, though not mentioned on page 138 of the MND.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

Response to Comment Letter D – ACBCI

Response D-1

The City of Coachella appreciates the Agua Caliente Band of Cahuilla Indian's (ACBCI) participation in the public review process. We note this letter is the second of two comment letters provided by the ACBCI (also refer to comment letter A). The comments requesting tribal monitoring and an archeologist on-site during ground disturbing activities have been incorporated into the migration program as MM CUL-4 and CUL-5.

Response D-2

A copy of the referenced letter will be included in the Final IS/MND Appendices. The City consulted with the ACBCI and has concluded AB 52 consultation.

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

October 3, 2023
Sent via email

Comment Letter E

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Sevilla II Tentative Tract Map No. 38557 (PROJECT)
Mitigated Negative Declaration (MND)
SCH# 2023090027

Dear Gabriel Perez:

The California Department of Fish and Wildlife (CDFW) received a Mitigated Negative Declaration (MND) from the City of Coachella (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

E-1

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

[1]CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Conserving California's Wildlife Since 1870

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
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[1]CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Conserving California's Wildlife Since 1870

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Pulte Group

E-1

Objective: The Project proposes the construction of approximately 204 single-family residential dwellings on approximately 39 acres. The proposed Project would involve landscaping including drought-resistant vegetation, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated well site, utility improvements, exterior building lighting, street lighting, and landscape lighting.

Location: The proposed Project is located north of 51st Avenue, East of Calhoun Street, South of Avenue 50, West along Van Buren Street in the City of Coachella, County of Riverside. The Project is located within Assessor's Parcel Numbers 779-280-002 and 779-320-001.

Timeframe: Construction of the proposed Project is anticipated to occur for the duration of approximately 6 to 12 months for rough grading and site improvements. Vertical construction would have an approximate buildout period of 2 years.

COMMENTS AND RECOMMENDATIONS

E-2

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The MND has not adequately identified and disclosed the Project's impacts (i.e., direct, indirect, and cumulative) on biological resources and whether those impacts are reduced to less than significant.

CDFW's comments and recommendations on the MND are explained in greater detail below and summarized here. CDFW is concerned that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information to

E-2

facilitate a meaningful review by CDFW, including a complete and accurate Project description. CDFW requests that additional information and analyses be added to a revised MND, along with avoidance, minimization, and mitigation measures that avoid or reduce impacts to less than significant.

Project Description

Compliance with CEQA is predicated on a complete and accurate description of the proposed Project. Without a complete and accurate Project description, the MND likely provides an incomplete assessment of Project-related impacts to biological resources. CDFW has identified gaps in information related to the Project description.

The MND lacks a discussion of plans for artificial nighttime lighting. CDFW requests that the MND is revised to include design plans for artificial nighttime lighting and lighting specifications. Artificial nighttime lighting can negatively impact biological resources in a variety of ways as discussed in the Artificial Nighttime Lighting section below. To conduct a meaningful review and provide biological expertise on how to protect fish and wildlife resources, CDFW requires a complete and accurate Project description.

Mitigation Measures

CEQA requires that a MND include mitigation measures to avoid or reduce significant impacts. CDFW is concerned that the mitigation measures proposed in the MND are not adequate to avoid or reduce impacts to biological resources to below a level of significance. To support the City in ensuring that Project impacts to biological resources are reduced to less than significant, CDFW recommends adding mitigation measures for artificial nighttime lighting and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) compliance, as well as revising the mitigation measures for nesting birds and burrowing owl.

E-3

1) Nesting Birds

It is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

Gabriel Perez, Development Services Director
City of Coachella
October 3, 2023
Page 4

E-3

Page 55 of the MND indicates that "one (1) vegetation community was observed and mapped within the boundaries of the Project site during the field survey: tamarisk thicket." CDFW notes that based on review of aerial imagery, mature tamarisk trees exist along and within the northern boundary of the Project site, and a date palm (*Phoenix dactylifera*) grove exists within an adjacent parcel to the south of the Project site. Both the tamarisk trees and palm groves provide suitable habitat for nesting birds. Birds like hooded oriole (*Icterus cucullatus*) primarily nest in palm trees and build hanging nests on the undersides of palm fronds[2]. Mourning doves (*Zenaida macroura*), owls, greater roadrunner (*Geococcyx californianus*), and house finch (*Haemorhous mexicanus*) frequently nest in the thick skirts of palms[3]. The MND includes Mitigation Measure BIO-1 for nesting birds, which indicates that "if Project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist…". CDFW recommends the completion of nesting bird surveys *regardless* of the time of year to ensure compliance with all applicable laws pertaining to nesting and migratory birds. The timing of the nesting season varies greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). In response to warming, birds have been reported to breed earlier, thereby reducing temperatures that nests are exposed to during breeding and tracking shifts in availability of resources (Socolar et al., 2017[4]). CDFW staff have observed that climate change conditions may result in the nesting bird season occurring earlier and later in the year than historical nesting season dates. CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided **any time birds are nesting on-site.** CDFW considers the Mitigation Measure BIO-1 to be insufficient in scope and timing to reduce impacts to nesting birds to less than significant. CDFW recommends the City revise Mitigation Measure BIO-1, with additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-1: Nesting Birds

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

[2] Garrett, K., and J. Dunn. 1981. Birds of southern California. Los Angeles Audubon Soc., Los Angeles.

[3] Cornett, J. W., How did palm oases get to the California desert? A behind-the-scenes look at these 'tropical islands'. Desert Magazine. Sept. 13, 2018.

[4] Socolar JB, Epanchin PN, Beissinger SR and Tingley MW (2017). Phenological shifts conserve thermal niches. Proceedings of the National Academy of Sciences 114(49): 12976-12981.

E-3

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. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy 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. ~~If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.~~

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for revised MM BIO-1 and 2, as well as CDFW-recommended MM-BIO [A] and MM-BIO [B].

E-4

2) Burrowing Owl

Burrowing owl (*Athene cunicularia*) is a California Species of Special Concern. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5, and 3513. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the

Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.). Take is defined in Fish and Game Code section 86 as "hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill."

Page 55 of the MND indicates that the Project site "has a moderate potential to support burrowing owl." Although the MND includes Mitigation Measure BIO-2 for burrowing owl, CDFW considers this measure to be inadequate in scope and timing to reduce impacts to less than significant. CDFW recommends that the City revise Mitigation Measure BIO-2, with additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-2: Burrowing Owl Avoidance

E-4

Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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 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

E-4

review and approval prior to commencing Project activities. ~~Within 30 days prior to initiating ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or within 500 feet of the project site. In accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, 2012), one pre-construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected, project-related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a "no-disturbance" buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

~~If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a "no-disturbance" buffer around the burrow location(s). The size of the "no-disturbance" buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, nonbreeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a "no-disturbance" buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

3) Coachella Valley Multiple Species Habitat Conservation Plan

With regard to compliance with the CVMSHCP, page 58 of the MND indicates that "with payment of the Local development Mitigation Fee, the project would be fully consistent with the biological goals and objectives of the CVMSHCP." The MND lacks a mitigation measure for this CVMSHCP requirement. To ensure consistency with the CVMSHCP, CDFW recommends that the City include in a revised the MND the following mitigation measure:

E-5

Mitigation Measure BIO-[A]: CVMSHCP 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.

E-6

4) Artificial Nighttime Lighting

E-6

Page 34 of the MND states that the "buildout of the project can be expected to generate increased levels of light and glare from exterior building lighting, required street lighting, landscape lighting, and vehicles." The MND lacks any additional details on the Project's lighting plans and lighting specifications or additional avoidance and minimization measures associated with artificial nighttime lighting.

Page 34 of the MND also indicates that "light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards." CDFW emphasizes that new sources of lighting in an area, even if they are similar in type and intensity compared to existing lighting, have an additive effect and increase the total light illumination at any given point in the environment.

Because the Project is located adjacent to open-space areas including agricultural fields, a tamarisk thicket, and a date palm grove—areas that can provide suitable nesting habitat for birds (see Nesting Birds section above), migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife—CDFW recommends the MND is revised to include an analysis of the direct, indirect, and cumulative impacts of artificial nighttime lighting expected to adversely affect biological resources within open-space areas adjacent to the Project site. Artificial nighttime lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; and the detection of resources and natural enemies; and navigation.[5] Many species use photoperiod cues for communication (e.g., bird song[6]), determining when to begin foraging,[7] behavioral thermoregulation,[8] and migration. Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it.[9]

To support the City in avoiding or reducing impacts of artificial nighttime lighting on biological resources to less than significant, CDFW recommends that the City add to a revised MND the following mitigation measure:

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[5] Gatson, K. J., Bennie, J., Davies, T., Hopkins, J. 2013. The ecological impacts of nighttime light pollution: a mechanistic appraisal. Biological Reviews, 88.4: 912-927.
[6] Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. The Condor 108:130–139.
[7] Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. Current Biology 19:1123–1127.
[8] Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of Bufo americanus, in relation to light and temperature. Ecology 58:98–108.
[9] Longcore, T., and C. Rich. 2004. Ecological light pollution -Review. Frontiers in Ecology and the Environment 2:191–198.

E-6

Mitigation Measure BIO-[B]: Artificial Nighttime Lighting

Throughout construction and the lifetime operations of the Project, the City 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 shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, 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 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.

E-7

5) Landscaping

Page 7 of the MND indicates that landscaping would include accent trees "such as mulga, Smoothie thornless cascalote, and desert willow, as well as shade trees including desert ironwood and thornless hybrid mesquite. Shrubs of various sizes would be planted throughout, including grey desert spoon, aloe, yucca, and jojoba. Landscape species and irrigation would be required to adhere to the City's planting selection for landscaping." To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants. More information on native plants suitable for the Project location and nearby nurseries is available at Calscape: https://calscape.org/. Local water agencies/districts and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: https://saveourwater.com/. CDFW also recommends that the MND include recommendations regarding landscaping from Section 4.0 of the CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" (pp. 4-180 to 4-182; https://cvmshcp.org/Plan_Documents.htm).

E-8

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural

E-8

communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

E-9

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSIONS

E-10

CDFW appreciates the opportunity to comment on the MND to assist the City in identifying and mitigating Project impacts to biological resources. CDFW concludes that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information for a meaningful review of impacts to biological resources, including a complete Project description. The CEQA Guidelines indicate that recirculation is required when insufficient information in the MND precludes a meaningful review (§ 15088.5) or when a new significant effect is identified and additional mitigation measures are necessary (§ 15073.5). CDFW recommends that a revised MND, including a complete Project description with lighting plans and specifications, be recirculated for public comment. CDFW also recommends that revised and additional mitigation measures and analysis as described in this letter be added to a revised MND.

CDFW personnel are available for consultation regarding biological resources and strategies to avoid and minimize impacts. Questions regarding this letter or further coordination should be directed to Jacob Skaggs, Environmental Scientist, at jacob.skaggs@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Kim Freeburn
84F92FFEEFD24C8...

Kim Freeburn
Environmental Program Manager

Response to Comment Letter E – California Department of Fish and Wildlife

Response E-1
The City of Coachella appreciates the California Department of Fish and Wildlife's participation in the public review process. The commentor identifies their agency as a Responsible Agency under CEQA. No further response is required.

Response E-2
Project lighting is addressed within the Drat IS/MND in Section 4.1 Aesthetics threshold question (d) regarding light during day and nighttime. The finding concludes that with project implementation light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards. The project is subject to and design in accordance with Coachella Municipal Code Chapters 17.54 and 17.60 of the Coachella Municipal Code which sets regulations for outdoor lighting on properties to minimize light pollution, and no significant impact would occur.

Response E-3
Comment noted. The mitigation language (MM Bio-1) will be revised to indicate that the pre-construction nesting birds survey will be required year-round.

Response E-4
Comment noted. Mitigation language (MM Bio-2) will be revised to indicate that the burrowing owl survey will be required year-round.

Response E-5
Refer to Draft IS/MND Section 4.3 Biological Resources threshold question (e) regarding the payment of the CVMSHCP Local Development Mitigation Fee. No mitigation is required.

Response E-6
Refer to Response E-2 regarding nighttime lighting. All lighting for the project would be required to comply with Chapters 17.54 and 17.60 of the Coachella Municipal Code. These provisions require that all lighting fixtures shall be located, with hoods provided and adjusted, so as to preclude the direct glare of the light from shining onto property or streets, and that all exterior lighting be limited to down-lights or as otherwise required by the building or fire code. Compliance with existing regulations would keep impacts related to artificial nighttime lighting to a less than significant level. Nonessential lighting will be avoided during construction. Construction activities would not occur after dusk and would only occur during the permitted hours of construction.

Response E-7
The landscape plan includes recommendations for xeriscaping with locally native California species and also include the installation of water-efficient and targeted irrigation systems. All landscaping must be desert-friendly with water-efficient plantings and irrigation systems. Project

landscaping is required adhere to the City's design guidelines. Further, the landscape plan for all common area, including plant lists and sprinkler system, shall be approved by the planning director. (Zoning 17.38.060 Special conditions and procedures).

Response E-8
Comment noted. This comment is not directed to an environmental topic within the Initial Study. No further response is required.

Response E-9
Comment noted. This comment is not directed to an environmental topic within the Initial Study. Document filing fees are payable upon project approval.

Response E-10
Comment noted. The commentor states a complete project description was not provided in the Draft IS/MND but provides no specific recommendation. Remaining comments in the comment letter have been responded appropriately. Suggested text revisions to Bio-1 and Bio-2 have been incorporated into the mitigation program. However, these text revisions are minor in nature and does not change the finding of a less than significant impact with mitigation incorporated for biological resources; and therefore, re-circulation is not required.

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October 5, 2023

Mr. Gabriel Perez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

Comment Letter F

SUBJECT: NOI to Adopt an MND for Sevilla II Tentative Tract Map No. 38557 in Coachella, CA (CZ 22-05; CUP 372; AR 23-13; EA 22-06)

Dear Mr. Perez:

F-1

On September 6, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a Notice of Intent to adopt a Mitigated Negative Declaration for the Sevilla II Tentative Tract Map No. 38557 project. The applicant proposes to construct approximately 204 single-family residential dwellings. Typical lots would be approximately 5,000 sq. ft. in size. The proposed project would include pedestrian sidewalks, landscaping, an approximate 1.0-acre recreational park area, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated [future] well site, monument signage, and street and utility improvements. The project is located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street in Coachella, CA (APNs 779-280-002 and 779-320-001).

IID has reviewed the project information and found that the comments provided in the March 9, 2023 district letter (see attached letter) continue to apply. The applicant should be advised that the high-level cost for the required district upgrades, based on current IID 2023 rates; subject to change without notice, is $980,640.00.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Daryl Buckley – Mgr. of Distribution Srvcs. & Maint. Oprtns., Energy Dept.
Geoff Holbrook - General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate

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March 9, 2023

Mr. Gabriel Perez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Pulte Homes Sevilla II Project in Coachella, CA; GPA No. 22-05, CZ No. 22-06, TTM No. 38577, EA No. 22-06

Dear Mr. Perez:

On February 16, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Pulte Homes Sevilla II project; General Plan Amendment No. 22-05, Change of Zone No. 22-06, Tentative Tract Map No. 38577, Environmental Assessment No. 22-06. The applicant, The Pulte Group, proposes the development of a 203 single-family residential lot subdivision on a 39.35-acre site located south of Ave. 50 and west of Van Buren Street in Coachella, CA (APNs 779-280-002, -320-001) with lots ranging in size from 5,100-10,457 sq. ft. and a 1 acre-park.

F-1 (cont'd)

IID has reviewed the project information and found that the comments provided in the June 9, 2022 district letter (see attached letter) continue to apply. However, its important to note that pursuant to the discussion regarding the line extension from the IID Jackson Substation to the project site, as described on page 77 of the Administrative Draft of the Initial Study & Mitigated Negative Declaration for the Seville II TTM No. 38557, if a backbone extension is needed to be installed underground, this installation may require additional easements along the south side of Avenue 50.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Jamie Asbury – Manager, Energy Dept.
Matthew H Smelser – Deputy Mgr. Energy Dept.
Constance Bergmark – Deputy Mgr. Energy Dept.
Daryl Buckley – Mgr. of Distribution Srvcs. & Maint. Oprtns., Energy Dept.
Geoff Holbrook - General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate

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June 9, 2022

Ms. Eva Lara
Planning Technician
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Pulte Group Sevilla II Project in Coachella, CA; No. Pre-App. 22-05

Ms. Lara:

On May 19, 2022 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the conceptual lotting study for the Sevilla II project; Pre-Application No. 22-05. The applicant, Pulte Group, proposes a residential development project on a 39.35-acre lot located south of 50th Avenue and west of Van Buren Street in Coachella, CA (APNs 779-280-002, -320-001) consisting of 203 single family residential lots ranging in size from 6,000 - 6,500 sq. ft.

The IID has reviewed the project information and has the following comments:

F-2
1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at http://www.iid.com/home/showdocument?id=12923 and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of distribution feeder breakers, feeder backbones, distribution overhead and/or underground line extensions, and other necessary upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

F-3
2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending a new feeder from New Jackson substation, reconfiguring the existing backbone and implementing ties to existing facilities.

F-4
3. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once

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F-4 a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

F-5 4. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website https://www.iid.com/home/showdocument?id=14229).

F-6 5. IID Regulations governing line extensions can be found at:
No. 2 (http://www.iid.com/home/showdocument?id=2540),
No. 13 (http://www.iid.com/home/showdocument?id=2553),
No. 15 (http://www.iid.com/home/showdocument?id=2555),
No. 20 (http://www.iid.com/home/showdocument?id=2560) and
No. 23 (https://www.iid.com/home/showdocument?id=17897).

F-7 6. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.

F-8 7. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.

F-9 8. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.

F-10 9. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.

F-11 10. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760)

F-11

339-9239 for additional information regarding encroachment permits or agreements.

F-12

11. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.

F-13

12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines; the acquisition and dedication of real property, rights of way and/or easements for the siting and construction of electrical utility substations, electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

F-14

13. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

F-15

14. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at https://www.iid.com/energy/vegetation-management.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Jamie Asbury – Manager, Energy Dept.
Constance Bergmark – Deputy Mgr. Energy Dept., Energy Business, Regulatory & Transactions Admin.
Daryl Buckley – Mgr. of Distribution Srvcs. & Maint. Oprtns., Energy Dept.
Wayne K. Strumpfer, General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate

Response to Comment Letter F – Imperial Irrigation District

Response F-1
The City of Coachella appreciates the Imperial Irrigation District's (IID) participation in the public review process.

Response F-2
This comment is not directed to an environmental topic within the Initial Study. The Project Applicant/Owner will submit a customer project application to IID. The project received a will serve letter dated November 28, 2022 (on-file with the City).

Response F-3
Please refer to Response F-2.

Response F-4
Please refer to Response F-2.

Response F-5
Please refer to Response F-2.

Response F-6
Please refer to Response F-2.

Response F-7
Please refer to Response F-2.

Response F-8
Please refer to Response F-2.

Response F-9
Please refer to Response F-2.

Response F-10
Please refer to Response F-2.

Response F-11
Please refer to Response F-2.

Response F-12
Please refer to Response F-2.

Response F-13
The Draft IS/MND identified the IID facility tie-in location and analyzed the improvement to connect to the IID substation along Jackson Street. Specifically, refer to Draft IS/MND Section 4.19 Utilities and Service Systems and Section 4.6 Energy.

The project would be required to connect to the Jackson Substation, located less than one mile west of the project site. The Will Serve letter from IID, dated November 28, 2022, states that based on an anticipated total load of 204 single family homes connected to 200Amp Panels, Single Phase 120/240V, electrical facilities can be accommodated for the project. This would be achieved via a new distribution backbone feeder extended from the Jackson substation, including the reconfiguration of backbone circuits running along Avenue 50 in addition to implementing ties to existing facilities. These off-site electrical system improvements will be completed within the existing IID substation and previously disturbed public rights-of-way. No significant adverse environmental effects will result.

Response F-14
Comment noted. The Draft IS/MND studied the mandated resource topics identified in the State CEQA Guidelines Checklist, Appendix G environmental impacts pertaining to the Sevilla II project (whole project). No further response is required.

Response F-15
Please refer to Response F-2.

3.0 ERRATA

Text changes to the Draft Initial Study/Mitigated Negative Declaration (IS/MND) are noted below. Text that is provided underlined indicates additions to the IS/MND; ~~strikethrough~~ indicates deletions to the text. These minor text revisions/additions are addressed in Section 2.0, *Response to Comments*, of this Final IS/MND. Text updates are identified by Draft IS/MND section, as appropriate. Changes are listed by page and, where appropriate, by paragraph.

These errata address the comment letters received on the Draft IS/MND, which was circulated from September 5, 2023 through October 5, 2023. The minor text changes to the Draft IS/MND do not affect the overall conclusions of the environmental document. These clarifications and modifications are not considered to result in any new or substantially greater significant impacts as compared to those identified in the Draft IS/MND.

SECTION 4.4, BIOLOGICAL RESOURCES

Mitigation Measure BIO-1. Pre-Construction Nesting Bird Clearance Survey: 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. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy 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.
~~If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity~~

~~of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.~~

Mitigation Measure BIO-2. Burrowing Owl Pre-Construction Clearance Survey: Focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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 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.

~~Within 30 days prior to initiating Ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or Within 500 feet of the project site. In accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, 2012), one pre-construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected,~~

~~project-related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a "no-disturbance buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation. If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a "no-disturbance" buffer around the burrow location(s). The size of the "no-disturbance" buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, nonbreeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a "no-disturbance" buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

SECTION 4.5, CULTURAL RESOURCES

Mitigation Measure CUL-4. Native American Tribal Monitoring: 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 plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Mitigation Measure CUL-5. Cultural Resource Monitoring: The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Program*, has been prepared for the Sevilla II Tentative Tract Map No. 38557 Project (the "project"). This Mitigation Monitoring and Reporting Program (MMRP) is intended to provide verification for mitigation measures (MM) and conditions of approval (COA) relative to significant environmental impacts are monitored, reported and completed. Monitoring includes: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Coachella Project file.

This MMRP delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Program (Table 1). If an adopted mitigation measure is not being properly implemented, the City /designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.

- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.

- Responsible parties shall provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.

- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in the State CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.

Table 1
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
BIOLOGICAL RESOURCES								
BIO-1	**Pre-Construction Nesting Bird Clearance Survey:** 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. Established	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy 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 Pre-Construction Clearance Survey:** Focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	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 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.							

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	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.							
CULTURAL RESOURCES								
CUL-1	**Cultural Resources Worker Training:** Prior to commencement of ground-disturbing activities within the project area, the Applicant shall retain a qualified professional archaeologist who meets the	Project Applicant/Owner; Qualified Archaeologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	Secretary of the Interior's Standards for Archaeology. The qualified professional archaeologist shall conduct a training session and provide printed material to be presented to construction personnel. The purpose of this training and accompanying materials will be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction activities. This training session will be conducted before beginning construction and will be repeated as needed as construction crews change.							
CUL-2	**Archaeological Resources Inadvertent Discovery:** If archaeological material is uncovered in the course of ground-disturbing activities, work will be temporarily halted in the immediate vicinity of the find (within a 60-foot buffer) and the project applicant shall contact the qualified professional archaeologist to evaluate the significance of the find and recommend appropriate treatment for the resource in accordance with California PRC §21083.2(i) and the provisions of CEQA. The qualified	Project Applicant/Owner; Qualified Archaeologist	During Project Construction	City of Coachella, Development Services	During grading and earthwork			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	professional archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply: • If the qualified professional archaeologist determines the find does not represent a cultural resource, work may resume, and no agency notifications are required. A record of the qualified professional archaeologist's determination shall be made in writing to the City. • If the qualified professional archaeologist finds that the find represents a cultural resource and is considered potentially eligible for listing on the California Register, the City shall be notified as soon as feasible. Based upon the archaeologist's recommendations, the City shall determine whether the resource meets the significance criteria for inclusion in the California Register. If the resource is determined to be significant, avoidance must be considered. If avoidance is not feasible, then the qualified professional archaeologist shall prepare and implement appropriate treatment measures for the resource. The treatment measures may consist of data							

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	recovery excavation of a statistically significant part of those portions of the site that will be damaged or destroyed by the project. Working with the qualified professional archaeologist's recommendations and in consultation with the tribes, the City shall determine the significance and appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is either not eligible for the CRHR, or that appropriate treatment measures have been completed to the satisfaction of the City. • Additionally, if the resource is prehistoric or historic-era and of Native American origin, as determined by a qualified professional archaeologist, then those Native American tribes that have requested consultation on the project pursuant to California PRC §21080.3.1 shall be notified of the find, and shall consult on the eligibility of the resource and the appropriate treatment measures.							
CUL-3	**Discovery of Human Remains:** If human remains are found in the course of ground-disturbing activities, those	Construction Contractor; City designee;	During Project Construction	City of Coachella,	During grading and earthwork			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Excavations shall halt within 60 feet of the find, and the County Coroner shall be notified immediately. If the Coroner determines the human remains are archaeological in nature, then the Coroner shall contact the Native American Heritage Commission, which shall identify the remains' most likely descendant. A qualified professional archaeologist shall devise an appropriate treatment plan in consultation with the most likely descendant, other interested tribes, and the landowner. The City shall determine the appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the most likely descendant.	Qualified Archaeologist		Development Services				
CUL-4	**Native American Tribal Monitoring:** The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing	Project Applicant/Owner	Agreement in place prior to construction-related ground	City of Coachella, Development Services	During Ground Disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	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 plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.		disturbance. Monitoring during ground disturbance.					
CUL-5	**Cultural Resource Monitoring:** The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.	Project Applicant/Owner	Agreement in place prior to construction-related ground disturbance. Monitoring during ground disturbance.	City of Coachella, Development Services	During Ground Disturbance			
GEOLOGY AND SOILS								
GEO-1	**Geotechnical Design.** Prior to ground disturbing activities, the City of Coachella Building and Safety Department shall review final plans to verify recommendations identified in the Geotechnical Exploration, Proposed Residential Development – Sevilla 2,	Project Applicant/Owner; City Building Safety Department; Construction Contractor	Prior to Ground Disturbance	City of Coachella, Building and Safety Department	Prior to Ground Disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	prepared by Leighton and Associates, Inc. on December 8, 2021, have been incorporated into the project design. The Applicant shall implement the Earthwork and Grading Specifications identified in the Geotechnical Exploration. The specifications require the Applicant to hire a geotechnical consultant, who will supervise earthwork and ensure it is conducted in accordance with the Geotechnical Exploration.							
GEO-2	**Paleontological Monitoring.** The presence of a qualified paleontologist shall be required during all project related ground-disturbing activities reaching beyond the depth of five-feet below the current ground surface. A licensed paleontologist may be the same person as the archaeologist specified above in Mitigation Measure CUL-1 if they possess the qualifications to serve in both capacities. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. The	Project Applicant/Owner; Qualified Paleontologist	During Ground-Disturbing Activities	City of Coachella, Development Services	During Ground-Disturbing Activities			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	following shall also be included as part of this mitigation measure: • Samples of sediments should be collected and processed to recover small fossil remains. • Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would for further research in the future. • A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Coachella would signify completion of this mitigation plan.							
HAZARDS AND HAZARDOUS MATERIALS								
HAZ-1	**Excavation of OCP-Impacted Soils.** The construction contractor shall ensure that OCP-impacted soils identified in the vicinity of boring AST6, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in area surrounding boring AST6, to a depth of 2-feet below ground surface.	Project Applicant/Owner; Qualified Geologist; Construction Contractor	During Project Construction	Construction Contractor and City of Coachella, Development Services	During Project Construction			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.							
HAZ-2	**Excavation of DRO-Impacted Soils.** The construction contractor shall ensure that DRO-impacted soils identified in the vicinity of boring AST1 and AST2, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in the area surrounding boring AST1 and AST2, to a depth of 2-feet below ground surface. The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.	Project Applicant/Owner; Qualified Geologist; Construction Contractor	During Project Construction	Construction Contractor and City of Coachella, Development Services	During Project Construction			

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Program*, has been prepared for the Sevilla II Tentative Tract Map No. 38557 Project (the "project"). This Mitigation Monitoring and Reporting Program (MMRP) is intended to provide verification for mitigation measures (MM) and conditions of approval (COA) relative to significant environmental impacts are monitored, reported and completed. Monitoring includes: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Coachella Project file.

This MMRP delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Program (Table 1). If an adopted mitigation measure is not being properly implemented, the City /designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.

- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.

- Responsible parties shall provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.

- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in the State CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.

Table 1
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
BIOLOGICAL RESOURCES								
BIO-1	**Pre-Construction Nesting Bird Clearance Survey:** 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. Established	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy 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 Pre-Construction Clearance Survey:** Focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	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 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.							

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	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.							
CULTURAL RESOURCES								
CUL-1	**Cultural Resources Worker Training:** Prior to commencement of ground-disturbing activities within the project area, the Applicant shall retain a qualified professional archaeologist who meets the	Project Applicant/Owner; Qualified Archaeologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	Secretary of the Interior's Standards for Archaeology. The qualified professional archaeologist shall conduct a training session and provide printed material to be presented to construction personnel. The purpose of this training and accompanying materials will be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction activities. This training session will be conducted before beginning construction and will be repeated as needed as construction crews change.							
CUL-2	**Archaeological Resources Inadvertent Discovery:** If archaeological material is uncovered in the course of ground-disturbing activities, work will be temporarily halted in the immediate vicinity of the find (within a 60-foot buffer) and the project applicant shall contact the qualified professional archaeologist to evaluate the significance of the find and recommend appropriate treatment for the resource in accordance with California PRC §21083.2(i) and the provisions of CEQA. The qualified	Project Applicant/Owner; Qualified Archaeologist	During Project Construction	City of Coachella, Development Services	During grading and earthwork			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
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	professional archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply: • If the qualified professional archaeologist determines the find does not represent a cultural resource, work may resume, and no agency notifications are required. A record of the qualified professional archaeologist's determination shall be made in writing to the City. • If the qualified professional archaeologist finds that the find represents a cultural resource and is considered potentially eligible for listing on the California Register, the City shall be notified as soon as feasible. Based upon the archaeologist's recommendations, the City shall determine whether the resource meets the significance criteria for inclusion in the California Register. If the resource is determined to be significant, avoidance must be considered. If avoidance is not feasible, then the qualified professional archaeologist shall prepare and implement appropriate treatment measures for the resource. The treatment measures may consist of data							

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
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	recovery excavation of a statistically significant part of those portions of the site that will be damaged or destroyed by the project. Working with the qualified professional archaeologist's recommendations and in consultation with the tribes, the City shall determine the significance and appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is either not eligible for the CRHR, or that appropriate treatment measures have been completed to the satisfaction of the City. • Additionally, if the resource is prehistoric or historic-era and of Native American origin, as determined by a qualified professional archaeologist, then those Native American tribes that have requested consultation on the project pursuant to California PRC §21080.3.1 shall be notified of the find, and shall consult on the eligibility of the resource and the appropriate treatment measures.							
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Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
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	remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Excavations shall halt within 60 feet of the find, and the County Coroner shall be notified immediately. If the Coroner determines the human remains are archaeological in nature, then the Coroner shall contact the Native American Heritage Commission, which shall identify the remains' most likely descendant. A qualified professional archaeologist shall devise an appropriate treatment plan in consultation with the most likely descendant, other interested tribes, and the landowner. The City shall determine the appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the most likely descendant.	Qualified Archaeologist		Development Services				
CUL-4	**Native American Tribal Monitoring:** The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing	Project Applicant/Owner	Agreement in place prior to construction-related ground	City of Coachella, Development Services	During Ground Disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
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	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 plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.		disturbance. Monitoring during ground disturbance.					
CUL-5	**Cultural Resource Monitoring:** The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.	Project Applicant/Owner	Agreement in place prior to construction-related ground disturbance. Monitoring during ground disturbance.	City of Coachella, Development Services	During Ground Disturbance			
GEOLOGY AND SOILS								
GEO-1	**Geotechnical Design.** Prior to ground disturbing activities, the City of Coachella Building and Safety Department shall review final plans to verify recommendations identified in the Geotechnical Exploration, Proposed Residential Development – Sevilla 2,	Project Applicant/Owner; City Building Safety Department; Construction Contractor	Prior to Ground Disturbance	City of Coachella, Building and Safety Department	Prior to Ground Disturbance			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
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	prepared by Leighton and Associates, Inc. on December 8, 2021, have been incorporated into the project design. The Applicant shall implement the Earthwork and Grading Specifications identified in the Geotechnical Exploration. The specifications require the Applicant to hire a geotechnical consultant, who will supervise earthwork and ensure it is conducted in accordance with the Geotechnical Exploration.							
GEO-2	**Paleontological Monitoring.** The presence of a qualified paleontologist shall be required during all project related ground-disturbing activities reaching beyond the depth of five-feet below the current ground surface. A licensed paleontologist may be the same person as the archaeologist specified above in Mitigation Measure CUL-1 if they possess the qualifications to serve in both capacities. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. The	Project Applicant/Owner; Qualified Paleontologist	During Ground-Disturbing Activities	City of Coachella, Development Services	During Ground-Disturbing Activities			

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	following shall also be included as part of this mitigation measure: • Samples of sediments should be collected and processed to recover small fossil remains. • Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would for further research in the future. • A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Coachella would signify completion of this mitigation plan.							
HAZARDS AND HAZARDOUS MATERIALS								
HAZ-1	**Excavation of OCP-Impacted Soils.** The construction contractor shall ensure that OCP-impacted soils identified in the vicinity of boring AST6, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in area surrounding boring AST6, to a depth of 2-feet below ground surface.	Project Applicant/Owner; Qualified Geologist; Construction Contractor	During Project Construction	Construction Contractor and City of Coachella, Development Services	During Project Construction			

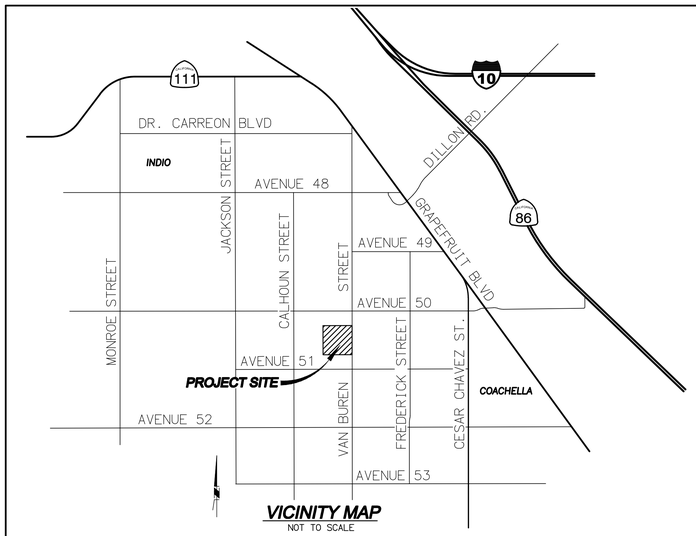
Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.							
HAZ-2	**Excavation of DRO-Impacted Soils.** The construction contractor shall ensure that DRO-impacted soils identified in the vicinity of boring AST1 and AST2, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in the area surrounding boring AST1 and AST2, to a depth of 2-feet below ground surface. The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.	Project Applicant/Owner; Qualified Geologist; Construction Contractor	During Project Construction	Construction Contractor and City of Coachella, Development Services	During Project Construction			

Attachment 1 Exhibit B TTM 38557 Reso. 2023-71

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

TENTATIVE TRACT NO. 38557

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



VICINITY MAP
NOT TO SCALE

APPLICANT

PULTE GROUP, INC.
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI
PHONE: (760)578-9334

OWNER

NIGOSIAN FAMILY FARMS, INC.
PO BOX 276, COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DR., SUITE 100
PALM DESERT, CA 92211
PHONE: (760)346-7481

LEGAL DESCRIPTION

LOTS 2 & 3 OF MAP OF SECTION 1, MB 004/063

A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNADINO BASELINE AND MERIDAN.

TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PHONE: (951)687-4252
DATE FLOWN: JULY 01, 2022

FLOOD ZONE

THIS SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06065C2262H DATED MARCH 5, 2018.

ASSESSOR'S PARCEL NUMBER

779-280-002 & 779-320-001

ZONING

EXISTING ZONING - SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)

PROPOSED ZONING - GENERAL NEIGHBORHOOD, PUD

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
87-225 CHURCH STREET
THERMAL, CA 92274
PHONE: (760)399-5137

SITE DATA

PROJECT SITE - 39.35 GROSS ACRES; 26.58 NET ACRES
PROPOSED LOT AREA, (LOTS 1-204) - 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I" - 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN) - 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E" - 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F" - 10,000 SF (0.23 AC)

UTILITY PURVEYORS

WATER
COACHELLA WATER AUTHORITY
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

SEWER
COACHELLA SANITARY DISTRICT
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWNE AVENUE
INDIO, CA 92201
PHONE: (800)427-2200

ELECTRIC
IMPERIAL IRRIGATION DISTRICT
81-600 AVENUE 58
LA QUINTA, CA 92253
PHONE: (760)335-3640

TELEPHONE
FRONTIER COMMUNICATIONS
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PHONE: (877)462-6640

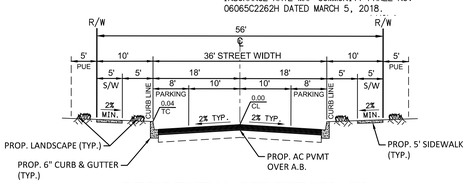
CABLE
SPECTRUM
41-725 COOK AVENUE
PALM DESERT, CA 92211
PHONE: (760)674-9656

LEGEND

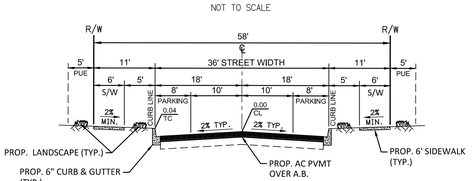
- PROPOSED PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING CVWD IRRIGATION LINE

ABBREVIATIONS

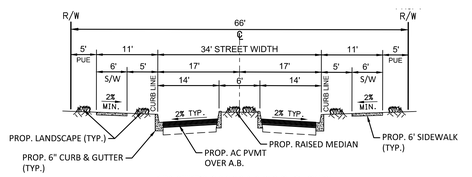
A.B.	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
AC PVMT	ASPHALT CONCRETE PAVEMENT	PVMT.	PAVEMENT
AC	ACRE	R	RADIUS
C/L	CENTERLINE	R/W	RIGHT OF WAY
EX.	EXISTING	S/W	SIDEWALK
MH	MANHOLE	SF	SQUARE FOOTAGE
PROP.	PROPOSED	TYP.	TYPICAL



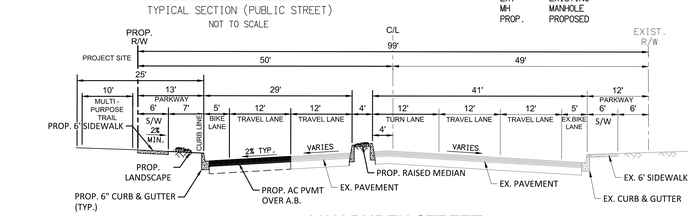
RESIDENTIAL STREET "C" - "I"
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



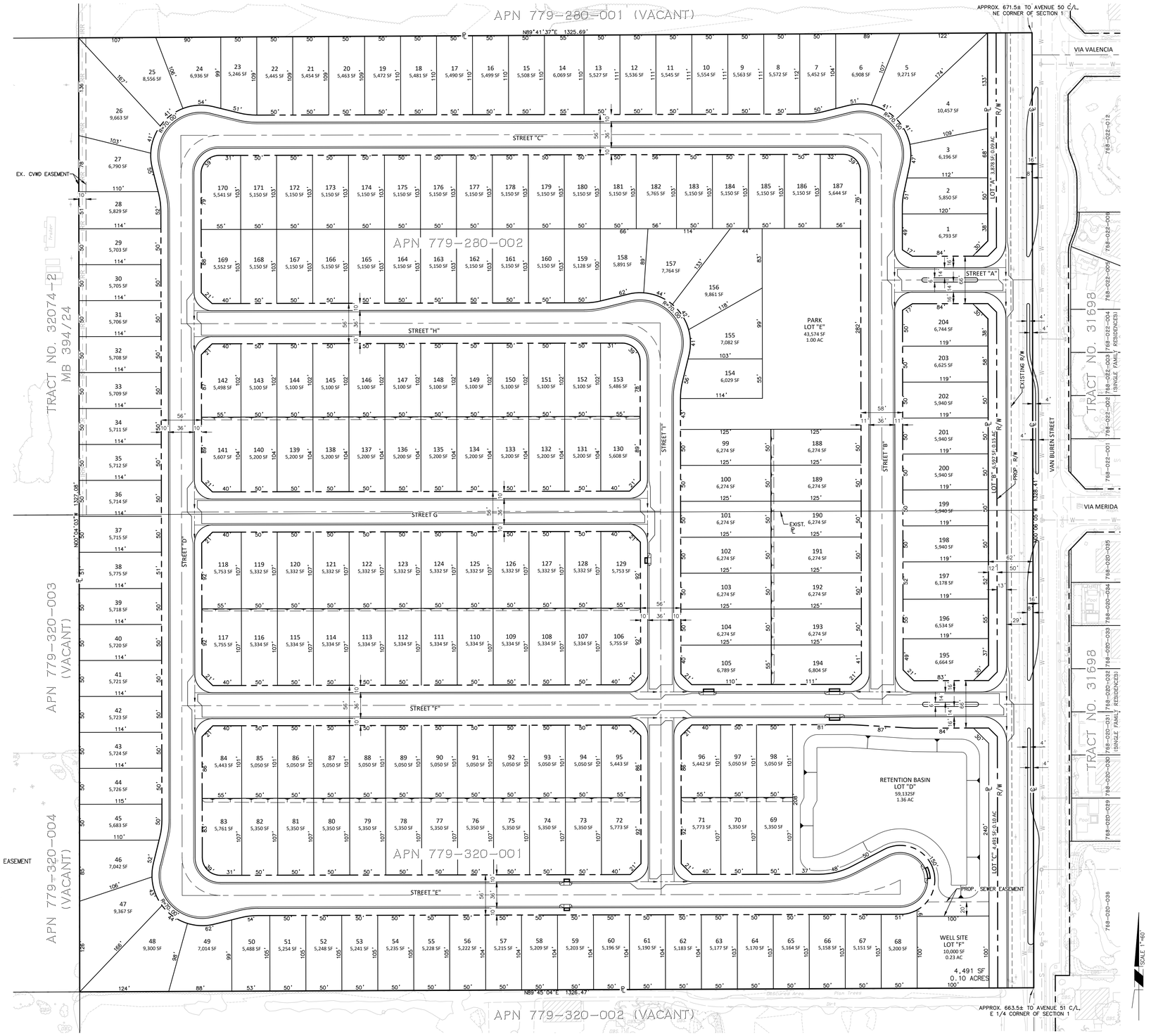
RESIDENTIAL STREET "B"
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



ENTRY WAY "A" & "F"
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



VAN BUREN STREET
TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



SEVILLA II

60 30 0 60 120 180
SCALE: 1"=60'

DATE:
2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
C1.0

Exhibit D – Resolution No. 2026-12

CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 38557, CONDITIONAL USE PERMIT NO. 372, ARCHITECTURAL REVIEW NO. 23-13 SEVILLA II PROJECT

General Conditions

1. Tentative Tract Map 38557 CUP 372 and AR 23-13 is approved for a 204-lot subdivision with a minimum lot size of 5,000 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 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 38557 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. 23-13 and Tentative Tract Map No. 33587), 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 final map shall provide a perimeter landscaped setback along Van Buren Avenue in accordance with the Development Plan Set contained in Exhibit E of Attachment 1.

6. 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

38557 in accordance with the conceptual landscape plans contained in the Design Guidelines, subject to review by the Development Services Director and City Engineer.

7. The neighborhood park shall be constructed prior to the issuance of the 101st occupancy permit and shall be constructed in accordance with the conceptual landscape plans contained in the Development Plan Set attached contained in Exhibit E of Attachment 1

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

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

Coachella Valley Water District

14. 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.

15. 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.

16. 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.

17. 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.

18. 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:

Final Map

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

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

21. 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.

22. 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.

GENERAL:

23. 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.

24. 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.

25. 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.

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

27. 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.

28. 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.

29. 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:

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

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

32. 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:

33. 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.

34. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for

precise grading or building construction.

35. 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.

36. 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:

37. 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 %.

38. 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.

39. 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, modified per staff for additional parkway with 99 feet of right-of-way as per Tentative Tract Map No, 38557.

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

        c. 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.

        d. Applicant shall construct transition street lane from property limits going south and/or going north as required to the satisfaction of the City Engineer

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

f. 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

2) Interior 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, modified per Staff to allow for more parkway with 56 feet minimum of right-of-way as per Tentative Tract Map No. 38557.

b. Street measured from curb to curb shall have a width of 36-feet per Tentative Tract Map No. 38577 and per Fire Department comments for parking on both sides of street.

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

SEWER AND WATER IMPROVEMENTS:

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

41. 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:

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

43. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The City of Coachella shall be a 3rd party beneficiary to the above referenced CC&R's.

44. 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.

45. 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:

46. 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.

Street Lights:

47. The developer shall pay applicable fees to energize street lights to the appropriate agency, and shall verify that all street lights within each phase are operational prior to issuance of the 1st Certificate of Occupancy for each phase. Temporary street lights may be interim with City Engineer approval.

Utilities Department – Water and Wastewater:

48. The applicant shall be required to establish a connection to the City's water and wastewater systems.

49. The applicant shall follow the design criteria for potable water and wastewater and shall submit a deposit for the completion of a hydraulic network analysis to determine impacts to the systems and necessary improvements.

50. The potable water and wastewater system pipelines shall be designed in accordance with the latest revisions to the City Standard Specifications and Standard City Drawings.

51. The applicant is responsible for contacting the City for the latest revisions to the City Standard Specifications and Standard City Drawings.

52. The applicant is responsible for all improvements necessary to adequately provide service to the project as determined by the hydraulic analysis and the City.

53. All potable water service lines shall be copper tubing (Type K Soft) (Polyethylene Encased), Standard Drawing W-8 has been revised.

54. Prior to acceptance of the first set of plans for plan check, the hydraulic analysis shall be complete.

55. On tracts with residential units exceeding 100, the Developer will be required to provide, at a minimum, a 100 foot square fully developed well site (graded site, block wall, etc.). Drilling and development of the well may be required as determined by the City. If it were necessary to build the well for purposes of adequately providing supply to the project, Developer would receive credit against water impact fees for those costs.

Conditions of approval specific to Architectural Review No. 23-13 and CUP No. 372

56. This architectural review is granted to approve common area landscaping and fencing improvements for the "Sevilla II" community and to approve new exterior architectural theming, materials, and color schemes for new production homes within Tentative Tract Map No. 38557 ("Sevilla II"), to include a "Traditional Spanish", "Praire" and "Desert Contemporary" theming 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.

57. 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. 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.

58. 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.

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

60. 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.

61. 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.

62. 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.

63. 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.

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

65. 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.

66. The neighborhood park landscape plan shall include an itemized list of park amenities with descriptions and illustrations to the Development Services Department for approval prior to installation.

67. The neighborhood park landscape plan shall incorporate native and edible landscaping for both groundcover, shrubs, and trees.

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

69. 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.

70. The proposed residences shall incorporate decorative 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.

71. 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.

72. 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.

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

74. All Imperial Irrigation District electrical vaults required for TR. 38557, CUP 372 and AR 23-13 shall be placed in a manner that they do not interfere or reduce the size of any of the proposed residential lots.

75.

Attach 1 Exhibit D Resolution 2023-71

SEVILLA II

PLANNING APPLICATION

SHEET INDEX:

PUD.01	COVER SHEET
PUD.02	SITE PLAN
C1.0	TENTATIVE TRACT MAP
C1.1	PRELIMINARY GRADING PLAN
C1.2	PRELIMINARY UTILITY PLAN
C1.3	PRELIMINARY SITE PLOTTING
C1.4	PARKING ANALYSIS EXHIBIT
C1.5	PHASING EXHIBIT
L1.0	OVERALL WALL & FENCE PLAN
L1.1	ENLARGEMENTS - RENTENTION & SOUTH ENTRY
L1.2	ENLARGEMENTS - NORTH ENTRY, PARKWAY, & MEDIAN
L1.3	ENLARGEMENTS - PARKS
L1.4	IMAGES
L1.5	TYPICAL FRONT YARD
A1.0	STREET SCENE
A1.1	4019-1 FLOOR PLAN 'A' - SPANISH
A1.2	4019-1 FRONT ELEVATIONS
A1.3	4019-1 ELEVATIONS 'A' - SPANISH
A1.4	4019-1 FLOOR PLAN 'B' - DESERT CONTEMPORARY
A1.5	4019-1 ELEVATIONS 'B' - DESERT CONTEMPORARY
A1.6	4019-1 FLOOR PLAN 'C' - PRAIRIE
A1.7	4019-1 ELEVATIONS 'C' - PRAIRIE
A2.0	3823-1 FLOOR PLAN 'A' - SPANISH
A2.1	3823-1 FRONT ELEVATIONS
A2.2	3823-1 ELEVATIONS 'A' - SPANISH
A2.3	3823-1 FLOOR PLAN 'B' - DESERT CONTEMPORARY
A2.4	3823-1 ELEVATIONS 'B' - DESERT CONTEMPORARY
A2.5	3823-1 FLOOR PLAN 'C' - PRAIRIE
A2.6	3823-1 ELEVATIONS 'C' - PRAIRIE
A3.0	4028-2 FLOOR PLAN 'A' - SPANISH
A3.1	4028-2 FRONT ELEVATIONS
A3.2	4028-2 ELEVATIONS 'A' - SPANISH
A3.3	4028-2 FLOOR PLAN 'B' - DESERT CONTEMPORARY
A3.4	4028-2 ELEVATIONS 'B' - DESERT CONTEMPORARY
A3.5	4028-2 FLOOR PLAN 'C' - PRAIRIE
A3.6	4028-2 ELEVATIONS 'C' - PRAIRIE
A4.0-A4.9	SHADE STUDY

PROJECT SITE:

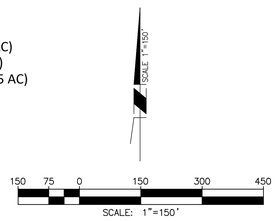
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)
PROPOSED ZONING: GENERAL NEIGHBORHOOD, PUD

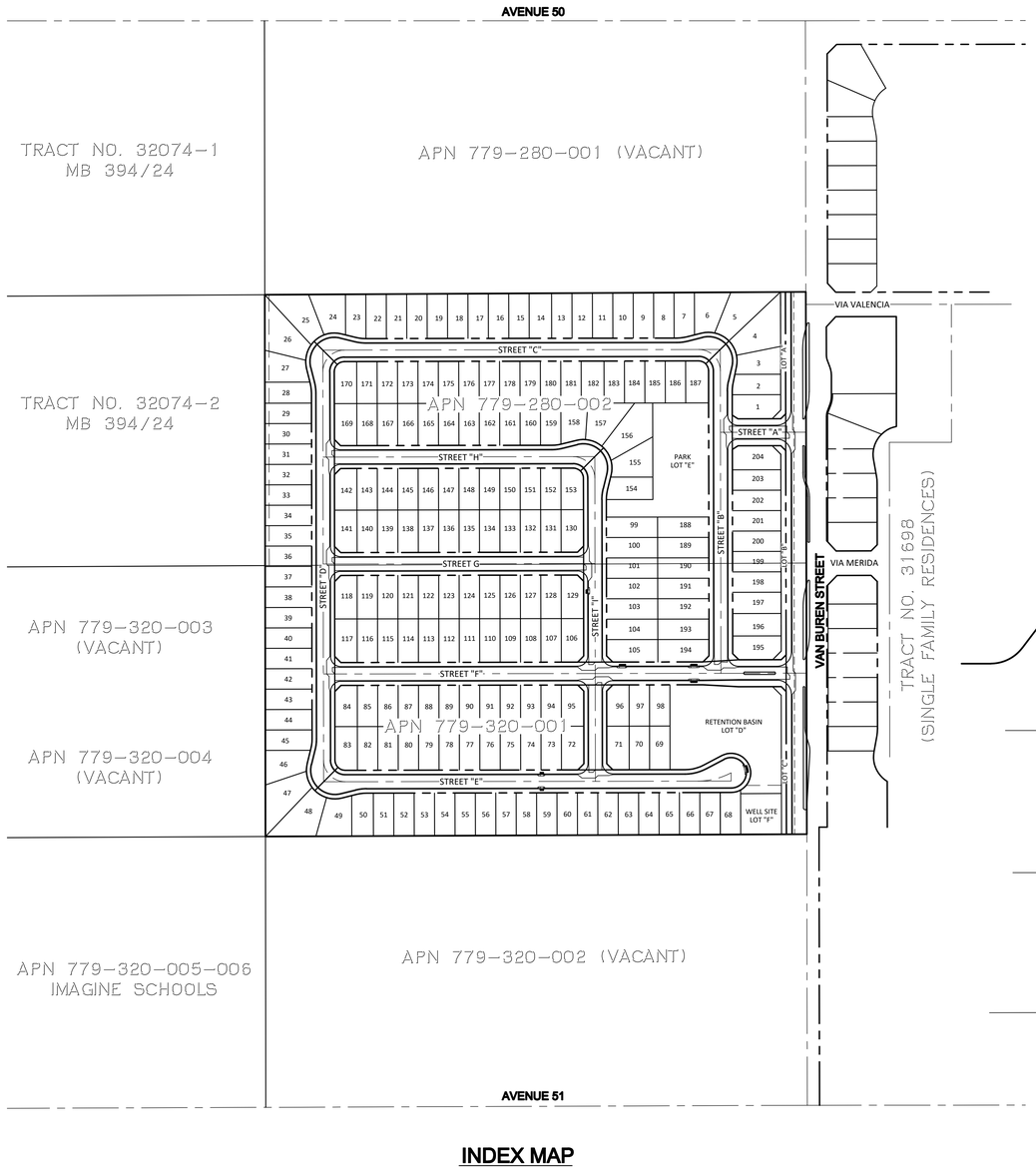
EXISTING GENERAL PLAN: GENERAL NEIGHBORHOOD
PROPOSED GENERAL PLAN: GENERAL NEIGHBORHOOD

PROJECT SITE: 26.58 NET ACRES
39.35 GROSS ACRES

PROPOSED NET DENSITY: 7.7 DUA

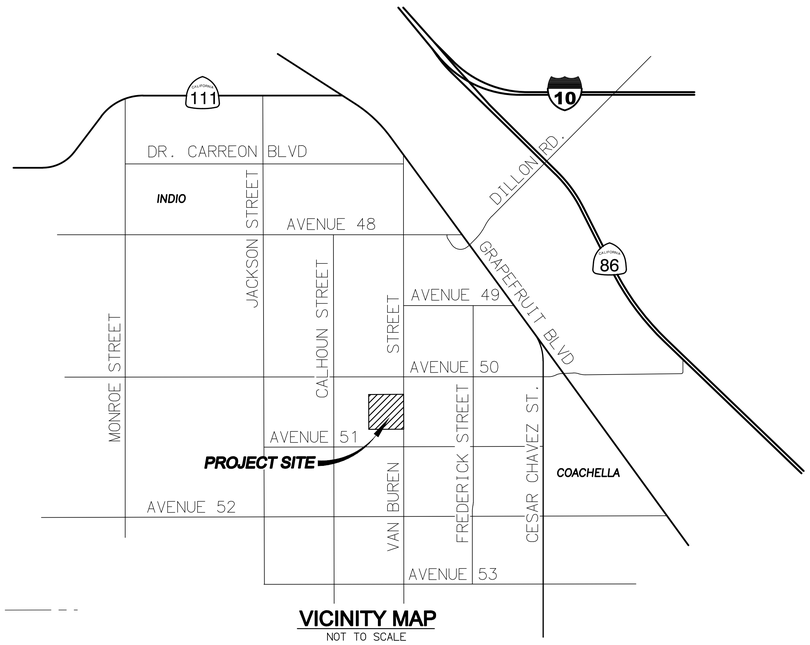
TOTAL UNITS: 204 UNITS
PROPOSED LOT AREA: 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I": 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN): 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E": 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F": 10,000 SF (0.23 AC)





INDEX MAP
SCALE: 1"=150'

DEVELOPMENT STANDARDS		
STANDARD	EXISTING	PROPOSED
MIN. LOT SIZE	7,200 SF	5,000 SF
MIN. LOT DIMENSIONS	60' X 100'	50' X 100'
MIN. FRONT SETBACK	20'	20'
MIN. REAR SETBACK	15'	15'
MIN. SIDE SETBACK	5'	5'
MIN. CORNER LOT SETBACK FROM STREET	10'	10'
MIN. UNIT SIZE	1,150 SF	1,150 SF
MAX. LOT COVERAGE	40%	40%
MAX. BUILDING HEIGHT	35'	35'



VICINITY MAP
NOT TO SCALE

SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

COVER SHEET

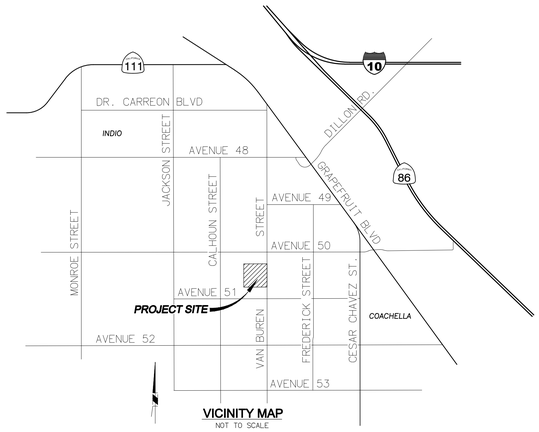
DATE: 2023. 08. 16

APPLICANT:	OWNER OF RECORD:	PLANNER:	ENGINEER:	ARCHITECT:	LANDSCAPE ARCHITECT:	DRAWING NO:
PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE V (858) 614-5059	MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	PUD.01

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

TENTATIVE TRACT NO. 38557 - PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



VICINITY MAP
NOT TO SCALE

APPLICANT

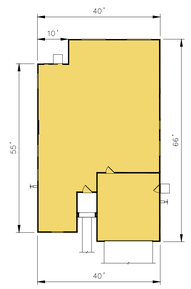
PULTE HOME COMPANY, LLC
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI
PHONE: (760)578-9334

OWNER

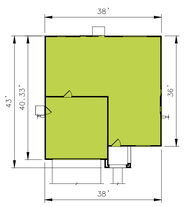
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276, COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

CIVIL ENGINEER

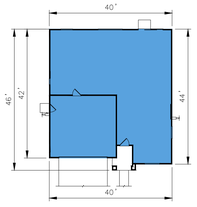
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DR., SUITE 100
PALM DESERT, CA 92211
PHONE: (760)346-7481



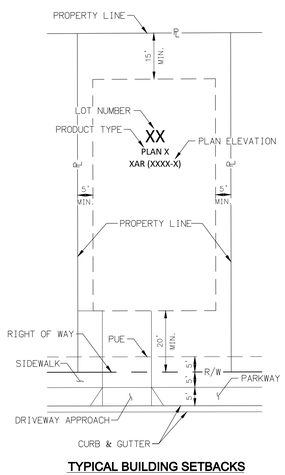
PLAN 1 (4019-1)
NTS



PLAN 2 (3823-1)
NTS



PLAN 3 (4028-2)
NTS



TYPICAL BUILDING SETBACKS
NTS

PLOT MIX

	PLAN 1A (4019-1)	25 LOTS
	PLAN 1B (4019-1)	22 LOTS
	PLAN 1C (4019-1)	21 LOTS
	TOTAL =	68 LOTS
	% OF LOTS =	33.3%
	PLAN 2A (3823-1)	26 LOTS
	PLAN 2B (3823-1)	20 LOTS
	PLAN 2C (3823-1)	22 LOTS
	TOTAL =	68 LOTS
	% OF LOTS =	33.3%
	PLAN 3A (4028-2)	19 LOTS
	PLAN 3B (4028-2)	24 LOTS
	PLAN 3C (4028-2)	25 LOTS
	TOTAL =	68 LOTS
	% OF LOTS =	33.3%
	OVERALL TOTAL	204 LOTS

LEGEND

STOP/STREET SIGN
STREET LIGHT
FIRE HYDRANT
WATER METER/LATERAL
WATER VALVE
SEWER MANHOLE
SEWER CLEANOUT/LATERAL
CATCH BASIN
CURB & GUTTER
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY (R/W)
EASEMENT LINE
PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
EXISTING WATER LINE (W)
EXISTING SEWER LINE (S)
EXISTING IRRIGATION LINE (IRR)
"STOP" PAVEMENT MARKING (STOP)



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

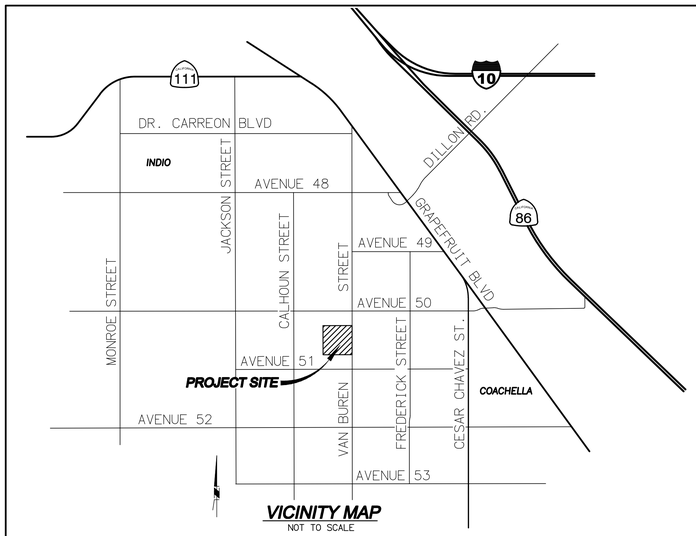
DATE:
2023. 08. 16

APPLICANT:	OWNER OF RECORD:	PLANNER:	ENGINEER:	ARCHITECT:	LANDSCAPE ARCHITECT:	DRAWING NO:
PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE V (858) 614-5059	MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	PUD.02

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

TENTATIVE TRACT NO. 38557

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



VICINITY MAP
NOT TO SCALE

APPLICANT

PULTE GROUP, INC.
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI
PHONE: (760)578-9334

OWNER

NIGOSIAN FAMILY FARMS, INC.
PO BOX 276, COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DR., SUITE 100
PALM DESERT, CA 92211
PHONE: (760)346-7481

LEGAL DESCRIPTION

LOTS 2 & 3 OF MAP OF SECTION 1, MB 004/063

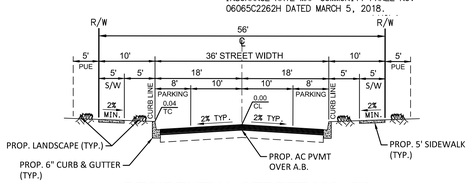
A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNADINO BASELINE AND MERIDAN.

TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PHONE: (951)687-4252
DATE FLOWN: JULY 01, 2022

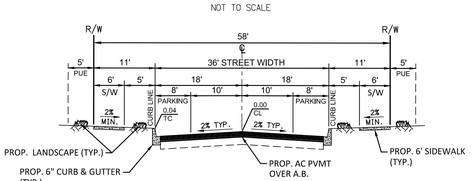
FLOOD ZONE

THIS SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06065C2262H DATED MARCH 5, 2018.



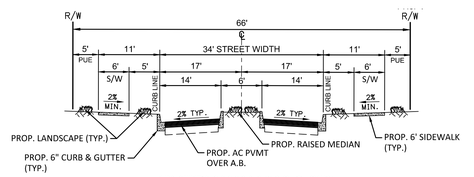
RESIDENTIAL STREET "C" - "I"

TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



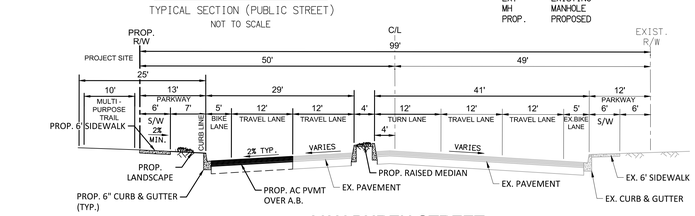
RESIDENTIAL STREET "B"

TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



ENTRY WAY "A" & "F"

TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE



VAN BUREN STREET

TYPICAL SECTION (PUBLIC STREET)
NOT TO SCALE

ASSESSOR'S PARCEL NUMBER

779-280-002 & 779-320-001

ZONING

EXISTING ZONING - SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)

PROPOSED ZONING - GENERAL NEIGHBORHOOD, PUD

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
87-225 CHURCH STREET
THERMAL, CA 92274
PHONE: (760)399-5137

SITE DATA

PROJECT SITE - 39.35 GROSS ACRES; 26.58 NET ACRES
PROPOSED LOT AREA, (LOTS 1-204) - 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I" - 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN) - 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E" - 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F" - 10,000 SF (0.23 AC)

UTILITY PURVEYORS

WATER
COACHELLA WATER AUTHORITY
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

SEWER
COACHELLA SANITARY DISTRICT
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWNE AVENUE
INDIO, CA 92201
PHONE: (800)427-2200

ELECTRIC
IMPERIAL IRRIGATION DISTRICT
81-600 AVENUE 58
LA QUINTA, CA 92253
PHONE: (760)335-3640

TELEPHONE
FRONTIER COMMUNICATIONS
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PHONE: (877)462-6640

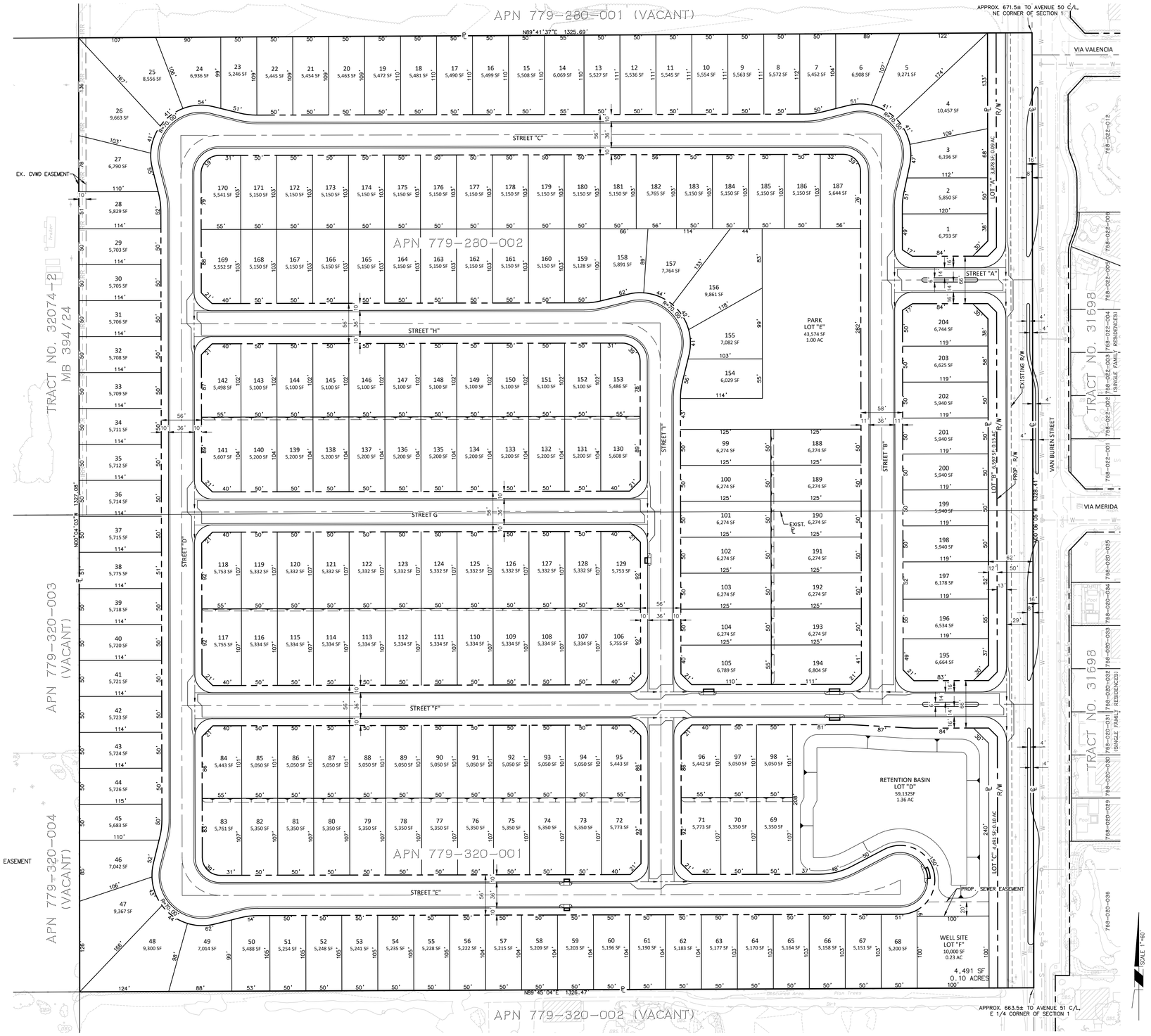
CABLE
SPECTRUM
41-725 COOK AVENUE
PALM DESERT, CA 92211
PHONE: (760)674-9656

LEGEND

- PROPOSED PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING CVWD IRRIGATION LINE

ABBREVIATIONS

A.B.	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
AC PVMT	ASPHALT CONCRETE PAVEMENT	PVMT.	PAVEMENT
AC	ACRE	R	RADIUS
C/L	CENTERLINE	R/W	RIGHT OF WAY
EX.	EXISTING	S/W	SIDEWALK
MH	MANHOLE	SF	SQUARE FOOTAGE
PROP.	PROPOSED	TYP.	TYPICAL



60 30 0 60 120 180
SCALE: 1"=60'

DATE:
2023. 08. 16

SEVILLA II

Coachella, California

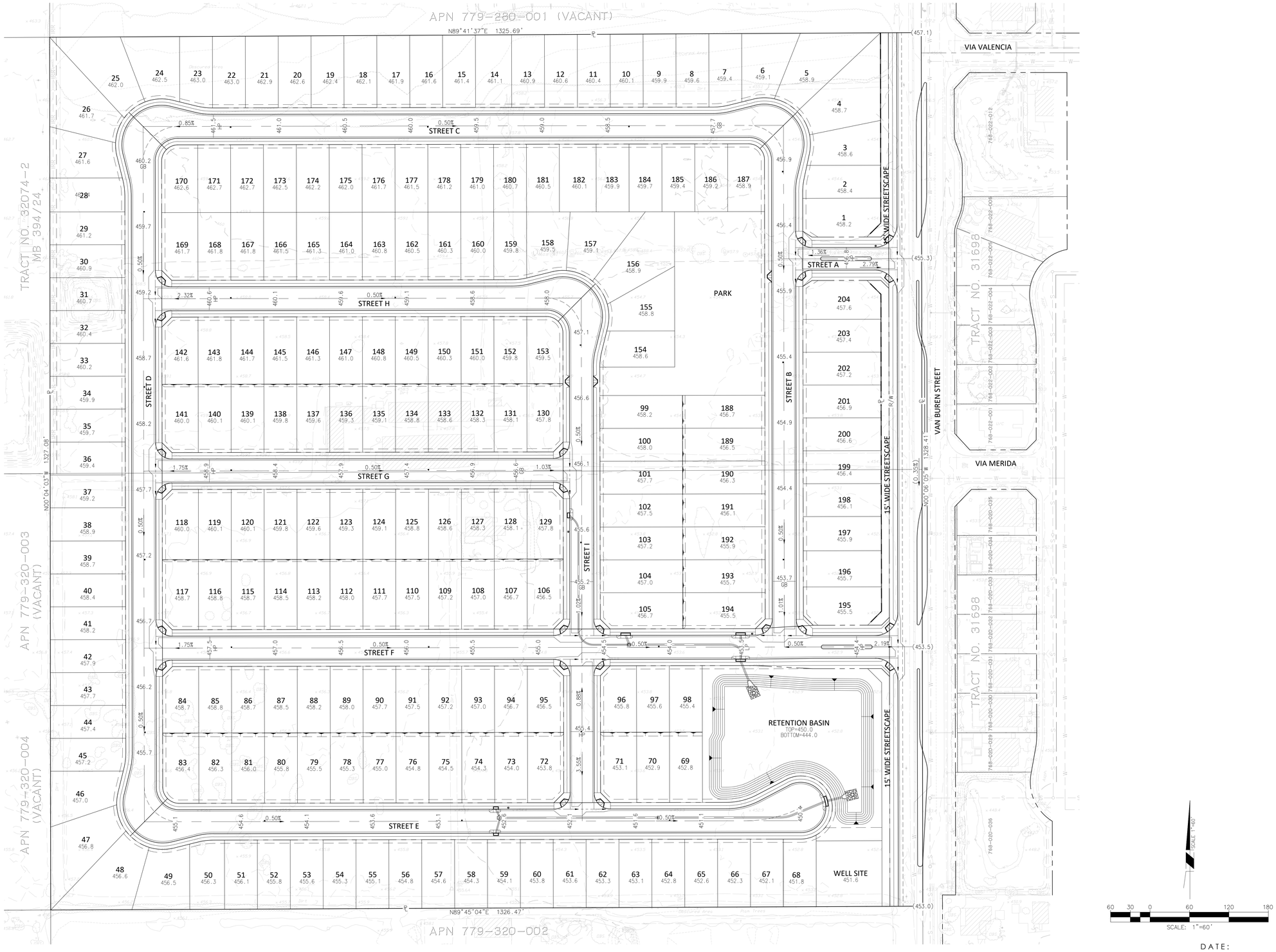
APN: 779-280-002 & 779-320-001

APPLICANT:	OWNER OF RECORD:	PLANNER:	ENGINEER:	ARCHITECT:	LANDSCAPE ARCHITECT:	DRAWING NO:
PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE V (858) 614-5059	MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	C1.0

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

TENTATIVE TRACT NO. 38557 - PRELIMINARY GRADING PLAN

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



LEGEND

PAD ELEVATION	369.1
EXISTING ELEVATION	(100.50)
FINISHED ELEVATION	+101.50
CURB & GUTTER	
EDGE OF PAVEMENT	
PROPERTY LINE	
CENTERLINE	℄
RIGHT-OF-WAY (R/W)	R/W
EASEMENT LINE	
PROPOSED STORM DRAIN	SD
UTILITY WATER LINE	W
UTILITY SEWER LINE	S
UTILITY IRRIGATION LINE	IRR
SLOPE SYMBOL	

ABBREVIATIONS

GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
℄	CENTERLINE
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN

SCALE: 1"=60'

DATE:
2023. 08. 16

SEVILLA II

Coachella, California

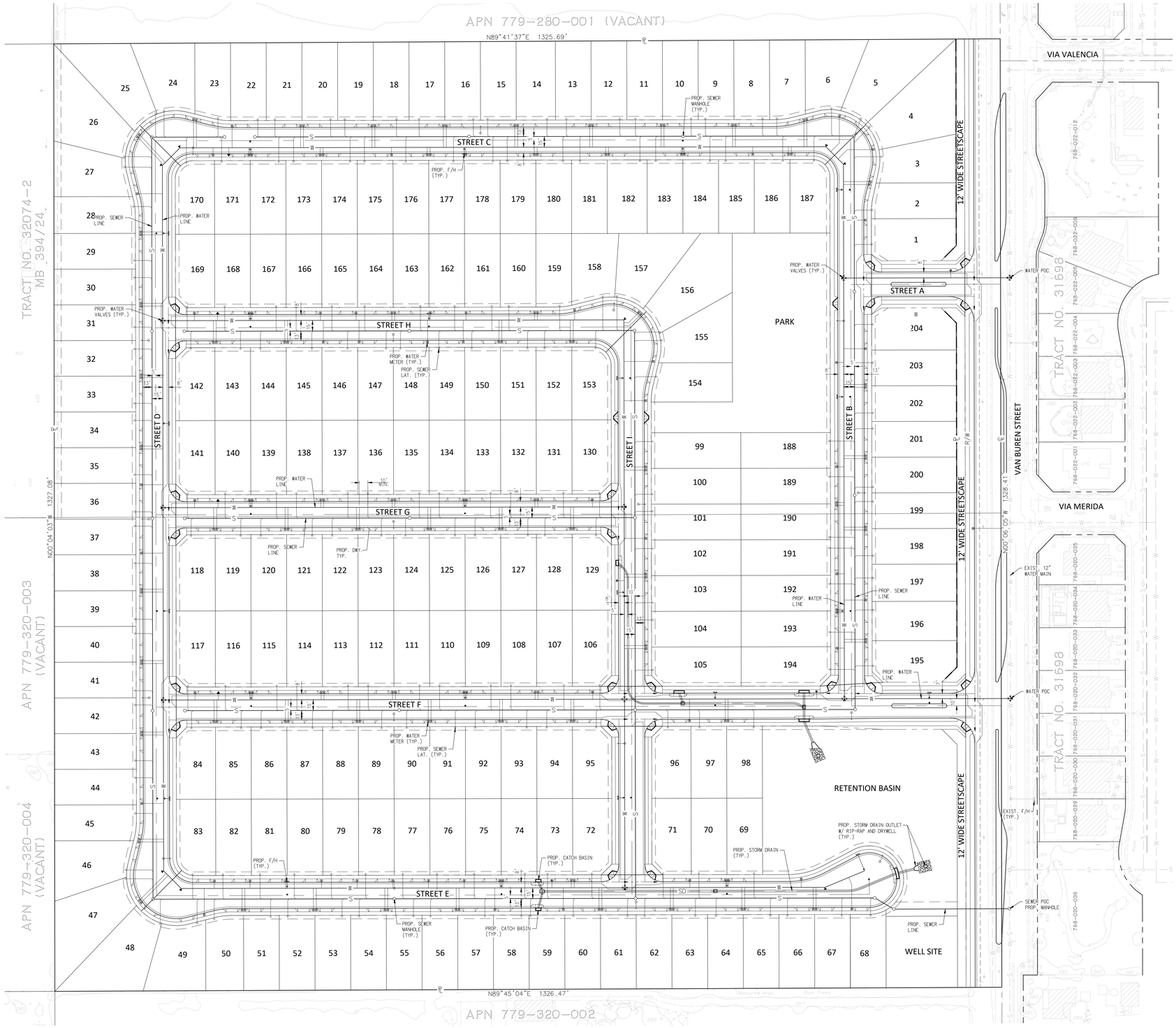
APN: 779-280-002 & 779-320-001

APPLICANT:	OWNER OF RECORD:	PLANNER:	ENGINEER:	ARCHITECT:	LANDSCAPE ARCHITECT:	DRAWING NO:
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IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT NO. 38557 - PRELIMINARY UTILITY PLAN

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



LEGEND

FIRE HYDRANT	
WATER METER/LATERAL	
WATER VALVE	
SEWER MANHOLE	
SEWER CLEANOUT/LATERAL	
CATCH BASIN	
CURB & GUTTER	
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
PROPOSED STORM DRAIN	SD
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING IRRIGATION LINE	IRR

ABBREVIATIONS

PROP.	PROPOSED
EXIST.	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
POC	POINT OF CONNECTION
TYP.	TYPICAL
DWY	DRIVEWAY
F/H	FIRE HYDRANT
℄	CENTERLINE
℄	PROPERTY LINE
R/W	RIGHT OF WAY
POC	POINT OF CONNECTION
IRR	IRRIGATION
SD	STORM DRAIN
S	SEWER
W	WATER

60 30 0 60 120 180

SCALE: 1"=60'

DATE:

2023. 08. 16

SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

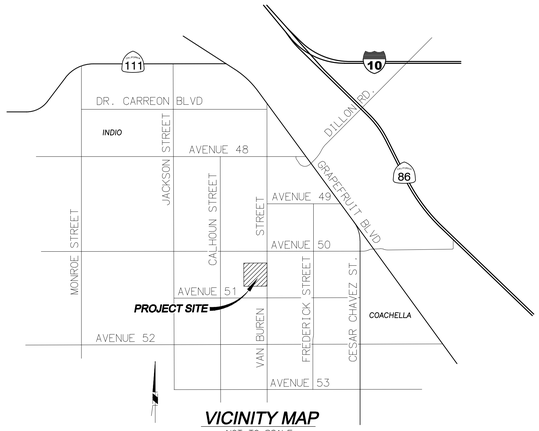
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
C1.2

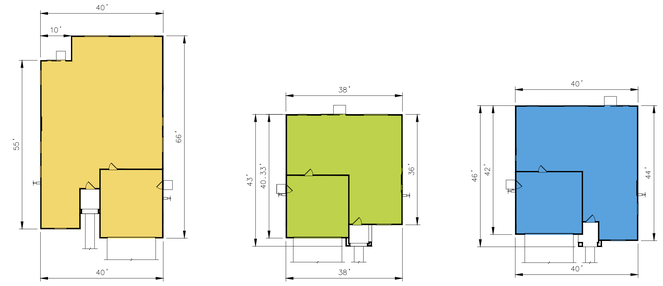
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT NO. 38557 - PRELIMINARY SITE PLOTTING

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



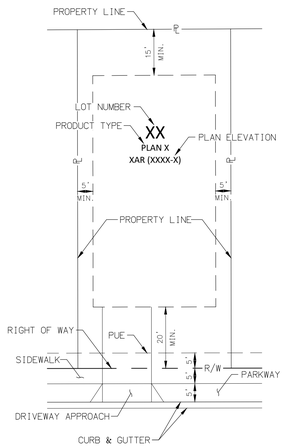
VICINITY MAP
NOT TO SCALE



PLAN 1 (4019-1)
NTS

PLAN 2 (3823-1)
NTS

PLAN 3 (4028-2)
NTS



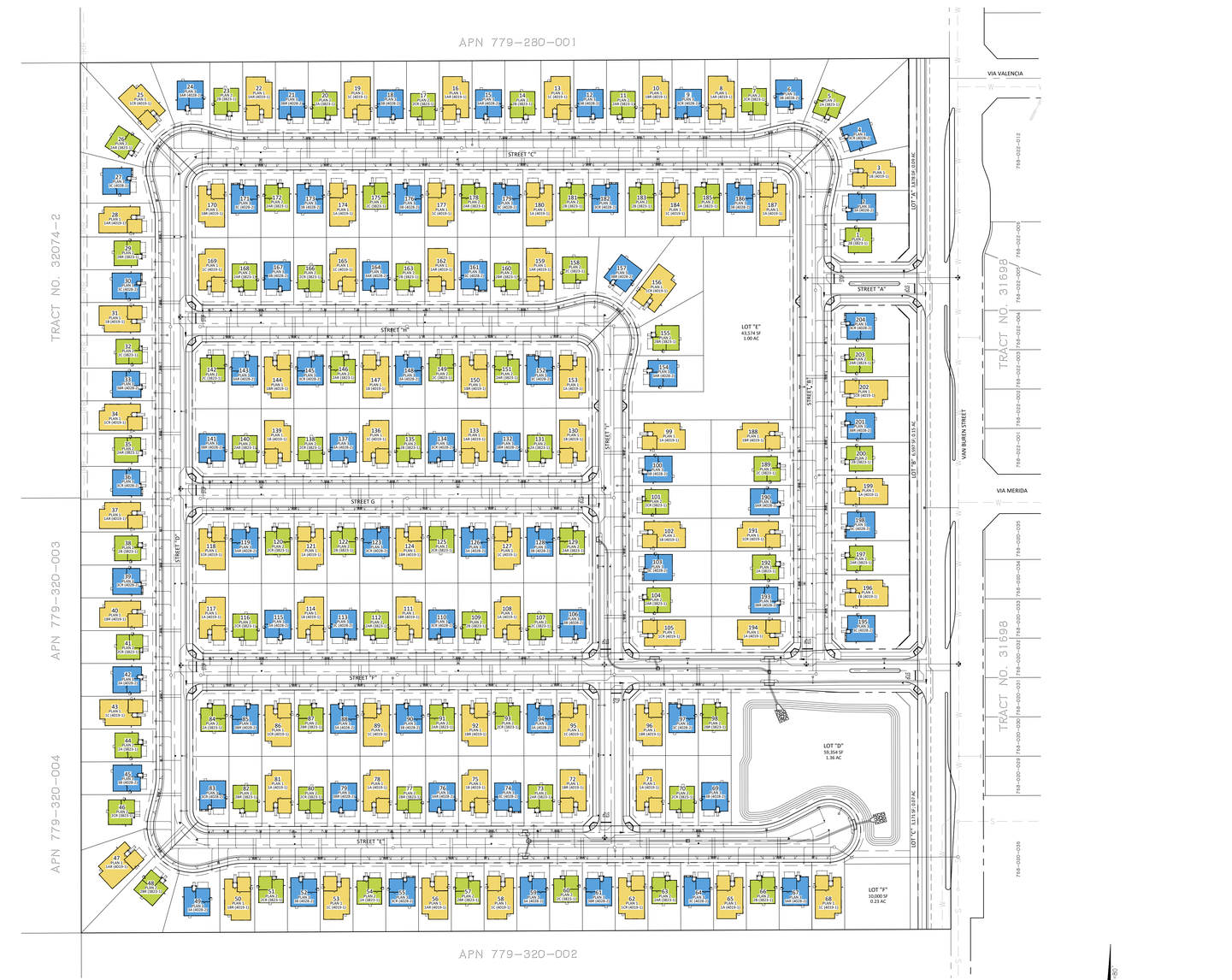
TYPICAL BUILDING SETBACKS
NTS

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	OVERALL TOTAL	204 LOTS

LEGEND

STOP/STREET SIGN
STREET LIGHT
FIRE HYDRANT
WATER METER/LATERAL
WATER VALVE
SEWER MANHOLE
SEWER CLEANOUT/LATERAL
CATCH BASIN
CURB & GUTTER
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY (R/W)
EASEMENT LINE
PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
EXISTING WATER LINE (W)
EXISTING SEWER LINE (S)
EXISTING IRRIGATION LINE (IRR)
"STOP" PAVEMENT MARKING (STOP)



DATE:
2023. 08. 16

SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
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CONTACT: DUSTIN MOYER

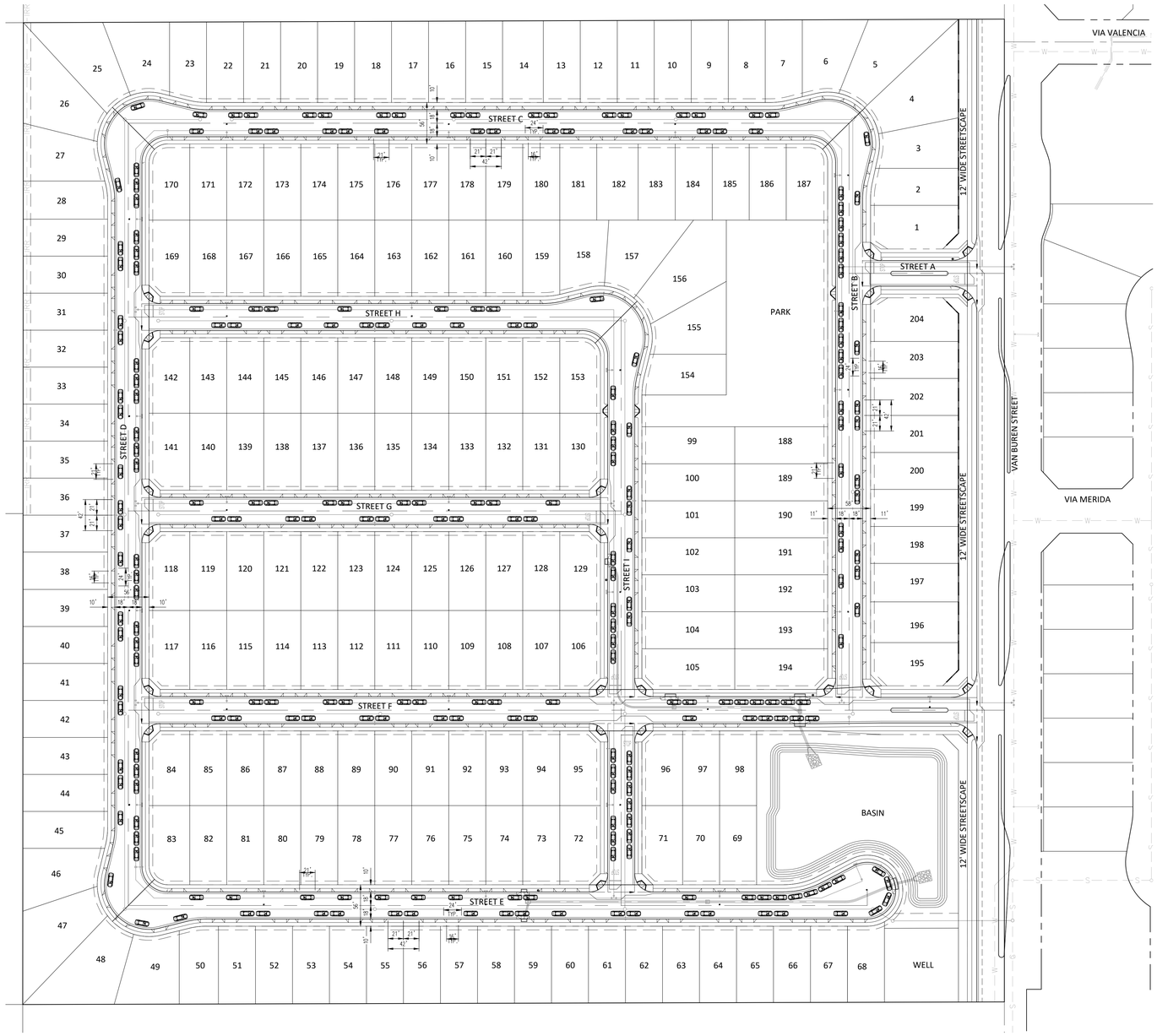
LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
C1.3

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

TENTATIVE TRACT NO. 38557 - PARKING ANALYSIS EXHIBIT

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



TOTAL IN-UNIT PARKING

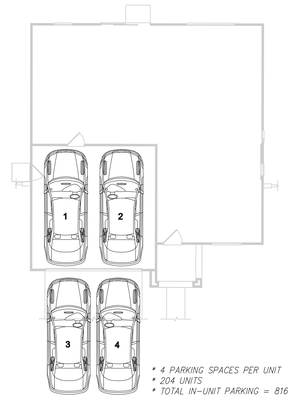
* 816 SPACES

TOTAL STREET PARKING

* 245 AVAILABLE SPACES

OVERALL PARKING

* 1,061 SPACES
* 5:1 RATIO (5 SPACES PER UNIT)



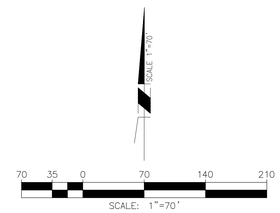
* 4 PARKING SPACES PER UNIT
* 204 UNITS
* TOTAL IN-UNIT PARKING = 816 SPACES

TYPICAL PARKING LAYOUT PER DWELLING

SCALE 1"=10'

LEGEND

STOP/STREET SIGN
STREET LIGHT
FIRE HYDRANT
WATER VALVE
SEWER MANHOLE
CATCH BASIN
DRIVEWAY APPROACH
CURB & GUTTER
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY (R/W)
EASEMENT LINE
PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING IRRIGATION LINE
"STOP" PAVEMENT MARKING



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

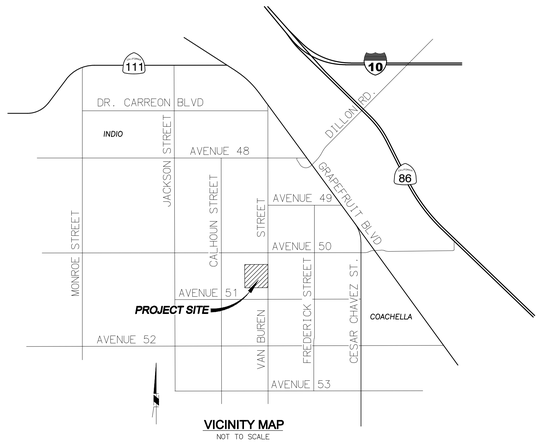
DATE:
2023. 08. 16

APPLICANT:	OWNER OF RECORD:	PLANNER:	ENGINEER:	ARCHITECT:	LANDSCAPE ARCHITECT:	DRAWING NO:
PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE V (858) 614-5059	MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	C1.4

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

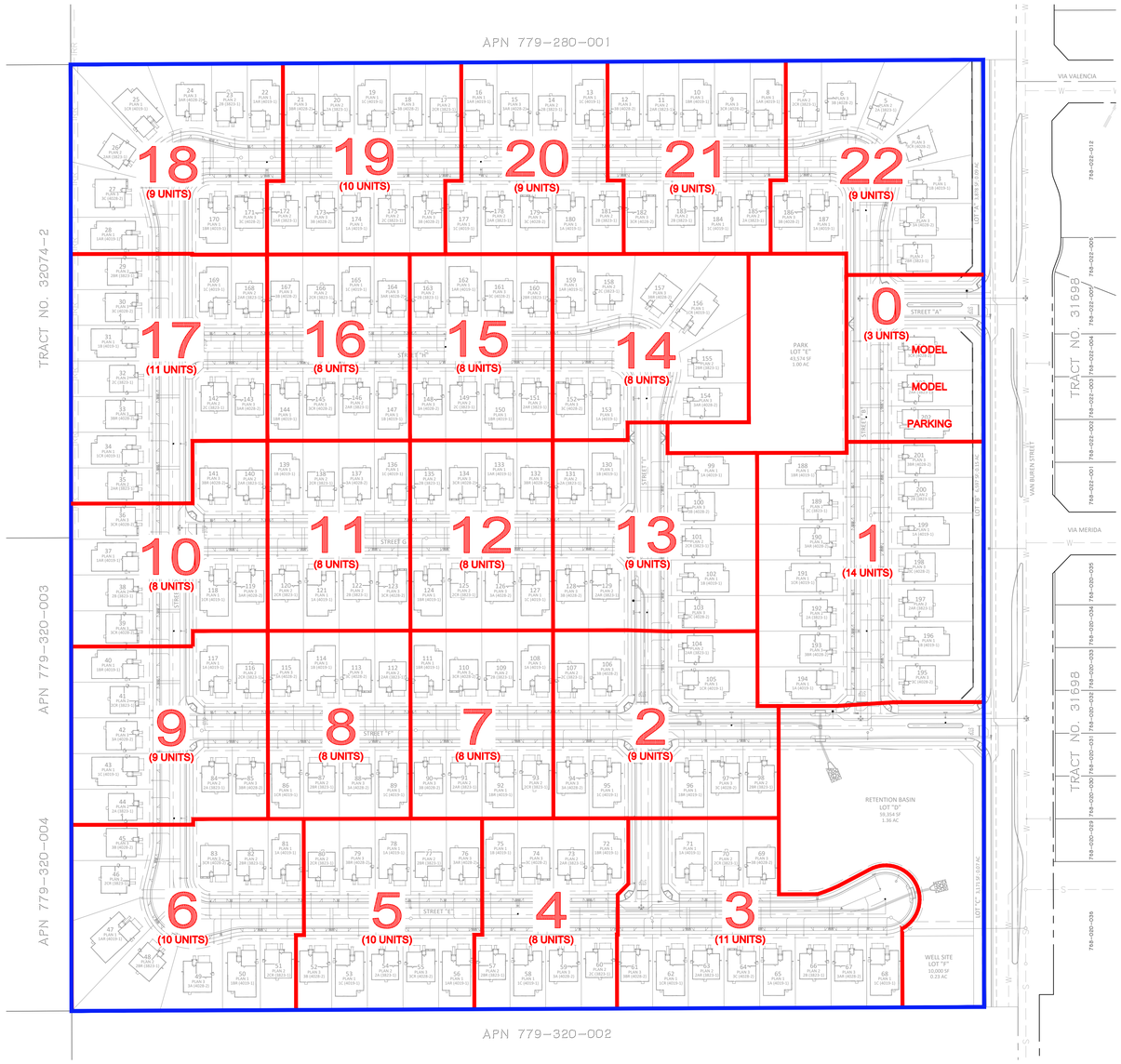
TENTATIVE TRACT NO. 38557 - PARKING ANALYSIS EXHIBIT

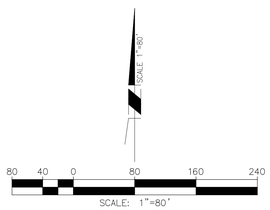
LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



VICINITY MAP
NOT TO SCALE

PHASING	
PHASE #	# OF LOTS
0	3
1	14
2	9
3	11
4	8
5	10
6	10
7	8
8	8
9	9
10	8
11	8
12	8
13	9
14	8
15	8
16	8
17	11
18	9
19	10
20	9
21	9
22	9
TOTAL	= 204





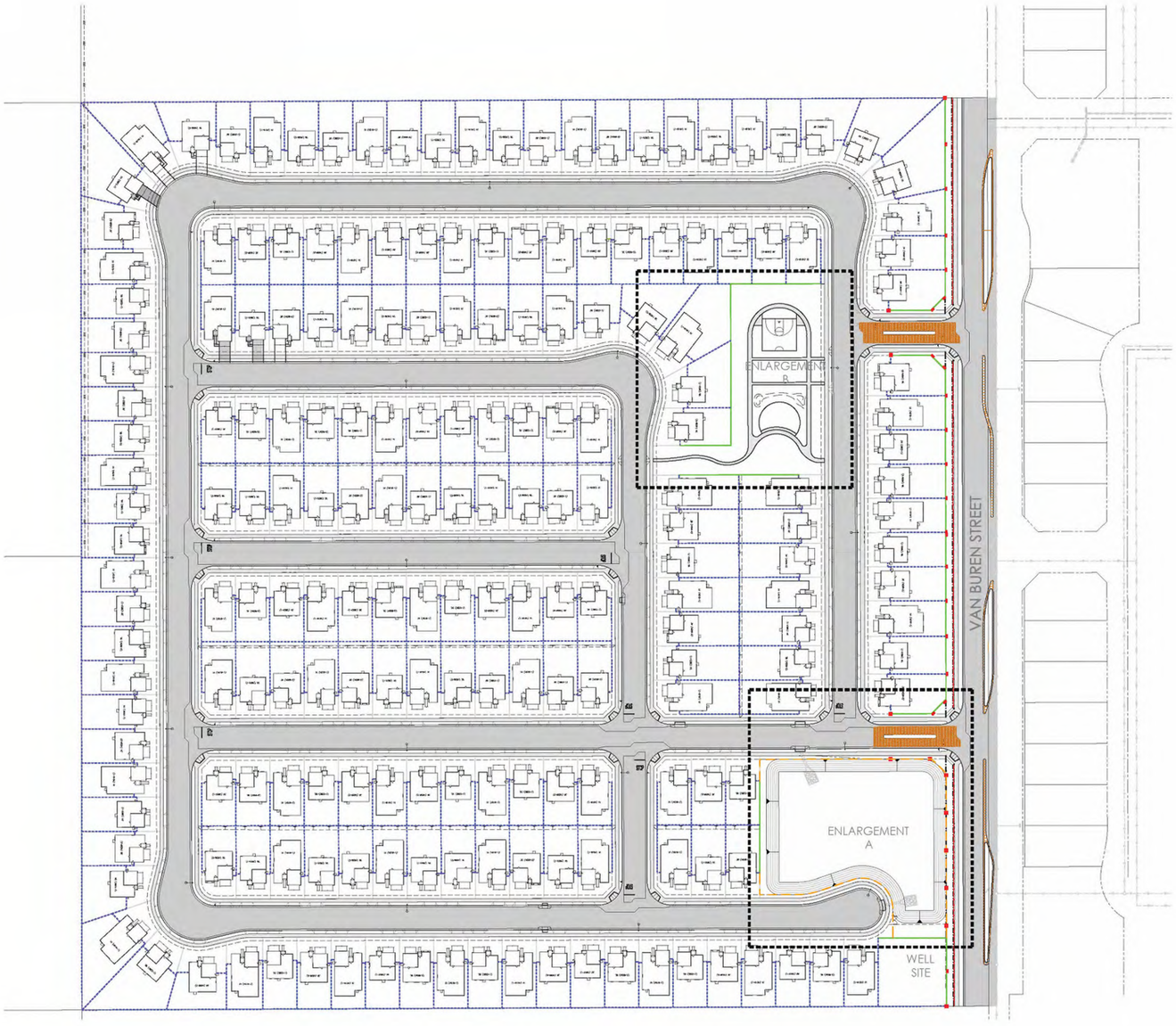
SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

DATE:
2023. 08. 16

APPLICANT:	OWNER OF RECORD:	PLANNER:	ENGINEER:	ARCHITECT:	LANDSCAPE ARCHITECT:	DRAWING NO:
PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334	NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN	MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE V (858) 614-5059	MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139	PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811	C1.5



LEGEND	
	6' HT SPLIT FACE BLOCK WALL W/ PRECISION WALL CAP AND 6X12 HALF PILASTER
	6' HT PRECISION BLOCK WALL W/ ROLLED MORTAR CAP.
	6' HT DECORATIVE TUBULAR STEEL FENCE, COLOR WHITE
	2' HT VINYL EQUESTRIAN SPLIT TRAIL FENCE, COLOR WHITE
	12" x 12" PRECISION BLOCK PILASTER W/ CAP



SPLIT FACE BLOCK WALL W/ PRECISION PILASTER



PRECISION BLOCK WALL



DECORATIVE TUBULAR STEEL FENCE



EQUESTRIAN TRAIL FENCE

Scale 1" = 80'

240' 160' 80' 40' 0'

NORTH

SEVILLA II

OVERALL WALL & FENCE PLAN

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE [illegible] (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO: L1.0



A. ENTRY/ PARKWAY/RETENTION BASIN

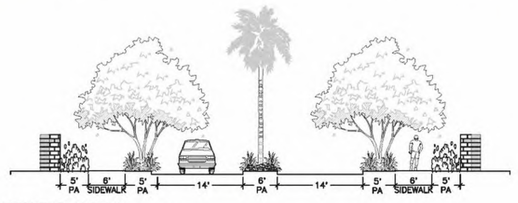
PLANT SCHEDULE (TREE SHALL BE PLANTED @ A MIN. 6 FOOT HEIGHT AND A MIN. TRUNK CALIPER OF 2")

TREES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ACACIA ANEURA MULGA	24"BOX	L 0.2	15
	ACACIA SALICINA WILLOW ACACIA	24" BOX	L 0.2	26
	CORDIA BOISSIERI ANACAHUITA	15 GAL	L 0.2	17
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX	L 0.2	22
	PARKINSONIA X `DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX	L 0.2	23
	PROSOPIS CHILENSIS "PHOENIX" THORNLESS HYBRID MESQUITE STANDARD	24"BOX	L 0.2	40
PALMS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	PHOENIX DACTYLIFERA DATE PALM	15` BTH	MOD 0.5	60
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	BACCHARIS X 'STARN' TM STARN THOMPSON COYOTE BRUSH	5 GAL	L 0.2	169
	BOUGAINVILLEA X `RASBERRY ICE' BOUGAINVILLEA	15 GAL	M 0.5	34
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	L 0.2	15
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL	L 0.2	185
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	L 0.2	76
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH	5 GAL	L 0.2	17
	GOSSYPIUM HARKNESSII SAN MARCOS HIBISCUS	5 GAL	L 0.2	21
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' BAROMETERBUSH	5 GAL	L 0.2	127
	ROSMARINUS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	M 0.5	74
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	M 0.5	148
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	15 GAL	M 0.5	72
ACCENTS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	AGAVE AMERICANA CENTURY PLANT	5 GAL	L 0.2	40
	AGAVE MURPHEYI 'RODNEY' RODNEY MURPHY'S CENTURY PLANT	5 GAL	L 0.2	50
	AGAVE PARRYI TRUNCATA ARTICHOKE PARRY'S AGAVE	5 GAL	L 0.2	6
	FOUQUIERIA SPLENDENS OCOTILLO	15 GAL	VL 0.1	49
	HESPERALOE 'DESERT FLAMENCO' TM DESERT FLAMENCO RED YUCCA	5 GAL	L 0.2	376
	HESPERALOE FUNIFERA GIANT HESPERALOE	15 GAL	L 0.2	89
	HESPERALOE PARVIFLORA "BRAKELIGHTS" RED YUCCA	5 GAL	L 0.2	50
VINES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	CALLIANDRA HAEMATOCEPHALA PINK POWDERPUFF WIRE TO WALL	15 GAL	M 0.5	88
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ARIZONA RIVER ROCK 80% SIZE 1.5"-3" & 20% SIZE3"-8"	-		11,077 SF
	LAWN TIFWAY HYBRIUD MERMUDA GRASS. OVERSEED WITH PERINAL RYE GRASS IN THE FALL AND WINTER MONTHS.	SOD	H 0.8	5,784 SF

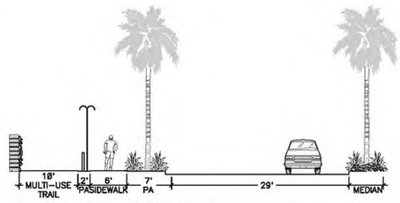
	BOULDERS - T.B.S. SEE PLAN FOR SIZE, LOCATIONS	2 6
GROUNDCOVER	3/4" GRAVEL "CALIFORNIA GOLD" BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN, AND COBBLE AREAS. CONTRACTOR TO SUPPLY SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. COLOR TO BE SOUTHWEST GOLD BY SOUTHWEST BOULDER WEED BARRIER UNDER GRAVEL	
	STEEL HEADER TO BE BROWN	

LIGHTING SCHEDULE

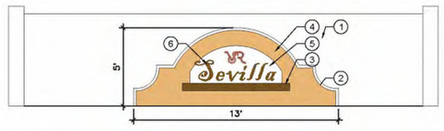
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	TREE UPLIGHT KICHLER 16020AZT27 60 DEGREE FLOOD	14
	PALM UPLIGHT KICHLER 16019AZT27 35 DEGREE FLOOD	22
	STREET LIGHT AGRARIAN STYLE	31



ENTRY ELEVATION SCALE 1" = 10'



VAN BUREN STREET SECTION SCALE 1" = 10'



WALL MONUMENT SCALE 1" = 4'

KEYNOTE:
1. PROPERTY LINE WALL. SEE SHEET L-2.00 DETAIL A
2. BRICK TRIM TO BE BY CORONADO STONE, 2-1/2" BRICK MOLDING IN TRIBECCA COLOR.
3. HAND HEWN, STAINED TIMBER ACCENT
4. STUCCO, LIGHT SAND FINISH,COLOR TO MATCH BUILDING ACCENT COLOR
5. STUCCO, LIGHT SAND FINISH,COLOR TO BE WHITE
6. SIGNAGE, BY OWNER

Scale 1" = 20'

60' 40' 20' 10' 0'

NORTH

SEVILLA II

ENLARGEMENTS - RETENTION & SOUTH ENTRY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

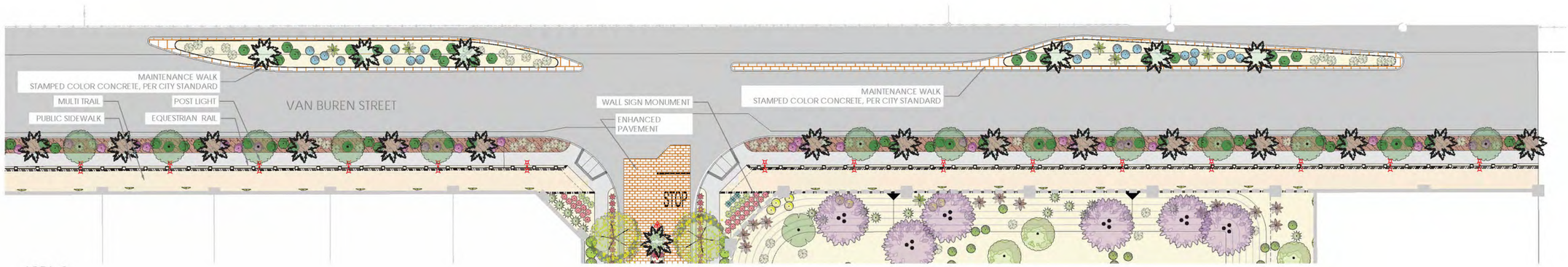
PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

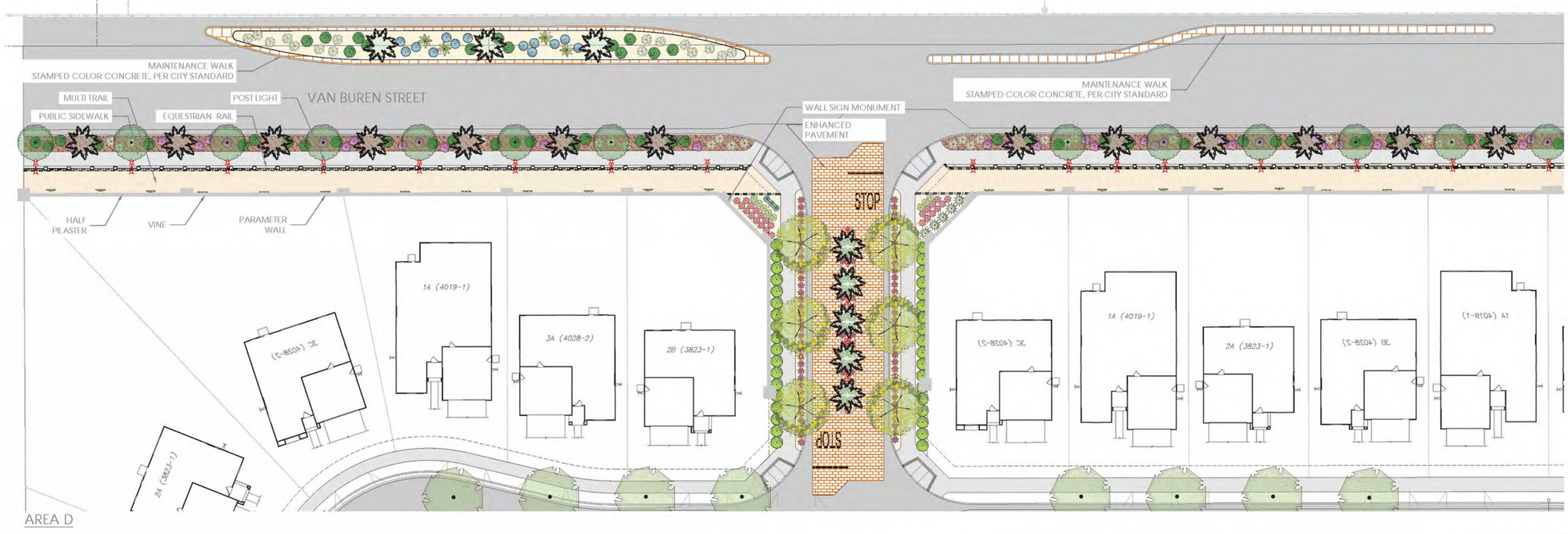
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
L1.1



AREA C



AREA D

Scale 1" = 20'

60' 40' 20' 10' 0'

NORTH

SEVILLA II

ENLARGEMENTS - NORTH ENTRY, PARKWAY, & MEDIAN

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

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PO BOX 276
COACHELLA, CA 92236
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SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

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75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
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27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
L1.2



B. PARK



PICNIC TABLE



BENCH



DESERT GARDEN



PALMS



SHADE TREES





TOT LOT (SPACESHIP THEME)

Scale 1" = 20'

60' 40' 20' 10' 0'

NORTH

SEVILLA II

ENLARGEMENTS - PARKS

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

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PLANNER:
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9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
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CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO: L1.3


ACACIA ANEURA


CORDIA BOISSIERI


OLNEYA TESOTA


PROSOPIS CHILENSIS


CITRUS


DATE PALM


ACACIA SALICINA


STREET LIGHT


ACACIA REDOLENS


BACCHARIS


CAESALPINIA-PULCHERRIMA


CALLIANDRA-X-SIERRA-STARR


DALEA CAPITATA 'SIERRA GOLD'


ENCELIA-FARINOSA


EREMOPHILA HYGROPHANA
BLUEBELL


GOSSYPIUM HARKNESSII


LEUCOPHYLLUM-RIO BRAVO


ROSMARINUS OFFICINALIS
HUNTINGTON CARPET


TECOMA CAPENSIS


BOUGAINVILLEA RASPBERRY ICE


ENHANCED PAVEMENT


AGAVE AMERICANA


AGAVE MURPHEYI'RODNEY'


FOUQUIERIA SPLENDENS


HESPERALOE FUNIFERA


HESPERALOE-PARVIFLORA-DESERT
FLAMENCO


3/4" GRAVEL - CALIFORNIA GOLD


1.5-3" & 3-8" ARIZONA RIVER PEBBLE

SEVILLA II

IMAGES

DATE:
2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
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RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
L1.4



CORNER LOT & STANDARD LOT



CUL DE SAC LOT

CORNER LOT

ACCENT TREES	ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	1
SHADE TREES(24" BOX)	(TREE SHALL BE PLANTED AT A MINIMUM 6 FOOT HEIGHT AND A MINIMUM TRUNK CALIPER OF 2") OLNEYA TESOTA / DESERT IRONWOOD PROSOPIS CHILENSIS "PHOENIX" / THORNLESS HYBRID MESQUITE	4
LARGE ACCENTS (5 GAL)	DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	1
LARGE SHRUBS (5 GAL)	BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA SIMMONDSIA CHINENSIS 'VISTA' / JOJOBA TECOMA X 'SOLAR FLARE' / ORANGE YELLOW BELLS	1
MEDIUM ACCENTS (5 GAL)	AGAVE MURPHEYI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	5
MEDIUM SHRUBS (5 GAL)	CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPIUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	10
SMALL ACCENTS (5 GAL)	ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA "BRAKELIGHTS" / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	27
SMALL SHRUB & GROUNDCOVERS (5 GAL)	EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	18

NOTE:
3/4" GRAVEL "CALIFORNIA GOLD" BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN, AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL

STANDARD LOT

ACCENT TREES	ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	1
SHADE TREES(24" BOX)	(TREE SHALL BE PLANTED AT A MINIMUM 6 FOOT HEIGHT AND A MINIMUM TRUNK CALIPER OF 2") OLNEYA TESOTA / DESERT IRONWOOD PROSOPIS CHILENSIS "PHOENIX" / THORNLESS HYBRID MESQUITE	2
LARGE ACCENTS (5 GAL)	DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	2
MEDIUM ACCENTS (5 GAL)	AGAVE MURPHEYI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	4
MEDIUM SHRUBS (5 GAL)	CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPIUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	6
SMALL ACCENTS (5 GAL)	ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA "BRAKELIGHTS" / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	9
SMALL SHRUB & GROUNDCOVERS (5 GAL)	EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5

NOTE:
3/4" GRAVEL "CALIFORNIA GOLD" BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN, AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL

CUL DE SAC LOT

ACCENT TREES	ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	2
LARGE ACCENTS (5 GAL)	DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	2
LARGE SHRUBS (5 GAL)	BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA SIMMONDSIA CHINENSIS 'VISTA' / JOJOBA TECOMA X 'SOLAR FLARE' / ORANGE YELLOW BELLS	3
MEDIUM ACCENTS (5 GAL)	AGAVE MURPHEYI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	5
MEDIUM SHRUBS (5 GAL)	CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPIUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	9
SMALL ACCENTS (5 GAL)	ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA "BRAKELIGHTS" / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	8
SMALL SHRUB & GROUNDCOVERS (5 GAL)	EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	2

NOTE:
3/4" GRAVEL "CALIFORNIA GOLD" BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN, AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL

SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

TYPICAL FRONT YARD

DATE: 2023. 08. 16

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
L1.5



PLAN 1A | 4019-1
TRANSITIONAL SPANISH



PLAN 2B | 3823-1
DESERT CONTEMPORARY



PLAN 3C | 4028-2
PRAIRIE

SEVILLA II

STREET SCENE

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

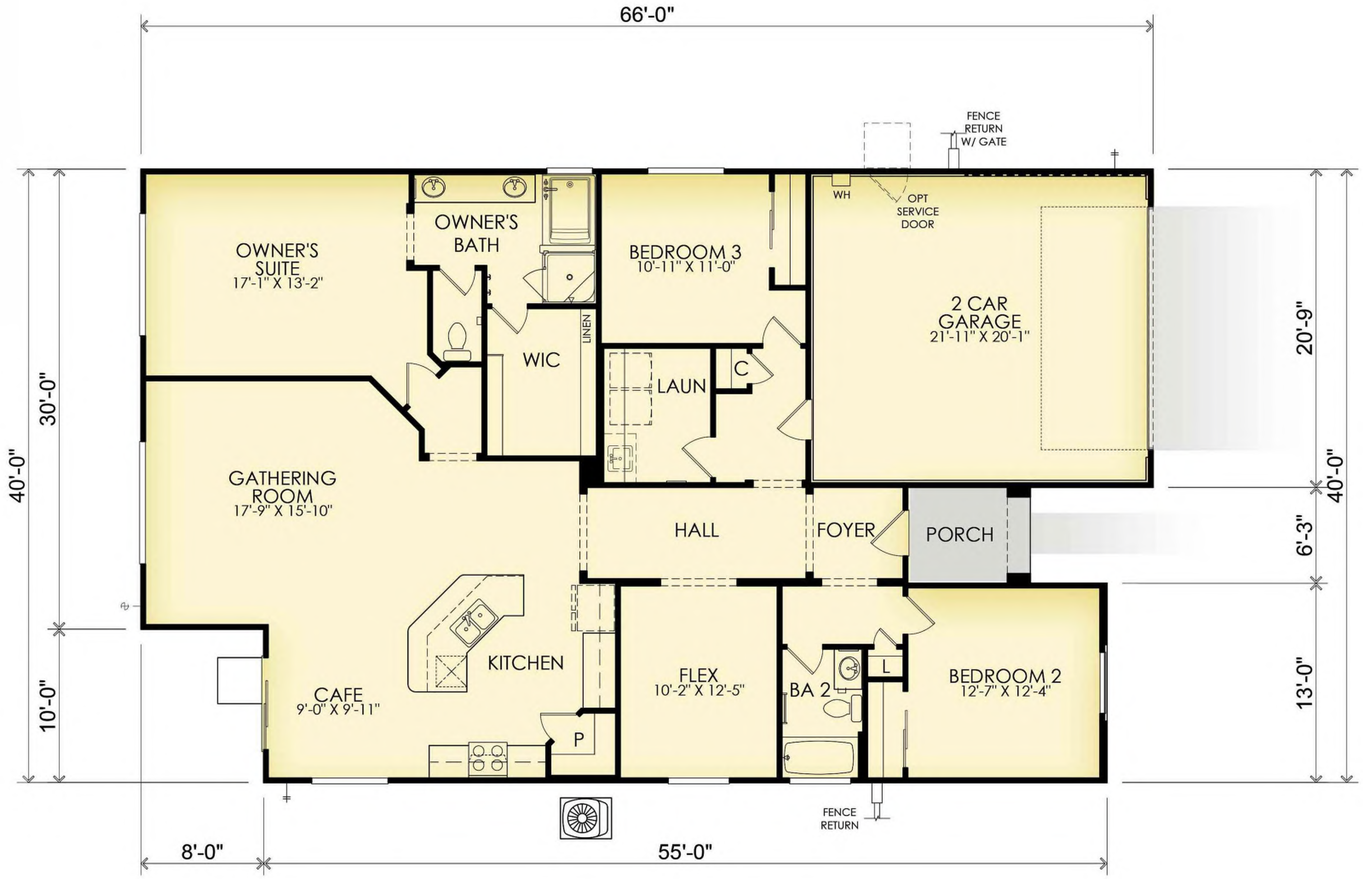
PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE [illegible] (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

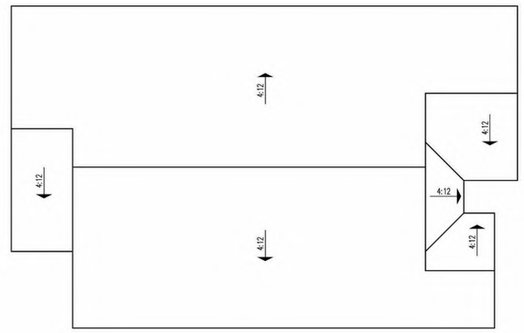
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A1.0



Floor Plan



Roof Plan



Exterior Wall Light
at Elevation 'A'

Floor Area Table

1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

SEVILLA II

FLOOR PLAN "A" - SPANISH

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A1.1



A - TRANSITIONAL SPANISH
SCHEME 3



C - PRAIRIE
SCHEME 7



B - DESERT CONTEMPORARY
SCHEME 6

SEVILLA II

FRONT ELEVATIONS

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
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PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

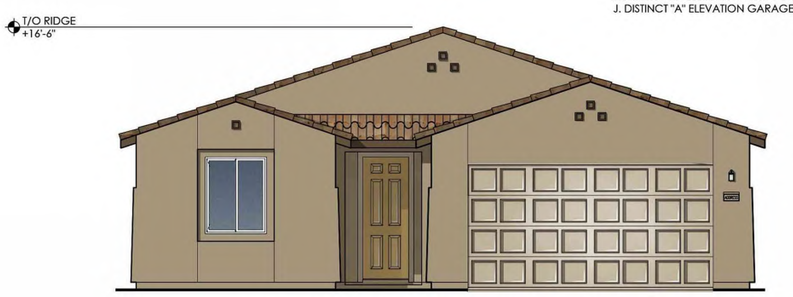
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A1.2

Exterior Materials

A. STUCCO
B. CONCRETE "VILLA" TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. OPTIONAL WINDOWS AT GARAGE DOOR
E. STUCCO PROJECTION AT FRONT CORNERS
F. SCORED STUCCO ACCENTS
G. RECESSED WINDOW
H. DISTINCT "A" ELEVATION COACH LIGHT
I. DISTINCT "A" ELEVATION FRONT DOOR
J. DISTINCT "A" ELEVATION GARAGE DOOR

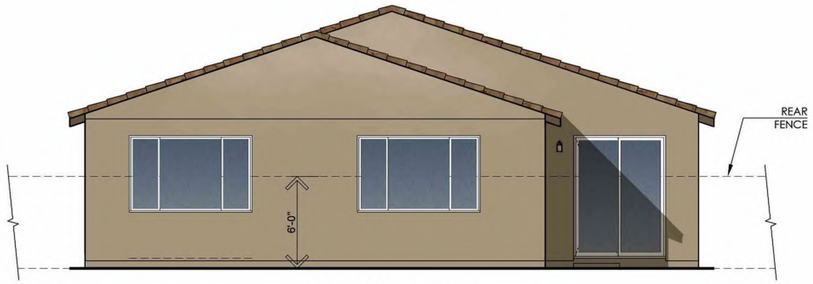


Front Elevation 'A' - Transitional Spanish

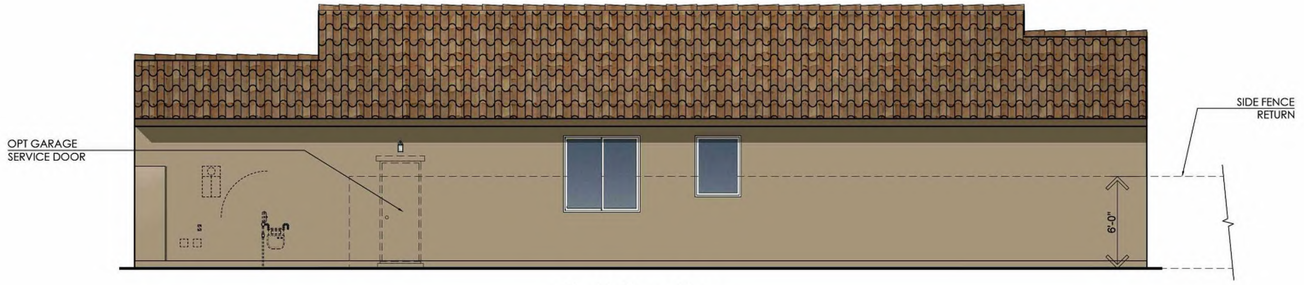
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



Left Elevation



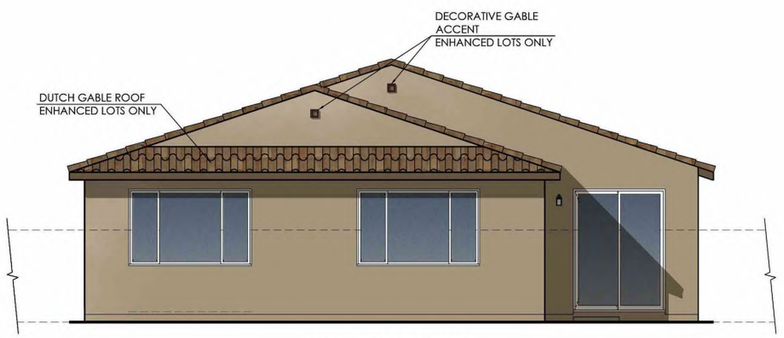
Rear Elevation



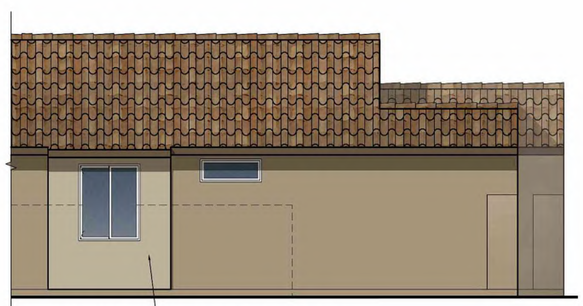
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS 'A' - SPANISH

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

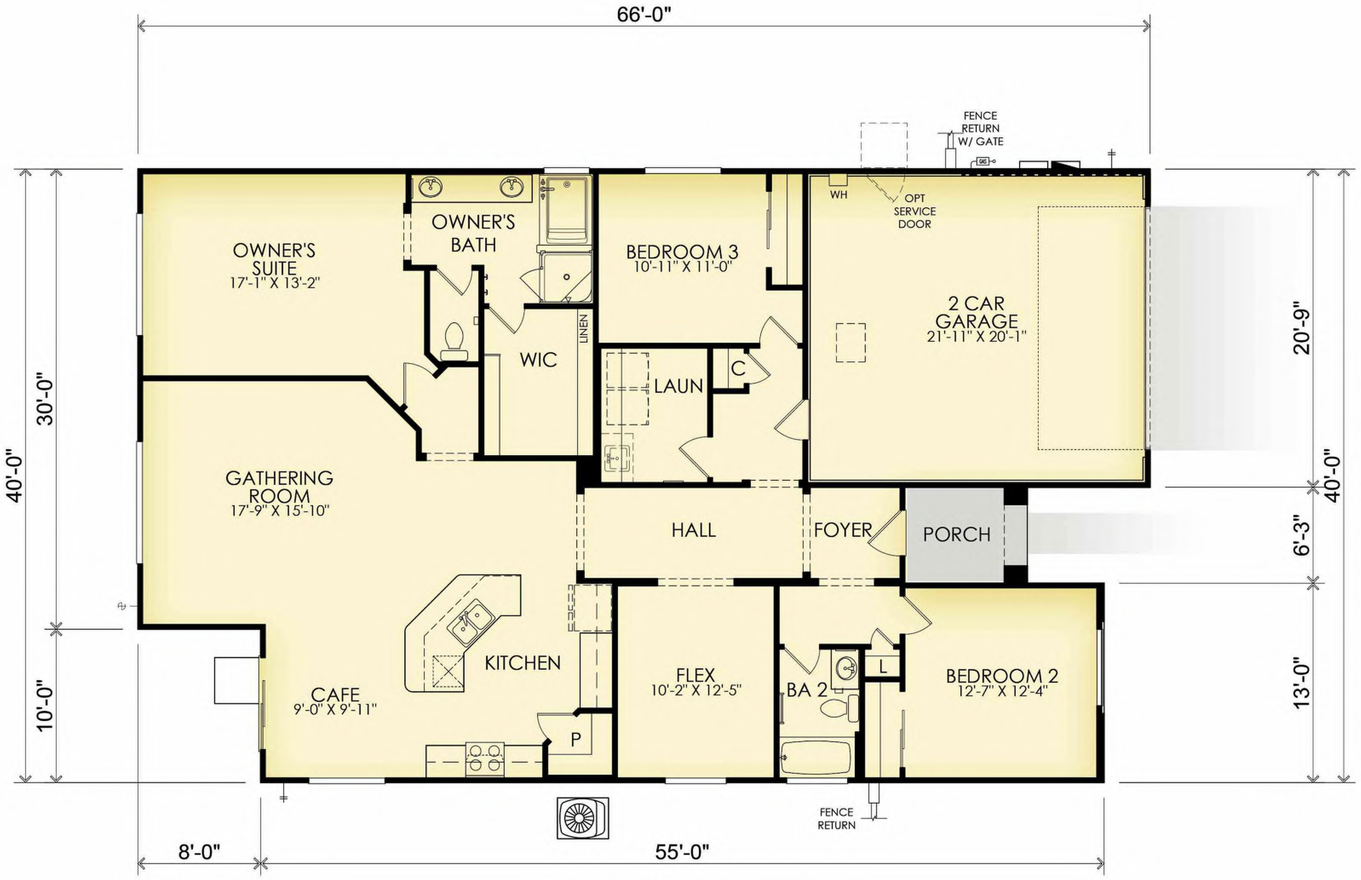
PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

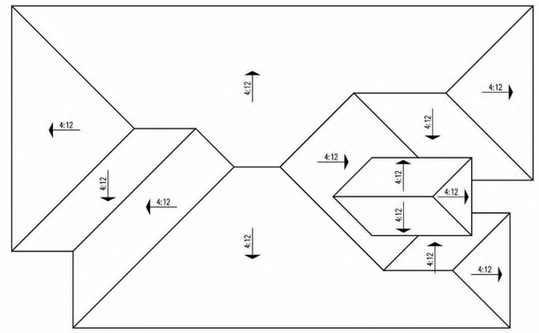
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO: A1.3



Floor Plan



Roof Plan



Exterior Wall Light
at Elevation 'B'

Floor Area Table

1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

SEVILLA II

FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A1.4

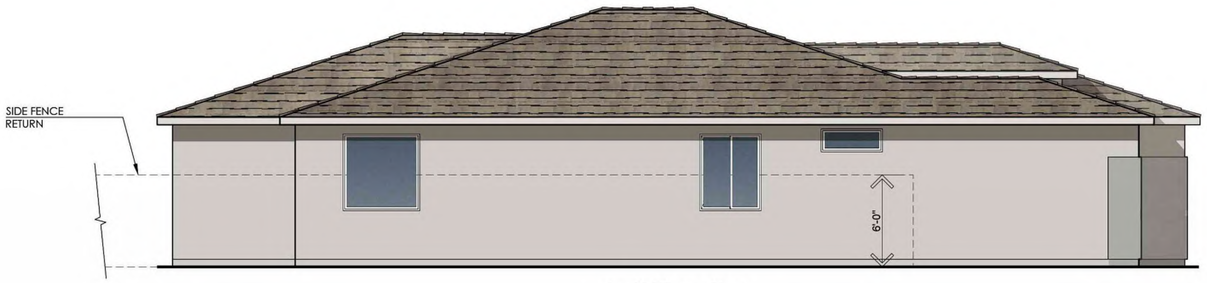
Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO PROJECTIONS WITH ACCENT COLOR
D. OPTIONAL WINDOWS AT GARAGE DOOR
E. RECESSED WINDOW
F. DISTINCT "B" ELEVATION COACH LIGHT
G. DISTINCT "B" ELEVATION FRONT DOOR
H. DISTINCT "B" ELEVATION GARAGE DOOR



Front Elevation 'B' - Desert Contemporary

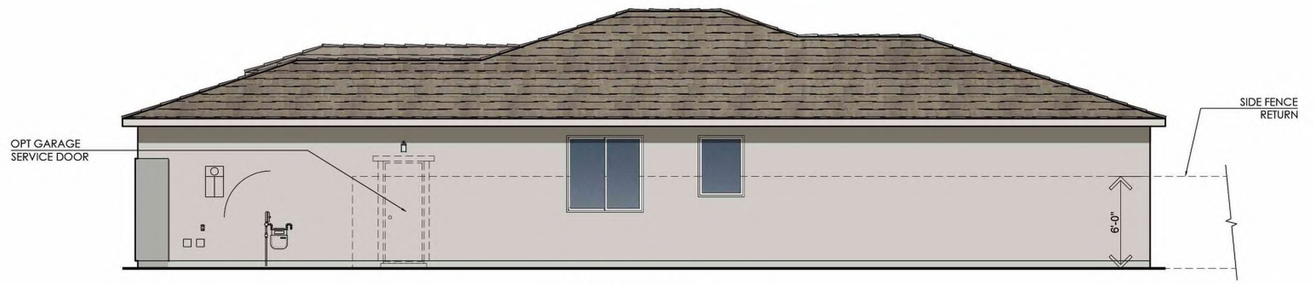
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



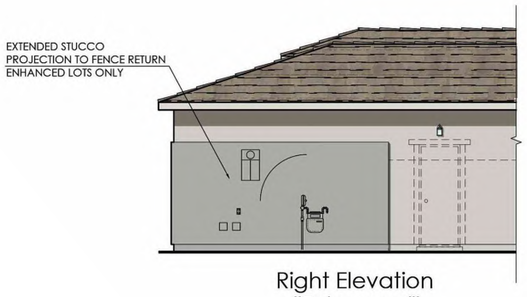
Left Elevation



Rear Elevation



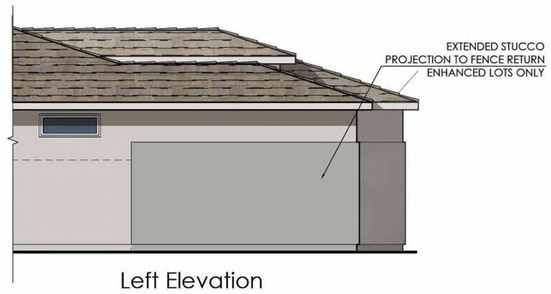
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

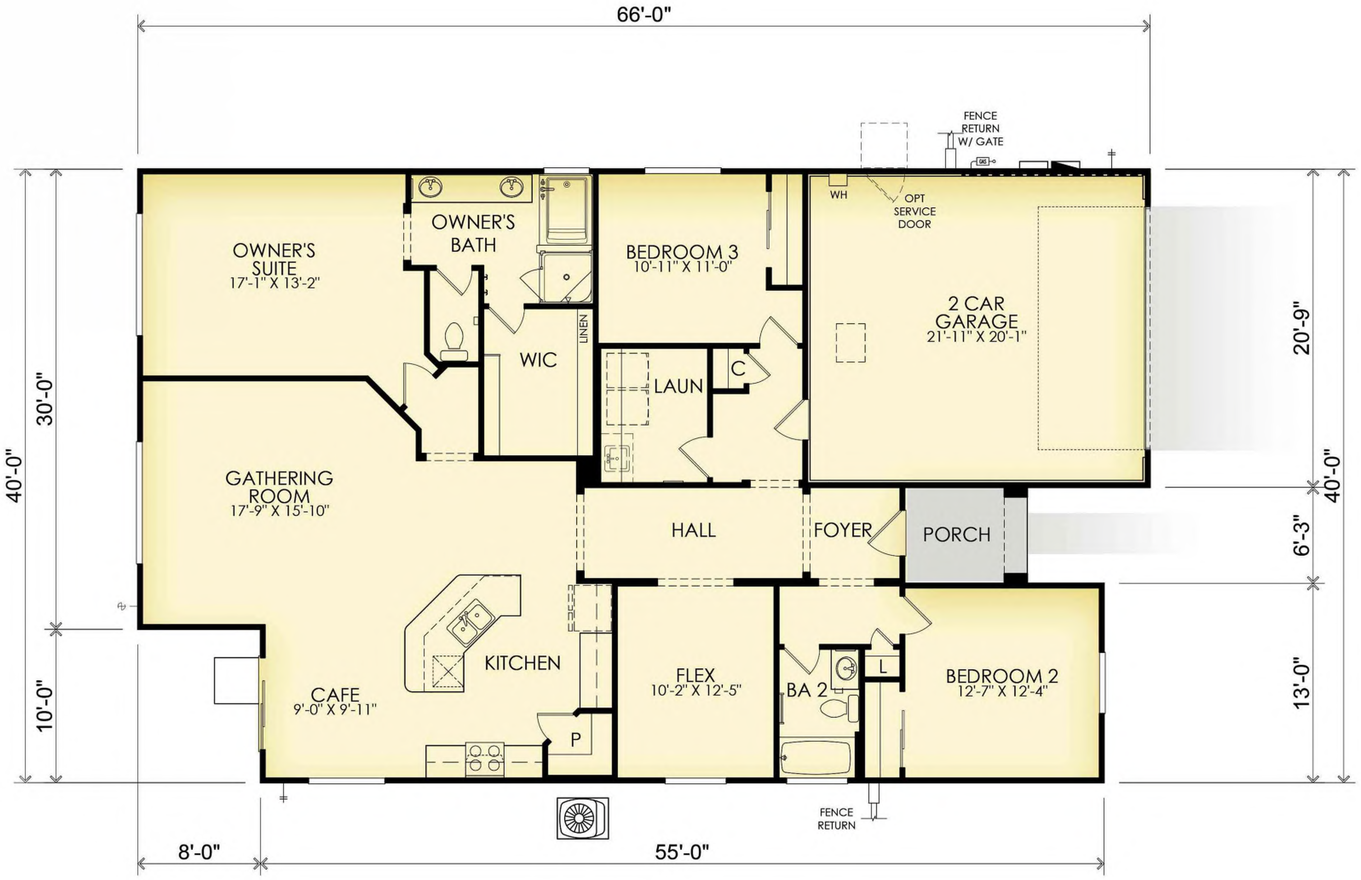
PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

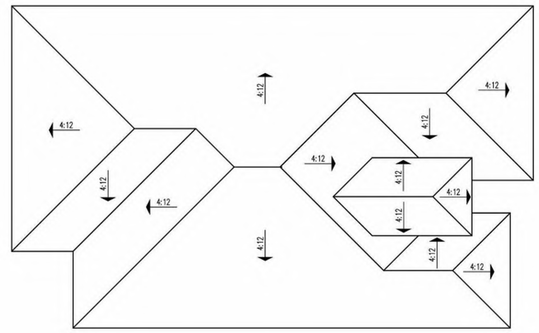
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A1.5



Floor Plan



Roof Plan



Exterior Wall Light
at Elevation 'C'

Floor Area Table

1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

SEVILLA II

FLOOR PLAN 'C' - PRAIRIE

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO: A1.6

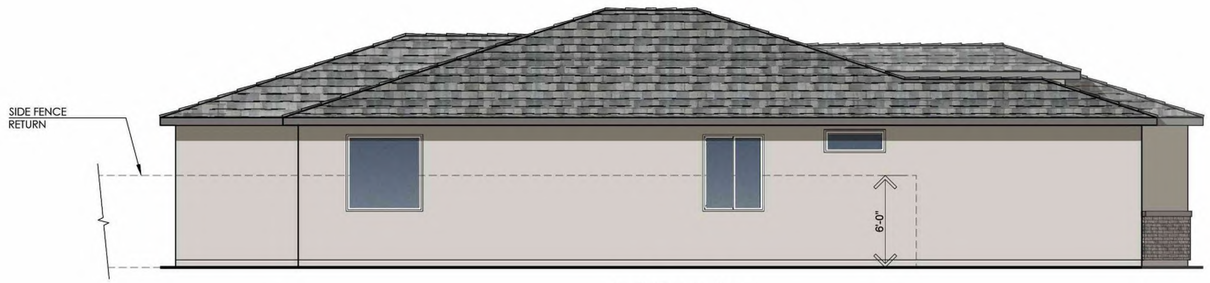
Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. OPTIONAL WINDOWS AT GARAGE DOOR
E. DECORATIVE VENEER
F. DISTINCT "C" ELEVATION COACH LIGHT
G. DISTINCT "C" ELEVATION FRONT DOOR
H. DISTINCT "C" ELEVATION GARAGE DOOR



Front Elevation 'C' - Prairie

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



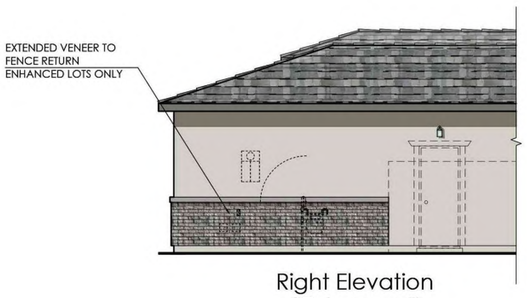
Left Elevation



Rear Elevation



Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS 'C' - PRAIRIE

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

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9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE [illegible] (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

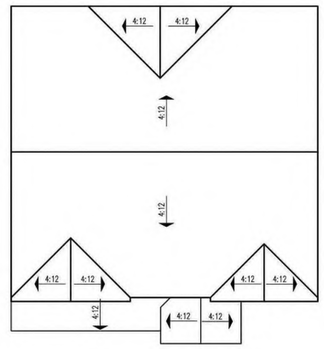
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A1.7



Exterior Wall Light
at Elevation 'A'



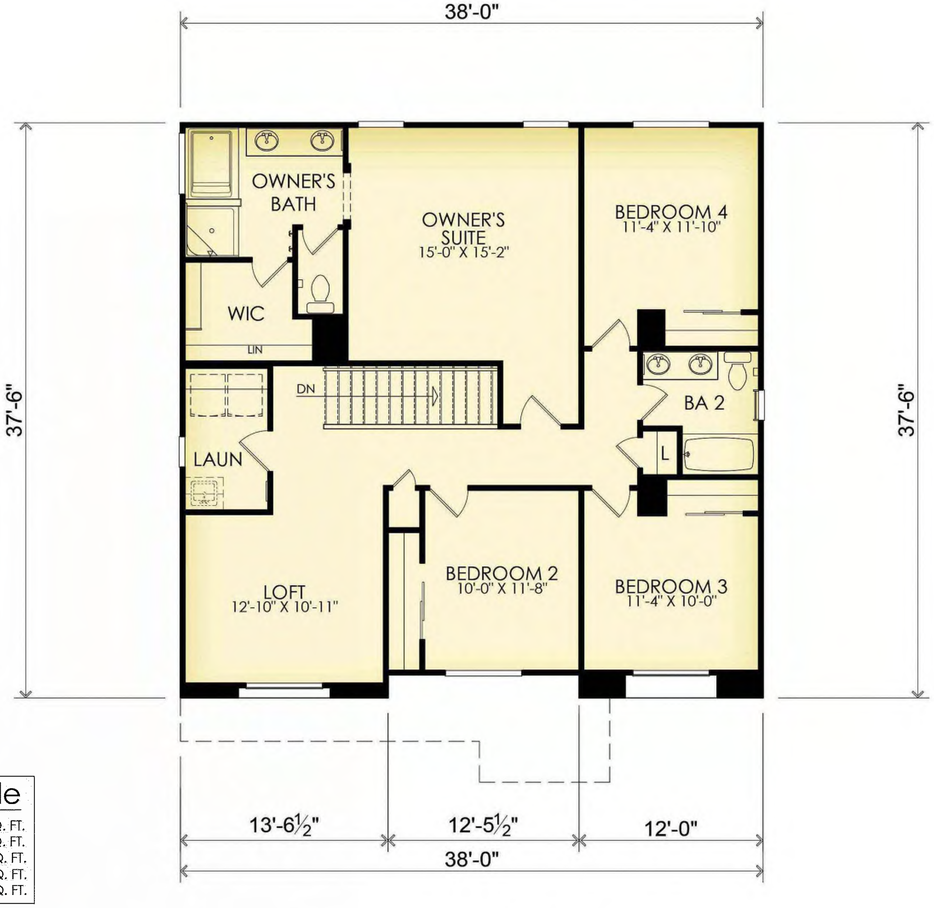
Roof Plan



First Floor Plan

Floor Area Table

1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	54 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'A' - SPANISH

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.0



A - TRANSITIONAL SPANISH
SCHEME 1



C - PRAIRIE
SCHEME 8



B - DESERT CONTEMPORARY
SCHEME 4

SEVILLA II

FRONT ELEVATIONS

DATE:
2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.1

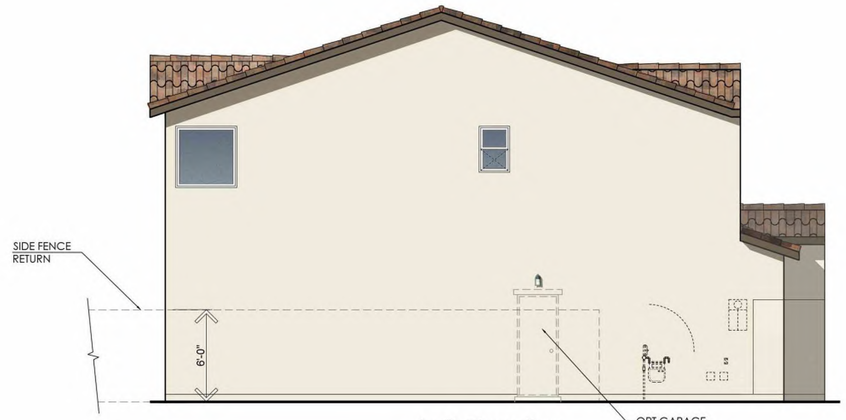
Exterior Materials

A. STUCCO
B. CONCRETE "VILLA" TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. OPTIONAL WINDOWS AT GARAGE DOOR
E. STUCCO PROJECTION AT FRONT CORNERS
F. SCORED STUCCO ACCENTS
G. RECESSED WINDOWS
H. DISTINCT "A" ELEVATION COACH LIGHT
I. DISTINCT "A" ELEVATION FRONT DOOR
J. DISTINCT "A" ELEVATION GARAGE DOOR



Front Elevation 'A' - Transitional Spanish

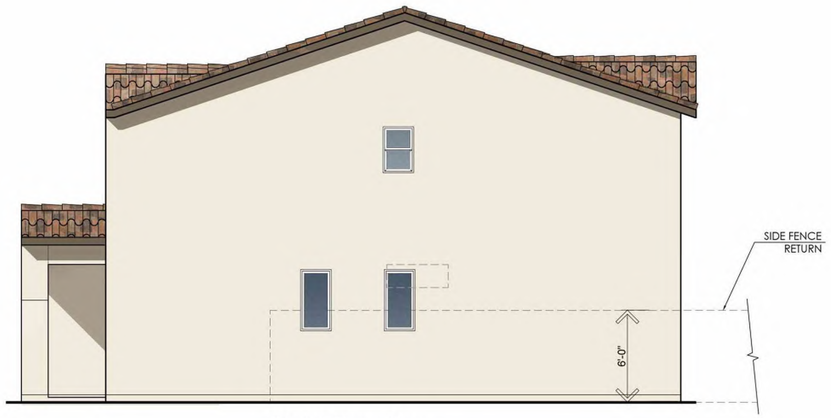
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



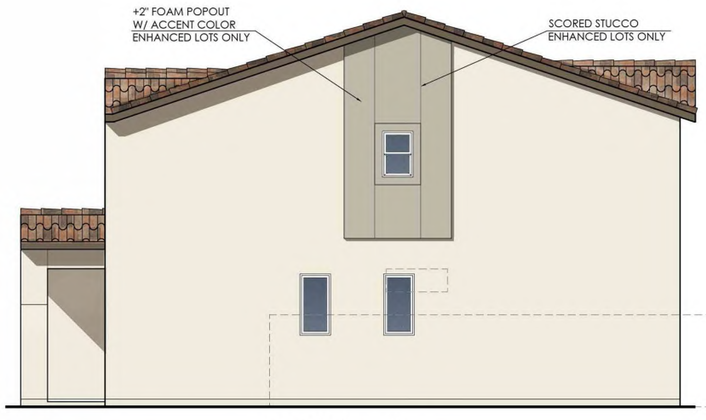
Left Elevation



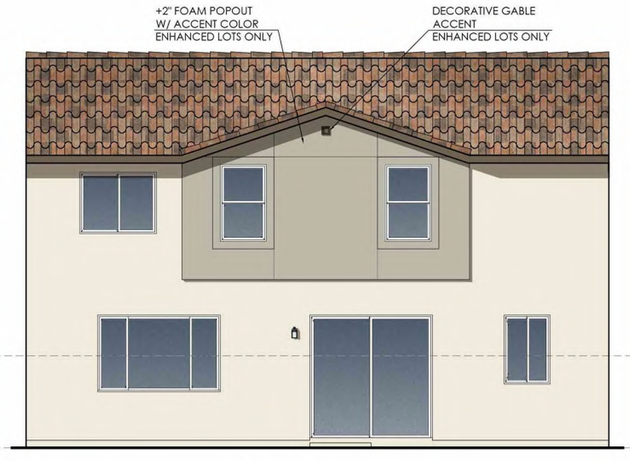
Rear Elevation



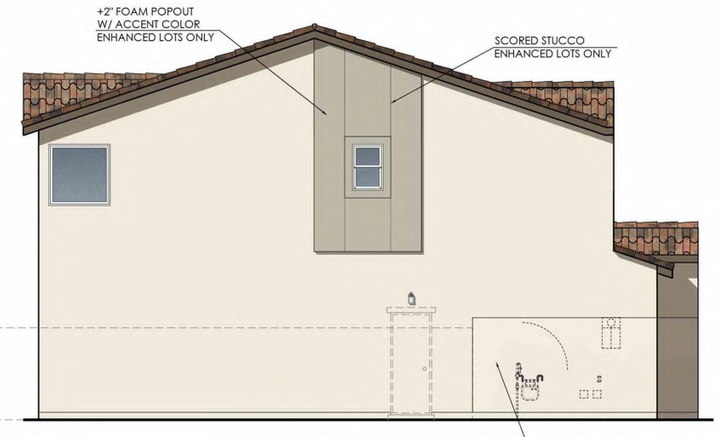
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS "A" - SPANISH

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE [illegible] (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

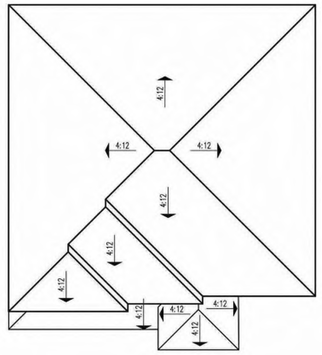
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.2



Exterior Wall Light
at Elevation 'B'



Roof Plan



First Floor Plan

Floor Area Table	
1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	54 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.3

T/O RIDGE
+24'-11"

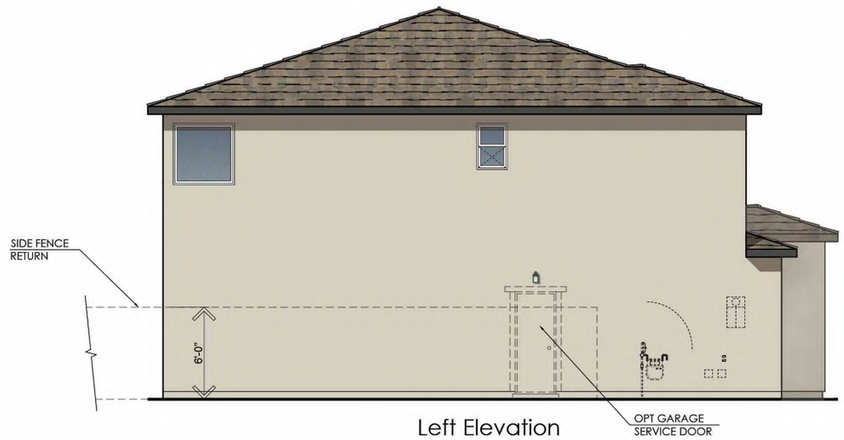


Front Elevation 'B' - Contemporary

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

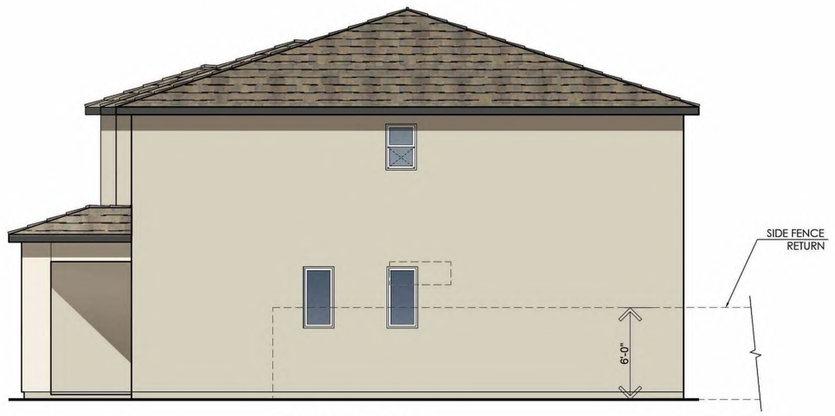
A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. OPTIONAL WINDOWS AT GARAGE DOOR
D. SCORED STUCCO ACCENTS
E. RECESSED WINDOWS
F. DISTINCT "B" ELEVATION COACH LIGHT
G. DISTINCT "B" ELEVATION FRONT DOOR
H. DISTINCT "B" ELEVATION GARAGE DOOR



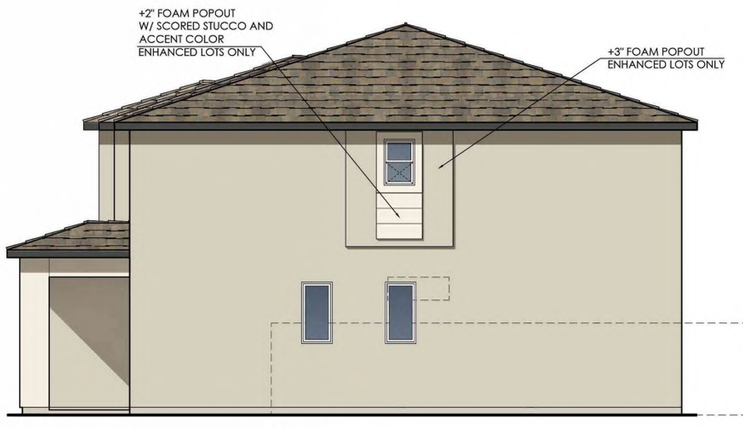
Left Elevation



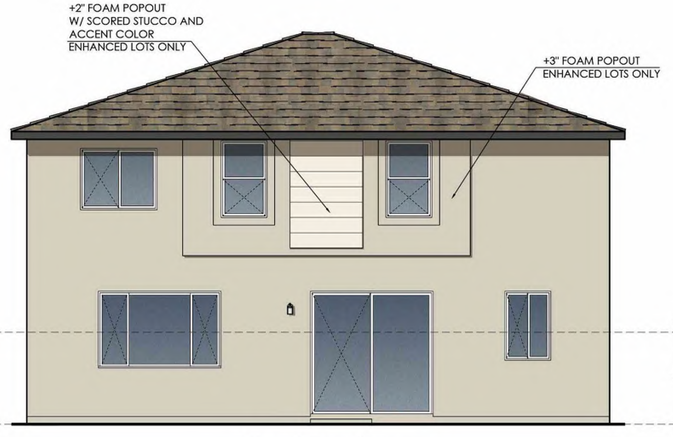
Rear Elevation



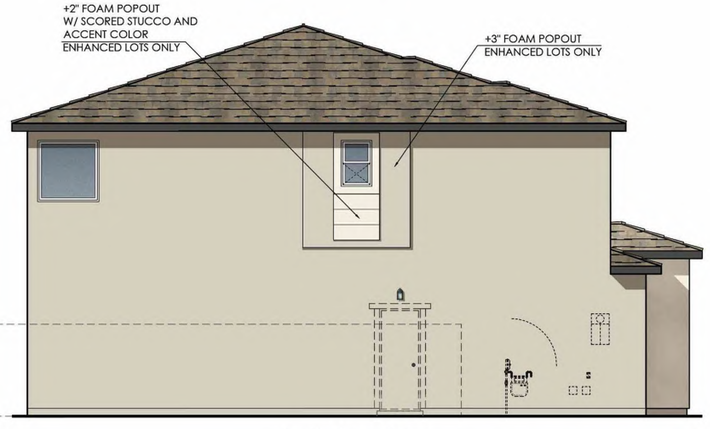
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE:
2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE [illegible] (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

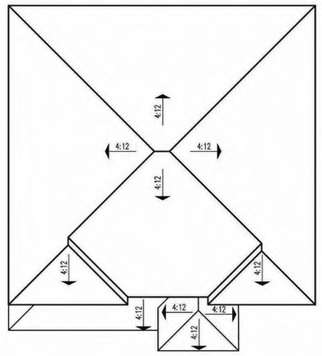
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.4



Exterior Wall Light
at Elevation 'C'



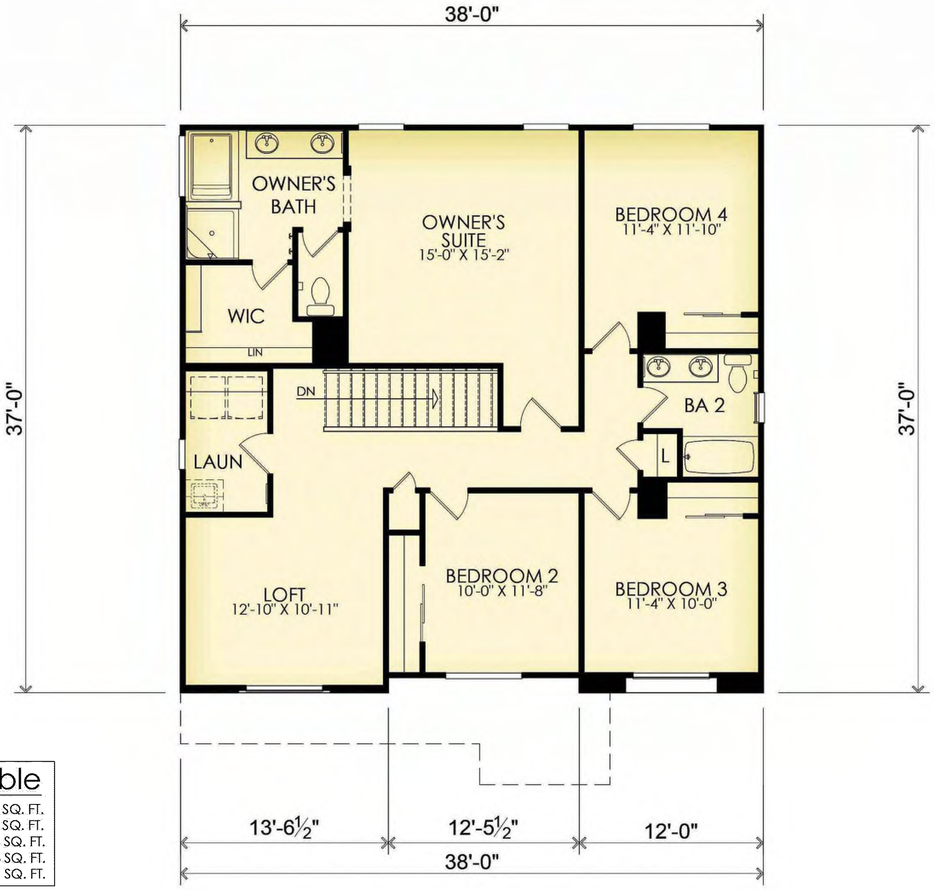
Roof Plan



First Floor Plan

Floor Area Table

1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	31 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'C' - PRAIRIE

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.5

T/O RIDGE
+24'-11"

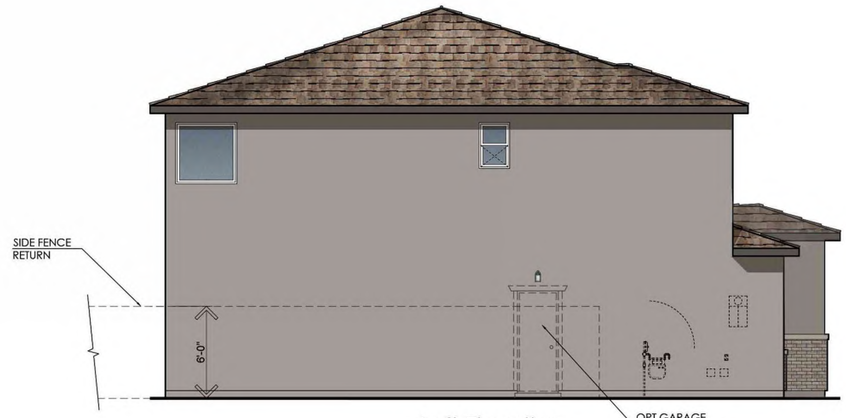


Front Elevation 'C' - Prairie

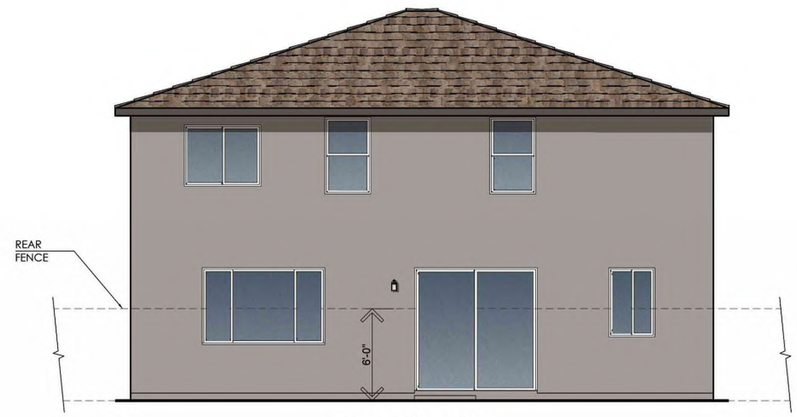
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

Exterior Materials

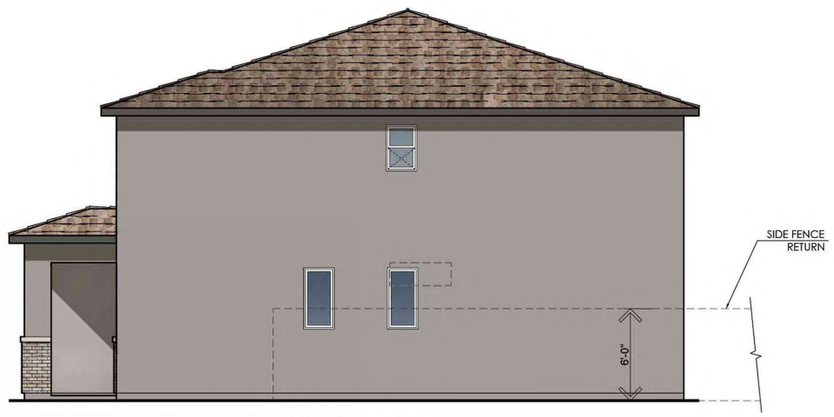
A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. OPTIONAL WINDOWS AT GARAGE DOOR
E. RECESSED WINDOWS
F. DECORATIVE VENEER
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR



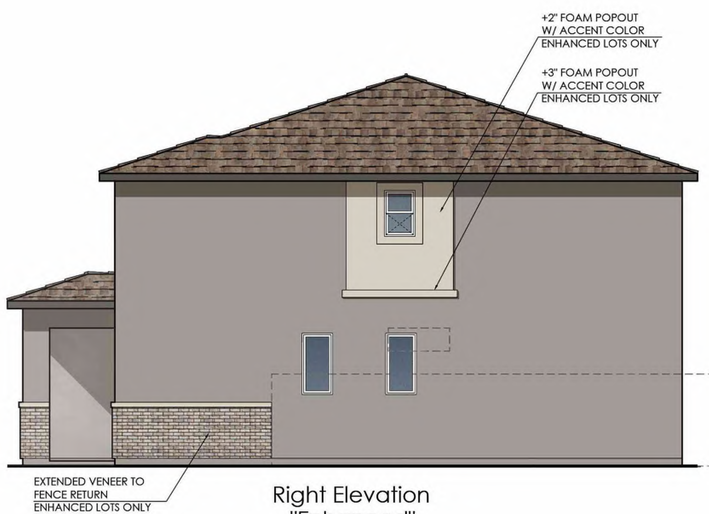
Left Elevation



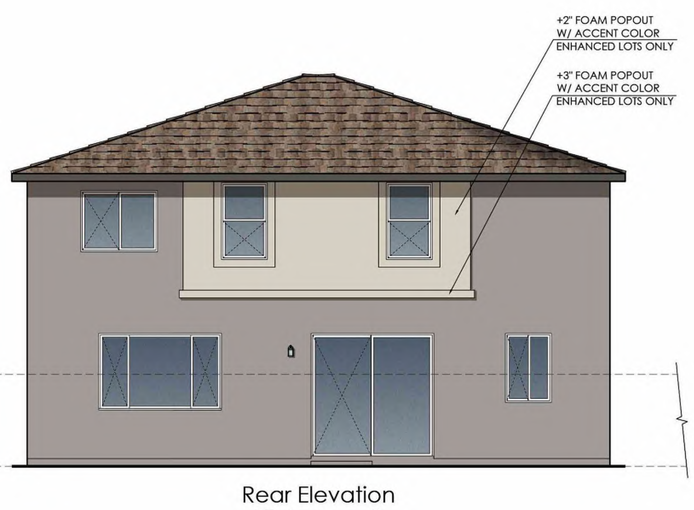
Rear Elevation



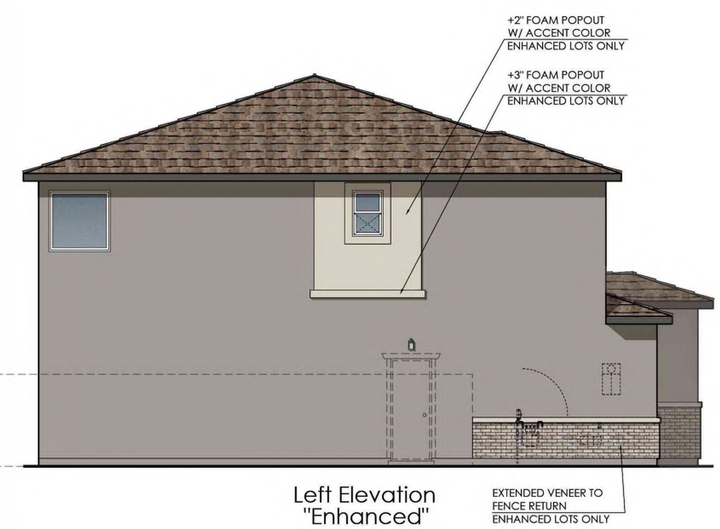
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS 'C' - PRAIRIE

DATE:
2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE [illegible] (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

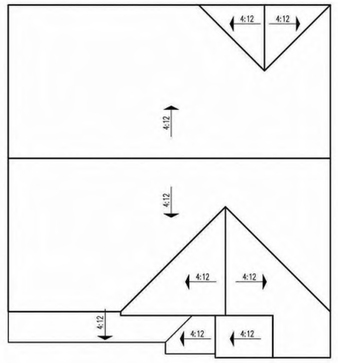
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A2.6



Exterior Wall Light
at Elevation 'A'



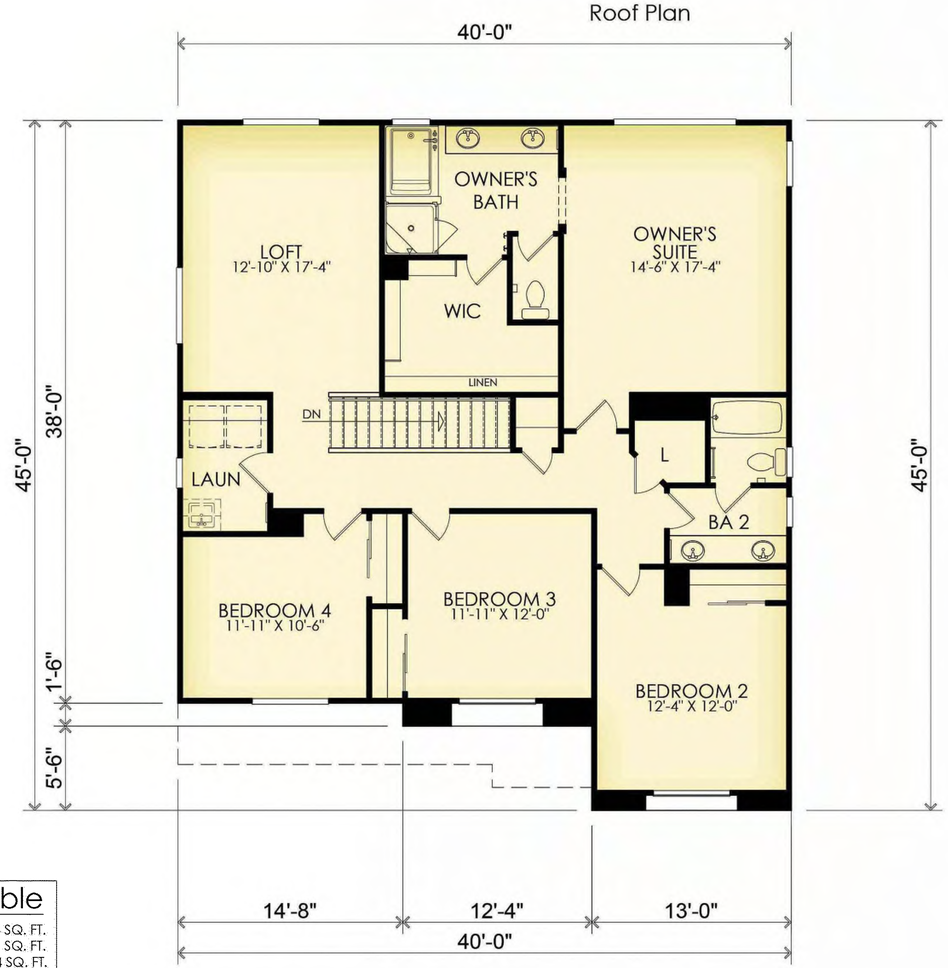
Roof Plan



First Floor Plan

Floor Area Table

1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	48 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'A' - SPANISH

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A3.0



A - TRANSITIONAL SPANISH
SCHEME 2



C - PRAIRIE
SCHEME 9



B - DESERT CONTEMPORARY
SCHEME 5

SEVILLA II

FRONT ELEVATIONS

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

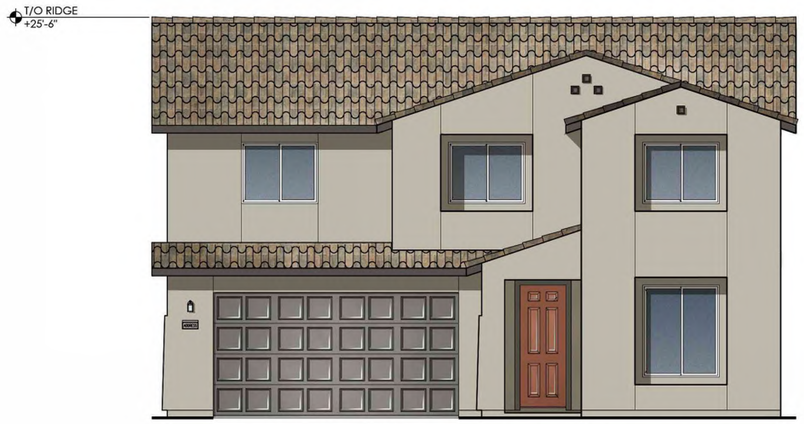
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A3.1

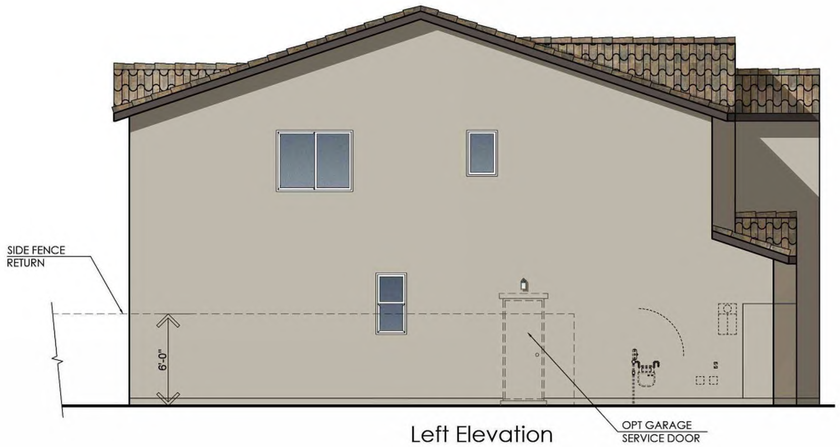
Exterior Materials

A. STUCCO
B. CONCRETE "VILLA" TILE ROOFING
C. DECORATIVE GABLE ACCENTS
D. OPTIONAL WINDOWS AT GARAGE DOOR
E. STUCCO PROJECTION AT FRONT CORNERS
F. SCORED STUCCO ACCENTS
G. RECESSED WINDOWS
H. DISTINCT "A" ELEVATION COACH LIGHT
I. DISTINCT "A" ELEVATION FRONT DOOR
J. DISTINCT "A" ELEVATION GARAGE DOOR

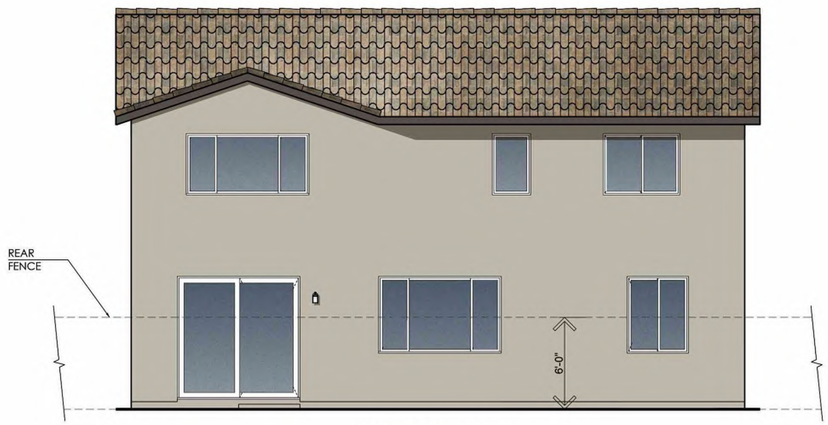


Front Elevation 'A' - Transitional Spanish

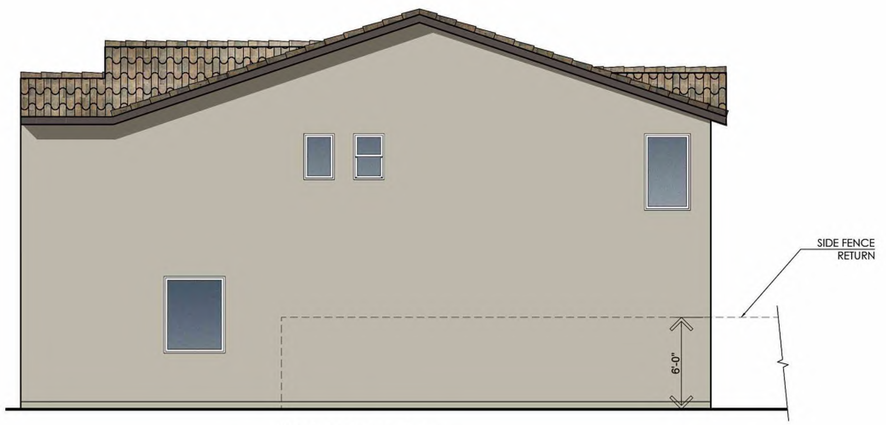
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



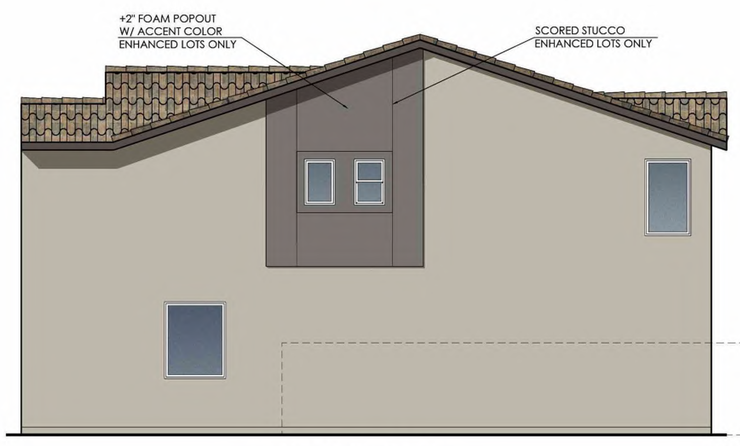
Left Elevation



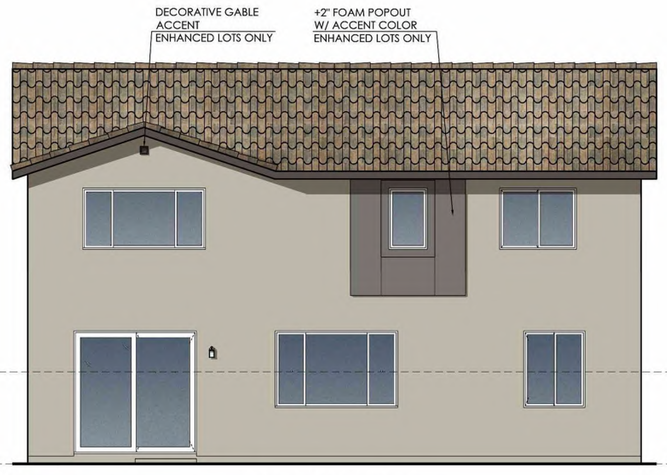
Rear Elevation



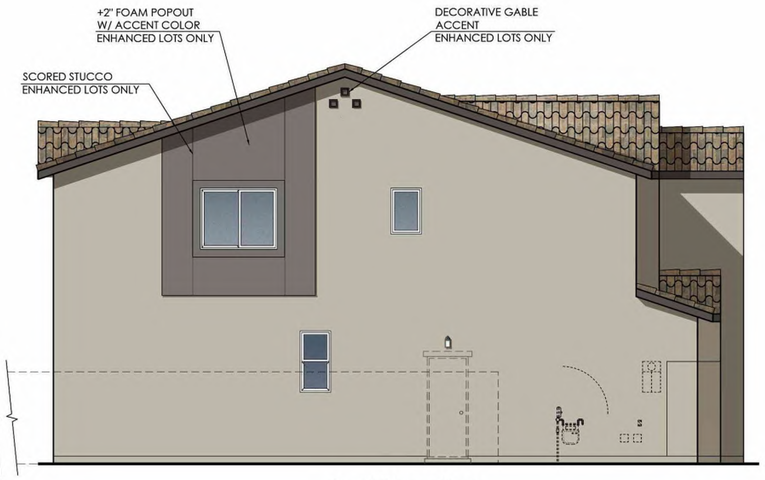
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS "A" - SPANISH

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

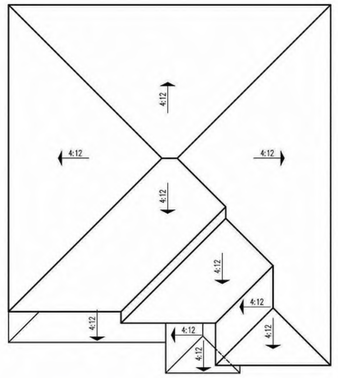
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO: A3.2



Exterior Wall Light
at Elevation 'B'

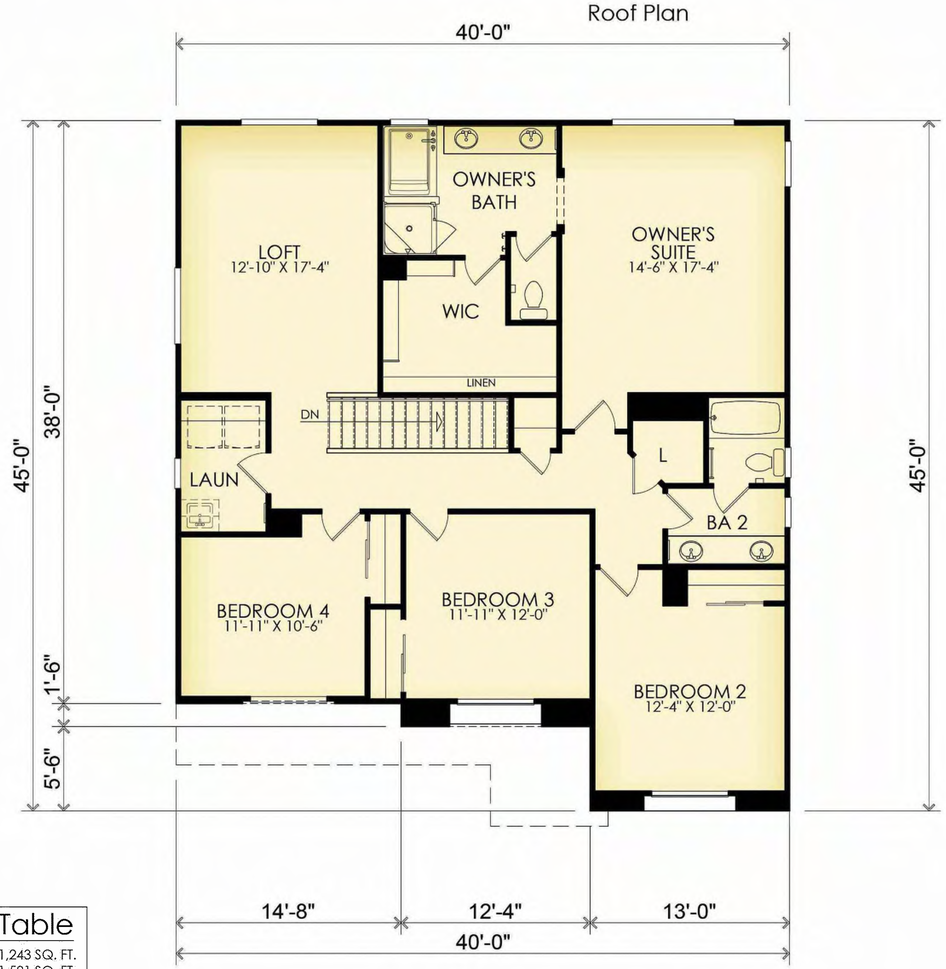


Roof Plan



First Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	48 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE:
2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A3.3

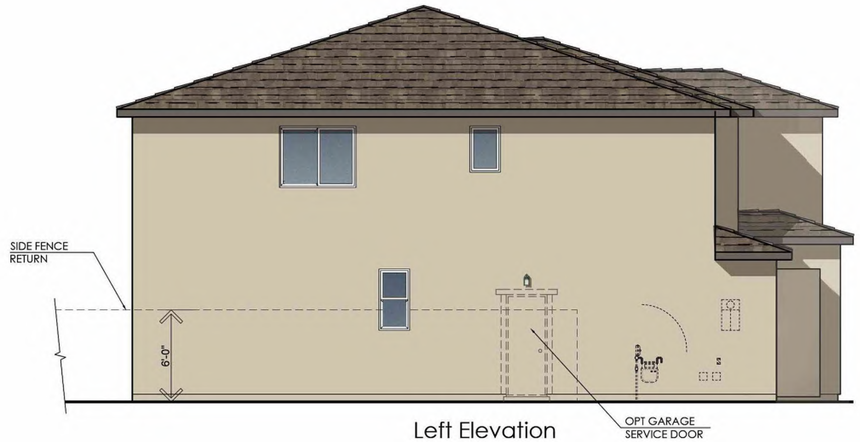
Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. OPTIONAL WINDOWS AT GARAGE DOOR
D. SCORED STUCCO ACCENTS
E. RECESSED WINDOWS
F. DISTINCT "B" ELEVATION COACH LIGHT
G. DISTINCT "B" ELEVATION FRONT DOOR
H. DISTINCT "B" ELEVATION GARAGE DOOR

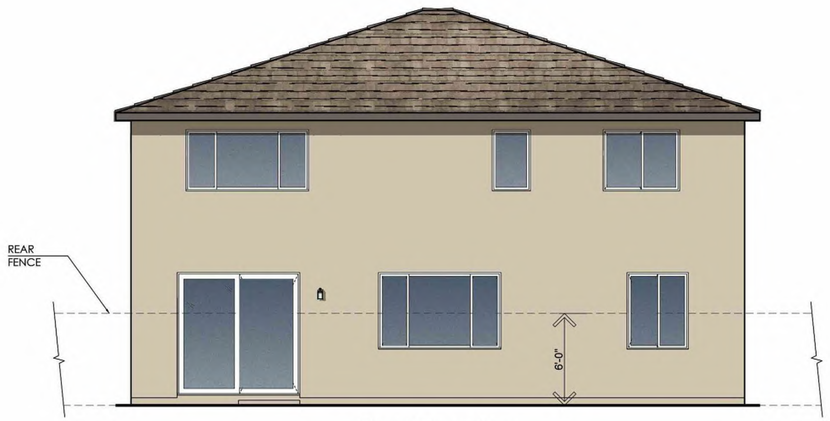


Front Elevation 'B' - Contemporary

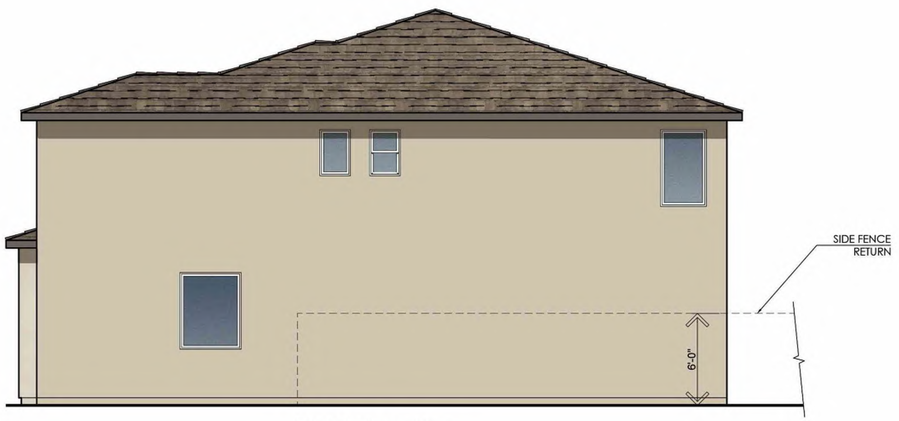
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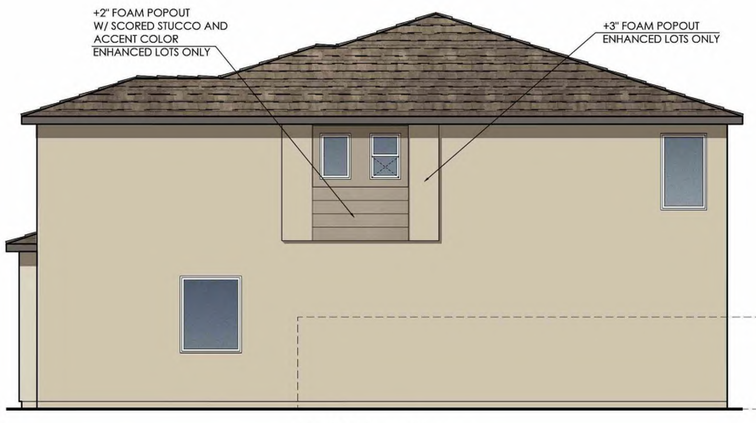
Left Elevation



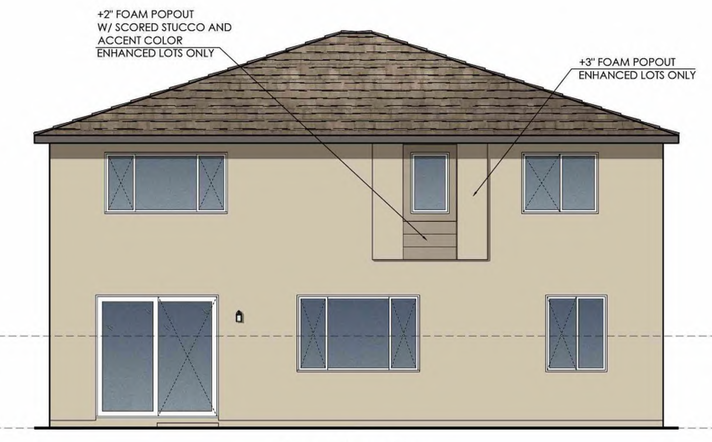
Rear Elevation



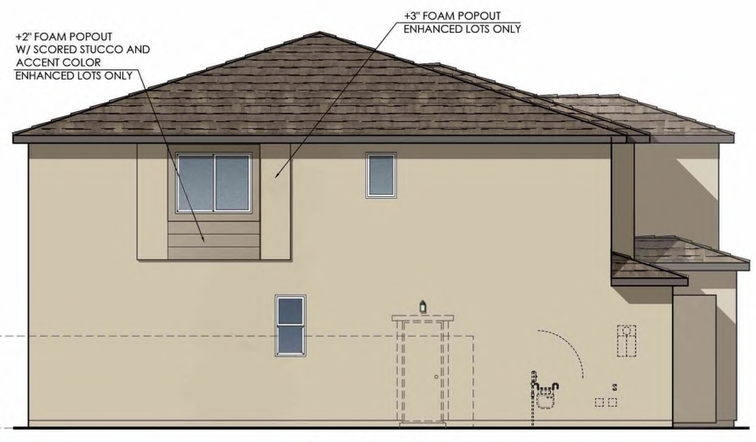
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

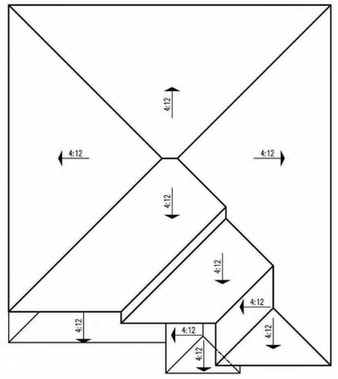
ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

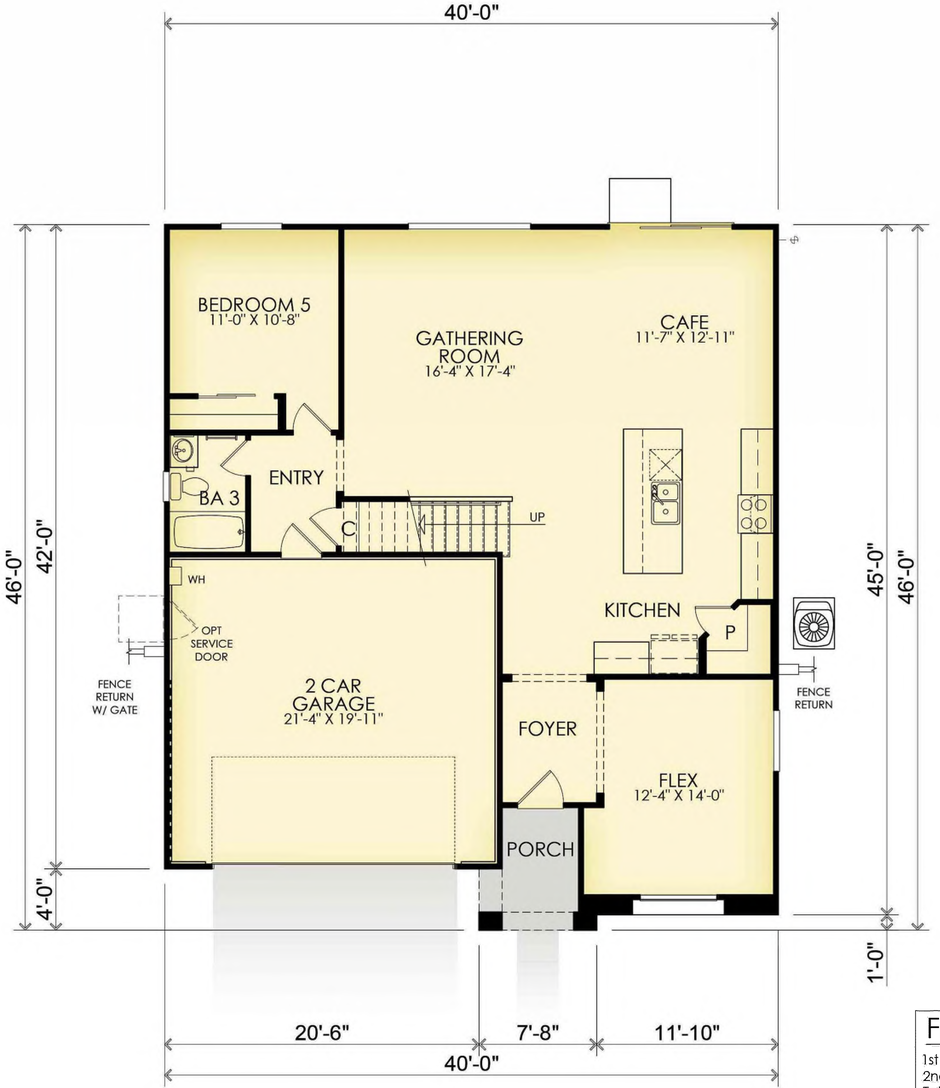
DRAWING NO:
A3.4



Exterior Wall Light
at Elevation 'C'

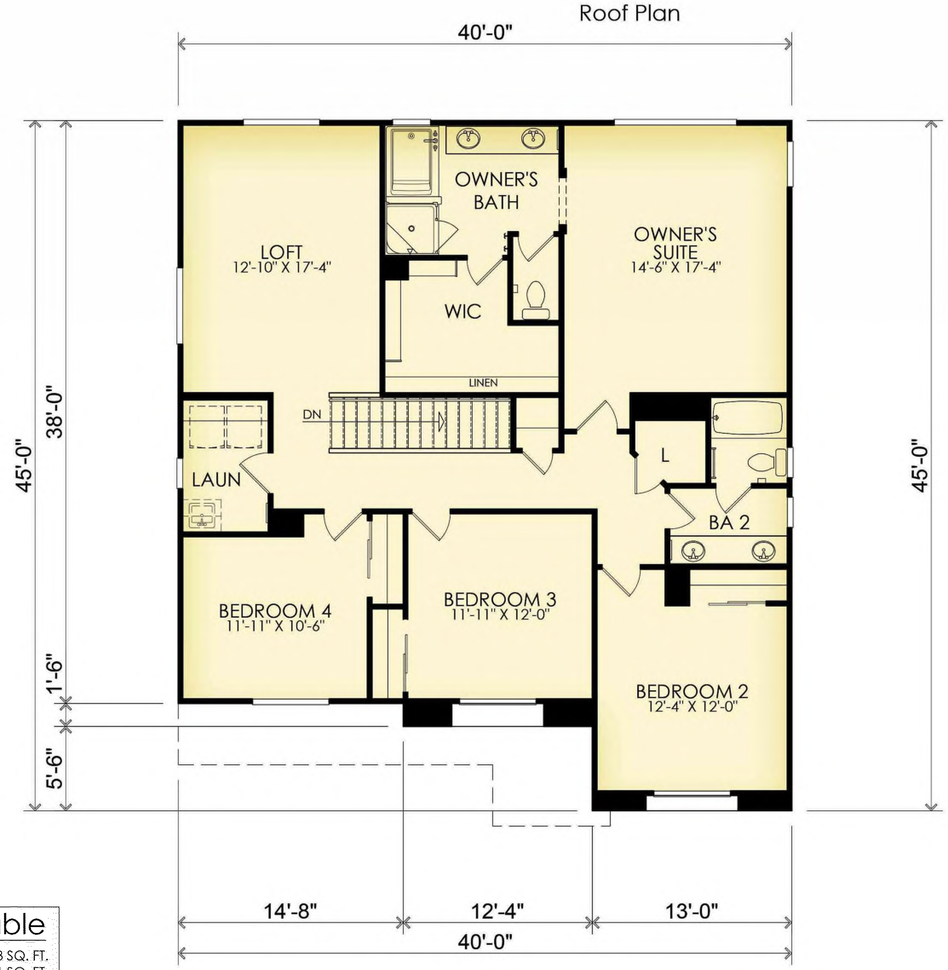


Roof Plan



First Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	33 SQ. FT.



Second Floor Plan

SEVILLA II

FLOOR PLAN 'C' - PRAIRIE

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A3.5

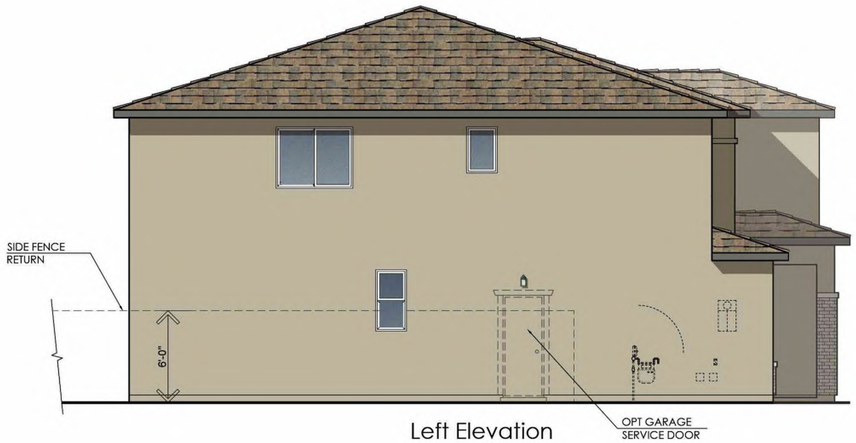
Exterior Materials

A. STUCCO
B. CONCRETE "FLAT" TILE ROOFING
C. STUCCO FINISHED WINDOW TRIM
D. OPTIONAL WINDOWS AT GARAGE DOOR
E. RECESSED WINDOWS
F. DECORATIVE VENEER
G. DISTINCT "C" ELEVATION COACH LIGHT
H. DISTINCT "C" ELEVATION FRONT DOOR
I. DISTINCT "C" ELEVATION GARAGE DOOR

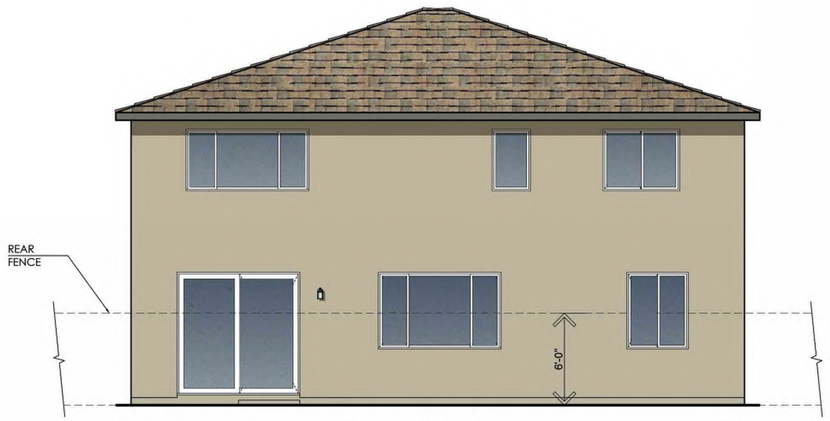


Front Elevation 'C' - Prairie

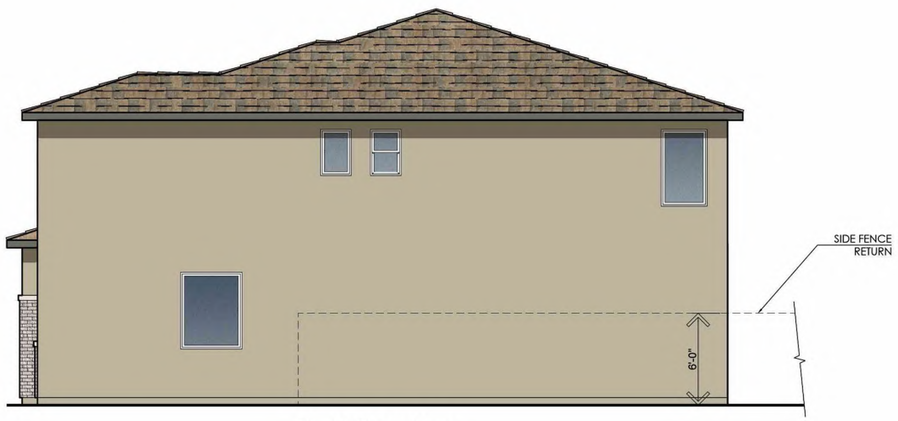
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



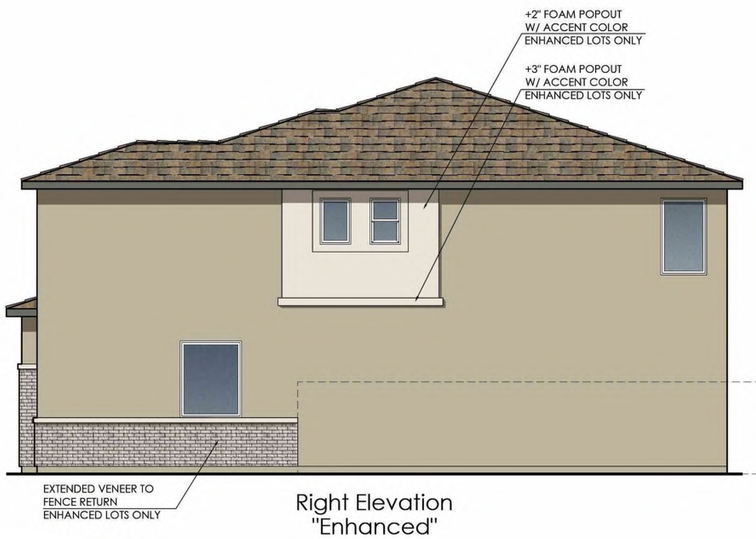
Left Elevation



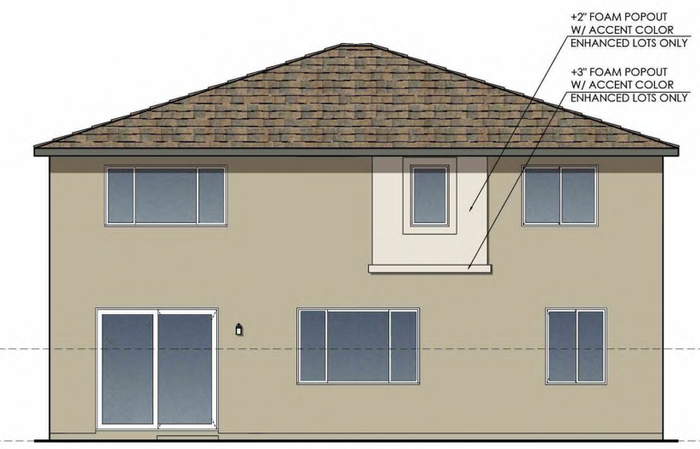
Rear Elevation



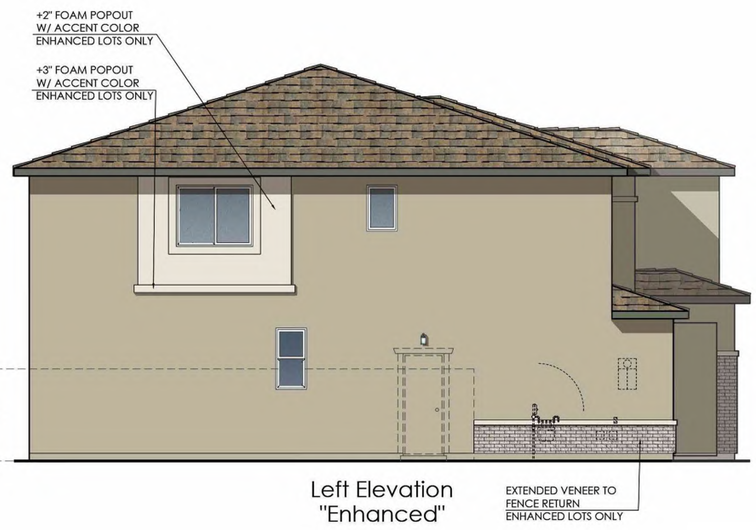
Right Elevation



Right Elevation
"Enhanced"



Rear Elevation
"Enhanced"



Left Elevation
"Enhanced"

SEVILLA II

ELEVATIONS 'C' - PRAIRIE

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE [illegible] (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A3.6



SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

SHADE STUDY

DATE: 2023. 08. 16

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.0



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.1



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.2



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
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PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.3



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.4



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
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PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
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9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.5



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.6



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.7



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

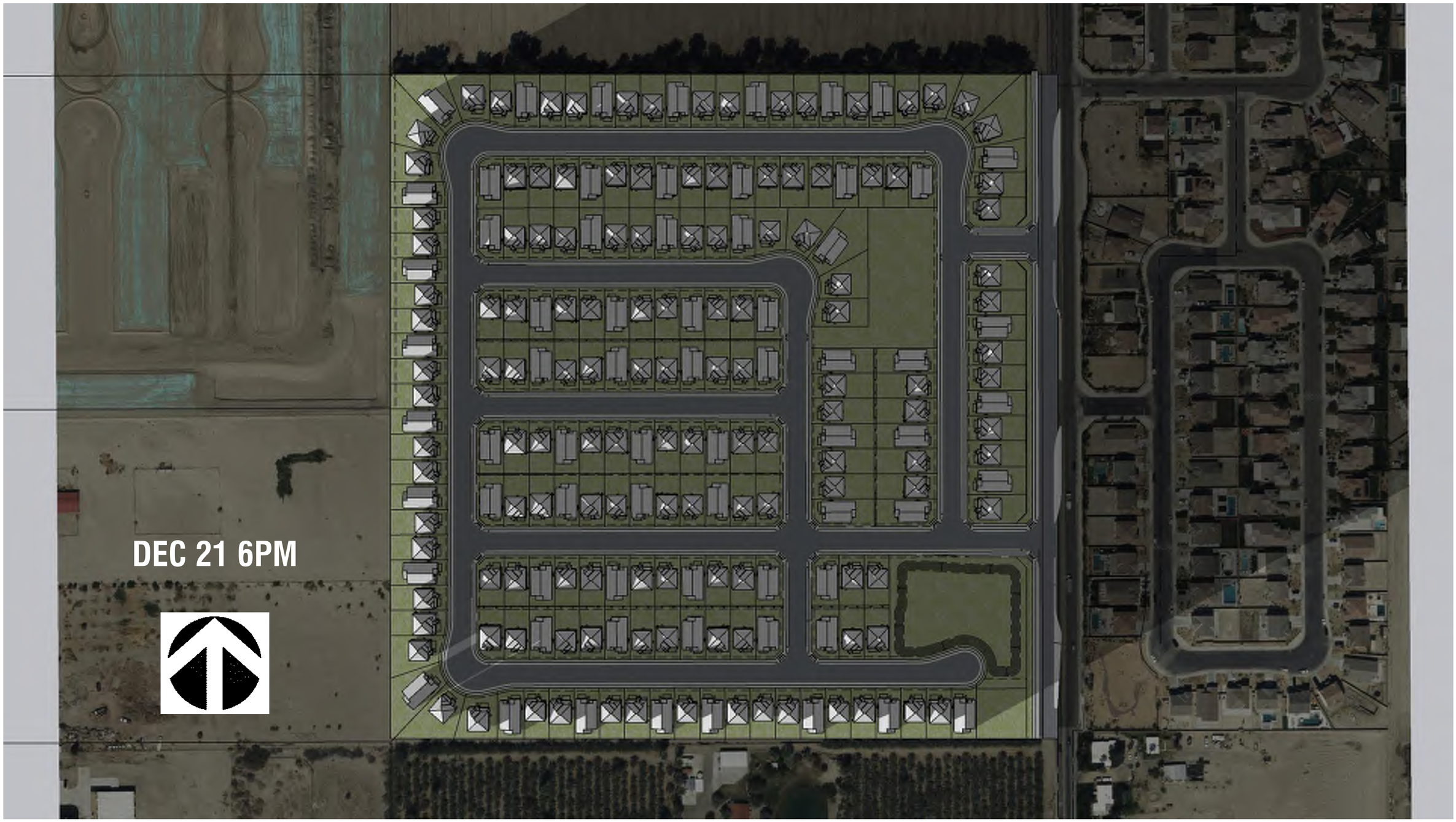
PLANNER:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.8



SEVILLA II

SHADE STUDY

DATE: 2023. 08. 16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:
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PO BOX 276
COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

PLANNER:
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9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124-1333
CONTACT: STEVE V (858) 614-5059

ENGINEER:
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:
PULTE GROUP, INC.
27-401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:
A4.9

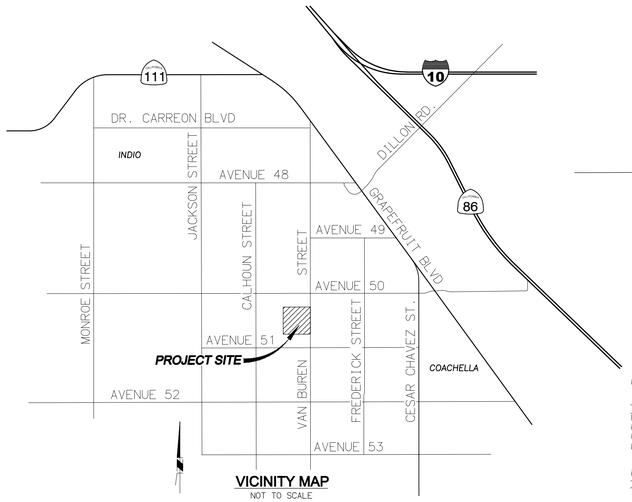
Attach 1 Exhibit E Reso 2023-71

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

TRACT NO. 38557 - STREET NAME EXHIBIT

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

AUGUST 15, 2023



VICINITY MAP
NOT TO SCALE

PROPOSED STREET NAMES

STREET "A" - VIA SEVILLA
STREET "B" - PASEO OCHOA
STREET "C" - CALLE ARNAZ
STREET "D" - PASEO CISNEROS
STREET "E" - CALLE MORENO
STREET "F" - VIA ESTEFAN
STREET "G" - CALLE TREJO
STREET "H" - CALLE CELEMENTE
STREET "I" - PASEO FERRERA

ALTERNATIVES

VILLA-LOBOS
NERUDA
PIAZZOLLA
KHALO
REVUELTAS



80 40 0 80 160 240
SCALE: 1"=80'

SCALE 1"=80'

PREPARED BY:
Michael Baker INTERNATIONAL
75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

SHEET 1 OF 1

H:\PDATA\189548\CADD\LAND\EXHIBITS\189548-STREET NAME EXHIBIT.DWG ZEPEDA, JACOB 8/15/2023 11:14 AM

Attachment 2

ORDINANCE NO. 1208

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 22-05 THAT PROPOSES TO ADD THE PUD (PLANNED UNIT OVERLAY ZONE TO THE EXISITNG G-N (GENERAL NEIGHBORHOOD) ZONE AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED SOUTH OF AVENUE 50, NORTH OF AVENUE 51, WEST OF VAN BUREN STREET, THE PULTE GROUP, APPLICANT. ***(1st Reading)***

WHEREAS, in September 2022 the Pulte Group filed an application for Change of Zone 22-05 to change the zoning on 39 acres located south of Avenue 50, north of Avenue 51 and west of Van Buren Street from G-N (General Neighborhood) to G-N (General Neighborhood-Planned Unit Overlay zone, (G-N-PUD) APN #'s 779-280-002 AND 779-320-001, and,

WHEREAS, the City has processed Change of Zone 22-05 pursuant to the Coachella Municipal Code, the California Government Code, including a tribal consultation review period, and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on October 18, 2023, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing on the proposed project and recommended to the City Council approval of Change of Zone 22-05 adopting the recommended findings and staff recommendations; and,

WHEREAS, the City Council of the City of Coachella finds that the applicant's request for Change of Zone 22-05 is internally consistent with the overall goals, objectives, policies and implementation measures of the Coachella General Plan 2035.

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

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 22-05 Map marked "Exhibit A" from G-N (General-Neighborhood) to General Neighborhood-Planned Unit Overlay (GN-PUD) Zone on property located on property located south of Avenue 50, north of Avenue 51, west of Van Buren Street with the findings listed below:

Findings for Change of Zone 22-05:

1. The proposed change of zone is consistent with the intent and purpose of the City's General Plan in that the proposed General Neighborhood-Planned Unit Overlay zone (GN-PUD) allows the development of the proposed project that is in keeping with the goals and policies of the General Plan. The future uses permitted in the G-N-PUD zone are compatible with the surrounding areas and the levels of traffic characteristic of roads such as Van Buren Street, Avenue 50 and Avenue 51.

2. The proposed change of zone is consistent with the intent and purposes of the GN-PUD zoning

district in that the proposed project will provide for a single-family home development consistent with the General Plan.

Section 2. SEVERABILITY

The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

Section 3. EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after its second reading by the City Council.

Section 4. CERTIFICATION

The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and circulated in the City of Coachella.

PASSED AND APPROVED at a special meeting of the City Council of the City of Coachella this 30th day of October 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steven Hernandez
Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

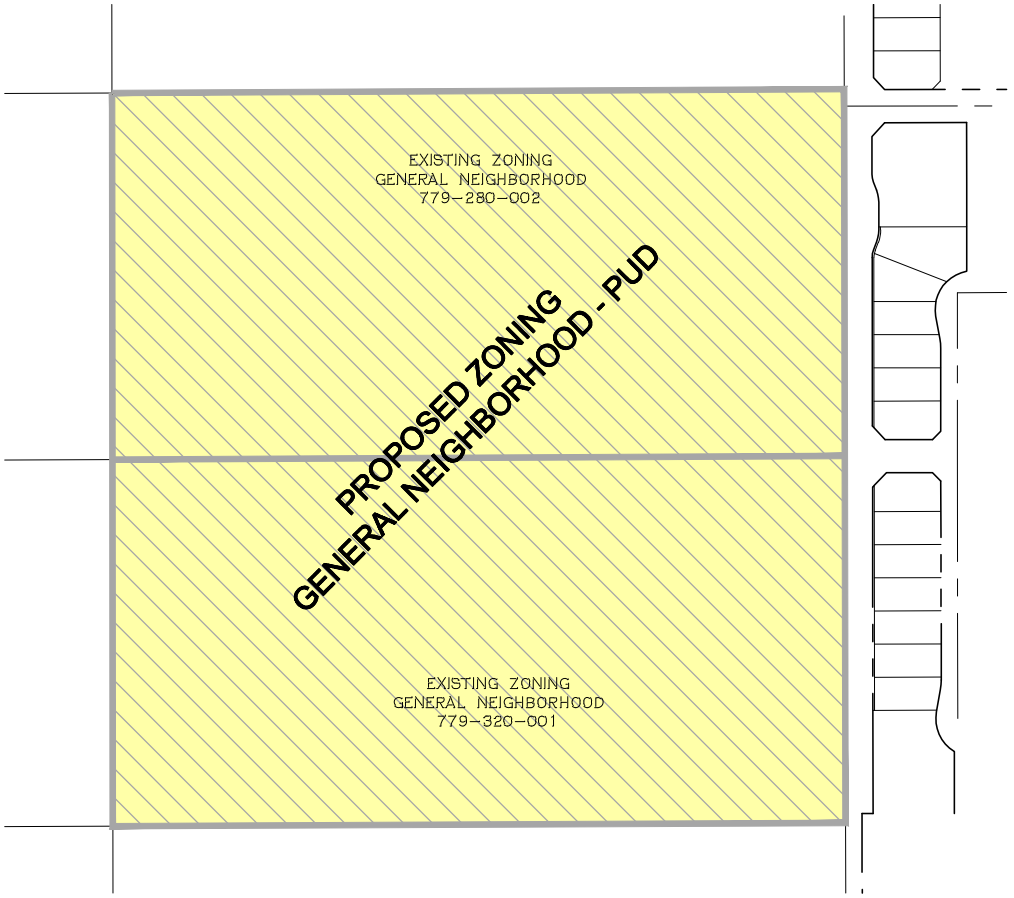
APPROVED AS TO FORM:

_____
Carlos L. Campos, City Attorney
City of Coachella

"Exhibit A"
ORDINANCE NO. 1208

TENTATIVE TRACT NO. 38557

PULTE HOMES - SEVILLA II
CZ NO. 22-05 CHANGE OF ZONE EXHIBIT
COACHELLA, CALIFORNIA



EXISTING ZONING; GENERAL NEIGHBORHOOD

PROPOSED ZONING; GENERAL NEIGHBORHOOD - PUD

Michael Baker INTERNATIONAL
75-410 GERALD FORD DRIVE, SUITE 100
PALM DESERT, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

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AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-017-2023-002

January 30, 2023

[VIA EMAIL TO:gperez@coachella.org]
City of Coachella
Mr. Gabriel Perez
53-990 Enterprise Way
Coachella, CA 92236

Re: Sevilla II Project GPA 22-05, CZ 22-06, TTM 38577, EA 22-06

Dear Mr. Gabriel Perez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Sevilla II project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

*A copy of the records search with associated survey reports and site records from the information center.

*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 plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

*Formal government to government consultion under California Assembly Bill No. 52 (AB-52).

*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-017-2023-002

September 07, 2023

[VIA EMAIL TO:gperez@coachella.org]
City of Coachella
Mr. Gabriel Perez
53-990 Enterprise Way
Coachella, CA 92236

Re: Sevilla II TTM 38557

Dear Mr. Gabriel Perez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Sevilla II project. We have reviewed the documents and have the following comments:

*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 plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

*Please provide Appendix L: Mitigation Monitoring and Reporting Program.

*Please provide Appendix D: Cultural Resources Report.

*In section 4.18 it is stated that responses to the AB-52 consultation letters were received from Augustine Band of Cahuilla Indians and Morongo Band of Mission Indians. Agua Caliente Band of Cahuilla Indians sent a response letter on January 31, 2023 and requested consultation on this project (letter attached).

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-017-2023-002

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

October 3, 2023
Sent via email

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Sevilla II Tentative Tract Map No. 38557 (PROJECT)
Mitigated Negative Declaration (MND)
SCH# 2023090027

Dear Gabriel Perez:

The California Department of Fish and Wildlife (CDFW) received a Mitigated Negative Declaration (MND) from the City of Coachella (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

[1]CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Pulte Group

Objective: The Project proposes the construction of approximately 204 single-family residential dwellings on approximately 39 acres. The proposed Project would involve landscaping including drought-resistant vegetation, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated well site, utility improvements, exterior building lighting, street lighting, and landscape lighting.

Location: The proposed Project is located north of 51st Avenue, East of Calhoun Street, South of Avenue 50, West along Van Buren Street in the City of Coachella, County of Riverside. The Project is located within Assessor's Parcel Numbers 779-280-002 and 779-320-001.

Timeframe: Construction of the proposed Project is anticipated to occur for the duration of approximately 6 to 12 months for rough grading and site improvements. Vertical construction would have an approximate buildout period of 2 years.

COMMENTS AND RECOMMENDATIONS

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The MND has not adequately identified and disclosed the Project's impacts (i.e., direct, indirect, and cumulative) on biological resources and whether those impacts are reduced to less than significant.

CDFW's comments and recommendations on the MND are explained in greater detail below and summarized here. CDFW is concerned that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information to

facilitate a meaningful review by CDFW, including a complete and accurate Project description. CDFW requests that additional information and analyses be added to a revised MND, along with avoidance, minimization, and mitigation measures that avoid or reduce impacts to less than significant.

Project Description

Compliance with CEQA is predicated on a complete and accurate description of the proposed Project. Without a complete and accurate Project description, the MND likely provides an incomplete assessment of Project-related impacts to biological resources. CDFW has identified gaps in information related to the Project description.

The MND lacks a discussion of plans for artificial nighttime lighting. CDFW requests that the MND is revised to include design plans for artificial nighttime lighting and lighting specifications. Artificial nighttime lighting can negatively impact biological resources in a variety of ways as discussed in the Artificial Nighttime Lighting section below. To conduct a meaningful review and provide biological expertise on how to protect fish and wildlife resources, CDFW requires a complete and accurate Project description.

Mitigation Measures

CEQA requires that a MND include mitigation measures to avoid or reduce significant impacts. CDFW is concerned that the mitigation measures proposed in the MND are not adequate to avoid or reduce impacts to biological resources to below a level of significance. To support the City in ensuring that Project impacts to biological resources are reduced to less than significant, CDFW recommends adding mitigation measures for artificial nighttime lighting and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) compliance, as well as revising the mitigation measures for nesting birds and burrowing owl.

1) Nesting Birds

It is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

Page 55 of the MND indicates that "one (1) vegetation community was observed and mapped within the boundaries of the Project site during the field survey: tamarisk thicket." CDFW notes that based on review of aerial imagery, mature tamarisk trees exist along and within the northern boundary of the Project site, and a date palm (*Phoenix dactylifera*) grove exists within an adjacent parcel to the south of the Project site. Both the tamarisk trees and palm groves provide suitable habitat for nesting birds. Birds like hooded oriole (*Icterus cucullatus*) primarily nest in palm trees and build hanging nests on the undersides of palm fronds[2]. Mourning doves (*Zenaida macroura*), owls, greater roadrunner (*Geococcyx californianus*), and house finch (*Haemorhous mexicanus*) frequently nest in the thick skirts of palms[3]. The MND includes Mitigation Measure BIO-1 for nesting birds, which indicates that "if Project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist…". CDFW recommends the completion of nesting bird surveys *regardless* of the time of year to ensure compliance with all applicable laws pertaining to nesting and migratory birds. The timing of the nesting season varies greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). In response to warming, birds have been reported to breed earlier, thereby reducing temperatures that nests are exposed to during breeding and tracking shifts in availability of resources (Socolar et al., 2017[4]). CDFW staff have observed that climate change conditions may result in the nesting bird season occurring earlier and later in the year than historical nesting season dates. CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided **any time birds are nesting on-site.** CDFW considers the Mitigation Measure BIO-1 to be insufficient in scope and timing to reduce impacts to nesting birds to less than significant. CDFW recommends the City revise Mitigation Measure BIO-1, with additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-1: Nesting Birds

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

[2] Garrett, K., and J. Dunn. 1981. Birds of southern California. Los Angeles Audubon Soc., Los Angeles.

[3] Cornett, J. W., How did palm oases get to the California desert? A behind-the-scenes look at these 'tropical islands'. Desert Magazine. Sept. 13, 2018.

[4] Socolar JB, Epanchin PN, Beissinger SR and Tingley MW (2017). Phenological shifts conserve thermal niches. Proceedings of the National Academy of Sciences 114(49): 12976-12981.

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. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy 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. ~~If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.~~

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for revised MM BIO-1 and 2, as well as CDFW-recommended MM-BIO [A] and MM-BIO [B].

2) Burrowing Owl

Burrowing owl (*Athene cunicularia*) is a California Species of Special Concern. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5, and 3513. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the

Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.). Take is defined in Fish and Game Code section 86 as “hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill.”

Page 55 of the MND indicates that the Project site “has a moderate potential to support burrowing owl.” Although the MND includes Mitigation Measure BIO-2 for burrowing owl, CDFW considers this measure to be inadequate in scope and timing to reduce impacts to less than significant. CDFW recommends that the City revise Mitigation Measure BIO-2, with additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-2: Burrowing Owl Avoidance

Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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 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. ~~Within 30 days prior to initiating ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or within 500 feet of the project site. In accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, 2012), one pre-construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected, project-related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a "no-disturbance" buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

~~If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a "no-disturbance" buffer around the burrow location(s). The size of the "no-disturbance" buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, nonbreeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a "no-disturbance" buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

3) Coachella Valley Multiple Species Habitat Conservation Plan

With regard to compliance with the CVMSHCP, page 58 of the MND indicates that "with payment of the Local development Mitigation Fee, the project would be fully consistent with the biological goals and objectives of the CVMSHCP." The MND lacks a mitigation measure for this CVMSHCP requirement. To ensure consistency with the CVMSHCP, CDFW recommends that the City include in a revised the MND the following mitigation measure:

Mitigation Measure BIO-[A]: CVMSHCP 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.

4) Artificial Nighttime Lighting

Page 34 of the MND states that the "buildout of the project can be expected to generate increased levels of light and glare from exterior building lighting, required street lighting, landscape lighting, and vehicles." The MND lacks any additional details on the Project's lighting plans and lighting specifications or additional avoidance and minimization measures associated with artificial nighttime lighting.

Page 34 of the MND also indicates that "light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards." CDFW emphasizes that new sources of lighting in an area, even if they are similar in type and intensity compared to existing lighting, have an additive effect and increase the total light illumination at any given point in the environment.

Because the Project is located adjacent to open-space areas including agricultural fields, a tamarisk thicket, and a date palm grove—areas that can provide suitable nesting habitat for birds (see Nesting Birds section above), migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife—CDFW recommends the MND is revised to include an analysis of the direct, indirect, and cumulative impacts of artificial nighttime lighting expected to adversely affect biological resources within open-space areas adjacent to the Project site. Artificial nighttime lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; and the detection of resources and natural enemies; and navigation.[5] Many species use photoperiod cues for communication (e.g., bird song[6]), determining when to begin foraging,[7] behavioral thermoregulation,[8] and migration. Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it.[9]

To support the City in avoiding or reducing impacts of artificial nighttime lighting on biological resources to less than significant, CDFW recommends that the City add to a revised MND the following mitigation measure:

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[5] Gatson, K. J., Bennie, J., Davies, T., Hopkins, J. 2013. The ecological impacts of nighttime light pollution: a mechanistic appraisal. Biological Reviews, 88.4: 912-927.

[6] Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. The Condor 108:130–139.

[7] Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. Current Biology 19:1123–1127.

[8] Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of Bufo americanus, in relation to light and temperature. Ecology 58:98–108.

[9] Longcore, T., and C. Rich. 2004. Ecological light pollution -Review. Frontiers in Ecology and the Environment 2:191–198.

Mitigation Measure BIO-[B]: Artificial Nighttime Lighting

Throughout construction and the lifetime operations of the Project, the City 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 shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, 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 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.

5) Landscaping

Page 7 of the MND indicates that landscaping would include accent trees "such as mulga, Smoothie thornless cascalote, and desert willow, as well as shade trees including desert ironwood and thornless hybrid mesquite. Shrubs of various sizes would be planted throughout, including grey desert spoon, aloe, yucca, and jojoba. Landscape species and irrigation would be required to adhere to the City's planting selection for landscaping." To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants. More information on native plants suitable for the Project location and nearby nurseries is available at Calscape: https://calscape.org/. Local water agencies/districts and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: https://saveourwater.com/. CDFW also recommends that the MND include recommendations regarding landscaping from Section 4.0 of the CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" (pp. 4-180 to 4-182; https://cvmshcp.org/Plan_Documents.htm).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural

communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSIONS

CDFW appreciates the opportunity to comment on the MND to assist the City in identifying and mitigating Project impacts to biological resources. CDFW concludes that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information for a meaningful review of impacts to biological resources, including a complete Project description. The CEQA Guidelines indicate that recirculation is required when insufficient information in the MND precludes a meaningful review (§ 15088.5) or when a new significant effect is identified and additional mitigation measures are necessary (§ 15073.5). CDFW recommends that a revised MND, including a complete Project description with lighting plans and specifications, be recirculated for public comment. CDFW also recommends that revised and additional mitigation measures and analysis as described in this letter be added to a revised MND.

CDFW personnel are available for consultation regarding biological resources and strategies to avoid and minimize impacts. Questions regarding this letter or further coordination should be directed to Jacob Skaggs, Environmental Scientist, at jacob.skaggs@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Kim Freeburn
84F92FFEEFD24C8...

Kim Freeburn
Environmental Program Manager

Attachment 1: MMRP for CDFW-Proposed Mitigation Measures

ec:

Heather Brashear, Senior Environmental Scientist (Supervisor), CDFW
Heather.Brashear@Wildlife.ca.gov

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

Vincent James, U.S. Fish and Wildlife Service
vincent_james@fws.gov

ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measures	Timing and Methods	Responsible Parties
Mitigation Measure BIO-1: Nesting Birds **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. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy 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.**	**Timing**: No more than 3 days prior to vegetation removal or ground-disturbing activities. **Methods:** See Mitigation Measure	**Implementation**: Project Proponent and City of Coachella **Monitoring and Reporting**: City of Coachella
Mitigation Measure BIO-2: Burrowing Owl Avoidance **Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). 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,**	**Timing: Focused surveys:** Prior to vegetation removal or ground-disturbing activities. **Pre-construction surveys:** No less than 14 days prior to start of Project-related activities and within 24 hours prior to	**Implementation**: Project Proponent and City of Coachella **Monitoring and Reporting**: City of Coachella

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 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.**	ground disturbance. **Methods:** See Mitigation Measure	
Mitigation Measure BIO-[A]: CVMSHCP 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.**	**Timing**: Prior to construction and issuance of any grading permit. **Methods:** See Mitigation Measure	**Implementation**: City of Coachella **Monitoring and Reporting**: City of Coachella

Mitigation Measure BIO-[B]: Artificial Nighttime Lighting **Throughout construction and the lifetime operations of the Project, the City 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 shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, 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 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**: Throughout construction and the lifetime operations of the Project **Methods:** See Mitigation Measure	**Implementation**: City of Coachella and Project Proponent **Monitoring and Reporting**: City of Coachella

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

gperez@coachella.org

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella CA 92236

MORONGO BAND OF MISSION INDIANS
A SOVEREIGN NATION

September 21, 2023

Re: Notice to Adopt Draft IS/MND Sevilla II TTM 38577

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received your letter regarding the above referenced Project. The proposed Project is not located within the boundaries of the ancestral territory or traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Thank you for notifying the MBMI about this project. MBMI encourages your consultation with tribes more closely associated with the lands upon which the project is located.

Respectfully,

Bernadette Ann Brierty

Bernadette Ann Brierty
Tribal Historic Preservation Officer
Morongo Band of Mission Indians

CC: Morongo THPO

CALIFORNIA Water Boards

GAVIN NEWSOM GOVERNOR

YANA GARCIA SECRETARY FOR ENVIRONMENTAL PROTECTION

State Water Resources Control Board

September 28, 2023

City of Coachella
Attn: Gabriel Perez
53990 Enterprise Way
Coachella, CA 92236

CITY OF COACHELLA (CITY), MITIGATED NEGATIVE DECLARATION (MND) FOR THE SEVILLA II TENTATIVE TRACT MAP NO 38557 PROJECT (PROJECT); STATE CLEARINGHOUSE #2023090027

Dear Mr. Gabriel Perez:

Thank you for the opportunity to review the MND for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits pursuant to the Safe Drinking Water Act. The Project is within the jurisdiction of the State Water Board, DDW's Riverside District. DDW Riverside District issues domestic water supply permit amendments to the public water systems serviced with a new or modified source of domestic water supply or new domestic water system components pursuant to Waterworks Standards (Title 22 CCR chapter 16 et. seq.). A public water system requires a water supply permit amendment for changes to a water supply source, storage, or treatment and for the operation of new water system components- as specified in the Waterworks Standards. The Coachella Water Authority (CWA) may need to apply for a water supply amendment for this Project.

<u>The State Water Board, DDW, as a responsible agency under California Environmental Quality Act (CEQA), has the following comments on the City's Initial Study (IS)/MND:</u>

- The IS/MND includes an approximate 0.23-acre dedicated [future] well site as part of the proposed Project (PDF pages 11, 34). Please discuss if the well will be used to provide drinking water to the development. If the well will be used to provide drinking water to the development, please address the following in the document:
    - The environmental impacts of drilling and operating the well, including discussion on:
        - groundwater impacts and surrounding wells,
        - well maintenance and discharge,
        - storage of chemicals for chlorination, and

    - additional water system infrastructure needed (e.g. a backup generator, water main connections prior to well development, etcetera).
- Discuss what is known about the quality of the groundwater and if treatment may be needed. If treatment may be needed include the treatment infrastructure in the project description and discussions.
- Include “Drinking Water Supply Permit Amendment (SWRCB, DDW, Riverside District)” under “2.5 Anticipated Approvals and Permits” [PDF pages 12-13].
- Under Section 10. “Other Public Agencies Whose Approval is Required”, please include “State Water Resources Control Board, Division of Drinking Water, Riverside District” (PDF page 35).
- There are two existing groundwater wells located on the Project site (PDF page 11). Will they be used or destroyed according to City of Coachella standards (Title 13. Public Services, Chapter 13.03 Water Service System, Article VIII Water Wells, 13.03.310 Standards)?
- CWA is a Groundwater Sustainability Agency (GSA) for the Coachella Valley-Indio Subbasin [7-02.01]. Coachella Valley- Indio Subbasin is prioritized as a medium priority basin by the Department of Water Resources (DWR) under the Sustainable Groundwater Management Act (SGMA). The Coachella Valley Regional Urban Water Management Plan (Coachella Valley Regional UWMP) indicates the 2010 Coachella Valley Water Management Plan Update was approved by the DWR as a functionally equivalent alternative to the Groundwater Sustainability Plan on July 17, 2019. The Coachella Valley Regional UWMP also indicates the four water agencies located within the Coachella Valley- Indio Subbasin are developing the Indio Subbasin Alternative Plan Update, which needed to be submitted to the DWR in January 1, 2022. Please indicate if the Indio Subbasin Alternative Plan Update has been submitted and approved by the DWR. Please also indicate if the Project will conflict with or obstruct implementation of the Indio Subbasin Alternative Plan Update, the most current proposed sustainable groundwater management plan for the basin.
- The IS/MND uses Coachella Valley Water District (CVWD)’s Table 4-8 and 4-22 of the 2010 Coachella Valley Regional UWMP to discuss if the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. However, the water system providing the water for this Project is CWA not CVWD (Coachella Valley Regional UWMP, pages 100-101). Please use the appropriate tables from the document (Tables 5-7, Table 5-15, Table 5-16, Table 5-18-Table 5-22) and update the discussion to reflect the CWA information.
- The IS/MND listed but failed to include the Appendices. Please include the referenced documents. Documents incorporated by reference must be made publicly available (CCR Title 14. Section 15150 [b]).

Once the MND is adopted, please forward the following items in support of Coachella Valley Water Agency's permit application to the State Water Board, DDW Riverside District Office at DWPDIST20@waterboards.ca.gov:

- Copy of the draft and final MND and Mitigation Monitoring and Reporting Plan (MMRP);
- Copy of any comment letters received and the lead agency responses as appropriate;
- Copy of the Resolution or Board Minutes adopting the IS/MND and MMRP; and
- Copy of the date stamped Notice of Determination filed at the Riverside County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Lori Schmitz of the State Water Board at (916) 449-5285 or Lori.Schmitz@waterboards.ca.gov, if you have any questions regarding this comment letter.

Sincerely,

Lori Schmitz

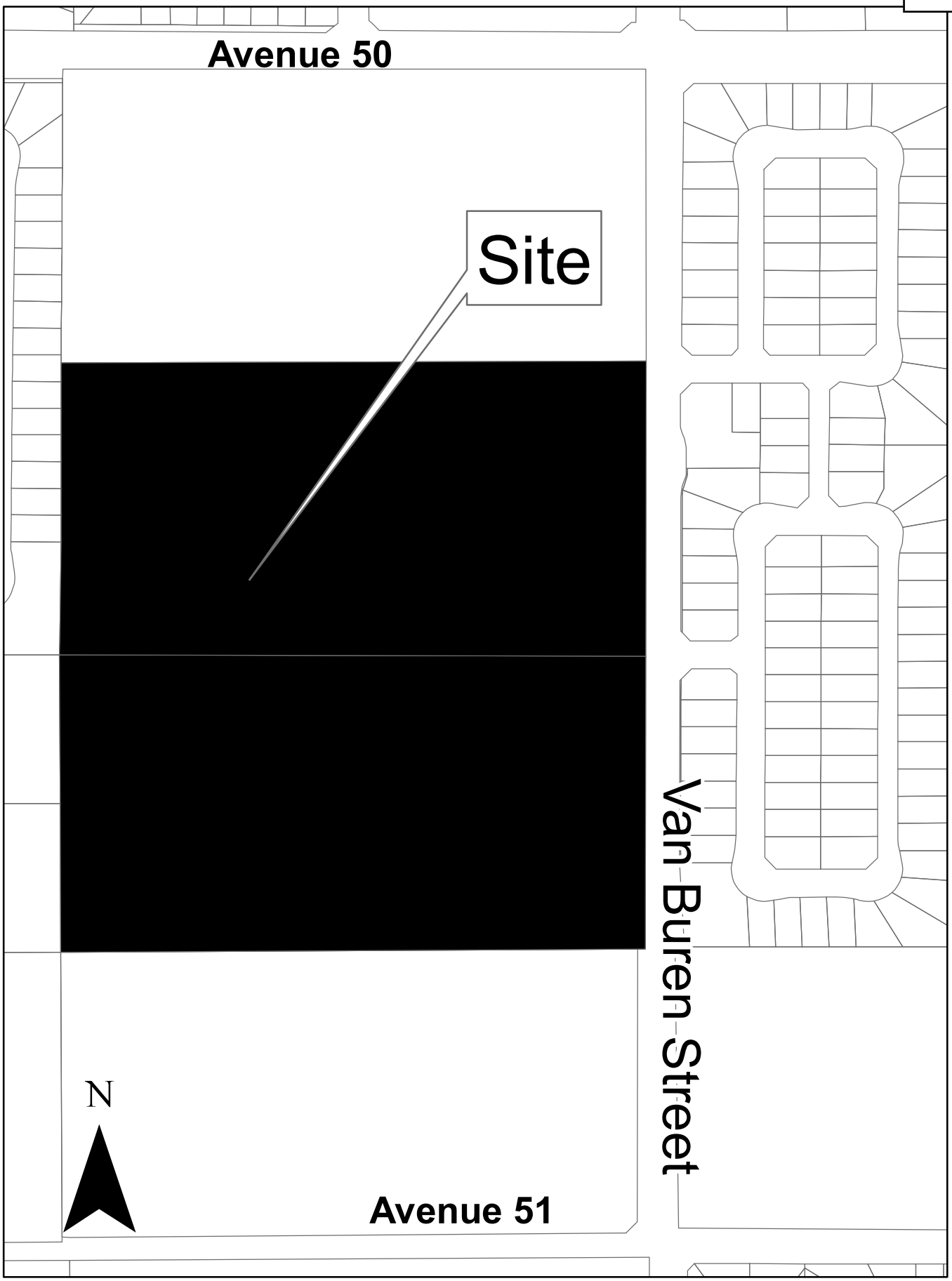
Lori Schmitz
Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street, 16th floor
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Chun Huang
District Engineer
Riverside District

Manuel Delgado
Associate Sanitary Engineer
Riverside District



Vicinity Map

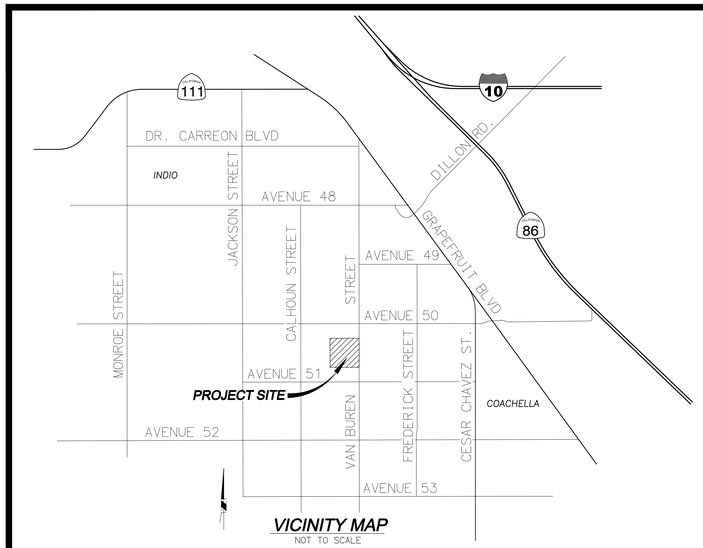
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT NO. 38557

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

OCTOBER 24, 2023

Attach 5 - TTM 38557 Modifcations



VICINITY MAP

NOT TO SCALE

APPLICANT

PULTE GROUP, INC.
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI
PHONE: (760)578-9334

OWNER

NIGOSIAN FAMILY FARMS, INC.
PO BOX 276, COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DR., SUITE 100
PALM DESERT, CA 92211
PHONE: (760)346-7481

LEGAL DESCRIPTION

LOTS 2 & 3 OF MAP OF SECTION 1, MB 004/063

A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNADINO BASELINE AND MERIDAN.

TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PHONE: (951)687-4252
DATE FLOWN: JULY 01, 2022

FLOOD ZONE

THIS SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06065C2262H DATED MARCH 5, 2018.

ASSESSOR'S PARCEL NUMBER

779-280-002 & 779-320-001

ZONING

EXISTING ZONING - SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)

PROPOSED ZONING - GENERAL NEIGHBORHOOD, PUD

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
87-225 CHURCH STREET
THERMAL, CA 92274
PHONE: (760)399-5137

SITE DATA

PROJECT SITE - 39.35 GROSS ACRES; 26.58 NET ACRES
PROPOSED LOT AREA, (LOTS 1-204) - 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I" - 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN) - 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E" - 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F" - 10,000 SF (0.23 AC)

UTILITY PURVEYORS

WATER
COACHELLA WATER AUTHORITY
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

SEWER
COACHELLA SANITARY DISTRICT
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWNE AVENUE
INDIO, CA 92201
PHONE: (800)427-2200

ELECTRIC
IMPERIAL IRRIGATION DISTRICT
81-600 AVENUE 58
LA QUINTA, CA 92253
PHONE: (760)335-3640

TELEPHONE
FRONTIER COMMUNICATIONS
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PHONE: (877)462-6640

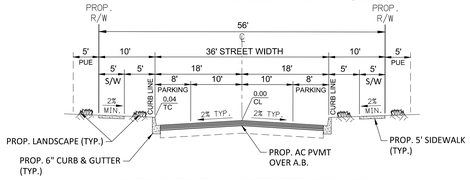
CABLE
SPECTRUM
41-725 COOK AVENUE
PALM DESERT, CA 92211
PHONE: (760)674-9656

LEGEND

- PROPOSED PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING CVWD IRRIGATION LINE

ABBREVIATIONS

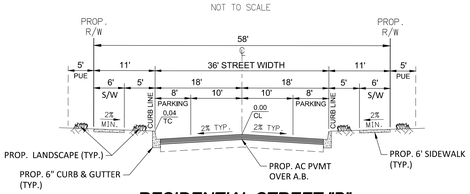
A.B.	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
AC PVMT	ASPHALT CONCRETE PAVEMENT	PVMT.	PAVEMENT
AC	ACRE	R	RADIUS
C/L	CENTERLINE	R/W	RIGHT OF WAY
EX.	EXISTING	S/W	SIDEWALK
MH	MANHOLE	SF	SQUARE FOOTAGE
PROP.	PROPOSED	TYP.	TYPICAL



RESIDENTIAL STREET "C" - "I"

TYPICAL SECTION (PUBLIC STREET)

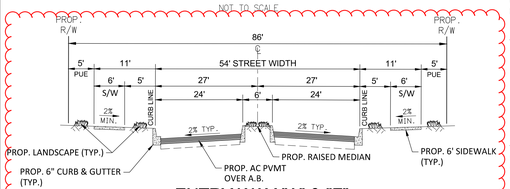
NOT TO SCALE



RESIDENTIAL STREET "B"

TYPICAL SECTION (PUBLIC STREET)

NOT TO SCALE

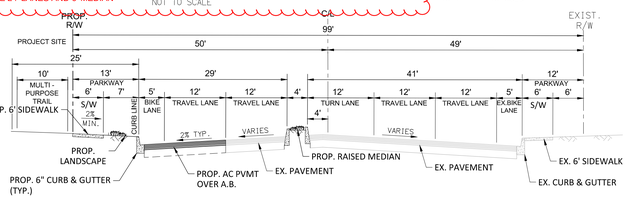


ENTRY WAY "A" & "F"

REVISED ENTRY WIDTH R/W TO 86' TO ACCOMODATE 24' LANES AND 6' MEDIAN

AL SECTION (PUBLIC STREET)

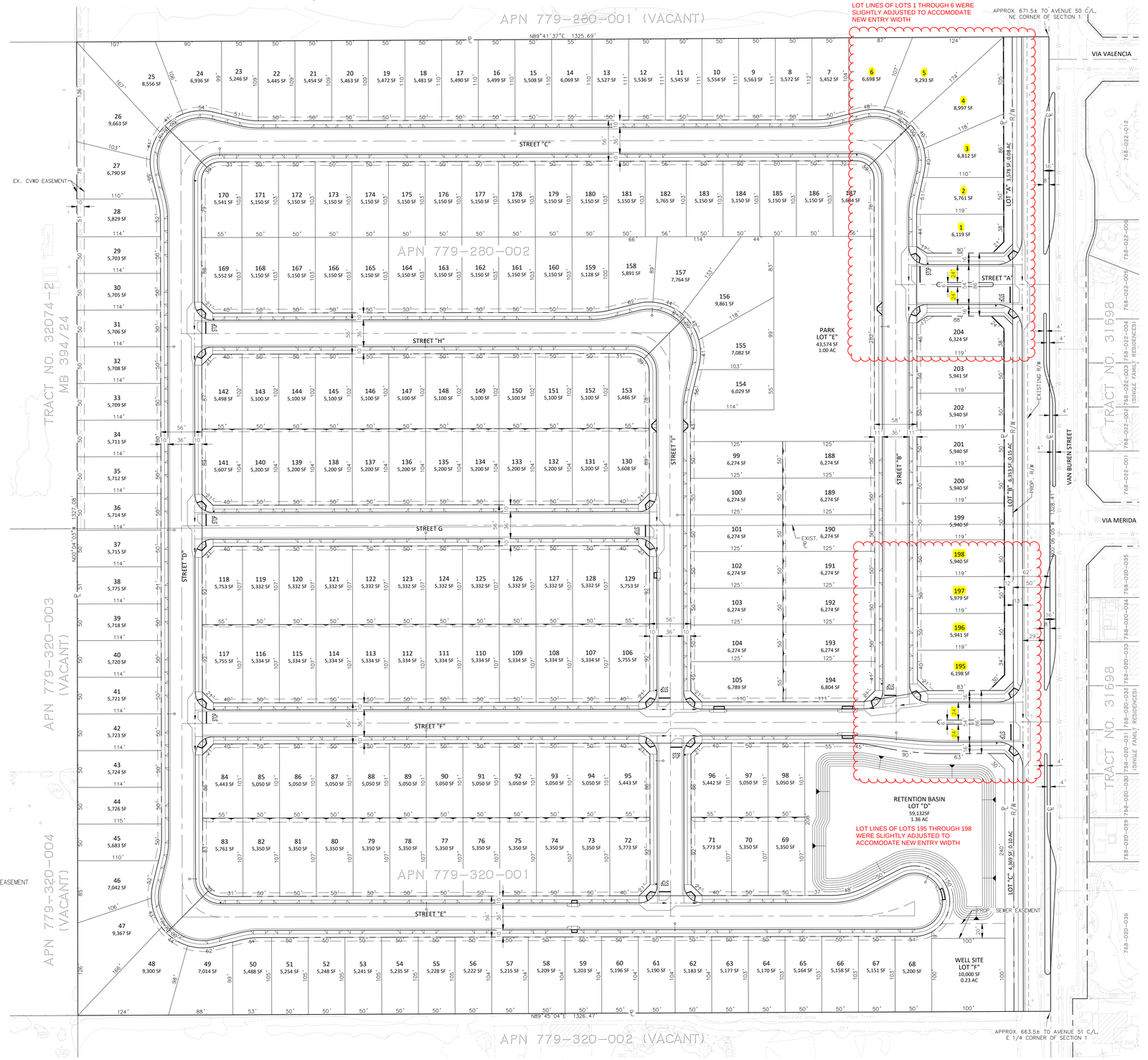
NOT TO SCALE



VAN BUREN STREET

TYPICAL SECTION (PUBLIC STREET)

NOT TO SCALE



60 30 0 60 120 180

SCALE: 1"=60'

PREPARED BY:

Michael Baker INTERNATIONAL

75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

SHEET 1 OF 1

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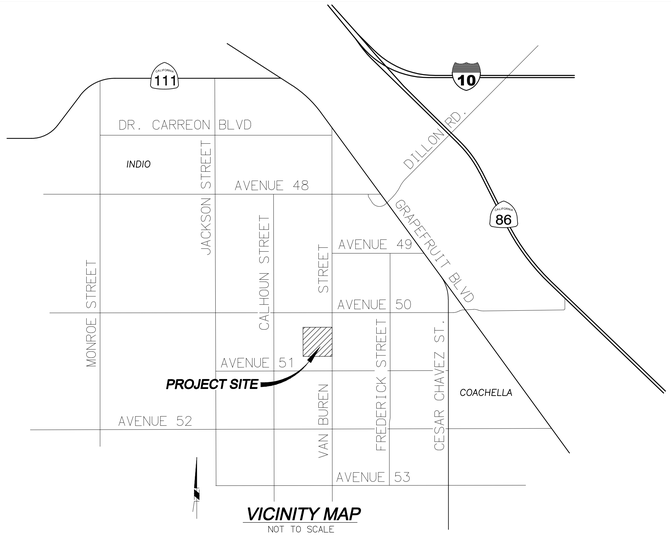
Attachment 6 - Revised Plotting

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

TENTATIVE TRACT NO. 38557

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

OCTOBER 24, 2023



VICINITY MAP

NOT TO SCALE

APPLICANT

PULTE GROUP, INC.
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEWEGELI
PHONE: (760)578-9334

OWNER

NIGOSIAN FAMILY FARMS, INC.
PO BOX 276, COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DR., SUITE 100
PALM DESERT, CA 92211
PHONE: (760)346-7481

LEGAL DESCRIPTION

LOTS 2 & 3 OF MAP OF SECTION 1, MB 004/063

A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNADINO BASELINE AND MERIDAN.

TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PHONE: (951)687-4252
DATE FLOWN: JULY 01, 2022

FLOOD ZONE

THIS SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06065C2262H DATED MARCH 5, 2018.

ASSESSOR'S PARCEL NUMBER

779-280-002 & 779-320-001

ZONING

EXISTING ZONING - SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)

PROPOSED ZONING - GENERAL NEIGHBORHOOD, PUD

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
87-225 CHURCH STREET
THERMAL, CA 92274
PHONE: (760)399-5137

SITE DATA

PROJECT SITE - 39.35 GROSS ACRES; 26.58 NET ACRES
PROPOSED LOT AREA, (LOTS 1-204) - 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I" - 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN) - 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E" - 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F" - 10,000 SF (0.23 AC)

UTILITY PURVEYORS

WATER
COACHELLA WATER AUTHORITY
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

SEWER
COACHELLA SANITARY DISTRICT
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWNE AVENUE
INDIO, CA 92201
PHONE: (800)427-2200

ELECTRIC
IMPERIAL IRRIGATION DISTRICT
81-600 AVENUE 58
LA QUINTA, CA 92253
PHONE: (760)335-3640

TELEPHONE
FRONTIER COMMUNICATIONS
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PHONE: (877)462-6640

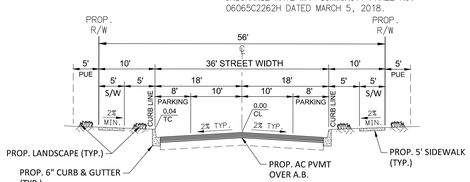
CABLE
SPECTRUM
41-725 COOK AVENUE
PALM DESERT, CA 92211
PHONE: (760)674-9656

LEGEND

	PROPOSED PROJECT BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED CENTERLINE
	PROPOSED PROPERTY LINE
S S	EXISTING SEWER MAIN
W W	EXISTING WATER MAIN
IRR IRR	EXISTING CVWD IRRIGATION LINE

ABBREVIATIONS

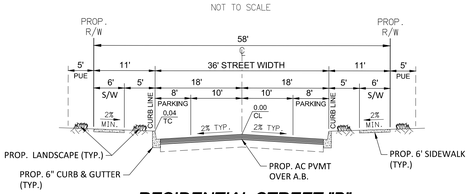
A.B.	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
AC PVMT	ASPHALT CONCRETE PAVEMENT	PVMT.	PAVEMENT
AC	ACRE	R	RADIUS
C/L	CENTERLINE	R/W	RIGHT OF WAY
EX.	EXISTING	S/W	SIDEWALK
MH	MANHOLE	SF	SQUARE FOOTAGE
PROP.	PROPOSED	TYP.	TYPICAL



RESIDENTIAL STREET "C" - "I"

TYPICAL SECTION (PUBLIC STREET)

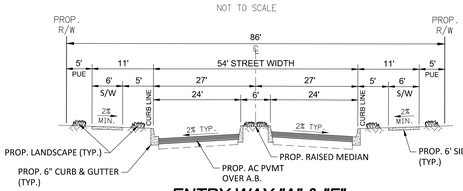
NOT TO SCALE



RESIDENTIAL STREET "B"

TYPICAL SECTION (PUBLIC STREET)

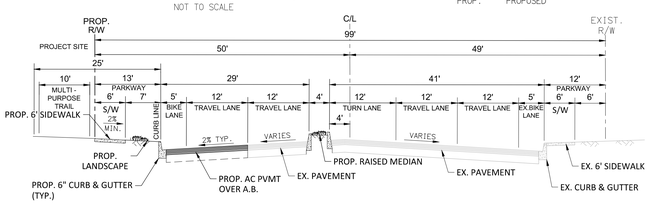
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ENTRY WAY "A" & "F"

TYPICAL SECTION (PUBLIC STREET)

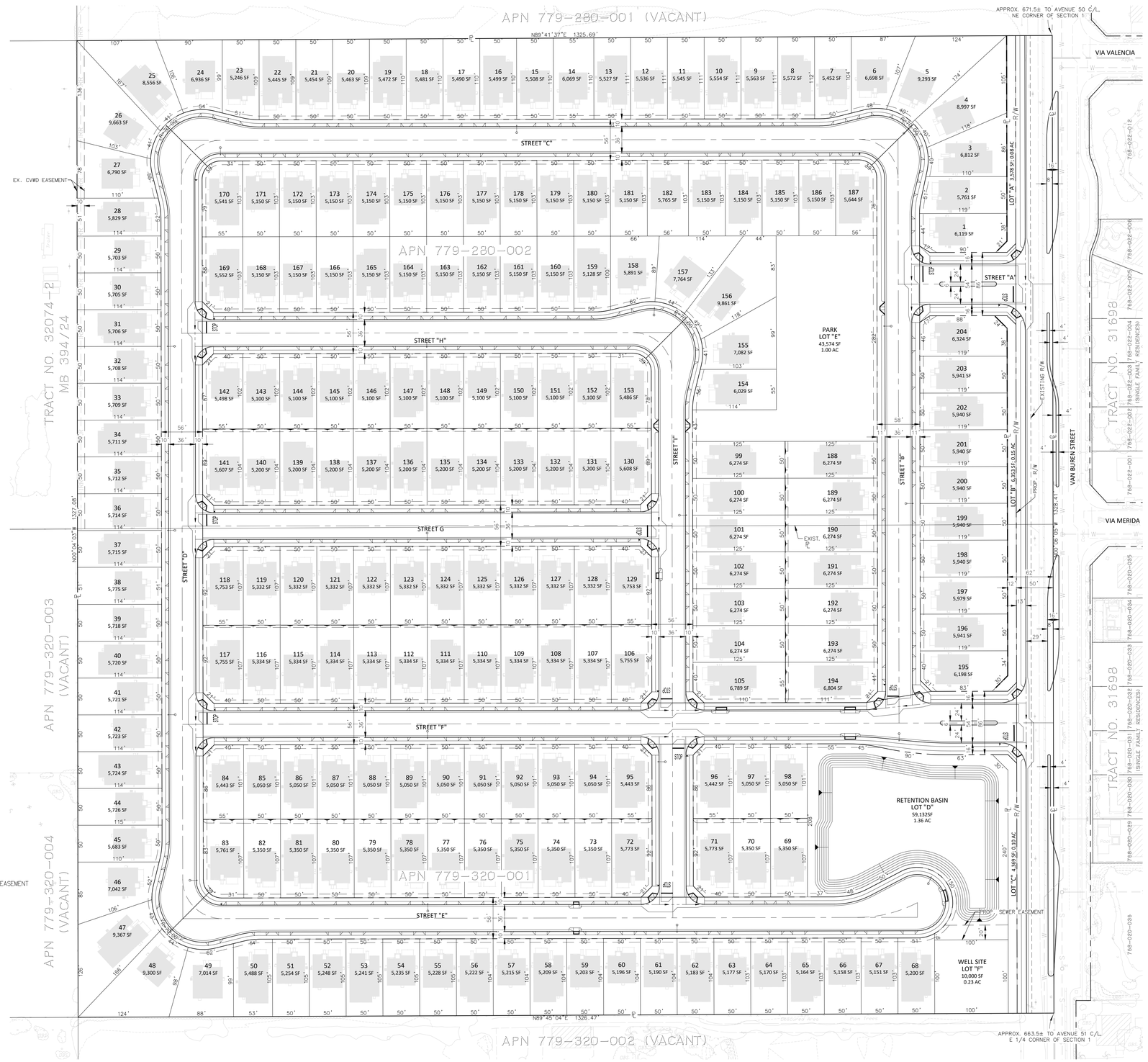
NOT TO SCALE



VAN BUREN STREET

TYPICAL SECTION (PUBLIC STREET)

NOT TO SCALE



60 30 0 60 120 180

SCALE: 1"=60'

PREPARED BY:

Michael Baker INTERNATIONAL

75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

SHEET 1 OF 1

H:\PROJECTS\189548\CADD\LAND\DEVTM\189548-TTM-001-SM.DWG MENACHE, SAMUEL 10/24/2023 11:21 AM

ORDINANCE NO. 1222

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING CHAPTER 5.80 ("REGULATION OF SHORT-TERM VACATION RENTALS") OF TITLE 5 ("BUSINESS LICENSES AND REGULATIONS") OF THE COACHELLA MUNICIPAL CODE TO AMEND AND UPDATE THE CITY'S REGULATIONS OF SHORT-TERM VACATION RENTALS.

WHEREAS, pursuant to Chapter 5.80 of Title 5 of the Coachella Municipal Code (C.M.C. §§5.80.005 through 5.80.160), the City currently licenses owners of certain residential dwelling units within the City to lease all or some of their property as short-term vacation rentals, for a term of 30 or fewer consecutive days, subject to those conditions and regulations as provided in Chapter 5.80; and

WHEREAS, at a duly noticed public meeting on November 29, 2023, the City of Coachella Planning Commission discussed various policy issues regarding short-term vacation rentals in the City and potential amendments to the City's short-term vacation rental regulations which recommendations were forwarded on to the City Council; and

WHEREAS, at a duly noticed public Study Session on July 10, 2024, the City Council discussed policy issues and potential amendments to the City's short-term vacation rental regulations; and

WHEREAS, as part of discussions with residents and interested parties in the City, the City Council hereby adopts these amendments to the City's regulations for short-term vacation rentals.

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

SECTION 1. AMENDMENT TO MUNICIPAL CODE. Chapter 5.80 of Title 5 of the Coachella Municipal Code is hereby amended to read as follows:

(Note: ~~strikeout~~ is deleted text and **bold underlined** is new text)

"Title 5 Business Licenses and Regulations

Chapter 5.80 Regulation of Short-Term Vacation Rentals

Section 5.80.005. Purpose.

A. The purpose of this chapter is to establish regulations for the use of privately owned residential dwelling units as short term vacation rentals to minimize secondary impacts of such uses on surrounding residential neighborhoods **and** to ensure the collection and payment of transient occupancy taxes.

B. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any private conditions, covenants and restrictions applicable to the owner's property that may prohibit the use of such owner's residential property for short term rental purposes as defined in this chapter.

Section 5.80.010. Definitions.

The definitions set forth in this section shall govern the meaning and construction of the words and phrases used in this chapter, except where the context of such words and phrases clearly indicates a different meaning or construction.

"Agent" means a person or entity, who does not hold any interest in the property and who has authority to act on behalf of the owner pursuant to Section 5.80.040.

"Annual permit" means an annual permit issued by the city to allow an owner to rent a short term vacation rental pursuant to the regulations contained in this chapter. An annual permit shall have a term of one (1) year from issuance and then must be renewed as provided herein.

"Bedroom" shall mean a~~n area of~~ **room within a** short-term vacation rental ~~normally occupied and being heated or cooled by any equipment for human habitation, which consists of four walls to the ceiling, at least one of which is located along an exterior wall with a window, and contains a built-in closet~~ **designed primarily for sleeping purposes that meets the definition of the applicable California Building, Housing and related Codes currently adopted by the City**.

"Good neighbor guidelines" means a document or documents prepared by the city that summarizes the general rules of conduct, consideration, and respect, including, without limitation, provisions of this Code and other applicable laws, rules or regulations pertaining to the use and occupancy of short-term vacation rentals.

"Hosting platform" or "hosting site" means a person or entity who participates in leasing short-term vacation rentals by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking transaction using any medium of facilitation. Examples include, but are not limited to, VRBO.com, Airbnb.com, homestay.com and other internet and non-internet based services that facilitate bookings for a fee.

"Owner of a short-term vacation rental" **or "owner"** shall mean the person(s) **or** entity(ies) that hold(s) **record** legal and or equitable title to the subject short term vacation rental. ~~As used in this chapter, the term "owner" shall include owner's authorized representative or agent as set forth in Section 5.80.040.~~

"Responsible party" means the lessee of a short-term vacation rental property, as set forth in any rental oral or written contract.

"Seasonal permit" means a limited-time permit issued by the city to allow an owner to rent a short term vacation rental at the owner's primary residence pursuant to the regulations contained in this chapter. A seasonal permit shall have a limited term from March 1 to June 1 in any year and shall not allow renting of the subject short term vacation rental during any other time of year. A seasonal permit then must be renewed as provided herein to be used during the limited time period in a subsequent year.

"Short-term vacation rental" shall mean a "dwelling unit" **in a residential property** as defined by the city's zoning ordinance**, or any portion thereof,** that is rented by the owner to another party for a period of not more than thirty (30) consecutive days in exchange for any form of monetary or non-monetary consideration such as but not limited to trade, fee, swap or any other **means** lieu of cash payments. **A hotel or motel room, porch, canopy, tent, "pop-up", or other structure that is not a "dwelling unit", shall not constitute a short-term vacation rental.**

Section 5.80.020. Administration.

The provisions of this chapter shall be administered by **the** finance director or such other city employee as may be designated by the city manager, hereinafter referred to as the "permit administrator". In order to facilitate orderly administration of this chapter, the permit administrator shall have the authority to make interpretations and to promulgate administrative regulations consistent with the provisions of this chapter for the purpose of interpreting, clarifying, carrying out, furthering and enforcing the requirements and provision**s** of this chapter. A copy of such administrati**ve**~~on~~ regulations shall be on file in the office of the city clerk.

Section 5.80.030. Permit requirement.

A. No owner of a short-term vacation rental shall rent, offer to rent, or advertise for rent the short-term vacation rental to another person without a **valid and active annual or seasonal** permit approved and issued in the manner provided for by this chapter. ~~The~~ **Annual** permit**s** shall **have a term of one year from issuance and shall** be required to be renewed on an annual basis in order to remain valid **and active. Seasonal permits shall have a limited term from March 1 to June 1 of the year of issuance. Permits are non-transferrable. The permit shall be conspicuously posted inside the short-term vacation rental and, as set forth in Section 5.80.050, the City permit number shall be included on all advertisements or solicitations for the short-term vacation rental, including, but not limited to hosting sites, websites, social media postings, emails, and print advertisements.**

B. No person shall rent, offer to rent, or advertise for rent a balcony, patio, **porch, canopy, tent** or other outdoor area of a short-term vacation rental **property** ("outdoor area") if such rental does not occur in connection with the rental of the ~~remaining~~ residence or dwelling unit**, or indoor portion thereof,** to which the outdoor area is attached.

C. No owner may hold more than five permits of any kind at any one time, except that an owner holding more than five permits as of April 1, 2025, may renew those permits unless they have been revoked or not renewed. This limit shall apply collectively to any corporation, partnership, limited liability company or business entity holding a permit as an owner under this Chapter and to any other corporation, partnership, limited liability company or business entity which is established by, owned by, controlled by, or otherwise affiliated with the permit holder. For example, if a corporation that holds five legal permits under this Chapter forms another business entity, that new business entity may not obtain a permit under this Chapter due to the collective limit already being reached.

D. The City many not issue annual permits to more than twenty percent (20%) of the residential dwelling units located within any neighborhood of the City.

1. For purposes of this subsection, a "neighborhood" shall be that area identified in a final recorded subdivision map as being in that neighborhood. If there is no final recorded subdivision map for a particular neighborhood, it shall be defined as the area identified in the official neighborhood map of the city.

2. If annual permits have already been issued to more than twenty percent (20%) of the residential dwelling units located within a particular neighborhood, the city shall issue no further annual permits for short term vacation rentals in that neighborhood until sufficient annual permits have expired or have been revoked to reduce the total of issued annual permits below this twenty percent (20%) limit.

3. This limit shall not apply to the issuance of seasonal permits, provided the owner otherwise meets the applicable requirements of this chapter.

~~C~~**E**. No person shall rent, offer to rent, or advertise for rent a dwelling unit, or any portion thereof, as a short-term vacation rental to any partnership, corporation, limited liability company, commercial enterprise, or similar entity.

~~D~~**F**. No person who has rented a short-term vacation rental shall sublease such dwelling unit, or any portion thereof, to any other person or entity.

~~E~~**G**. No person shall charge a**n admission** fee or request or require a donation for entrance into any short-term vacation rental**, independent of the lawful charges and fees for renting the short-term vacation rental**.

Section 5.80.040. Authorized agent or representative.

A. An owner may authorize an agent ~~or a representative~~ to comply with the requirements of this chapter on behalf of the owner. ~~("agent")~~

B. The owner shall give prior written notice to the city of any grant of such authority, including the identity and contact information for the agent. The owner shall promptly give the city written notice of any change to any such grant of authority.

~~B~~**C**. Notwithstanding subsection (A), the owner of the short-term vacation rental is responsible for compliance with the provisions of this chapter and the owner shall not be relieved from any personal responsibility and/or personal liability for non-compliance with any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental ~~unit~~, regardless of whether such non-compliance was committed by the owner's ~~authorized~~ agent ~~or representative~~**, a responsible party,** or the occupants of the owner's **short-term** vacation rental ~~unit~~ or their guests. Failure of an agent to comply with this chapter shall be deemed non-compliance by the owner.

Section 5.80.050. Advertising shall include permit number.

A. No person shall offer to rent or advertise for rent a short-term vacation rental without including in the offer or advertisement (whether the advertisement is **via** web**site** ~~-based~~, **hosting sites, social media posting, e-mail,** print media, radio and/or television) the city permit number applicable to the property**.** ~~in the form "Coachella Permit No._____."~~ If the offer to rent or advertisement contains different sizes of type or fonts, the permit number shall be printed in the same size type as the large type used in the main body of the offer or advertisement. In the case of audio-only advertising, the city permit number shall be read as part of the advertising.

B. Any person advertising or causing the advertisement of a short-term vacation rental that contains information regarding the maximum **overnight** occupancy of the short-term vacation rental, shall advertise only the overnight maximum occupancy limit as set forth in the permit issued pursuant to this chapter.

Section 5.80.060. Short-term vacation rental permit applications.

A. The owner or the owner's agent shall submit an application for a **new or renewed** short-term vacation rental permit required by this chapter in a form required by the city and shall contain the following information and/or documents:

1. The name, address, and telephone number of the owner of the subject short-term vacation rental ~~unit~~.

2. The name, address, and telephone number of the owner's ~~authorized~~ agent ~~or representative~~ **for the subject short-term vacation rental**, if any.

3. ~~The name, address, and 24-hour telephone number of the local contact person or agent of the owner who is available twenty-four (24) hours per day, seven days per week for the purpose of responding in-person within forty-five (45) minutes to complaints regarding the occupancy, condition,~~

~~operation, conduct or use of the short-term vacation rental as well as undertaking remedial action to resolve any such complaints and/or correct any violations ("local contact person").~~ **The type of permit sought (annual or seasonal).**

~~4. Verification that the local contact person can respond in-person to the site of the short-term vacation rental unit within forty-five (45) minutes.~~

~~5~~**4**. The address of the proposed short-term vacation rental unit.

~~6~~**5**. The number of bedrooms in the short-term vacation rental unit.

~~7~~**6**. A nuisance response plan containing the information required by this chapter.

~~8~~**7**. A copy of owner's transient occupancy registration certificate and city business license.

8. An agreement in a form approved by the city and signed by the owner, whereby the owner agrees to hold harmless and indemnify the city for any actual or alleged liability arising out of conduct occurring at or rental of a short-term vacation rental.

9. An insurance certificate or other written proof of not less than $1,000,000 comprehensive general liability insurance coverage in compliance with subsection .100(R) herein, to insure against claims or injuries to persons or damages to property which may arise from or in connection with conduct occurring at or rental of a short term vacation rental.

10. Such other information as the permit administrator deems reasonably necessary to administer this chapter.

B. **Application Fee.** The permit application and ~~annual~~ renewal applications shall be accompanied by an application fee in the amount established by resolution of the city council. ~~Payment of t~~**T**he renewal fee shall be paid before a permit may be approved and before the short-term vacation rental ~~unit~~ may be subsequently rented. **The fee shall be non-refundable and shall be sufficient to allow for comprehensive and complete enforcement of the regulations in this chapter.**

C. **If an owner submits a renewal application with the city prior to the permit's expiration date, the permit shall remain valid until the city renders a decision on the permit renewal. Any renewal of an annual permit shall have a term of one (1) year following the date of expiration of the prior permit. Any renewal of a seasonal permit shall have a term from March 1 through June 1 for the upcoming year. If an owner seeking renewal of a permit fails to provide all required application information to the city within thirty (30) days following written demand by the city, the application for renewal shall**

be closed out, no permit renewal shall be issued, and the owner shall be required to submit a new application and fee to the city to seek a new permit.

~~C~~**D**. **Change in Ownership.** ~~Within fourteen (14) days of~~ **Upon** a change of property ownership, ~~change of owner's agent or representative, or any other change in material facts pertaining to the information contained in the application~~, the **permit shall automatically expire and the successor** owner or **successor** owner's ~~authorized~~ agent ~~or representative~~ shall submit an application for a new permit, which must be obtained prior to continuing to rent the subject ~~unit~~ **property** as a short-term vacation rental. **A change in ownership of a business entity that owns a short-term vacation rental property which is subject to property tax reassessment constitutes a change of ownership for the purposes of this provision and results in the expiration of the permit. Notwithstanding the above, a change of short-term vacation-rental ownership between family members or among spouses, including as a result of death or divorce or transfer to a personal or family trust, shall not result in expiration of a permit. "Family members" shall mean spouses, as well as biological or adopted children, parents, brothers/sisters, grandparents, grandchildren, uncles, aunts, nephews or nieces of the owner. An owner shall notify the City in writing of any change in ownership, whether or not resulting in expiration of the permit, not later than fourteen (14) days after the change.**

Section 5.80.070. Content of nuisance response plans.

A. Each nuisance response plan accompanying an application for a permit required by this chapter shall contain the following information and otherwise be in a form required by the permit administrator.

1. The mailing address and telephone number of the owner or owners of the residential dwelling unit ~~or units~~ to be used as a short-term vacation rental pursuant to the permit;

2. The name, address and telephone number of the local contact person or persons who ~~is~~ **will be** available in person and by telephone **24 hours per day**, and who will be responsible for responding to or causing a prompt response **to a phone call by Code Enforcement within 15 minutes and** within forty-five (45) minutes **in person at the rental location** to a nuisance or other complaint arising out of the occupancy, condition, operation or use of the short-term rental(s) by **responsible parties,** ~~tenants~~ **occupants**, ~~their visitors~~ and/or their guests and~~/or~~ **for** undertaking remedial action to resolve any such nuisance or other complaint or correct a violation.

~~a. No more than a total of three local contact persons shall be designated in the response plan; and~~

~~b. Only one such person shall be designated as the person responsible for responding to a nuisance or other complaint during any~~

~~particular hours of the day, different days in a week, and/or different weeks of the year.~~

~~B. The manner of responding to or causing a response to a nuisance complaint, including but not limited to the manner in which the complainant or complainants will be notified of the response and the method of documenting prompt responses and timely corrective action.~~

~~C~~**B**. The manner of assuring timely corrective action to remedy the conditions that caused the nuisance or other complaint. For the purposes of this chapter, "timely corrective action" shall include, at a minimum, a telephone call to the ~~primary occupant of the short-term vacation rental~~ **responsible party** within fifteen (15) minutes of being informed **by the City** of the ~~initial~~ nuisance or other complaint;

~~D. The proposed maximum number of overnight occupants, with supporting documentation identifying unusual size, interior layout, parking or other physical characteristics, if any, that support a request for occupancy greater than two persons plus two persons per bedroom.~~

Section 5.80.080. Amendment of response plans.

At any time following the issuance of a permit required by this chapter, the owner of the short-term vacation rental being operated pursuant to such permit may change the content of the nuisance response plan ~~approved incident to the issuance of the permit~~ by filing an amended response plan with the permit administrator. Such amended response plan shall contain all of the information and be in the form required by Section 5.80.070 of this chapter, and shall be accompanied by an amended response plan fee, if any, in an amount established by the resolution of the city council **to recover the costs of review and enforcement of the nuisance response plan**.

Section 5.80.090. Permit approval and issuance.

A. Upon receipt of an application for a permit required by this chapter, the permit administrator will review the application and supporting documents, and will approve and issue a permit to the owner of the property or properties that are the subject(s) of the application that authorizes the use and occupancy of such property as a short-term vacation rental if the permit administrator finds that the required application fee has been paid, the nuisance response plan submitted with the application conforms to the requirements of this chapter and the short-term vacation rental complies with the provisions of Section 5.80.100 of this chapter. Any permit issued shall contain on its face **its annual or seasonal status and** the overnight maximum occupancy limit as determined by Section 5.80.100 of this chapter.

B. An application may be denied if the applicant has had a prior short-term vacation rental application for the same unit revoked within the past twelve (12) calendar months. **An application for a new or renewed permit may also be denied if the owner has any unpaid city taxes or fines outstanding that the owner is**

responsible for, if all administrative appeals have been exhausted, unless the owner has entered into an agreement with the city for payment of said taxes or fines that allows renewal of a permit.

~~C. In the event that a request is made by an applicant for increased overnight occupancy greater than the standard of two persons within each short-term vacation rental plus a number that will not exceed two persons per bedroom, as established by Section 5.80.100, the permit administrator may request an interior and/or exterior site visit in order to verify the facts stated in the application and/or may request additional written or photographic documentation from the owner. The owner shall be present during any site visit. The permit administrator's determination on an application for increased occupancy shall be final. No hearing shall be required or conducted. The permit administrator shall be afforded broad discretion with respect to applications for increased occupancy. This chapter shall not be interpreted to create a property interest in potential increased occupancy.~~

Section 5.80.100. Operational requirements and performance standards established.

A. Each owner, and each ~~tenant~~ **responsible party** or occupant of a short-term vacation rental, shall at all times comply with or cause compliance with the operational and performance standards applicable to short-term vacation rentals they own, lease or occupy, as established by this section.

B. The owner **and agent** shall ensure that the short-term vacation rental complies with all applicable codes regarding fire, building and safety, and all other relevant laws and ordinances.

C. The owner shall require the **responsible party** ~~primary overnight and daytime occupant of the short-term vacation rental~~ to be an adult twenty-one (21) years of age or older ~~("primary occupant")~~. The ~~primary occupant~~ **responsible party** shall provide a telephone number to the owner and shall be accessible to the owner by telephone at all times.

D. Prior to occupancy, the owner **or agent** shall obtain the name, address, and driver's license number or a copy of the passport of the ~~primary occupant of the short-term vacation rental~~ **responsible party**. **The owner or agent shall also provide to the responsible party a copy of the City's good neighbor guidelines.** The ~~primary occupant~~ **responsible party** is legally responsible for compliance of all occupants of the short-term vacation rental or their guests with all provisions of this chapter and/or the Coachella Municipal Code. This information shall be readily available upon request of any police officer or employee of the city authorized to enforce this chapter or state law.

E. The owner shall limit overnight occupancy of the short-term vacation rental to **the following:**

1. the ~~permitted number of occupants, with the~~ maximum number of overnight occupants ~~being two persons within each short-term vacation rental plus a number that will~~ **shall** not exceed two persons per bedroom **plus two additional persons** ~~within each short-term vacation rental ("overnight maximum occupancy limit")~~. The number of bedrooms in a short-term vacation rental shall be verified by the permit administrator using county assessor and/or city building records, prior to the issuance of a permit. ~~The permit administrator in his/ her discretion may, when unusual size, interior layout, parking or other physical characteristics are shown, approve a greater maximum number of overnight occupants.~~

2. **Notwithstanding the above, the city may permit increased overnight occupancy greater than the limits above for single family residential lots that are at least one-half (1/2) acre in area. An owner whose lot meets this criterion may apply to the city for increased overnight occupancy greater than the limits set forth above. The permit administrator may request an interior and/or exterior site visit in order to verify the facts stated in the application and/or may request additional written or photographic documentation from the owner to support the application for increased overnight occupancy. The owner shall be present during any site visit. The permit administrator may allow the increased overnight occupancy if he or she determines that it will not cause undue negative effects or otherwise be detrimental to the surrounding neighborhood. The permit administrator may impose reasonable time limits and conditions of approval for the increased overnight occupancy. The permit administrator's determination on an application for increased overnight occupancy shall be final. No hearing shall be required or conducted. The permit administrator shall be afforded broad discretion with respect to applications for increased overnight occupancy.**

F. During the hours of 10:00 p.m. through 8:00 a.m. of the following day, the short-term vacation rental shall not exceed the overnight maximum occupancy limit**, except as allowed by the permit administrator pursuant to subsection (E) above**.

G. Parking. One (1) vehicle per bedroom shall be permitted for the rented premises with a total maximum of four (4) vehicles on any rented premises. All vehicles of occupants of the short-term residential rental shall be parked only in an approved driveway or garage on the Premises. For purposes of this chapter, a "vehicle" shall include passenger cars, trucks, towing trailers, boats and off-road vehicles. Notwithstanding the above, the permit administrator may allow for additional parking on the rented premises beyond these limits as part of an application for increased overnight occupancy under subsection (E) above.

~~G~~**H**. Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the city's authorized waste hauler on scheduled trash collection days. The owner of the short-term vacation rental shall provide sufficient trash collection containers and service to meet the demand of the occupants. **No trash container shall be placed in or adjacent to a street or public right-of-way for collection service more than twenty-four (24) hours prior to the normal collection time. Containers shall be removed from, within or adjacent to the street or right-of-way within twenty-four (24) hours after collection.**

~~H~~**I**. ~~Prior to the occupancy of a~~ **A** short-term vacation rental **may be rented pursuant to either an oral or written agreement between** the owner **and the responsible party** ~~shall enter into a written rental agreement with the primary occupant~~.

1. Each written rental agreement for a short-term vacation rental shall include the following terms, notifications and disclosures, which shall also be posted in a conspicuous location inside the unit:

   a. The name, age, address of the ~~primary occupant~~ **responsible party** along with a copy of the ~~primary occupant's~~ **responsible party's** government issued identification;

   b. The maximum number of overnight occupants that are permitted pursuant to the overnight maximum occupancy limit set forth in the permit.

   c. A list containing the names of all guests that will occupy the short term vacation rental provided to the owner by the ~~primary occupant~~ **responsible party**, including a list of their vehicles by make and model and license plate numbers.

   d. An acknowledgment and agreement of the ~~primary occupant~~ **responsible party** that he or she is legally responsible for compliance of all occupants of the short-term vacation rental and their guests with all provisions of this chapter and/or the Coachella Municipal Code.

   e. Notification, acknowledgement and agreement of the ~~primary occupant~~ **responsible party** that failure to comply with the maximum **overnight** occupancy limit and/or **operational requirements in** the provisions of Section 5.80.100 and the subsequent refusal to comply with the instructions of the owner**,** **agent** and/or local contact person in order to remedy such violations, shall subject the ~~primary occupant~~ **responsible party** and his/her guests and/or other occupants to an immediate order to vacate the short-term vacation rental by the owner or local contact person in accordance with the provisions contained within the rental agreement.

f. The trash pick-up day and applicable rules and regulations pertaining to leaving or storing trash or refuse on the exterior of the property.

g. Notification that the **responsible party and/or** occupant(s) may be cited or fined by the city and/or immediately evicted by the owner **or agent** pursuant to state law, in addition to any other remedies available at law, for creating a disturbance or for violating any provisions of this chapter.

h. Notification that failure to conform to the **overnight** occupancy requirements of the short-term vacation rental is a violation of this chapter.

i. Notification that amplified sound, including radios, televisions and other electronic devices are subject to the city's noise ordinance as set forth in Coachella Municipal Code Chapter 7.04.

j. A **notification about the** prohibition on illegal loud parties, along with notification of the city' s right to recover the costs of special enforcement needed to address certain loud parties under the circumstances described in Coachella Municipal Code Sections 7.05.010 through 7.05.060.

k. A **notification about the** requirement that the occupant(s) participate in neighborhood quiet hours by avoiding parties and loud social events between the hours of 10:00 p.m. and 8:00 a.m. **unless otherwise allowed by the permit administrator under subsection .100(E) of this chapter.**

l. The name of the ~~managing agency~~ **owner**, agent, ~~rental manager,~~ **or** local contact person, ~~or owner~~ of the short-term vacation rental, and a telephone number at which **each** ~~that party~~ may be reached at all times.

m. A copy of the "good neighbor guidelines" which may from time to time be prepared **and amended** by the permit administrator. These guidelines may include location - specific information, such as local speed limits.

n. Notification that the property is part of the city of Coachella's short-term vacation rental program.

o. A copy of this chapter of the Coachella Municipal Code, as it may be amended from time to time.

2. The **written** rental agreement and documentation of compliance with this ~~subparagraph~~ **subsection** (~~H~~**I**) shall be maintained by the owner and/or agent for a period of three years and be made readily available upon

request of the permit administrator or any police officer or employee of the city authorized to enforce this chapter or state law.

~~I~~J. During the rental term of each short-term vacation rental, the **owner, agent or** local contact person shall be available by phone and in-person twenty-four (24) hours per day, seven days per week for the purpose of: (i) responding **to the city and to the responsible party** by telephone within fifteen (15) minutes of complaints regarding the occupancy, condition, operation or use of the short term vacation rental; (ii) responding in-person within forty-five (45) minutes to any additional or successive complaints regarding the occupancy, condition, operation or use short-term vacation rental; and (iii) taking action to resolve any complaint and/or correct any violation as set forth in ~~subparagraph~~ **subsection** (~~J~~K) of this Section 5.80.100.

~~J~~K. Upon receipt of a nuisance complaint or such other complaint or upon notification that any occupant and/or guest of the short-term vacation rental has created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of this chapter, the Coachella Municipal Code or any state law, the owner**, agent** or the local contact person shall promptly respond to such complaint and take corrective action to remedy the complaint and prevent a recurrence of such conduct by those occupants or guests. For purposes of this paragraph, "promptly respond" shall mean a **response by telephone to the responsible party within fifteen (15) minutes of the complaint whereby the responsible party is advised of the nature of the complaint and a correction of any violation is made and a** physical presence at the premises of the short-term vacation rental **within forty-five (45) minutes to any unresolved, additional or successive complaints regarding the occupancy, condition, operation or use short-term vacation rental whereby** ~~in which~~ the ~~primary occupant~~ **responsible party** or other occupan**t**~~cy~~ is advised of the nature of the complaint and a correction of any violation is made~~, or if contact with the primary occupant or other occupancy is not required, the subject of the complaint is resolved, including the correction of any violation~~. If the nature of the violation involves an action that would take more than an hour, "promptly respond" shall mean notifying the permit administrator of the nature of the complaint and thereafter diligently pursuing to completion the correction of the violation. Failure of the owner**, agent** or the local contact person to promptly respond and/or to take timely corrective action regarding the occupancy, condition, operation, or use of the short-term vacation rental shall be a violation of this chapter and shall be grounds for the imposition of penalties as set forth in this chapter and/or revocation **or suspension** of the permit. An owner**, agent** or local contact person is not required or authorized to act as a peace officer or to intervene in situations that pose a risk to personal safety. The owner, agent or the local contact person shall keep and maintain a written log or other record of the nature of the complaint or violation and the date, and time of each complaint, disturbance, response and the corrective action taken. Such written log or record shall be readily available upon request of the city, including the permit administrator, and

any police officer or employee of the city authorized to enforce this chapter or state law and shall be retained for a minimum of three years.

~~K~~**L**. The owner**, agent** and/or local contact person shall order the ~~primary occupant~~ **responsible party** and his/her guests and/or other occupants to immediately vacate the short-term vacation rental ~~in accordance with provisions contained within the rental agreement~~ if the ~~primary occupant~~ **responsible party** and/or guests or other occupant**s** fail to comply with the maximum **overnight** occupancy limit and/or violate the provisions of this ~~Section 5.80.100~~ **chapter** and subsequently refuse to comply with the instructions of the owner**, agent** and/or local contact person in order to remedy or correct the violation.

~~L~~**M**. The owner shall keep written records documenting compliance with all elements of the performance standards and the approved nuisance response plan. Such records shall be retained for a minimum of three years and shall be available during regular business hours upon request of the city, including the permit administrator, and any police officer or employee of the city authorized to enforce this chapter or state law.

~~M~~**N**. The short-term vacation rental use shall not involve the use of commercial vehicles for the delivery of materials to and from the premises beyond those commercial vehicles normally associated with residential uses nor storage of delivered materials beyond those items which would normally be associated with a residential use of property.

~~N~~**O**. The operational requirements and performance standards may be modified by the permit administrator upon request of the owner **or agent** based upon site specific circumstances for the purpose of allowing reasonable accommodation of a short-term vacation rental occupant as may be required by state or federal disability laws. All requests must be in writing and shall identify how the strict application of the standard conditions creates an unreasonable hardship to ~~a property~~ **an occupant** such that, if the requirement is not modified, reasonable use of the property for a short-term vacation rental **by an occupant** would not be allowed. Any hardships identified must relate to physical constraints to the subject site and shall not be self-induced or economic. Any modifications of the standard conditions shall not further exacerbate an already existing problem.

~~O. The owner and/or the owner's authorized agent or representative shall comply with all provisions of Section 4.28.030 et. seq. of the Municipal Code concerning transient occupancy taxes, including, but not limited to, submission of a return in accordance with Section 5.80.070 of the Municipal Code, which shall be filed even if the vacation rental unit was not rented during each such reporting period.~~

P. The permit administrator shall have the authority to impose additional conditions on the use of any given short-term vacation rental unit to ensure that any potential secondary effects unique to the subject vacation rental unit are avoided or adequately mitigated.

Q. No radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or other any machine or device for the producing or reproducing of any sound may be operated on the vacation-rental property unless it is in compliance with the City's Noise Ordinance.

R. The owner shall, at the owner's expense, procure and maintain, for the duration of any permit, comprehensive general liability insurance with a limit of no less than $1,000,000 per occurrence to insure against claims for injuries to persons or damages to property which may arise from or in connection with rental or operation of a short term vacation rental. Such insurance shall be at least as broad as the latest version of Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

S. No accessory dwelling unit (ADU) may be rented as a short-term vacation rental in the city.

5.80.105 Payment of Transient Occupancy Taxes

A. The owner and/or the agent is responsible for collecting and remitting transient occupancy tax to the city and shall comply with all provisions of Section 4.28.030 et. seq. of the Municipal Code concerning transient occupancy taxes, including, but not limited to, submission of a return in accordance with Chapter 4.28, which shall be filed even if the vacation rental unit was not rented during each such reporting period.

B. Beginning April 1, 2025, hosting platforms shall be responsible for collecting all applicable transient occupancy taxes and remitting the same to the city. The hosting platform shall be considered an agent of the owner/host for purposes of transient occupancy tax collections and remittance pursuant to Chapter 4.28.

C. Owners and/or agents shall be responsible for submitting transient occupancy tax forms reporting nightly stays and gross receipts even if a hosting platform is remitting the taxes due on their behalf.

D. Permittees making two or more late submittals in a 12-month period shall not have their permit renewed upon expiration.

E. Owners shall provide all transient occupancy tax-related documents to the city within five (5) business days of the city's written request, as more particularly set forth in Section 5.80.150. If any documents are not in the possession of an owner but are in the possession of an agent, the owner shall promptly request said documents from the agent within three (3) business days of the city's written request and the documents shall be provided to the city within five (5) business days thereafter.

F. Timely payment of applicable transient occupancy taxes for a short-term vacation rental shall not excuse an owner's noncompliance with any other

provisions of this chapter and the city may impose fines or take other action as set forth in this chapter to address said noncompliance.

5.80.110. Terminating the use of a property as a short-term rental.

Where the owner of property used and occupied as a short-term vacation rental pursuant to a permit approved and issued in the manner provided for by this chapter determines to terminate such use and restore the property either to an owner-occupied residence or a long-term rental, the property owner shall promptly cause a notice of such determination**/termination** to be filed with the permit administrator. **Once such notice is received by the city, the property shall not again be leased, offered for lease or otherwise occupied as a short-term vacation rental until a new permit is obtained by the owner.**

5.80.120 Violations.

A. It is unlawful and a violation of this chapter for any person or entity owning, renting, leasing, occupying or having charge, control or possession of any real or improved property within the city of Coachella to cause, permit, maintain or allow any violation of this chapter to exist thereon. Any person who violates any provision of this chapter is guilty of a misdemeanor. Such violation is punishable as set forth in Section 1.08 of this code. Each and every day, or portion thereof, that a violation of this chapter exists constitutes a separate and distinct violation.

B. Alternatively, this chapter may be enforced through the issuance of an administrative citation in accordance with Chapter ~~1.10~~ **1.08** of this code, except that the fine for each separate violation shall be as follows: (1) an administrative fine in an amount not to exceed ~~five hundred~~ **one thousand** dollars ($~~500~~**1,000**.00) for the first citation; (2) an administrative fine an amount not to exceed ~~seven hundred and fifty~~ **two thousand** dollars ($~~750~~**2,000**.00) for a second citation issued for the same offense within a twelve-month period of the date of the first offense; and (3) an administrative fine in an amount not to exceed ~~one~~ **three** thousand dollars ($~~1~~**3**,000.00) for a third and any subsequent citation issued for the same offense within a twelve-month period of the date of the first offense. Each and every day such a violation exists shall constitute a separate and distinct violation of this chapter.

C. Notwithstanding ~~paragraph (b)~~ **Subsection (B)** of this Section 5.80.120, operating a short term vacation rental without a valid permit shall be subject to an administrative fine in the **following** amount**s:** ~~not to exceed one thousand dollars ($1,000.00) for each citation.~~ **(1) an administrative fine in an amount not to exceed one thousand five hundred dollars ($1,500.00) for the first citation; (2) an administrative fine in an amount not to exceed three thousand dollars ($3,000.00) for a second citation issued for the same offense within a twelve-month period of the date of the first offense; and (3) an administrative fine in an amount not to exceed five thousand dollars ($5,000.00) for a third and any subsequent citation issued for the same offense within a twelve-month period of the date of the first offense. Each and every day such a violation exists shall constitute a separate and distinct violation of this chapter.**

D. In addition to the foregoing, a violation of any provision of this chapter shall constitute a public nuisance and shall be subject to abatement by the city by means of a civil action or administrative abatement pursuant to Chapter 3.10 of this code, and each day such condition continues it shall be regarded as a new and separate offense.

E. This remedies provided for in this section are in addition to, and not in lieu of, all other legal remedies, criminal or civil, which may be pursued by the city to address any violation of this chapter.

5.80.130 Permit suspension, modification or revocation.

A. In addition to any other remedy provided by this chapter, a permit issued pursuant to this chapter may be suspended, modified or revoked for **any** violations of this chapter, for violation of any other law on the premises of the short-term vacation rental, or for the maintenance of such other conditions as may be shown to be injurious to the public health and safety or if the applicant made any false, misleading or fraudulent statement of a material fact in the application for permit, or any report or record required to be filed pursuant to this chapter.

B. Prior to suspension, modification or revocation of a permit, a hearing shall be held thereon by the ~~city manager~~ **permit administrator** or a hearing officer designated by the ~~city manager~~ **permit administrator** ~~or his designee~~. The permittee shall be notified in writing of the grounds for suspension, modification or revocation of the permit at least ten (10) days prior to the scheduled hearing. The decision of the **permit administrator or** hearing officer shall be rendered within five **(5)** days of the hearing. The decision shall be in writing, and shall set forth the findings and reasons for the decision. The decision of the **permit administrator or** hearing officer is final.

5.80.140 ~~Specific violations.~~ Hosting Platforms.

~~Any of the following acts or omissions arising out of the operation and use of a short term vacation rental is unlawful and constitutes a misdemeanor punishable as set forth in Section 1.08 of this code.~~

~~A. Rental, offering for rental, or advertising for rental of a dwelling unit located on any property within the city by the owner of the property as a short-term vacation rental without a permit authorizing such use that has been approved and issued in the manner required by this chapter.~~

~~B. Failure of the owner of a short-term vacation rental issued a permit in the manner required by this chapter or the owner's designated agent to respond to a nuisance complaint arising out of the occupancy and use of the short-term rental by a tenant, or the tenant's visitors or guests in the manner and within the time required by a nuisance response plan approved by the permit administrator incident to the issuance of such permit.~~

~~C. Failure of the owner of a short-term vacation rental issued a permit in the manner required by this chapter to keep a response plan required by the chapter on file with the permit administrator containing the name of the current person or persons responsible for responding to a nuisance complaint within the time required by this chapter.~~

~~D. Offering to rent or advertising for rent a short-term vacation rental without including in the offer or advertisement the city permit number applicable to the property in the form "Coachella Permit No._____" with the permit number printed in the same size type as the largest type used in the offer or advertisement.~~

~~E. Failure to comply with or cause compliance with any performance standard listed in Section 5.80.100.~~

A. Subject to applicable laws, hosting platforms shall, upon written request by the city, promptly disclose to the city each short-term vacation rental located in the city that they list, the host ID, listing ID, and names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing, and the price paid for each stay.

B. A hosting platform shall promptly remove any listing upon receipt of a take-down notice from the city indicating that a listing violates applicable legal requirements.

C. A hosting platform is responsible for collecting and remitting transient occupancy taxes on behalf of their hosts in accordance with this Code, either directly to the City or through the owner/agent.

D. A hosting platform shall require all hosts to include a valid permit number in a designated field dedicated to the license number.

5.80.150 Records and Inspection.

Each owner **or agent** shall provide access to each short-term vacation rental and any records related to the use and occupancy of the short-term vacation rental to the city manager or his designee at any time during normal business hours, for the purpose of inspection or audit to determine that the objective and conditions of this chapter are being fulfilled.

5.80.160 Requirements not exclusive.

The requirements of this chapter shall be in addition to any license, permit or fee required under any other provision of the Coachella Municipal Code. The issuance of any permit pursuant to this chapter shall not relieve any person of the obligation to comply with all other provisions of the Coachella Municipal Code pertaining to the use and occupancy of the short-term vacation rental or the property on which it is located."

SECTION 2. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 4. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published in a newspaper of general circulation printed and published within the City of Coachella, pursuant to all legal requirements.

PASSED, APPROVED and **ADOPTED** this 12th day of March 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 Ordinance No. 1222 was **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Coachella on the 12th day of March 2025.

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

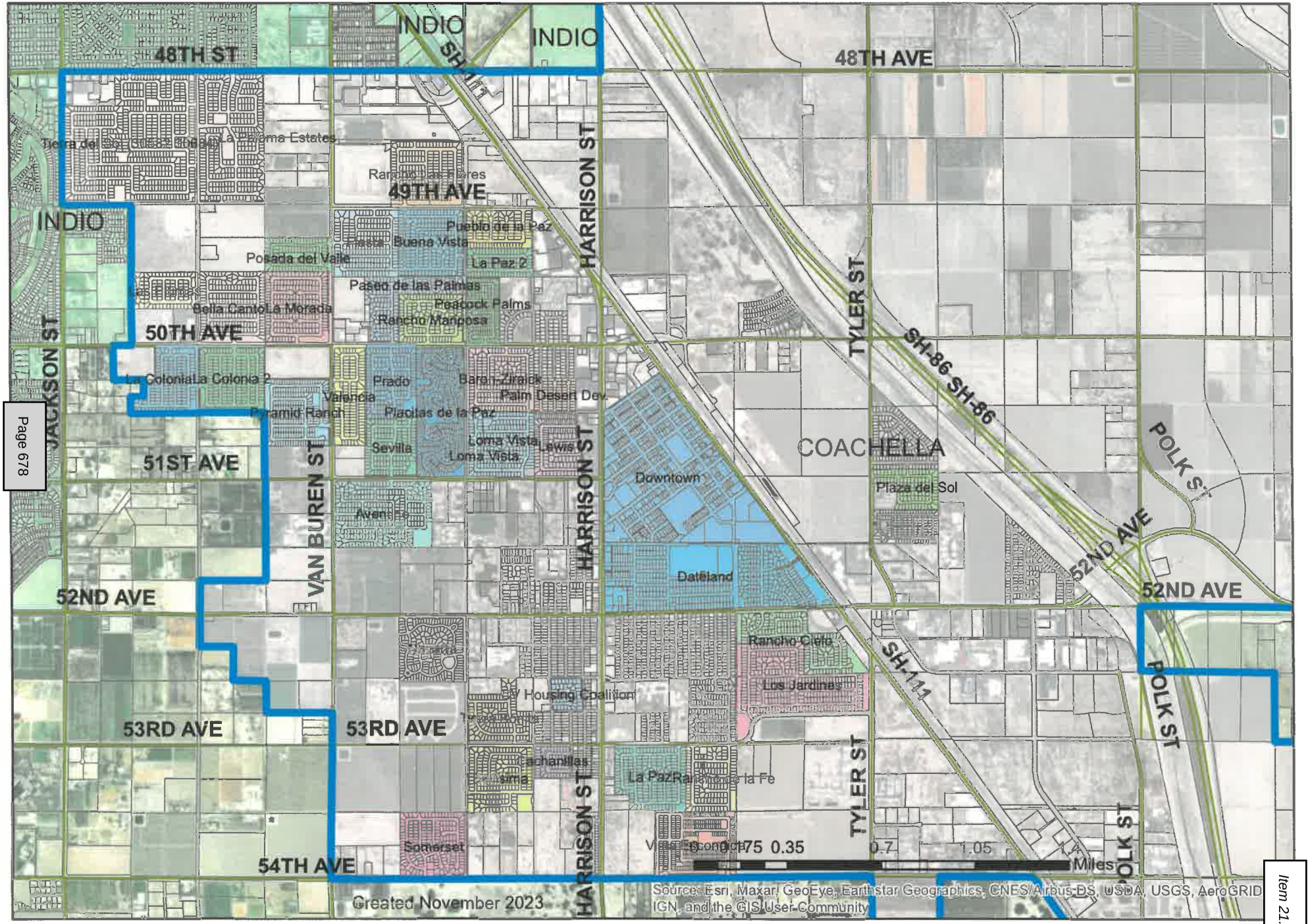
NOES: None

ABSENT: None

ABSTAIN: None

Delia Granados
Deputy City Clerk

City of Coachella Short-Term Rental by Neighborhoods



ORDINANCE NO. 1222

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING CHAPTER 5.80 ("REGULATION OF SHORT-TERM VACATION RENTALS") OF TITLE 5 ("BUSINESS LICENSES AND REGULATIONS") OF THE COACHELLA MUNICIPAL CODE TO AMEND AND UPDATE THE CITY'S REGULATIONS OF SHORT-TERM VACATION RENTALS.

WHEREAS, pursuant to Chapter 5.80 of Title 5 of the Coachella Municipal Code (C.M.C. §§5.80.005 through 5.80.160), the City currently licenses owners of certain residential dwelling units within the City to lease all or some of their property as short-term vacation rentals, for a term of 30 or fewer consecutive days, subject to those conditions and regulations as provided in Chapter 5.80; and

WHEREAS, at a duly noticed public meeting on November 29, 2023, the City of Coachella Planning Commission discussed various policy issues regarding short-term vacation rentals in the City and potential amendments to the City's short-term vacation rental regulations which recommendations were forwarded on to the City Council; and

WHEREAS, at a duly noticed public Study Session on July 10, 2024, the City Council discussed policy issues and potential amendments to the City's short-term vacation rental regulations; and

WHEREAS, as part of discussions with residents and interested parties in the City, the City Council hereby adopts these amendments to the City's regulations for short-term vacation rentals.

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

SECTION 1. AMENDMENT TO MUNICIPAL CODE. Chapter 5.80 of Title 5 of the Coachella Municipal Code is hereby amended to read as follows:

(Note: ~~strikeout~~ is deleted text and **bold underlined** is new text)

"Title 5 Business Licenses and Regulations

Chapter 5.80 Regulation of Short-Term Vacation Rentals

Section 5.80.005. Purpose.

A. The purpose of this chapter is to establish regulations for the use of privately owned residential dwelling units as short term vacation rentals to minimize secondary impacts of such uses on surrounding residential neighborhoods **and** to ensure the collection and payment of transient occupancy taxes.

B. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any private conditions, covenants and restrictions applicable to the owner's property that may prohibit the use of such owner's residential property for short term rental purposes as defined in this chapter.

Section 5.80.010. Definitions.

The definitions set forth in this section shall govern the meaning and construction of the words and phrases used in this chapter, except where the context of such words and phrases clearly indicates a different meaning or construction.

"Agent" means a person or entity, who does not hold any interest in the property and who has authority to act on behalf of the owner pursuant to Section 5.80.040.

"Annual permit" means an annual permit issued by the city to allow an owner to rent a short term vacation rental pursuant to the regulations contained in this chapter. An annual permit shall have a term of one (1) year from issuance and then must be renewed as provided herein.

"Bedroom" shall mean an ~~area of~~ **room within a** short-term vacation rental ~~normally occupied and being heated or cooled by any equipment for human habitation, which consists of four walls to the ceiling, at least one of which is located along an exterior wall with a window, and contains a built-in closet~~ **designed primarily for sleeping purposes that meets the definition of the applicable California Building, Housing and related Codes currently adopted by the City**.

"Good neighbor guidelines" means a document or documents prepared by the city that summarizes the general rules of conduct, consideration, and respect, including, without limitation, provisions of this Code and other applicable laws, rules or regulations pertaining to the use and occupancy of short-term vacation rentals.

"Hosting platform" or "hosting site" means a person or entity who participates in leasing short-term vacation rentals by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking transaction using any medium of facilitation. Examples include, but are not limited to, VRBO.com, Airbnb.com, homestay.com and other internet and non-internet based services that facilitate bookings for a fee.

"Owner of a short-term vacation rental" **or "owner"** shall mean the person(s) **or** entity(ies) that hold(s) **record** legal and or equitable title to the subject short term vacation rental. ~~As used in this chapter, the term "owner" shall include owner's authorized representative or agent as set forth in Section 5.80.040.~~

"Responsible party" means the lessee of a short-term vacation rental property, as set forth in any rental oral or written contract.

"Seasonal permit" means a limited-time permit issued by the city to allow an owner to rent a short term vacation rental at the owner's primary residence pursuant to the regulations contained in this chapter. A seasonal permit shall have a limited term from March 1 to June 1 in any year and shall not allow renting of the subject short term vacation rental during any other time of year. A seasonal permit then must be renewed as provided herein to be used during the limited time period in a subsequent year.

"Short-term vacation rental" shall mean a "dwelling unit" **in a residential property** as defined by the city's zoning ordinance, **or any portion thereof,** that is rented by the owner to another party for a period of not more than thirty (30) consecutive days in exchange for any form of monetary or non-monetary consideration such as but not limited to trade, fee, swap or any other **means** lieu of cash payments. **A hotel or motel room, porch, canopy, tent, "pop-up", or other structure that is not a "dwelling unit", shall not constitute a short-term vacation rental.**

Section 5.80.020. Administration.

The provisions of this chapter shall be administered by **the** finance director or such other city employee as may be designated by the city manager, hereinafter referred to as the "permit administrator". In order to facilitate orderly administration of this chapter, the permit administrator shall have the authority to make interpretations and to promulgate administrative regulations consistent with the provisions of this chapter for the purpose of interpreting, clarifying, carrying out, furthering and enforcing the requirements and provisions of this chapter. A copy of such administrati**ve**~~on~~ regulations shall be on file in the office of the city clerk.

Section 5.80.030. Permit requirement.

A. No owner of a short-term vacation rental shall rent, offer to rent, or advertise for rent the short-term vacation rental to another person without a **valid and active annual or seasonal** permit approved and issued in the manner provided for by this chapter. ~~The~~ **Annual** permits shall **have a term of one year from issuance and shall** be required to be renewed on an annual basis in order to remain valid **and active. Seasonal permits shall have a limited term from March 1 to June 1 of the year of issuance. Permits are non-transferrable. The permit shall be conspicuously posted inside the short-term vacation rental and, as set forth in Section 5.80.050, the City permit number shall be included on all advertisements or solicitations for the short-term vacation rental, including, but not limited to hosting sites, websites, social media postings, emails, and print advertisements.**

B. No person shall rent, offer to rent, or advertise for rent a balcony, patio, **porch, canopy, tent** or other outdoor area of a short-term vacation rental **property** ("outdoor area") if such rental does not occur in connection with the rental of the remaining residence or dwelling unit**, or indoor portion thereof,** to which the outdoor area is attached.

C. No owner may hold more than five permits of any kind at any one time, except that an owner holding more than five permits as of April 1, 2025, may renew those permits unless they have been revoked or not renewed. This limit shall apply collectively to any corporation, partnership, limited liability company or business entity holding a permit as an owner under this Chapter and to any other corporation, partnership, limited liability company or business entity which is established by, owned by, controlled by, or otherwise affiliated with the permit holder. For example, if a corporation that holds five legal permits under this Chapter forms another business entity, that new business entity may not obtain a permit under this Chapter due to the collective limit already being reached.

D. The City many not issue annual permits to more than twenty percent (20%) of the residential dwelling units located within any neighborhood of the City.

1. For purposes of this subsection, a "neighborhood" shall be that area identified in a final recorded subdivision map as being in that neighborhood. If there is no final recorded subdivision map for a particular neighborhood, it shall be defined as the area identified in the official neighborhood map of the city.

2. If annual permits have already been issued to more than twenty percent (20%) of the residential dwelling units located within a particular neighborhood, the city shall issue no further annual permits for short term vacation rentals in that neighborhood until sufficient annual permits have expired or have been revoked to reduce the total of issued annual permits below this twenty percent (20%) limit.

3. This limit shall not apply to the issuance of seasonal permits, provided the owner otherwise meets the applicable requirements of this chapter.

~~C~~**E.** No person shall rent, offer to rent, or advertise for rent a dwelling unit, or any portion thereof, as a short-term vacation rental to any partnership, corporation, limited liability company, commercial enterprise, or similar entity.

~~D~~**F.** No person who has rented a short-term vacation rental shall sublease such dwelling unit, or any portion thereof, to any other person or entity.

~~E~~**G.** No person shall charge a**n admission** fee or request or require a donation for entrance into any short-term vacation rental**, independent of the lawful charges and fees for renting the short-term vacation rental.**

Section 5.80.040. Authorized agent or representative.

A. An owner may authorize an agent ~~or a representative~~ to comply with the requirements of this chapter on behalf of the owner. ~~("agent")~~

B. The owner shall give prior written notice to the city of any grant of such authority, including the identity and contact information for the agent. The owner shall promptly give the city written notice of any change to any such grant of authority.

~~B~~**C.** Notwithstanding subsection (A), the owner of the short-term vacation rental is responsible for compliance with the provisions of this chapter and the owner shall not be relieved from any personal responsibility and/or personal liability for non-compliance with any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental ~~unit~~, regardless of whether such non-compliance was committed by the owner's ~~authorized~~ agent ~~or representative~~**, a responsible party,** or the occupants of the owner's **short-term** vacation rental ~~unit~~ or their guests. Failure of an agent to comply with this chapter shall be deemed non-compliance by the owner.

Section 5.80.050. Advertising shall include permit number.

A. No person shall offer to rent or advertise for rent a short-term vacation rental without including in the offer or advertisement (whether the advertisement is **via** web**site**~~-based~~, **hosting sites, social media posting, e-mail,** print media, radio and/or television) the city permit number applicable to the property**.** ~~in the form "Coachella Permit No.____"~~. If the offer to rent or advertisement contains different sizes of type or fonts, the permit number shall be printed in the same size type as the large type used in the main body of the offer or advertisement. In the case of audio-only advertising, the city permit number shall be read as part of the advertising.

B. Any person advertising or causing the advertisement of a short-term vacation rental that contains information regarding the maximum **overnight** occupancy of the short-term vacation rental, shall advertise only the overnight maximum occupancy limit as set forth in the permit issued pursuant to this chapter.

Section 5.80.060. Short-term vacation rental permit applications.

A. The owner or the owner's agent shall submit an application for a **new or renewed** short-term vacation rental permit required by this chapter in a form required by the city and shall contain the following information and/or documents:

1. The name, address, and telephone number of the owner of the subject short-term vacation rental ~~unit~~.

2. The name, address, and telephone number of the owner's ~~authorized agent or representative~~ **for the subject short-term vacation rental**, if any.

3. ~~The name, address, and 24-hour telephone number of the local contact person or agent of the owner who is available twenty-four (24) hours per day, seven days per week for the purpose of responding in person within forty-five (45) minutes to complaints regarding the occupancy, condition, operation, conduct or use of the short-term vacation rental as well as undertaking remedial action to resolve any such complaints and/or correct any violations ("local contact person").~~ **The type of permit sought (annual or seasonal).**

~~4. Verification that the local contact person can respond in person to the site of the short-term vacation rental unit within forty-five (45) minutes.~~

~~5~~**4.** The address of the proposed short-term vacation rental unit.

~~6~~**5.** The number of bedrooms in the short-term vacation rental unit.

~~7~~**6.** A nuisance response plan containing the information required by this chapter.

~~8~~**7.** A copy of owner's transient occupancy registration certificate and city business license.

8. An agreement in a form approved by the city and signed by the owner, whereby the owner agrees to hold harmless and indemnify the city for any actual or alleged liability arising out of conduct occurring at or rental of a short-term vacation rental.

9. An insurance certificate or other written proof of not less than $1,000,000 comprehensive general liability insurance coverage in compliance with subsection .100(R) herein, to insure against claims or injuries to persons or damages to property which may arise from or in connection with conduct occurring at or rental of a short term vacation rental.

10. Such other information as the permit administrator deems reasonably necessary to administer this chapter.

B. **Application Fee.** The permit application and ~~annual renewal~~ applications shall be accompanied by an application fee in the amount established by resolution of the city council. ~~Payment of t~~**T**he renewal fee shall be paid before a permit may be approved and before the short-term vacation rental unit may be subsequently rented. **The fee shall be non-refundable and shall be sufficient to allow for comprehensive and complete enforcement of the regulations in this chapter.**

C. **If an owner submits a renewal application with the city prior to the permit's expiration date, the permit shall remain valid until the city renders a decision on the permit renewal. Any renewal of an annual permit shall have a term of one (1) year following the date of expiration of the prior permit. Any renewal of a seasonal permit shall have a term from March 1 through June 1 for the upcoming year. If an owner seeking renewal of a permit fails to provide all required application information to the city within thirty (30) days following written demand by the city, the application for renewal shall be closed out, no permit renewal shall be issued, and the owner shall be required to submit a new application and fee to the city to seek a new permit.**

~~C~~**D.** **Change in Ownership.** ~~Within fourteen (14) days of~~ **Upon** a change of property ownership, ~~change of owner's agent or representative, or any other change in material facts pertaining to the information contained in the application~~, the **permit shall automatically expire and the successor** owner or **successor** owner's authorized agent ~~or representative~~ shall submit an application for a new permit, which must be obtained prior to continuing to rent the subject unit **property** as a short-term vacation rental. **A change in ownership of a business entity that owns a short-term vacation rental property which is subject to property tax reassessment constitutes a change of ownership for the purposes of this provision and results in the expiration of the permit. Notwithstanding the above, a change of short-term vacation rental ownership between family members or among spouses, including as a result of death or divorce or transfer to a personal or family trust, shall not result in expiration of a permit. "Family members" shall mean spouses, as well as biological or adopted children, parents, brothers/sisters, grandparents, grandchildren, uncles, aunts, nephews or nieces of the owner. An owner shall notify the City in writing of any change in ownership, whether or not resulting in expiration of the permit, not later than fourteen (14) days after the change.**

Section 5.80.070. Content of nuisance response plans.

A. Each nuisance response plan accompanying an application for a permit required by this chapter shall contain the following information and otherwise be in a form required by the permit administrator.

1. The mailing address and telephone number of the owner or owners of the residential dwelling unit ~~or units~~ to be used as a short-term vacation rental pursuant to the permit;

2. The name, address and telephone number of the local contact person or persons who ~~is~~ **will be** available in person and by telephone **24 hours per day**, and who will be responsible for responding to or causing a prompt response **to a phone call by Code Enforcement within 15 minutes and** within forty-five (45) minutes **in person at the rental location** to a nuisance or other complaint arising out of the occupancy, condition, operation or use of the short-term rental(s) by **responsible parties,** ~~tenants~~ **occupants**, ~~their visitors~~ and/or their guests and/~~or~~ **for** undertaking remedial action to resolve any such nuisance or other complaint or correct a violation.

~~a. No more than a total of three local contact persons shall be designated in the response plan; and~~

~~b. Only one such person shall be designated as the person responsible for responding to a nuisance or other complaint during any particular hours of the day, different days in a week, and/or different weeks of the year.~~

~~B. The manner of responding to or causing a response to a nuisance complaint, including but not limited to the manner in which the complainant or complainants will be notified of the response and the method of documenting prompt responses and timely corrective action.~~

~~C~~**B.** The manner of assuring timely corrective action to remedy the conditions that caused the nuisance or other complaint. For the purposes of this chapter, "timely corrective action" shall include, at a minimum, a telephone call to the ~~primary occupant of the short-term vacation rental~~ **responsible party** within fifteen (15) minutes of being informed **by the City** of the ~~initial~~ nuisance or other complaint;

~~D. The proposed maximum number of overnight occupants, with supporting documentation identifying unusual size, interior layout, parking or other physical characteristics, if any, that support a request for occupancy greater than two persons plus two persons per bedroom.~~

Section 5.80.080. Amendment of response plans.

At any time following the issuance of a permit required by this chapter, the owner of the short-term vacation rental being operated pursuant to such permit may change the content of the nuisance response plan ~~approved incident to the issuance of the permit~~ by filing an amended response plan with the permit administrator. Such amended response plan shall contain all of the information and be in the form required by Section 5.80.070 of this chapter, and shall be accompanied by an amended response plan fee, if any, in an amount established by the resolution of the city council **to recover the costs of review and enforcement of the nuisance response plan**.

Section 5.80.090. Permit approval and issuance.

A. Upon receipt of an application for a permit required by this chapter, the permit administrator will review the application and supporting documents, and will approve and issue a permit to the owner of the property or properties that are the subject(s) of the application that authorizes the use and occupancy of such property as a short-term vacation rental if the permit administrator finds that the required application fee has been paid, the nuisance response plan submitted with the application conforms to the requirements of this chapter and the short-term vacation rental complies with the provisions of Section 5.80.100 of this chapter. Any permit issued shall contain on its face **its annual or seasonal status and** the overnight maximum occupancy limit as determined by Section 5.80.100 of this chapter.

B. An application may be denied if the applicant has had a prior short-term vacation rental application for the same unit revoked within the past twelve (12) calendar months. **An application for a new or renewed permit may also be denied if the owner has any unpaid city taxes or fines outstanding that the owner is responsible for, if all administrative appeals have been exhausted, unless the owner has entered into an agreement with the city for payment of said taxes or fines that allows renewal of a permit.**

~~C. In the event that a request is made by an applicant for increased overnight occupancy greater than the standard of two persons within each short-term vacation rental plus a number that will not exceed two persons per bedroom, as established by Section 5.80.100, the permit administrator may request an interior and/or exterior site visit in order to verify the facts stated in the application and/or may request additional written or photographic documentation from the owner. The owner shall be present during any site visit. The permit administrator's determination on an application for increased occupancy shall be final. No hearing shall be required or conducted. The permit administrator shall be afforded broad discretion with respect to applications for increased occupancy. This chapter shall not be interpreted to create a property interest in potential increased occupancy.~~

Section 5.80.100. Operational requirements and performance standards: established.

A. Each owner, and each ~~tenant~~ **responsible party** or occupant of a short-term vacation rental, shall at all times comply with or cause compliance with the operational and performance standards applicable to short-term vacation rentals they own, lease or occupy, as established by this section.

B. The owner **and agent** shall ensure that the short-term vacation rental complies with all applicable codes regarding fire, building and safety, and all other relevant laws and ordinances.

C. The owner shall require the **responsible party** ~~primary overnight and daytime occupant of the short-term vacation rental~~ to be an adult twenty-one (21) years of age or older ~~("primary occupant")~~. The ~~primary occupant~~ **responsible party** shall provide a telephone number to the owner and shall be accessible to the owner by telephone at all times.

D. Prior to occupancy, the owner **or agent** shall obtain the name, address, and driver's license number or a copy of the passport of the ~~primary occupant of the short-term vacation rental~~ **responsible party**. **The owner or agent shall also provide to the responsible party a copy of the City's good neighbor guidelines.** The ~~primary occupant~~ **responsible party** is legally responsible for compliance of all occupants of the short-term vacation rental or their guests with all provisions of this chapter and/or the Coachella Municipal Code. This information shall be readily available upon request of any police officer or employee of the city authorized to enforce this chapter or state law.

E. The owner shall limit overnight occupancy of the short-term vacation rental to **the following:**

1. the ~~permitted number of occupants, with the~~ maximum number of overnight occupants ~~being two persons within each short-term vacation rental plus a number that will~~ **shall** not exceed two persons per bedroom **plus two additional persons** ~~within each short-term vacation rental ("overnight maximum occupancy limit")~~. The number of bedrooms in a short-term vacation rental shall be verified by the permit administrator using county assessor and/or city building records, prior to the issuance of a permit. ~~The permit administrator in his/her discretion may, when unusual size, interior layout, parking or other physical characteristics are shown, approve a greater maximum number of overnight occupants.~~

2. Notwithstanding the above, the city may permit increased overnight occupancy greater than the limits above for single family residential lots that are at least one-half (1/2) acre in area. An owner whose lot meets this criterion may apply to the city for increased overnight occupancy greater than the limits set forth above. The permit administrator may request an interior and/or exterior site visit in order to verify the facts stated in the application and/or may request additional written or photographic documentation from the owner to support the application for increased overnight occupancy. The owner shall be present during any site visit. The permit administrator may allow the increased overnight occupancy if he or she determines that it will not cause undue negative effects or otherwise be detrimental to the surrounding neighborhood. The permit administrator may impose reasonable time limits and conditions of approval for the increased overnight occupancy. The permit administrator's determination on an application for increased overnight occupancy shall be final. No hearing shall be required or conducted. The permit administrator shall be afforded broad discretion with respect to applications for increased overnight occupancy.

F. During the hours of 10:00 p.m. through 8:00 a.m. of the following day, the short-term vacation rental shall not exceed the overnight maximum occupancy limit**, except as allowed by the permit administrator pursuant to subsection (E) above**.

G. Parking. One (1) vehicle per bedroom shall be permitted for the rented premises with a total maximum of four (4) vehicles on any rented premises. All vehicles of occupants of the short-term residential rental shall be parked only in an approved driveway or garage on the Premises. For purposes of this chapter, a "vehicle" shall include passenger cars, trucks, towing trailers, boats and off-road vehicles. Notwithstanding the above, the permit administrator may allow for additional parking on the rented premises beyond these limits as part of an application for increased overnight occupancy under subsection (E) above.

~~G~~**H.** Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the city's authorized waste hauler on scheduled trash collection days. The owner of the short-term vacation rental shall provide sufficient trash collection containers and service to meet the demand of the occupants. **No trash container shall be placed in or adjacent to a street or public right-of-way for collection service more than twenty-four (24) hours prior to the normal collection time. Containers shall be removed from, within or adjacent to the street or right-of-way within twenty-four (24) hours after collection.**

~~H~~**I.** ~~Prior to the occupancy of a~~ **A** short-term vacation rental **may be rented pursuant to either an oral or written agreement between** the owner **and the responsible party** ~~shall enter into a written rental agreement with the primary occupant~~.

1. Each written rental agreement for a short-term vacation rental shall include the following terms, notifications and disclosures, which shall also be posted in a conspicuous location inside the unit:

a. The name, age, address of the ~~primary occupant~~ **responsible party** along with a copy of the ~~primary occupant's~~ **responsible party's** government issued identification;

b. The maximum number of overnight occupants that are permitted pursuant to the overnight maximum occupancy limit set forth in the permit.

c. A list containing the names of all guests that will occupy the short term vacation rental provided to the owner by the ~~primary occupant~~ **responsible party**, including a list of their vehicles by make and model and license plate numbers.

d. An acknowledgment and agreement of the ~~primary occupant~~ **responsible party** that he or she is legally responsible for compliance of all occupants of the short-term vacation rental and their guests with all provisions of this chapter and/or the Coachella Municipal Code.

e. Notification, acknowledgement and agreement of the ~~primary occupant~~ **responsible party** that failure to comply with the maximum **overnight** occupancy limit and/or **operational requirements in** the provisions of Section 5.80.100 and the subsequent refusal to comply with the instructions of the owner**, agent** and/or local contact person in order to remedy such violations, shall subject the ~~primary occupant~~ **responsible party** and his/her guests and/or other occupants to an immediate order to vacate the short-term vacation rental by the owner or local contact person in accordance with the provisions contained within the rental agreement.

f. The trash pick-up day and applicable rules and regulations pertaining to leaving or storing trash or refuse on the exterior of the property.

g. Notification that the **responsible party and/or** occupant(s) may be cited or fined by the city and/or immediately evicted by the owner **or agent** pursuant to state law, in addition to any other remedies available at law, for creating a disturbance or for violating any provisions of this chapter.

h. Notification that failure to conform to the **overnight** occupancy requirements of the short-term vacation rental is a violation of this chapter.

i. Notification that amplified sound, including radios, televisions and other electronic devices are subject to the city's noise ordinance as set forth in Coachella Municipal Code Chapter 7.04.

j. A **notification about the** prohibition on illegal loud parties, along with notification of the city's right to recover the costs of special enforcement needed to address certain loud parties under the circumstances described in Coachella Municipal Code Sections 7.05.010 through 7.05.060.

k. A **notification about the** requirement that the occupant(s) participate in neighborhood quiet hours by avoiding parties and loud social events between the hours of 10:00 p.m. and 8:00 a.m. **unless otherwise allowed by the permit administrator under subsection .100(E) of this chapter.**

l. The name of the managing ~~agency~~ **owner**, agent, rental manager~~, or~~ local contact person, ~~or owner~~ of the short-term vacation rental, and a telephone number at which **each** ~~that party~~ may be reached at all times.

m. A copy of the "good neighbor guidelines" which may from time to time be prepared **and amended** by the permit administrator. These guidelines may include location - specific information, such as local speed limits.

n. Notification that the property is part of the city of Coachella's short-term vacation rental program.

o. A copy of this chapter of the Coachella Municipal Code, as it may be amended from time to time.

2. The **written** rental agreement and documentation of compliance with this ~~subparagraph~~ **subsection** (H**I**) shall be maintained by the owner and/or agent for a period of three years and be made readily available upon request of the permit administrator or any police officer or employee of the city authorized to enforce this chapter or state law.

~~I~~**J.** During the rental term of each short-term vacation rental, the **owner, agent or** local contact person shall be available by phone and in-person twenty-four (24) hours per day, seven days per week for the purpose of: (i) responding **to the city and to the responsible party** by telephone within fifteen (15) minutes of complaints regarding the occupancy, condition, operation or use of the short term vacation rental; (ii) responding in-person within forty-five (45) minutes to any additional or successive complaints regarding the occupancy, condition, operation or use short-term vacation rental; and (iii) taking action to resolve any complaint and/or correct any violation as set forth in ~~subparagraph~~ **subsection** (~~J~~**K**) of this Section 5.80.100.

~~J~~**K.** Upon receipt of a nuisance complaint or such other complaint or upon notification that any occupant and/or guest of the short-term vacation rental has created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of this chapter, the Coachella Municipal Code or any state law, the owner**, agent** or the local contact person shall promptly respond to such complaint and take corrective action to remedy the complaint and prevent a recurrence of such conduct by those occupants or guests. For purposes of this paragraph, "promptly respond" shall mean a **response by telephone to the responsible party within fifteen (15) minutes of the complaint whereby the responsible party is advised of the nature of the complaint and a correction of any violation is made and a** physical presence at the premises of the short-term vacation rental **within forty-five (45) minutes to any unresolved, additional or successive complaints regarding the occupancy, condition, operation or use short-term vacation rental whereby** ~~in which~~ the ~~primary occupant~~ **responsible party** or other occupant~~cy~~ is advised of the nature of the complaint and a correction of any violation is made~~, or if contact with the primary occupant or other occupancy is not required, the subject of the complaint is resolved, including the correction of any violation~~. If the nature of the violation involves an action that would take more than an hour, "promptly respond" shall mean notifying the permit administrator of the nature of the complaint and thereafter diligently pursuing to completion the correction of the violation. Failure of the owner**, agent** or the local contact person to promptly respond and/or to take timely corrective action regarding the occupancy, condition, operation, or use of the short-term vacation rental shall be a violation of this chapter and shall be grounds for the imposition of penalties as set forth in this chapter and/or revocation **or suspension** of the permit. An owner**, agent** or local contact person is not required or authorized to act as a peace officer or to intervene in situations that pose a risk to personal safety. The owner, agent or the local contact person shall keep and maintain a written log or other record of the nature of the complaint or violation and the date, and time of each complaint, disturbance, response and the corrective action taken. Such written log or record shall be readily available upon request of the city, including the permit administrator, and any police officer or employee of the city authorized to enforce this chapter or state law and shall be retained for a minimum of three years.

~~K~~**L.** The owner**, agent** and/or local contact person shall order the ~~primary occupant~~ **responsible party** and his/her guests and/or other occupants to immediately vacate the short-term vacation rental ~~in accordance with provisions contained within the rental agreement~~ if the ~~primary occupant~~ **responsible party** and/or guests or other occupants fail to comply with the maximum **overnight** occupancy limit and/or violate the provisions of this ~~Section 5.80.100~~ **chapter** and subsequently refuse to comply with the instructions of the owner**, agent** and/or local contact person in order to remedy or correct the violation.

~~L~~**M.** The owner shall keep written records documenting compliance with all elements of the performance standards and the approved nuisance response plan. Such records shall be retained for a minimum of three years and shall be available during regular business hours upon request of the city, including the permit administrator, and any police officer or employee of the city authorized to enforce this chapter or state law.

~~M~~**N.** The short-term vacation rental use shall not involve the use of commercial vehicles for the delivery of materials to and from the premises beyond those commercial vehicles normally associated with residential uses nor storage of delivered materials beyond those items which would normally be associated with a residential use of property.

~~N~~**O.** The operational requirements and performance standards may be modified by the permit administrator upon request of the owner **or agent** based upon site specific circumstances for the purpose of allowing reasonable accommodation of a short-term vacation rental occupant as may be required by state or federal disability laws. All requests must be in writing and shall identify how the strict application of the standard conditions creates an unreasonable hardship to ~~a property~~ **an occupant** such that, if the requirement is not modified, reasonable use of the property for a short-term vacation rental **by an occupant** would not be allowed. Any hardships identified must relate to physical constraints to the subject site and shall not be self-induced or economic. Any modifications of the standard conditions shall not further exacerbate an already existing problem.

~~O. The owner and/or the owner's authorized agent or representative shall comply with all provisions of Section 4.28.030 et. seq. of the Municipal Code concerning transient occupancy taxes, including, but not limited to, submission of a return in accordance with Section 5.80.070 of the Municipal Code, which shall be filed even if the vacation rental unit was not rented during each such reporting period.~~

P. The permit administrator shall have the authority to impose additional conditions on the use of any given short-term vacation rental unit to ensure that any potential secondary effects unique to the subject vacation rental unit are avoided or adequately mitigated.

Q. No radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or other any machine or device for the producing or reproducing of any sound may be operated on the vacation-rental property unless it is in compliance with the City's Noise Ordinance.

R. The owner shall, at the owner's expense, procure and maintain, for the duration of any permit, comprehensive general liability insurance with a limit of no less than $1,000,000 per occurrence to insure against claims for injuries to persons or damages to property which may arise from or in connection with rental or operation of a short term vacation rental. Such insurance shall be at least as broad as the latest version of Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

S. No accessory dwelling unit (ADU) may be rented as a short-term vacation rental in the city.

5.80.105 Payment of Transient Occupancy Taxes

A. The owner and/or the agent is responsible for collecting and remitting transient occupancy tax to the city and shall comply with all provisions of Section 4.28.030 et. seq. of the Municipal Code concerning transient occupancy taxes, including, but not limited to, submission of a return in accordance with Chapter 4.28, which shall be filed even if the vacation rental unit was not rented during each such reporting period.

B. Beginning April 1, 2025, hosting platforms shall be responsible for collecting all applicable transient occupancy taxes and remitting the same to the city. The hosting platform shall be considered an agent of the owner/host for purposes of transient occupancy tax collections and remittance pursuant to Chapter 4.28.

C. Owners and/or agents shall be responsible for submitting transient occupancy tax forms reporting nightly stays and gross receipts even if a hosting platform is remitting the taxes due on their behalf.

D. Permittees making two or more late submittals in a 12-month period shall not have their permit renewed upon expiration.

E. Owners shall provide all transient occupancy tax-related documents to the city within five (5) business days of the city's written request, as more particularly set forth in Section 5.80.150. If any documents are not in the possession of an owner but are in the possession of an agent, the owner shall promptly request said documents from the agent within three (3) business days of the city's written request and the documents shall be provided to the city within five (5) business days thereafter.

F. Timely payment of applicable transient occupancy taxes for a short-term vacation rental shall not excuse an owner's noncompliance with any other provisions of this chapter and the city may impose fines or take other action as set forth in this chapter to address said noncompliance.

5.80.110. Terminating the use of a property as a short-term rental.

Where the owner of property used and occupied as a short-term vacation rental pursuant to a permit approved and issued in the manner provided for by this chapter determines to terminate such use and restore the property either to an owner-occupied residence or a long-term rental, the property owner shall promptly cause a notice of such determination**/termination** to be filed with the permit administrator. **Once such notice is received by the city, the property shall not again be leased, offered for lease or otherwise occupied as a short-term vacation rental until a new permit is obtained by the owner.**

5.80.120 Violations.

A. It is unlawful and a violation of this chapter for any person or entity owning, renting, leasing, occupying or having charge, control or possession of any real or improved property within the city of Coachella to cause, permit, maintain or allow any violation of this chapter to exist thereon. Any person who violates any provision of this chapter is guilty of a misdemeanor. Such violation is punishable as set forth in Section 1.08 of this code. Each and every day, or portion thereof, that a violation of this chapter exists constitutes a separate and distinct violation.

B. Alternatively, this chapter may be enforced through the issuance of an administrative citation in accordance with Chapter ~~1.10~~ **1.08** of this code, except that the fine for each separate violation shall be as follows: (1) an administrative fine in an amount not to exceed ~~five hundred~~ **one thousand** dollars ($~~500~~**1,000**.00) for the first citation; (2) an administrative fine an amount not to exceed ~~seven hundred and fifty~~ **two thousand** dollars ($~~750~~**2,000**.00) for a second citation issued for the same offense within a twelve-month period of the date of the first offense; and (3) an administrative fine in an amount not to exceed ~~one~~ **three** thousand dollars ($~~1~~**3**,000.00) for a third and any subsequent citation issued for the same offense within a twelve-month period of the date of the first offense. Each and every day such a violation exists shall constitute a separate and distinct violation of this chapter.

C. Notwithstanding ~~paragraph (b)~~ **Subsection (B)** of this Section 5.80.120, operating a short term vacation rental without a valid permit shall be subject to an administrative fine in the **following** amount**s:** ~~not to exceed one thousand dollars ($1,000.00) for each citation.~~ **(1) an administrative fine in an amount not to exceed one thousand five hundred dollars ($1,500.00) for the first citation; (2) an administrative fine in an amount not to exceed three thousand dollars ($3,000.00) for a second citation issued for the same offense within a twelve-month period of the date of the first offense; and (3) an administrative fine in an amount not to exceed five thousand dollars ($5,000.00) for a third and any subsequent citation issued for the same offense within a twelve-month period of the date of the first offense. Each and every day such a violation exists shall constitute a separate and distinct violation of this chapter.**

D. In addition to the foregoing, a violation of any provision of this chapter shall constitute a public nuisance and shall be subject to abatement by the city by means of a civil action or administrative abatement pursuant to Chapter 3.10 of this code, and each day such condition continues it shall be regarded as a new and separate offense.

E. This remedies provided for in this section are in addition to, and not in lieu of, all other legal remedies, criminal or civil, which may be pursued by the city to address any violation of this chapter.

5.80.130 Permit suspension, modification or revocation.

A. In addition to any other remedy provided by this chapter, a permit issued pursuant to this chapter may be suspended, modified or revoked for **any** violations of this chapter, for violation of any other law on the premises of the short-term vacation rental, or for the maintenance of such other conditions as may be shown to be injurious to the public health and safety or if the applicant made any false, misleading or fraudulent statement of a material fact in the application for permit, or any report or record required to be filed pursuant to this chapter.

B. Prior to suspension, modification or revocation of a permit, a hearing shall be held thereon by the ~~city manager~~ **permit administrator** or a hearing officer designated by the ~~city manager~~ **permit administrator** ~~or his designee~~. The permittee shall be notified in writing of the grounds for suspension, modification or revocation of the permit at least ten (10) days prior to the scheduled hearing. The decision of the **permit administrator or** hearing officer shall be rendered within five **(5)** days of the hearing. The decision shall be in writing, and shall set forth the findings and reasons for the decision. The decision of the **permit administrator or** hearing officer is final.

5.80.140 Specific ~~violations.~~ Hosting Platforms.

~~Any of the following acts or omissions arising out of the operation and use of a short-term vacation rental is unlawful and constitutes a misdemeanor punishable as set forth in Section 1.08 of this code.~~

~~A. Rental, offering for rental, or advertising for rental of a dwelling unit located on any property within the city by the owner of the property as a short-term vacation rental without a permit authorizing such use that has been approved and issued in the manner required by this chapter.~~

~~B. Failure of the owner of a short-term vacation rental issued a permit in the manner required by this chapter or the owner's designated agent to respond to a nuisance complaint arising out of the occupancy and use of the short-term rental by a tenant, or the tenant's visitors or guests in the manner and within the time required by a nuisance response plan approved by the permit administrator incident to the issuance of such permit.~~

~~C. Failure of the owner of a short-term vacation rental issued a permit in the manner required by this chapter to keep a response plan required by the chapter on file with the permit administrator containing the name of the current person or persons responsible for responding to a nuisance complaint within the time required by this chapter.~~

~~D. Offering to rent or advertising for rent a short-term vacation rental without including in the offer or advertisement the city permit number applicable to the property in the form "Coachella Permit No.____" with the permit number printed in the same size type as the largest type used in the offer or advertisement.~~

~~E. Failure to comply with or cause compliance with any performance standard listed in Section 5.80.100.~~

A. Subject to applicable laws, hosting platforms shall, upon written request by the city, promptly disclose to the city each short-term vacation rental located in the city that they list, the host ID, listing ID, and names of the persons responsible for each such listing, the address of each such listing, the length of stay for each such listing, and the price paid for each stay.

B. A hosting platform shall promptly remove any listing upon receipt of a take-down notice from the city indicating that a listing violates applicable legal requirements.

C. A hosting platform is responsible for collecting and remitting transient occupancy taxes on behalf of their hosts in accordance with this Code, either directly to the City or through the owner/agent.

D. A hosting platform shall require all hosts to include a valid permit number in a designated field dedicated to the license number.

5.80.150 Records and Inspection.

Each owner **or agent** shall provide access to each short-term vacation rental and any records related to the use and occupancy of the short-term vacation rental to the city manager or his designee at any time during normal business hours, for the purpose of inspection or audit to determine that the objective and conditions of this chapter are being fulfilled.

5.80.160 Requirements not exclusive.

The requirements of this chapter shall be in addition to any license, permit or fee required under any other provision of the Coachella Municipal Code. The issuance of any permit pursuant to this chapter shall not relieve any person of the obligation to comply with all other provisions of the Coachella Municipal Code pertaining to the use and occupancy of the short-term vacation rental or the property on which it is located."

SECTION 2. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 4. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published in a newspaper of general circulation printed and published within the City of Coachella, pursuant to all legal requirements.

I hereby certify that the foregoing Ordinance was **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Coachella on the 26th day of February, 2025.

Dated: ____________________

____
STEVEN HERNANDEZ
MAYOR

ATTEST:

____
CITY CLERK

APPROVED AS TO FORM:

____
RYAN GUIBOA
CITY ATTORNEY

DB-41498770

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STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Director of Economic Development

SUBJECT: Adopt Resolution No. 2026-20 to approve the financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority and conduct a public hearing under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code"), in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority ("CMFA"), a joint exercise of powers agency and public entity of the State of California, in an amount not to exceed $60,000,000 (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 84824 Calle Verde, Coachella, California (the "Project").

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2026-__ to approve the financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority and conduct a public hearing under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code"), on March 25, 2026 in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers agency and public entity of the State of California, in an amount not to exceed $60,000,000, (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 84824 Calle Verde, Coachella, California (the "Project"). The City previously conducted a TEFRA hearing on March 26, 2025, after which the City Council adopted Resolution 25-13, but delays to the Project financing require that the City hold a new TEFRA hearing and that the City Council reapprove the financing by CMFA at this time.

Adoption of the resolution approves the issuance of the Bonds by CMFA for the benefit of Villa Verde I, L.P. (the "Borrower") a partnership of which Abode Communities (the "Developer") or a related person to the Developer is the general partner, to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

BACKGROUND:

The Borrower, has requested that CMFA adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series from time to time, and at no time to exceed $60,000,000 in aggregate principal amount, to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 84824 Calle Verde, Coachella, California.

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of Coachella must conduct a public hearing (the "TEFRA Hearing") providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an "applicable elected representative" of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

The California Municipal Finance Authority (CMFA) was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 300 municipalities, including the City of Coachella, have become members of CMFA. CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. CMFA's representatives and its Board of Directors have considerable experience in bond financing.

DISCUSSION/ANALYSIS:

The City has received a request from Abode Communities on behalf of Villa Verde I, L.P., a partnership of which Abode Communities (the "Developer") or a related person to the Developer is the general partner, that CMFA adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series from time to time, and at no time to exceed $60,000,000 in aggregate principal amount, to finance or refinance the acquisition, construction, improvement and equipping of a 108-unit multifamily rental housing project located at 84824 Calle Verde, Coachella, California.

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of Coachella must conduct a public hearing (the "TEFRA Hearing") providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an "applicable elected representative" of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project. The City Council is the "applicable elected representative" of the City.

ALTERNATIVES:

1. Adopt Resolution No. 2026-20 to approve the financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority (CMFA) and conduct a public hearing under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code"), in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers agency and public entity of the State of California, in an amount not to exceed $60,000,000, (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 84824 Calle Verde, Coachella, California (the "Project").

2. Not Adopt Resolution No. 2026-20 to approve the financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority (CMFA) and conduct a public hearing under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code"), in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers agency and public entity of the State of California, in an amount not to exceed $60,000,000, (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 84824 Calle Verde, Coachella, California (the "Project").

FISCAL IMPACT:

The Bonds to be issued by CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the Borrower. The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the "Foundation"), acts as the Board of Directors for CMFA. Through its conduit issuance activities, CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Coachella, it is expected that that a portion of the issuance fee attributable to the City will be granted by CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City.

ATTACHMENTS:

1. Resolution No. 2026-20
2. Notice of Public Hearing

RESOLUTION NO. 26-20

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING A PLAN OF FINANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ISSUE AND REISSUE REVENUE BONDS FOR A QUALIFIED RESIDENTIAL RENTAL PROJECT FOR THE BENEFIT OF VILLA VERDE I, L.P., AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, Adobe Communities, a California nonprofit public benefit corporation (the "Sponsor"), on behalf of Villa Verde I, L.P., a California limited partnership, or by another affiliate of the Sponsor (such limited partnership or other ownership entity, the "Borrower"), has requested that the California Municipal Finance Authority (the "Authority") undertake a proposed plan of finance to issue and reissue from time to time one or more series of revenue bonds in an outstanding principal amount not to exceed $60,000,000 (the "Bonds") to finance and refinance the acquisition, construction, development and equipping of a 116-unit qualified residential rental project (the "Project") to be owned and operated by the Borrower and located at 84824 Calle Verde within the City of Coachella, California (the "City"); and

WHEREAS, an "applicable elected representative" of the jurisdiction in which the Project is to be located is required to approve the proposed plan of finance for the Project under Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the City Council of Coachella (the "City Council") is the elected legislative body of the City and is an "applicable elected representative" for purposes of Section 147(f) of the Code; and

WHEREAS, the Authority has advised that the Bonds may be issued pursuant to a "plan of finance" to issue an original issue of Bonds and to issue or reissue one or more additional series of Bonds from time to time after the original issue of Bonds, if necessary or desirable to comply with applicable legal requirements, all in an aggregate principal amount not to exceed $60,000,000 to finance the Project, and all within the three-year period commencing on the date of the issuance of the first series of Bonds pursuant to this resolution; and

WHEREAS, the Authority has requested that the City Council approve the proposed plan of finance in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the proposed plan of finance for the Project;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Coachella, as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council hereby approves the proposed plan of finance of the Authority to issue and reissue from time to time of one or more series of revenue bonds in an outstanding principal amount not to exceed $60,000,000. It is the purpose and intent of the City Council that this resolution constitute approval of the proposed plan of finance for the Project for the purposes

of (a) Section 147(f) of the Code by the applicable elected representative of a governmental unit having jurisdiction over the area in which the Project is to be located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The City Manager of the City of Coachella is hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 4. The City Clerk shall forward a certified copy of this Resolution to the Authority in care of its counsel:

Ronald E. Lee, Esq.
Jones Hall LLP
4 West 4th Avenue, Suite 406
San Mateo, CA 94402

Section 5. This resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and **ADOPTED** this 25th day of March, 2026.

_____
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. 2026-20 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of March, 2026 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

STAFF REPORT
3/25/2026

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director

Adrian Moreno, Associate Planner

SUBJECT: A Public Hearing to Consider Resolution No.2026-16 of the City Council of the City of Coachella: Request for conditional approval for Entertainment Permit No. 26-01 for temporary campground events in April 2026, located at 83272 51st Avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities). Applicant: Claudia Lua Alvarado

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STAFF RECOMMENDATION

Staff recommends that the City Council open the public hearing, receive public testimony, and conditionally approve Entertainment Permit No. 26-01 for temporary campground events April 9th-13th, 16th-20th, and 23rd-27th, 2026 April 2026, located at 83272 51st Avenue on approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities).

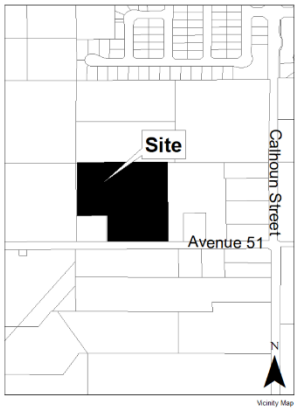


Figure 1 - Vicinity Map

EXECUTIVE SUMMARY:

The applicant, Claudia Lua Alvarado, requests that the City Council approve:

- **EP No. 26-01** which proposes temporary campground events in April 2026. The applicant proposes a temporary campground event that includes 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. The event will include restrooms, shower trailers, beauty bar, and DJ. Parking will be located on-site and can accommodate up to 161 vehicles. The event will include a beer and wine garden for alcohol service. The events will be held during the following dates:
    - Thurs. April 9, 2026 (start @ 3:00 pm) – Mon. April 13, 2026 (end @ 11:00 am)
    - Thurs. April 16, 2026 (start @ 3:00 pm) – Mon. April 20, 2026 (end @ 11:00 am)

- Thurs. April 23, 2026 (start @ 3:00 pm) – Mon. April 27, 2026 (end @ 11:00 am)



Figure 2 - Vicinity Map

BACKGROUND:

Rancho 51 Festival Campground is an existing date garden and community event facility that has operated within Riverside County for over nine years hosting a wide range of entertainment and community events including festival campgrounds, live music gatherings, private celebrations, corporate functions, and public permitted events. The applicant team is skilled in coordinating logistics, guest services, vendor relations, and event flow to ensure a safe, organized, and enjoyable experience for all attendees. In addition, the applicant will continue to harvest date palms and contribute to the local economy as farmers. The applicant team includes Claudia Alvarado and Juan Alvarado. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado's experience with AEG and LA Galaxy consisted of working as front office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy. Together, their combined expertise ensures memorable experiences.

On October 20, 2025, the Riverside Local Agency Formation Commission (LAFCO) approved the annexation of the "P7" area into the City of Coachella. The subject property is located within the

P7 area; therefore, all applicable permitting for the site must be processed through the City of Coachella with separate submittals and approvals being required for Riverside County Fire and the Riverside County Department of Environmental Health. At the time of the publication of this Staff Report the applicant has submitted applications to Riverside County Fire and the Riverside County Department of Environmental Health and have received approval from Riverside County Fire. The application with the Riverside County Department of Environmental Health remains pending until City Council approval is obtained. If City Council approves the project, the applicant may proceed with their application with the Riverside County Department of Environmental Health.

The Project site currently has a land use of "Estate Rancho" in the City's General Plan 2035 Update (General Plan) which allows for uses accessory to agricultural cultivation. The site zoning designation is the Residential Estate (R-E) zone, which allows for existing commercial agricultural activity consistent with the California Civil Code "Right to Farm Act". Per Chapter 5.24 – Entertainment Establishments Where Alcohol Is Served, of the Coachella Municipal Code, no person or entity shall allow, establish, conduct, maintain or operate any entertainment establishment within the city without an entertainment permit pursuant to this chapter. The proposed project requires the approval of an entertainment permit, which will establish the licensing and regulation of such entertainment establishment. If the city council elects to grant an entertainment permit, it may impose any condition on the permit that furthers the purposes, regulations, and requirements of this chapter or other applicable laws, ordinances and regulations. This may include restrictions to the days and hours of operations, the maximum occupancy of the operation, necessary traffic control measures, noise controls, security or safety measures, the placement and utilization of hand-held metal detectors, and other applicable conditions of approval.

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Estate Rancho	(R-E) Residential Estate	Date Farm, Entertainment Establishment, and Single-Family Residence
North:	Estate Rancho	(R-E) Residential Estate	Moon Valley Nurseries Plant Nursery
South:	Estate Rancho	(R-E) Residential Estate	Date Farm
East:	Estate Rancho	(R-E) Residential Estate	Date Farm
West:	Estate Rancho	(R-E) Residential Estate	Single-Family Residence and Parking Lot

The Project is located at 83272 51st Avenue. The site encompasses approximately 7.79 acres and is identified as Assessor's Parcel Number (APN) 779-310-012 and 779-310-013. The applicant proposes a temporary campground event that includes 45 glamping tents and 50 vacant spaces

where individuals can bring their own tents. The event will include accessory uses including restrooms, shower trailers, beauty bar, and DJ. The event will include a beer and wine garden for alcohol service. Parking will be located on-site and can accommodate up to 161 vehicles. The operation of the temporary campground event will be subject to the conditions of approval for the project which include security and safety measures. The project will be subject similar conditions of approval as listed per the Riverside County Planning Department April 4, 2025 approval letter for MTE250005. The conditions of approval for the proposed project are to ensure the proposed project operates to a similar standard as was required when this project was operating in Riverside County. Included to this staff report as a reference only are the Riverside County 2025 Approval Letter, Community Event Facility Management Plan, Emergency Action Plan, and Security Operations Plan and Business Operations Plan for the Riverside County 2025 approvals for last year's campground event at the site.

Staff reached out to the Riverside County Planning Department and Riverside County Code Enforcement Department to request any complaints on record that were received during the operation of this event when permitted under Riverside County's jurisdictions prior to the annexation of this property into the City of Coachella. The Riverside County Planning Department reported no complaints on record, however the Riverside County Code Enforcement Department reported two code cases on record. The City of Coachella were able to receive and review the case reports for the two code cases on record at the subject property. Code Enforcement Case: CVZO210534 was opened in May 26, 2021 due to advertisement of the property for event center purposes and also campground activities. This code enforcement case was closed on May 2, 2024 to allow the property owner the opportunity to submit for the Rancho Ordinance. Code Enforcement Case: CVCR230031 was opened in March 4, 2023 due to a noise complaint for a quinceanera event at the facility. On August 23, 2023 an administrative hearing to appeal a citation was scheduled, and the case was closed on August 24, 2023 as the noise citation was dismissed by the hearing officer. Based on the case reports for the two subject code enforcement cases on the subject property, staff finds that the applicant was able to resolve Code Enforcement Case: CVZO210534 by working with the county by submitting applications for approvals, and was able to resolve Code Enforcement Case: CVCR230031 by submitting an appeal through the County administrative process. These cases were opened and resolved between the years 2021 and 2023. Since then, the applicant hosted similar events as proposed to this entertainment permit, and there have been no code enforcement cases on record other than those two identified above. As a result, staff finds that the code enforcement cases identified above do not impact the findings necessary to approve the project.

CONSISTENCY WITH GENERAL PLAN

The project site is within the Estate Rancho land use designation. The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the city.

Estate Ranchos are intended to be predominately for single-family homes with large lots, landscaped yards, and large separation between homes, typical of estate development patterns. The homes can be designed as individual lots or as small subdivisions of single-family homes. These areas should be designed to be neighborhoods, rather than a series of disconnected houses or small submissions.

Allowed land uses include residential land uses and uses accessory to agricultural cultivation at a development intensity of 1.0 -2.2 DU/AC. The general plan also includes standards for network and connectivity, street design, parks and open space and urban form guidelines.

The Rancho 51 Festival Campground project proposes the permitting of an existing private property that includes an existing single-family residential home and a date palm garden. No development is proposed for the site. As the project does not propose any modification or development to the existing event facility on the subject property, the project is not in conflict with the Estate Rancho general plan designation and the City's General Plan 2035 Update.

CONSISTENCY WITH ZONING

The project site is currently zoned Residential Estate (R-E) which implements the Estate Rancho land use designation of the General Plan. The R-E zone permits existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act." Per Chapter 5.24 – Entertainment Establishments Where Alcohol Is Served, of the Coachella Municipal Code, no person or entity shall allow, establish, conduct, maintain or operate any entertainment establishment within the city without an entertainment permit pursuant to this chapter. The proposed project requires the approval of an entertainment permit, which will establish the licensing and regulation of such entertainment establishment.

Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events that the City Council may want to consider when making findings or including conditions of approval for the Entertainment Permit. The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event. The project is consistent with Chapter 5.24 of the Municipal Code, Entertainment Establishments Where Alcohol Is Served.

PROPOSED FINDINGS:

Entertainment Permit

Pursuant to Coachella Municipal Guidelines Chapter 5.24, Entertainment Establishments Where Alcohol Is Served, subject to the provisions of this chapter, the City Council must make the following findings for Entertainment Permit approval:

The City Council shall deny approval of an entertainment permit, if it makes the following findings:

1. Any of the information in the application is not accurate, complete and truthful.;

The information provided in the application is accurate, complete and truthful, as evidenced by staff review.

2. The applicant has violated, or the proposed entertainment establishment would violate, any law, ordinance or regulation related to the applicant's fitness to manage or operate an entertainment establishment;

There are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed temporary campground special events, as evidenced by staff. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

3. The applicant does not possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances or regulations;

The applicant does possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances, or regulations as evidenced by staff. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and find that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. The operation of the temporary campground event will be subject to the conditions of approval for this project which include conditions which are similar to those required of the applicant for their 2025 temporary event permit for a similar event in scope within the Riverside County jurisdiction. As a result, the operator is familiar with the expectations required of those conditions of approval as conditioned by this permit. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events. The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

4. The applicant does not possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter;

The applicant does possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events and regarding any incident reports for the subject property. The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

5. The applicant does not have sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter;

Staff finds that the applicant does possess sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Throughout this time, the applicant has extensive experience managing multi-day overnight stays to single-day events with specific operating hours. The applicant team includes Claudia Alvarado and Juan Alvarado. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado’s experience with AEG and LA Galaxy consisted of working as front

office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy. Together, the applicant team's combined expertise and years' operating the subject property for special events exhibits the ability of their team to have sufficient financial resources and experience to manage and operate the proposed temporary campground special events as proposed in this entertainment permit.

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 5.24.070(A) can affirmatively be made for the proposed entertainment permit. The proposed entertainment permit is consistent with the City of Coachella General Plan and the Coachella Municipal Code. The proposed entertainment permit is for the proposal of permitting for temporary campground special events, and no development is proposed for the site as part of this permit. Access to the site will be through a 22 foot wide primary entrance on Avenue 51, and there will be a 27 foot wide secondary emergency road to provide additional ingress and egress on Avenue 51. As a result, the proposed project will not cause substantial environmental damage or substantially avoidably injure fish, wildlife, or their habitat. The required conditions of approval ensure the Project will not be detrimental to the public health, safety, or welfare, and the conditions prevent material injury to properties or improvements in the vicinity.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on March 15, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on March 11, 2026, pursuant to Section 5.24.060E of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL REVIEW:

Chapter 8.24 of the Coachella Municipal Code states that all projects shall be reviewed for compliance with or exemption from the California Environmental Quality Act (CEQA). Staff has determined that the project is exempt from the CEQA pursuant to CEQA Guidelines Section 15301 class 1 that exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures and facilities. The proposed Entertainment Permit will be for the permitting of existing private property with no proposed development.

EP NO. 26-01 ALTERNATIVES:

1) Approve Resolution No. 2026-16 recommending that the City Council approve EP No. 26-01 with the findings and conditions as recommended by Staff.

2) Approve Resolution No. 2026-16 recommending that the City Council approve EP No. 26-01 with the findings and conditions as recommended by Staff, with modifications as proposed by the City Council.

3) Deny Resolution No. 2026-16.

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

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for EP No. 26-01.

Attachments:

1. Resolution No. 2026-16
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Site Plan
2. Riverside County 2025 Approval Letter
3. Community Facility Management Plan
4. Emergency Action Plan
5. Security Operations Plan
6. Business Operations Plan
7. Site Accessibility Document
8. Restroom Agreement Document
9. Published Copy of the Notice of Public Hearing

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ENTERTAINMENT PERMIT NO. 26-01 FOR TEMPORARY CAMPGROUND EVENTS IN APRIL 2026, LOCATED AT 83272 51ST AVENUE ON APPROXIMATELY 7.79 ACRES OF LAND (ASSESSOR'S PARCEL NUMBER 779-310-012 AND 779-310-013), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES). APPLICANT: CLAUDIA LUA ALVARADO

WHEREAS, on February 18, 2026, the applicant, Claudia Lua Alvarado submitted an Entertainment Permit application to conduct temporary campground events in from April 9 through April 13, 2026; April 16 through April 20, 2026, and April 23 through April 27, 2026, at 83272 51st Avenue ("the Project"); and,

WHEREAS, the Site is located within the City of Coachella at 83272 51st Avenue on approximately 7.79 acres of land within Riverside County, California (Assessor's Parcel Number 779-310-012 and 779-310-013) ("Property"); and,

WHEREAS, the subject property at Assessor's Parcel Number 779-310-012 and 779-310-013 have zoning designation of Residential Estate and a General Plan 2035 land use designation of Estate Rancho; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns and site design; and

WHEREAS, the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301); and,

WHEREAS, the proposed temporary campground events are not likely to be detrimental to public health, safety, or welfare as the conditions of approval will ensure the project operates in a manner consistent with the zoning ordinances that regulate the Project Site; and

WHEREAS, a notice of a public hearing to consider Entertainment Permit No. 26-01 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on March 15, 2026, of a legal public hearing notice which was published in the Desert Sun, the City's newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on March 11, 2026; and,

WHEREAS, on March 25, 2026, the City Council held a duly noticed public

hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for Entertainment Permit to allow the Project; and,

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

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

WHEREAS, at the conclusion of the public hearing and following discussion, the City Council approved this Resolution for the conditional approval of the Rancho 51 Festival Campground Project as conditioned with the motion vote outcome specified in the meeting minutes for the March 25, 2026, City Council meeting.

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

SECTION 1. **Incorporation of Recitals.** The City Council hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. **Environmental Findings.** The City Council has independently reviewed the administrative record for the proposed project, including all oral and written comments received during the document circulation period, public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the City Council finds that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301);

SECTION 3. Entertainment Permit Findings. Based upon the evidence presented at the hearing, including the staff report, the City Council hereby finds and determines the Project complies with the necessary findings as required by Coachella Municipal Code Section 5.24 and hereby finds that:

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff review.

2. There are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed temporary campground special events, as evidenced by staff. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

3. The applicant does possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances, or regulations as evidenced by staff. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. The operation of the temporary campground event will be subject to the conditions of approval for this project which include conditions which are similar to those required of the applicant for their 2025 temporary event permit for a similar event in scope within the Riverside County jurisdiction. As a result, the operator is familiar with the expectations required of those conditions of approval as conditioned by this permit. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary campground special events. The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

4. The applicant does possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed temporary

campground special events and regarding any incident reports for the subject property. The Riverside County Sherriff Department noted no issues for the proposed event. As required by the conditions of approval for this project, the applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

5. Staff finds that the applicant does possess sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter. The applicant has operated similar events within Riverside County on the subject property for over nine years. There have been no complaints on record received for these events with the County from the Riverside County Planning Department, and there are two code enforcement cases on record with the Riverside County Code Enforcement Department. Staff reviewed the case reports for the two code enforcement cases on record, and finds that they do not conflict with the findings required to approve the project. The code enforcement cases were resolved through the appropriate approval and appeal channels within the County of Riverside, and there have been no code enforcement cases since 2023. The applicant has successfully conducted events at the subject property without code enforcement cases on record since 2023 based on staff findings. Throughout this time, the applicant has extensive experience managing multi-day overnight stays to single-day events with specific operating hours. The applicant team includes Claudia Alvarado and Juan Alvarado. Claudia Alvarado has experience producing and hosting fashion shows throughout the United States, and Juan Alvarado has work experience with organizations such as AEG and the LA Galaxy. Juan Alvarado's experience with AEG and LA Galaxy consisted of working as front office staff. Juan Alvarado was in sales, marketing, and event/game day management, and gained experience managing crowds of up to 27,000 spectators and setting up smaller events for nonprofit soccer organization for the LA Galaxy. Together, the applicant team's combined expertise and years' operating the subject property for special events exhibits the ability of their team to have sufficient financial resources and experience to manage and operate the proposed temporary campground special events as proposed in this entertainment permit.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. City Council Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council conditionally approves Entertainment Permit No. 26-01, for temporary campground events in April 2026, located at 83272 51st avenue on

approximately 7.79 acres of land (Assessor's Parcel Number 779-310-012 and 779-310-013), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A" and Site Plan "Exhibit B" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's entertainment permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 25th day of March 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steven Hernandez, Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

_____
Best Best & Krieger
City Attorney

Exhibit A – Resolution No. 2026-16

CONDITIONS OF APPROVAL FOR ENTERTAINMENT PERMIT NO. 26-01 RANCHO 51 FESTIVAL CAMPGROUND

General Conditions

1. Entertainment Permit 26-01 ("Permit") is for a temporary campground event that includes 45 glamping tents and 50 vacant spaces where individuals can bring their own tents ("Event"). The Event will include restrooms, shower trailers, beauty bar, food trucks and DJ. Parking will be located on-site and can accommodate up to 161 vehicles. Alcohol service is permitted.

2. The approval of the Permit is based on the site plan and details submitted for the Event by the applicant, and conditioned on the following restrictions and requirements. The applicant is responsible for ensuring compliance with these conditions of approval during the Event. Violation of any of the conditions of approval shall be cause for revocation of the Permit. Misrepresentations of the Event to the City by applicant shall be cause for revocation of the Permit. Any portion of the Event found to be detrimental to public health, safety, or general welfare, or a public nuisance, shall be cause for revocation of the Permit.

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

4. The Permit shall be valid for 12 months after the effective date set by city council approval. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the initial term of 12 months has lapsed, at which time the City Council will review compliance with the conditions of approval and consider granting up to a 36-month renewal of the entertainment permit. Relinquishment of the Permit will require an amendment to this resolution, subject to review by the City Council. The Permit is nontransferable.

5. Any violation of any of the conditions of approval for the Permit may result in the issuance of citations and fines, and may result in revocation of the Permit.

6. Hours of operation and restrictions are listed below for the Event.

   a) Thurs. April 9, 2026 (start @ 3:00 pm) – Mon. April 13, 2026 (end @ 11:00 am)

   b) Thurs. April 16, 2026 (start @ 3:00 pm) – Mon. April 20, 2026 (end @ 11:00 am)

   c) Thurs. April 23, 2026 (start @ 3:00 pm) – Mon. April 27, 2026 (end @ 11:00 am)

Hours Restrictions

d) Quiet hours for overnight areas must be observed from 10:00 p.m. to 6:00 a.m. As such there will be no amplified noise permitted after 10:00 p.m. for this Event.

7. A maximum of 200 guests are permitted on-site for the Event at any given time. The applicant shall maintain a count of all Event participants on-site at all times during the Event. Event counts shall be maintained by Event staff at the main entrance and made available upon request by the Coachella Police or City Staff.

8. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.

9. The applicant shall obtain any other permits or approvals necessary for activities taking place during the Event (e.g. providing food trucks necessitates Healthy Food Truck Permits). Applicant is responsible for ensuring that any vendors also obtain any permits or approvals necessary for the services they are performing at the Event.

10. The applicant shall ensure that the Event complies will all applicable local, state, and federal laws and regulations, including but not limited to any City ordinances specified in these conditions.

11. The applicant shall be required to complete a background check and meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event.

Security

12. 24/7 Licensed security guards shall be required. These guards must possess State of California guard cards issued through the California Department of Consumer Affairs. Additional guards shall be used as needed to adequately patrol the parking areas. The City Manager, Community Development Director, Code Enforcement Manager, or Chief of Police may modify the entertainment permit security plan as deemed necessary to preserve the safety and welfare of guests and the public. The applicant shall provide a security services agreement for the Event upon request.

13. Security guards shall wear vests or uniforms, making them readily identifiable.

14. The Event shall have a centralized "security command post" that will serve as logical center for Event security, local agencies, and Event staff.

15. The following preventative measures shall be undertaken to reduce the potential for alcohol-related problems:

    a) Food service shall remain available during all hours of operation;

    b) Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;

    c) All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol; and

d) The availability of a variety of non-alcoholic beverages shall be made known and offered to customers.

16. No Parking is permitted to occur on Avenue 51 and shall be strictly enforced by the applicant.
17. Any and all weapons shall be prohibited at the premises or on the parking lot of the premises except by those individuals lawfully permitted to possess such.
18. The Chief of Police shall have the authority and power to pause the Event when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy.
19. The applicant shall comply with Municipal Code requirements of Chapter 5.24.
20. The applicant shall employ the use of hand-held metal detectors at all entrances if deemed necessary by the Chief of Police to protect the safety and general welfare of patrons or of the public.
21. The applicant shall not use any residential pool/body of water as part of Event.
22. The applicant shall have staff directing vehicular traffic accessing the Event.
23. Any threats of violence or suspicious objects during the Event must be immediately reported to the City.
24. Event staff shall be trained to respond to any threats of violence or suspicious objects and to evacuate Event attendees, if necessary.
25. Ongoing utility outages must be reported to the City.
26. Event staff shall be trained to respond to utility outages.
27. Hazardous materials must be disposed of pursuant to applicable law.
28. The applicant shall have procedures in place to respond to threats of violence, suspicious objects, earthquakes, hazardous materials, and utility outages during the Event.
29. The applicant shall provide Event attendees with overview of emergency procedures.
30. The applicant must provide first aid services to Event attendees.
31. The applicant shall implement and maintain a system by which the applicant separately identifies each and every adult at the Event so as to distinguish each adult from any and all minors at the Event during the service of alcohol. At a minimum, such system of adult identification shall require the applicant to place a bracelet on either hand of each adult at the Event. In addition, the Chief of Police is hereby authorized to require other methods and procedures to be implemented and maintained by any applicant to assure compliance with the requirement that each adult remain separately identified from any minor at the Event.

Nuisance Abatement

32. The applicant shall ensure that the Event complies with the standards and limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the Event.

33. The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). Any amplified sound equipment shall be oriented to reduce noise impacts off-site with consultation from the Code Enforcement Manager. The applicant shall utilize a noise decibel meter on-site during the Event to monitor noise levels for compliance with the City Noise Ordinance. If noise nuisances are observed by the Chief of Police or Code Enforcement Manager, the City Manager or designee may require that the applicant use electronic noise sensors on-site for the Event and that noise measurement data from the noise sensors be available to the Code Enforcement Manager.

34. The applicant shall ensure adequate dust control measures are in place to the satisfaction of the Code Enforcement Manager and the City Engineer. The City Manager, Code Enforcement Manager, or City Engineer may require additional dust control measures as may deemed necessary.

35. On-site Event lighting shall be directed away from vehicle and pedestrian traffic on Avenue 51 and away from surrounding properties. Event operations shall include protocols to avoid light glare onto adjacent properties.

36. All garbage, debris, and litter must be properly disposed of at the conclusion of the Event.

37. The applicant shall provide trash bins throughout the Event.

Bathrooms and Water Access

38. ADA accessible restrooms shall be provided and available to use by all guests on-site during the Event and shall require inspection by the Building Official prior to commencement of the Event under this entertainment permit.

39. Potable water must be provided without charge for all guests. The applicant shall provide water vendor information for bottled water company or proof of potable water service for the Event upon request.

Additional Approvals

40. The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, Sheriffs Department, Department of Public Health, Riverside County Department of Environmental Health etc.).

41. The applicant shall submit paperwork required two weeks prior to the event to the Riverside County Department of Environmental Health.

42. All structures, including stages, tents, cabanas, and bleachers shall be installed, used and taken down per the engineered specifications stamped by a licensed engineer and on file with the City of Coachella.

43. Any signs displayed shall comply with the City of Coachella Sign Ordinance.

44. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages at the subject site shall not be visible from the public right-of-way or anywhere off the site.

45. The applicant must maintain a City of Coachella Business License coving the Event.

46. All vendors at the Event must obtain City of Coachella Business Licenses.

47. Applicant must comply with the applicable provisions of Coachella Municipal Code Chapter 4.28 inclusive of obtaining a Transient Occupancy Tax Certificate and Reporting and Remitting Transient Occupancy Tax.

48. All structures on Event grounds must have Building Inspection approval prior to the Event.

Building

49. Existing pool is not intended for commercial use. Provide Riverside County Environmental Health Approval for use or post signage at the event stating the pool shall not be used.

50. At least two campsites and one additional campsite for each 100 campsites or fraction thereof, shall be accessed by and connected to sanitary facilities by travel routes with a maximum slope of 1:12. Permanent toilet and bathing facilities serving campsites shall comply with "Toilet and bathing rooms." (California Building Code11B-246.2) Provide proof of service contract.

51. The Building Official has designated the event as Assembly-2 (A-2) occupancy. Therefore, the event must comply with the 2025 Uniform Plumbing Code Table 422.1. The following minimum plumbing fixtures are required: three (3) water closets for males and two (2) urinals, four (4) water closets for females, a minimum of four handwashing facilities, at least one service sink and provisions of drinking water. Provide proof of potable water service.

52. Provide information about shower availability, include information for accessible showers

53. Contact Burrtec and provide a waste management plan with proof of service.

54. Obtain a building permit for the special event, from the Building Division.

55. Provide a California Associability Specialist Program (CASp) inspection approval at the time of the Building and Safety inspection prior to any quests arriving on site.

56. Provide a minimum of 7 accessible camp sites distributed at every type of camp site.

57. All site amenities shall be accessible and on an accessible path of travel including access to waste bins.

58. Implement dust control measure to ensure the site complies with AQMD Rule 403-Dust Control.

59. Obtain permits for any permanent or temporary structures.

60. Obtain an electrical permit for any temporary electrical system including but not limited generators. Submit load calculations for each separate system.

61. An inspection by the City Building Official will be required. Prior to the event, you must be cleared by the Building and Safety Department by way of a Pre-Event Life and Safety Inspection.

Fire

62. No designated fire lanes, fire hydrants or any other Fire Department appliances shall be blocked or obstructed. Fire lanes shall be clearly identified in an approved manner throughout the Event grounds by posting "NO PARKING FIRE LANE" or other approved means. All motor vehicles shall be parked in designated parking areas.

63. A class K extinguisher is required for any cooking operations that involve the release of grease laden vapors, which include but are not limited to deep fryer and griddle operations. Cooking that produces sparks or grease laden vapors shall not be performed inside of the kitchen tents LPG tanks (empty or full) used for cooking operations shall be secured and kept a safe distance away from open flames.

64. Cooking without necessary licenses is prohibited.

65. At least one 2A10BC fire extinguisher, with a current service tag (within one year), shall be provided within every 75 feet of travel distance.

66. Smoking shall not be permitted in tents or membrane structures. Approved "No Smoking" signs shall be conspicuously posted

67. All fabric or pliable canopy covers, side/back drop, and/or decorative material must be inherently fire resistive and labeled as such or may be treated with a State Fire Marshal approved fire-retardant chemical.

68. All extension cords shall be undamaged, 12/3-gauge wire or greater, with approved connectors. The use of multi plug connections is prohibited.

69. Portable generators shall be maintained a minimum of 10 feet from all combustible materials and/or LPG tanks. Each generator shall be isolated from the public by a physical guard and provided a minimum of one 2A10BC rated fire extinguisher.

70. All food truck apparatus shall be easily relocatable in the event of an emergency or where otherwise required. All food trucks shall have their own compliment of a minimum one 2A10BC (5lb) fire extinguisher as well as a K Type fire extinguisher, both shall have a current service tag from a California State Fire Marshal approved contractor. All food trucks that have fuel-fire equipment shall be provided with adequate ventilation and a commercial kitchen hood extinguishing system. The hood, plenum and duct shall be maintained in a clean and safe operation. The hood suppression system shall be operational and provided with current service tag.

71. Wood, charcoal or other solid burning material shall be stored away from any combustible material and usage shall be confined to an approved cooking device for that material. All hot material shall be disposed of in a proper container.

72. All motor vehicles shall be parked in designated parking areas. Fire lanes and fire hydrants shall not be blocked. Fire lanes are to be maintained.

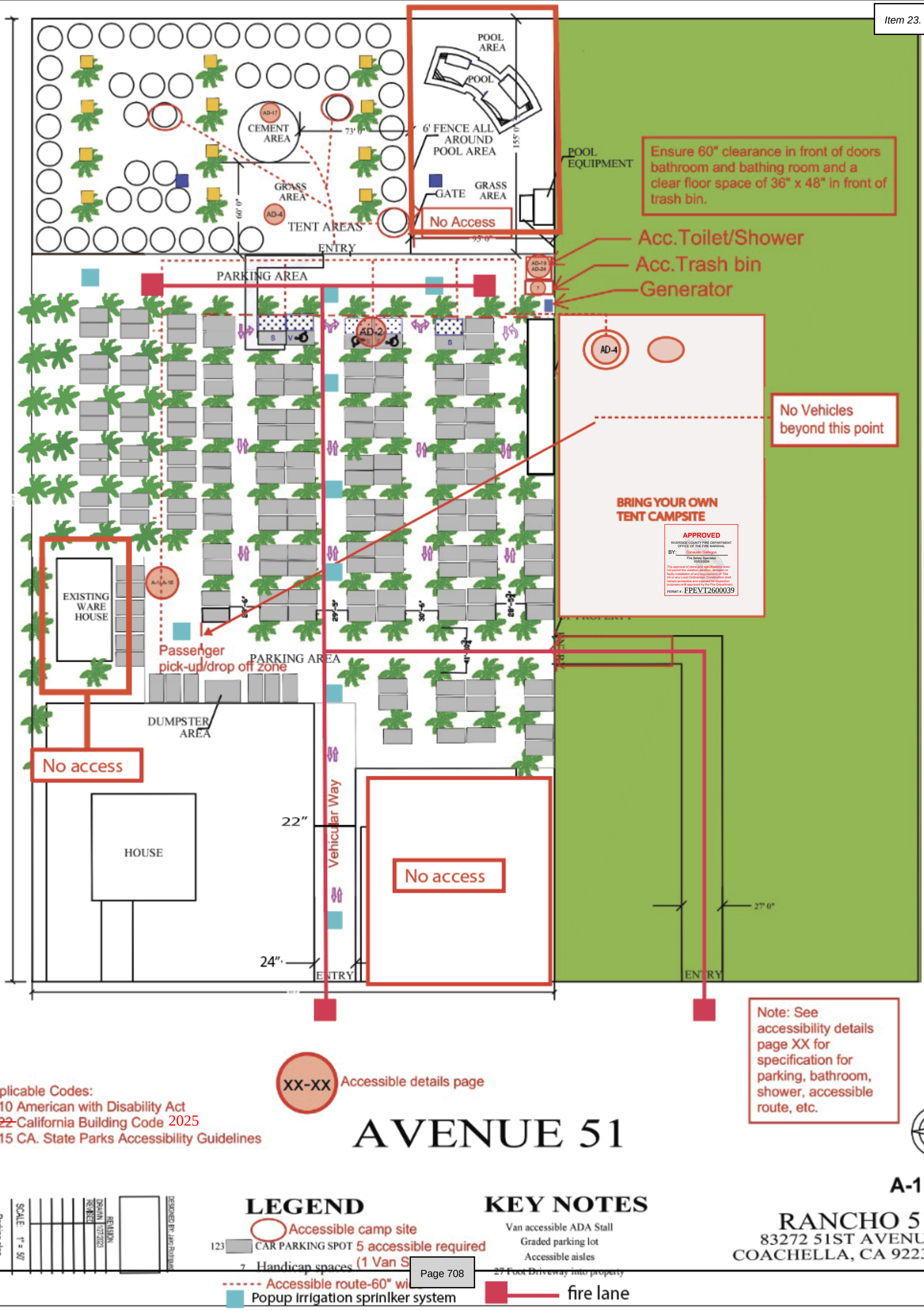
73. No fireworks (including safe and sane, sparklers).

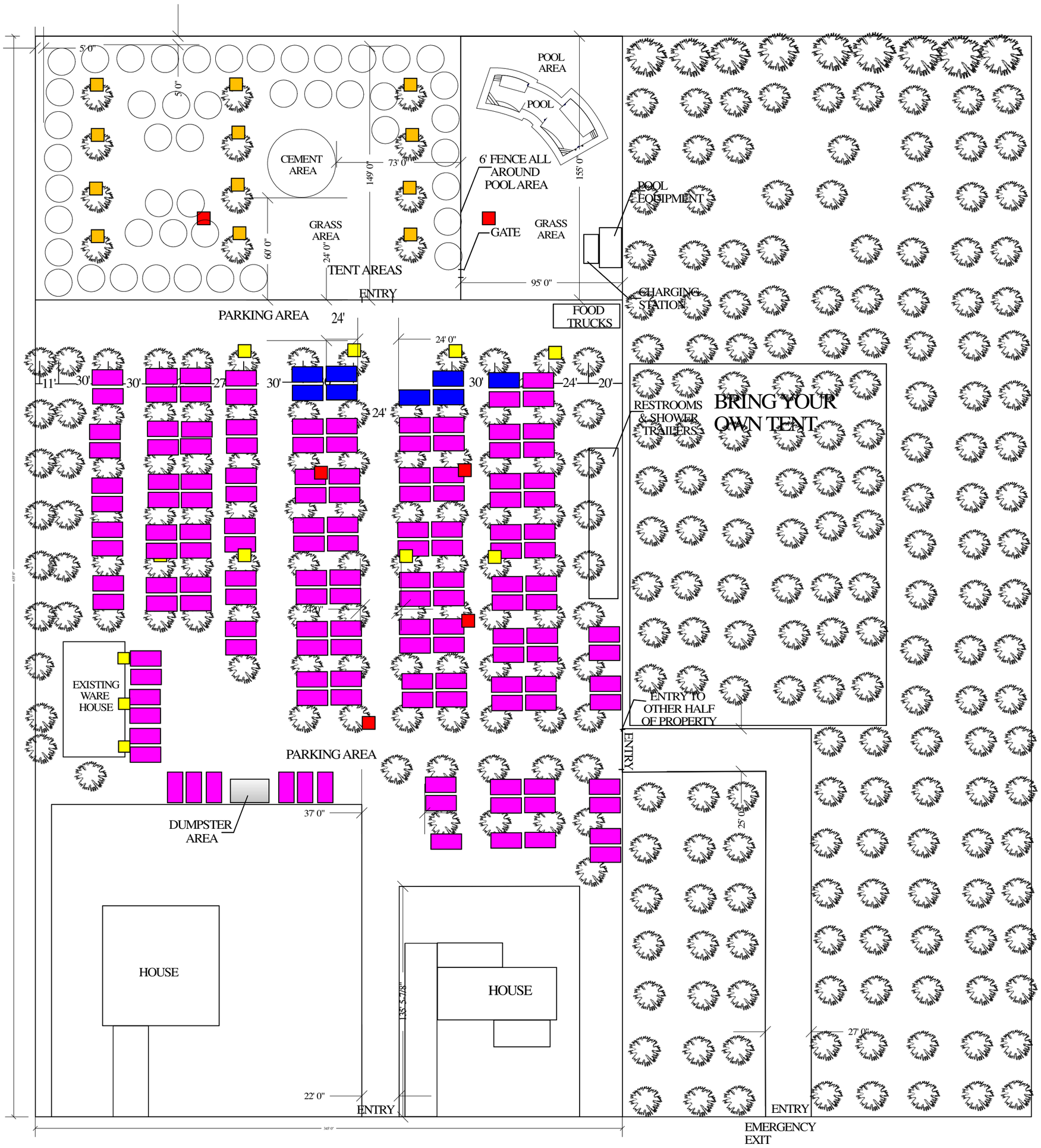
74. An inspection by the Office of the Fire Marshal will be required. Prior to the Event, you must be cleared by the Fire Department by way of a Pre-Event Fire Safety Inspection.

75. The applicant must immediately report any fire hazards during the Event to the City.

76. Event staff shall be trained to respond to fires and to evacuate Event attendees, if necessary.

77. The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances. The Fire Marshals job card, approved plans and condition letter must be at the Event grounds or NO inspection will be performed. Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date online rruofmscheduling@fire.ca.gov The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances.


POOL AREA
POOL
CEMENT AREA
AD-17
73' 0"
6' FENCE ALL AROUND POOL AREA
155' 0"
POOL EQUIPMENT
GRASS AREA
GATE
GRASS AREA
AD-4
60' 0"
TENT AREAS
No Access
55' 0"
ENTRY
Ensure 60" clearance in front of doors bathroom and bathing room and a clear floor space of 36" x 48" in front of trash bin.
Acc.Toilet/Shower
Acc.Trash bin
Generator
AD-19
AD-24
PARKING AREA
AD-2
AD-4
No Vehicles beyond this point
BRING YOUR OWN TENT CAMPSITE
APPROVED
RIVERSIDE COUNTY FIRE DEPARTMENT
OFFICE OF THE FIRE MARSHAL
BY: Consuelo Gallegos
Fire Safety Specialist
03/03/2026
The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of Title 24 or any Local Ordinances. Construction shall remain accessible and exposed for inspection purposes until approved by the Fire Department.
PERMIT # - FPEVT2600039
EXISTING WARE HOUSE
A-1/A-10
Passenger pick-up/drop off zone
PARKING AREA
DUMPSTER AREA
No access
HOUSE
22"
Vehicular Way
No access
27' 0"
24"
ENTRY
ENTRY
Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.
XX-XX
Accessible details page
Applicable Codes:
2010 American with Disability Act
2022 California Building Code 2025
2015 CA. State Parks Accessibility Guidelines
AVENUE 51
A-1
LEGEND
Accessible camp site
123 CAR PARKING SPOT 5 accessible required
7 Handicap spaces (1 Van S
Accessible route-60" wi
Popup irrigation sprinkler system
KEY NOTES
Van accessible ADA Stall
Graded parking lot
Accessible aisles
27 Foot Driveway into property
fire lane
RANCHO 51
83272 51ST AVENUE
COACHELLA, CA 92236
L-1.0
Parking plan
SHEET
SCALE: 1" = 50'
REVISION
DRAWN
REVISED
1/27/2023
DESIGNED BY Jan Rodriguez



AVENUE 51

LEGEND

- WATER SOURCE
- 153 CAR PARKING SPOT
- 8 HANDICAP PARKING SPOT
- LOW VOLTAGE LIGHTS MOUNTED ON TREES
- LANDSCAPE LOW VOTAGE LIGHTS

GENERAL NOTES:

PARKING LOT IS GRADED ROAD BASE MATERIAL

THESE DRAWINGS AND SPECIFICATIONS ARE AN INSTUMENT OF SERVICE AND REMAIN THE PROPERTY OF SANDS TO GREENS LANDSCAPE INC. THEY ARE NOT TO BE REPORDUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF SANDS TO GREENS LANDSCAPE INC.

LANDSCAPE PLAN SHEET
L-1.0

SCALE: 1" = 50'

REVISION
DRAWN
REVISED

PREPARED BY: ANA IÑIGUEZ

DESIGNED BY: JUAN ALVARADO JR.

SANDS TO GREENS LANDSAPE INC.
PO BOX 2913
INDIO, CA 92202
TELEPHONE: (760)347-5022
EMIAL: OFFICE@SANDSTOGREENS.COM
LICENSE: NO. 891251
(C-27), (C-61/D12), (C-61/D06), (C-53)

LANDSCAPE DESIGN BY:

Sands to Greens LANDSCAPE

LANDSCAPE PLAN FOR
RANCHO 51 RESIDENCE
83272 51ST AVENUE
COACHELLA, CA 92236

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

April 4, 2025

SENT VIA EMAIL ONLY
rancho51inc@gmail.com

Claudia Alvarado
c/o Rancho 51 Inc.
83272 51st Avenue
Coachella, CA, 92236

RE: MTE250005 – Temporary Event for 83272 51st Avenue, Coachella (APN 779-310-012 & -013)

On **April 4, 2025,** the **Riverside County Planning Department** approved the above referenced case subject to the attached final conditions. Action taken on the above referenced case is considered final.

Location: 83272 51st Ave, Coachella, CA, 92236 (APNs: 779-310-012 & 779-310-013)

Dates & Hours of Operation:

April 10 (start @ 3:00 pm) - April 14 (end @ 11:00 am)
April 17 (start @ 3:00 pm) - April 21 (end @ 11:00 am)
April 24 (start @ 3:00 pm) - April 28 (end @ 11:00 am)

Guest Count: 150 – 200 Guests

Event Description: The use hereby permitted is for a Tier III Minor Temporary Event -- The applicant is requesting to utilize the property at 83272 51st Avenue as a temporary campground for the Coachella & Stagecoach festivals. The dates the site is to be operational are as follows: April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th Each weekend attendees will begin arriving on-site at 3:00 p.m. the first day of the event (i.e. 4/10, 4/17, & 4/24), and will be packed up and off-site by 11:00 a.m. on the last day of the event (i.e. 4/14, 4/21, & 4/28). There are 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. On-site amenities include food vendor trucks, restrooms and showers. Parking will be located on-site and can accommodate up to 167 vehicles. Per Ordinance No. 348, quiet hours for overnight areas must be observed from 10:00 p.m. to 8:00 a.m. As such, there will be no amplified noise permitted after 7:00 p.m. for this event. 24-7 security will also be present (Superior protection consultants)

Sincerely,

County of Riverside - Planning Department
John Hildebrand, Planning Director

Joseluis Aparicio, Contract Planner

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Rania Odenbaugh, MBA., MPM.
TLMA Agency Director

03/27/25, 9:55 am **MTE250005**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for MTE250005. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (MTE250005) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The use hereby permitted is for a Tier III Minor Temporary Event to be held on the following dates:

April 10 (start @ 3:00 pm) - April 14 (end @ 11:00 am)
April 17 (start @ 3:00 pm) - April 21 (end @ 11:00 am)
April 24 (start @ 3:00 pm) - April 28 (end @ 11:00 am)

The applicant is requesting to utilize the property at 83272 51st Ave, Coachella, CA, 92236 (APNs: 779-310-012 & 779 310-013) as a temporary campground to accommodate 150-200 guests or the Coachella Stagecoach festivals. Each weekend attendees will begin arriving on-site at 3:00 p.m. the first day of the event (i.e. 4/10, 4/17, & 4/24), and will be packed up and off-site by 11:00 a.m. on the last day of the event (i.e. 4/14, 4/21, & 4/28).

There are 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. Per Ordinance No. 348, quiet hours for overnight areas must be observed from 10:00 p.m. to 7:00 a.m. As such, there will be no amplified noise permitted after 10:00 p.m. for this event.

The Event has been reviewed and cleared for the following uses: food vendor trucks, restrooms, shower trailers, beauty bar, and DJ (10 a.m. - 7 p.m. ONLY). Parking will be located on-site and can accommodate up to 161 vehicles.

24/7 security will be present (Superior Protection Consultants)

Event Manager Contact:

Claudia Lua Alvarado -- (760) 578-5931
Juan M. Alvarado -- (760) 579-5944

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Exhibits (cont.)

Advisory Notification. 3 AND - Exhibits

The operation of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

EXHIBIT A : Site Plan
EXHIBIT B : Traffic Control Plan
EXHIBIT C : Business Operation Plan
EXHIBIT D : Security Operations Plan
Exhibit E: CASP Approval

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
   - National Pollutant Discharge Elimination System (NPDES)
   - Clean Water Act
   - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
   - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
   - Government Code Section 66020 (90 Days to Protest)
   - Government Code Section 66499.37 (Hold Harmless)
   - Native American Cultural Resources, and Human Remains (Inadvertent Find)

3. Compliance with applicable County Regulations, including, but not limited to:
   - Ord. No. 348 (Land Use Planning and Zoning Regulations)
   - Ord. No. 413 (Regulating Vehicle Parking)
   - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
   - Ord. No. 457 (Building Requirements)
   - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
   - Ord. No. 484 (Control of Blowing Sand)
   - Ord. No. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 857 (Business Licensing)
   - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
   - Ord. No. 659 Development Impact Fees (DIF)
   - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
   - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
   - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 **DEH - FOOD & BEVERAGE**

DEH - FOOD & BEVERAGE

Obtain proper approval for any food and beverage services from District Environmental Services. Contact: 760-863-8287.

E Health. 2 **DEH - POOL/BODY OF WATER**

DEH - POOL/BODY OF WATER

Existing residential pool/body of water shall not be utilized for this event. Department of Environmental Health (DEH) Pool Plan Check shall be required to ensure that the pool meets all applicable commercial requirements prior to any proposed commercial use including but not limited to temporary events. Please contact DEH pool plan check for specific questions: 760-863-8287.

E Health. 3 **DEH - PORTABLE TOILETS**

DEH - PORTABLE TOILETS

The event shall obtain services from an approved liquid waste hauler. Per applicant the event will host up to 200 persons. Per resolution 91-474 at least 3 portable toilets per gender shall be provided with at least 1 unit per gender ADA complaint restroom. Provide service agreement from liquid waste hauler to this Department upon request.

E Health. 4 **DEH - POTABLE WATER**

DEH - POTABLE WATER

Potable water must be provided for guests. Provide water vendor information for bottled water or proof of potable water service for the event upon request.

E Health. 5 **DEH - SOLID WASTE**

DEH - SOLID WASTE

Contact Burrtec for 3-bin service (trash, recyclables, & organics). Provide confirmation from hauler to this department upon request. Per applicant event will host up to 200 persons. Per resolution 91-474 event will need 50 gallons leak proof refuse container per 100 persons for each waste stream. For any questions call: 760-863-7570.

Planning

Planning. 1 **Causes for Revocation**

In the event the use hereby permitted under this permit,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Causes for Revocation (cont.)

a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 2 Compliance with Ordinances & Stds.

Operations of approved MTE's shall comply with the Ordinances and standards of all relevant County Departments/Agencies, including, but not limited to:

1. The approved parking plan demonstrates on-site overnight areas located on paved, turfed or graded lots, emergency access and emergency water supplies.
2. The approved sewer disposal plan includes provisions requiring the use of individually contained sewer waste removal systems.

3. Except for contained propane to be used with barbeque grills and contained gasoline for generators, the approved fire protection plan includes prohibiting hazardous materials from being kept or maintained in the overnight areas.

4. The approved fire protection plan includes allowing only contained propane gas campfires and prohibiting open wood campfires, unless otherwise approved by the County Fire Chief or [their] designee.

5. Quiet hours for the overnight areas are observed from 10:00 p.m. to 7:00 a.m.

6. The approved noise, dust and lighting plans prohibits amplified sound and requires the overnight areas to be restored to their original condition at the conclusion of the temporary event.

Planning. 3 Conform to Exhibit

The use of the premises for the temporary event shall conform substantially with that as shown on the Site Plan exhibit.

Planning. 4 Convert to Intended Use

Upon cessation of the temporary event use hereby permitted, any temporary structures for the event operations shall be converted to their original intended use as allowed in the zone and approved per entitlement.

Planning. 5 Dust Management

As dust mitigation issues have been raised by local residents in regard to these events, applicants should remember that dust mitigation is a requirement, per County Ordinance, for temporary events that are utilizing on-site or off-site parking on unpaved sites. All MTE's are conditioned to deploy dust management measures prior to the event dates in preparation of the event, throughout the duration of the event (as

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Dust Management (cont.)

feasible), and afterwards during break down of the event (as needed for removal of temporary structures via trucks). Per the applicant, the following dust mitigation shall be deployed: • Our property has a irrigation sprinkler system in the parking lot area, and portable sprinkler system as needed. Our parking lot has class 2 road base to help with the dust control. The property is an event center year-round under the Rancho Ordnance, our irrigation system is permanent, therefore there is nothing to restore.

Planning. 6 Event Cleanup

All garbage, debris, and litter shall be properly disposed of at the conclusion of this event specified in the Planning Department Condition labeled - PERMIT LIFE

Planning. 7 Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning MTE250005 or its associated environmenta documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning MTE250005 , including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 8 On-Site Structures & Uses

If applicable: Any and all current/future structures and uses that are on-site must be properly entitled by

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 On-Site Structures & Uses (cont.)

the Planning Department and/or permitted by Building & Safety by the next time a temporary event permit is pulled. If the property does not meet this requirement at the time of the next MTE request, then a temporary event permit will not be granted until all on-site issues are resolved with the respective Departments.

If needed, please contact the Planning & Building & Safety Department to set up a meeting to discuss any uses and/or structures on-site that are not currently entitled and/or permitted so that a pathway to compliance can be determined.

Planning. 9 Permit Life

The temporary event permit shall remain in effect for the duration of the temporary event that is the subject of the temporary event permit. The temporary event permit shall become null and void at the conclusion of the temporary event.

Except for annual temporary events, a new temporary event permit shall be required for any subsequent temporary event held at the location.

Planning. 10 Permit Nontransferable

This permit shall not be transferable to any other date, organization, person, place, or time.

Planning. 11 Suspension & Revocation

A. A temporary event permit may be immediately suspended upon any of the following conditions:
1. If the Riverside County Sheriff's Department, Fire Department, Code Enforcement Department, Building Official, Planning Director or other County official, or their designated representatives, find that any of the provisions of this ordinance, another County ordinance, the approved temporary event permit or other applicable law is being violated.
2. When, in the judgment of any of the above named County officials, the use is detrimental to the public health, safety or general welfare, or is a public nuisance.
3. The Applicant made or allowed to be made a false or misleading statement or omission of material fact on a temporary event application that was not discovered until after the temporary event permit was approved.
4. The permit holder or property owner refuses to allow representatives from the Riverside County Department of Code Enforcement, Planning Department, Fire Department, Sheriff's Department, Environmental Health Department, Public Health and Agricultural Commissioner's Office to enter the Property to ensure compliance with the approved temporary event permit and all applicable Federal, State and local laws and regulations.
B. Upon suspension of a temporary event permit, the Planning Director or designee shall do the following:
1. Within 24 hours of being notified of the suspension, mail a notice of revocation and findings by certified mail to the property owner and temporary event permittee.
2. The revocation by the Planning Director shall be final unless the property owner or temporary event permittee submits a written appeal of the revocation to the Transportation and Land Management Director within 24 hours of receiving the notice of revocation. Such appeal shall include findings as to why the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Suspension & Revocation (cont.)

temporary event permit shall not be revoked.

3. If a complete and timely written appeal is submitted, the Transportation and Land Management Director shall promptly make a determination on the appeal and provide written notice to the Planning Director and appellant. The Transportation and Land Management Director's determination is final.

Plan: MTE250005 Parcel: 779310012

60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 Gen - Custom Not Satisfied

1. FIRE LANES/ACCESS - No designated fire lanes, fire hydrants or any other Fire Department appliances shall be blocked or obstructed. Fire lanes shall be clearly identified in an approved manner throughout the event grounds by posting "NO PARKING FIRE LANE" or other approved means. All motor vehicles shall be parked in designated parking areas.
2. A class K extinguisher is required for any cooking operations that involve the release of grease laden vapors, which include but are not limited to deep fryer and griddle operations. Cooking that produces sparks or grease laden vapors shall not be performed inside of the kitchen tents LPG tanks (empty or full) used for cooking operations shall be secured and kept a safe distance away from open flames.
3. TENTS -Extinguishers- At least one 2A10BC fire extinguisher, with a current service tag (within one year), shall be provided within every 75 feet of travel distance.
4. Smoking shall not be permitted in tents or membrane structures. Approved "No Smoking" signs shall be conspicuously posted
5. All fabric or pliable canopy covers, side/back drop, and/or decorative material must be inherently fire resistive and labeled as such or may be treated with a State Fire Marshal approved fire-retardant chemical.
6. All extension cords shall be undamaged, 12/3-gauge wire or greater, with approved connectors. The use of multi plug connections is prohibited.
7. Portable generators shall be maintained a minimum of 10 feet from all combustible materials and/or LPG tanks. Each generator shall be isolated from the public by a physical guard and provided a minimum of one 2A10BC rated fire extinguisher.
8. All food truck apparatus shall be easily relocatable in the event of an emergency or where otherwise required. All food trucks shall have their own compliment of a minimum one 2A10BC (5lb) fire extinguisher as well as a K Type fire extinguisher, both shall have a current service tag from a California State Fire Marshal approved contractor. All food trucks that have fuel-fire equipment shall be provided with adequate ventilation and a commercial kitchen hood extinguishing system. The hood, plenum and duct shall be maintained in a clean and safe operation. The hood suppression system shall be operational and provided with current service tag.
9. Wood, charcoal or other solid burning material shall be stored away from any combustible material and usage shall be confined to an approved cooking device for that material. All hot material shall be disposed of in a proper container.
10. All motor vehicles shall be parked in designated parking areas. Fire lanes and fire hydrants shall not be blocked. Fire lanes are to be maintained.
11. No fireworks (including safe and sane, sparklers)
12. An inspection by the Office of the Fire Marshal will be required. Prior to the event, you must be cleared by the Fire Department by way of a Pre-Event Fire Safety Inspection.

The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances. Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date online rruofmscheduling@fire.ca.gov

RANCHO 51
DATE GARDEN

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

83272 51 Ave

Coachella, Ca 92236

APN: 779310012

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RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Mission Statement

Rancho 51 Date Garden 82272 51 St Ave, Coachella, CA, as a Rancho Community Event Facility will host Quinceaneras (sweet sixteen, weddings, Baptisms, Anniversaries, Farm to table events and other similar private events. We will continue to harvest our Date palms and contribute to the local economy as farmers and as a Community Event Facility. The events will host 0-200 people, Manager on site, traffic management, security, restrooms, and work with riverside county approved food vendors and follow all the Rancho Community Event Facility ordinance.

Overview

Venue Name: Rancho 51 date Garden

Address 83272 51 Ave, Coachella, Ca 92236

APN: 779310012

***Property Info* Zone:** A-1

Acreage: 183,872 sq ft 4.3(acres) + (1.1 street) total 5.4 acres

Event Space: 49,553 sq ft (1.1 acres)

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Event Operation

Event Size An estimated of 0-200 people will be expected to attend events held at Rancho 51 Date Garden. For special events we estimate 300-1500 people depending on event

Event Frequency Events held at Rancho 51 Date Garden will take place every day of the week if booked.

Hours of Operation Scheduled events will be allowed to run from different times depending on event 12:00pm -5pm if it's a baby shower 4:00pm until 12:00am for a night event or until 4am for Coachella after parties per county ordinace, with no event lasting longer than 12 hours in total, set up time will be 3 - 4 hours before the event and clean-up is next day or 1 hour after event depending on event. No live music or amplified noise after 12am or latter depending on event, such as Coachella after parties can go until 4am per county ordinance.

Location Events will be held outdoors in an open area, in a date garden

On-site Management Rancho 51 date garden provides an on-site manager for all events that remains on the property in the event area during the event hours provided under event contract with event hosts.

Prohibited Activities The following activities are prohibited on site: overnight stay, pyrotechnics/ fireworks, and any open flames such as firepits.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Event Operation

On-site signage There are currently no permanent or temporary signage on property. We would rather not have signs.

Stormwater Events will not contribute to any stormwater runoff or alter any drainage patterns that would violate or contribute to a water quality violation.

Building and structures on the property: We have security In our property for entire duration of the event, they will restrict access to all guest to the other buildings and structures on the property.

Property Access There are two access entries to the property. One primary entrance of 22 feet wide and a secondary entrance for fire access of 26 feet wide.
On-site Bodies of Water There is a pool; the area is locked and gated during the event.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Noise Mitigation Plan

Type of Sound Types of sound that may take place are live music and DJ with both amplified music and sound and non amplified live music or sound depending on event. music setups for events. Along with audible conversations from event attendees.

Days & Hours of Operation Music will be allowed on site from 4pm – 12am per city rules or latter depending on event such as Coachella After parties.

Distance to Other Properties To the north there is a residential community that is approximately 780-10" feet away from the noise source, to the east there is a 2 residential properties that are approximately 635-4"feet away from the noise source the other property is 1,135-4" feet away from the noise source, to the south there is an empty lot and 4 residential properties that are 2 are approximately 2,905 feet away from the noise source and the others 2 property 1,160" feet away from the source, directly to the west there are 2 residential properties approximately 671'-10 feet away from the noise source.

Lighting Mitigation Plan

County Ordinance Event lighting shall comply with all applicable county lighting ordinances such as ordinance no. 655 and ordinance no. 915.

Days & Hours of Operation Lighting will be allowed on site from sundown - 12am (per county ordinance)

Lighting conditions Current lighting consists of LED string light above the dance floor area, All outdoor lighting shall be focused, directed, or arranged to prevent glare or direct illumination outside the property line or on any streets or the public right-of-way. All outdoor lighting shall cease at 12:00am.

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Dust Mitigation Plan

Fugitive Dust : Fugitive dust shall be minimized by reducing vehicles speed on driveways and parking areas.

Dry Conditions Gravel parking areas and roads are watered with our sprinkler system before the event starts to help mitigate dust.

Lighting Mitigation Plan

County Ordinance Event lighting shall comply with all applicable county lighting ordinances such as ordinance no. 655 and ordinance no. 915.

Days & Hours of Operation Lighting will be allowed on site from sundown - 12am (per county ordinance)

Lighting conditions Current lighting consists of LED string light above the dance floor area, All outdoor lighting shall be focused, directed, or arranged to prevent glare or direct illumination outside the property line or on any streets or the public right-of-way. All outdoor lighting shall cease at 12:00am.

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Traffic Management Plan

Staff 1-2 staff dependent on event size. Staff will be placed in the parking area, primary entrance and along road access as needed to direct traffic through the property and park according to the event site plan.

Directional Signs No signs will be placed within the County right-of-way, pursuant to Ordinance No. 679.4.

On-site Parking There are a total of 142 parking spaces:6 ADA spaces and 136 standard parking spaces.

Off-site Parking Not permitted.

Traffic Control Staff specifically assigned to traffic duties are to ensure all traffic flow remains safe and orderly.

Obstructions All access roads, driveways and easements must remain unobstructed throughout all hours of operation.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Solid Waste & Trash Service

Waste Disposal All trash will be disposed of in a trash bin located in the south part of the property, shown on Event Site Plan, by staff members during and after the event has taken place. Trash bin is serviced by Burrtec Waste every Wednesday.

Liquid Waste Disposal

Sewage not applicable, we use portable restrooms – we will be building a multipurpose building that will include the restrooms for our event facility.

Portable Toilet Facilities Existing restroom trailer is pumped by Diamond environmental, very Monday after event.

Potable Water

No Water All clients must provide potable water and ice for all expected guests.

Food Service Operation Plan

Food & Beverage Food is excluded from the event venue contract. Clients may supply food & beverages for their guest if desired. Any alcohol must be distributed by a licensed mobile bartender contracted by the client.

RANCHO 51

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Fire Protection & Emergency Medical Service Plan

Medical Personnel Access Access road shown on Event Site Plan.

Prohibited To ensure safety and compliance no pyrotechnics, fireworks, or open flames are allowed on site.

Cooking Cooking is not allowed without proper licensing and approval by County of Riverside and corresponding departments.

Fire Access Access road shown on Event Site Plan.

Fire Extinguisher A total of 16 fire extinguishers are located throughout the event area and designated parking area. Fire extinguishers are to comply with the following: shall be provided as required by 906, be a minimum of one portable fire extinguisher with a rating of not less than 2A10BC, shall be provided every 75 feet. and extinguishers shall have a current CSFM service tags affixed; or within one year from the date of manufacture.

Tents not applicable

Stages There are no stages on site. If a temporary stage is proposed by the client, the client must submit to the county for approval and shall comply with all applicable building & safety and fire codes before event date.

RANCHO 51 DATE GARDEN

COMMUNITY EVENT FACILITY MANAGEMENT PLAN

Generators & Other Internal Combustion Power Sources There are no generators or other power sources on site. DJ or music vendor will bring there generators if necessary.

Food trucks Food trucks are not included in the event venue contract. If the client proposes to utilize a food truck vendor, the client and vendor must provide proper compliance with County of Riverside.

CASE: MTE250005
EXHIBIT: EMERGENC'
DATE: 2/20/25
PLANNER: J APARICIO
☑ Meeting ☐ Comment Agenda ☐ Final

LEGEND

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RANCHO 51

COACHELLA, CA

EMERGENCY ACTION PLAN

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STATEMENT OF PURPOSE

The primary purpose of this Emergency Action Plan is to limit the risk of death or personal injury to guests and employees and to minimize physical or structural damage to the facility as well as set forth clear procedures for emergency situations that may arise at RANCHO 51. The policies and procedures outlined within this plan are to serve as guidelines for all staff to follow during an emergency.

An additional purpose of this manual is to lay out a command structure, sound decision process, and effective communication lines and procedures, so as to minimize the extent and severity of any emergency incident.

Rancho 51 will work on a continuing basis with the Coachella valley Fire department. The Riverside County sheriff's department, and other agencies in the development of specific Emergency procedures plans.

All emergency response actions will occur with the facility employees that are actually "on hand" during the time of a crisis. Some emergencies will affect one or two people, other situations may involve the need to evacuate the entire premises. Therefore, the policies and procedures contained in this plan may have to be modified to provide the appropriate emergency response actions. This plan should be considered as a teaching tool to provide employees with an overview pf their duties and responsibilities during an emergency situation.

- Medical
- Fire
- Earthquake
- Bomb threat
- Chemical spill
- Structure climbing/descending
- Extended power loss

This Emergency procedures manual is a tool, which will be distributed to all employees of Rancho 51. It should be understood that this plan cannot address every possible emergency situation that may arise. However, the guidelines set forth should be followed as closely as circumstances allow in order to reduce the chances of personal injury or damage.

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Medical Emergencies

The intent of this section is to provide basic guidelines for handling medical emergencies ranging from minor to serious injuries or death. Basic first aid and CPR information and guidelines will be posted in common-work areas.

Emergency Medical Procedures

Medical emergencies/injuries are classified into three categories

- Minor
- Serious/non-life threating
- Serious/ threating

Minor Injuries are those, which can be handled by basic first aid procedures and do not require immediate additional medical treatment or transportation.

Serious/ non-life-threatening emergencies/injuries are those which require immediate medical attention beyond the first aid which can be provided onsite. These injuries do not require ambulance transportation.

Serious/ life-threatening emergencies/injuries are those which require immediate ambulance transportation to a medical facility. These include, but are not limited to, individuals with chest pan, breathing difficulties, severe bone breaks, and back injuries, severe cuts with uncontrolled bleeding, unconscious persons, and severe head injuries.

Staff Medical Emergencies procedures

- With minor injuries, notify your supervisor, take appropriate first aid measures. • With Serious/non-life-threatening injuries, take immediate action and appropriate first aid measures. Notify your supervisor as soon as possible. Ensure that appropriate transportation to the appropriate medical facility has been arranged.
- Incase of serious/life threatening injuries, take immediate action by notifying your supervisor. Make sure to state the exact location of the injured person and the severity of the injury. If trained, provide immediate first aid and or CPR measures as needed.
- Notify the Manager on duty as soon as possible.
- If necessary, supervisor will contact 911 and proceed to have a security officer or other employee meet the incoming ambulance at the closest entrance or location where the injured person in located.

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- Do not attempt to move the injured individual(s) unless his/her life is in danger at that location. Upon arrival of the ambulance, be prepared to provide any needed information to the paramedics/EMT.
- Make sure to note which hospital/clinic the injured person is being transported to in order to assist with his/her family notification. No employee shall interfere with medical treatment provided by the ambulance or medical team.
- The only exceptions to treating serious / life-threatening injuries are cases where a person is "obviously dead". Examples of this would be decapitation, rigor mortis, etc. in these cases, first aid ad or CPR would be inappropriate. Suspicious of deaths are a law enforcement matter and tampering or moving of deceased individuals by unauthorized persons could constitute a violation of law.
- If an individual is discovered who is "obviously dead" ALL guest in the immediate will be cleared but asked not to leave until cleared by law enforcement officer. The deceased will not be covered, nor the surrounding area altered in any matter. The area should be secured. If the deceased is in public view, the body may be covered but only at the direction of law enforcement officer.

Additional considerations and medical emergencies:

- Whenever possible, do not leave an individual requiring medical assistance along. • If you are dealing with a conscious adult who refuses assistance, make a notation on the incident report.
- If you are dealing with a minor, obtain their name, age, and the name and phone number of his/ her parent(s) or legal guardian(s).
- Make sure a written record of the location to which the injured person is transported, is made to assist in family notification. This information is critical in the event of multiple casualties.

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FIRE

All fires regardless of size, must be treated as serious incidents. It is important that all Rancho 51 staff is safety conscious, knows the basic rules of fire extinguishing and knows the location of fire prevention, detection and abatement equipment. It is also important that all staff knows how to report a fire.

One of the most important responsibilities of all employees is fire prevention.

Whether a person works in an administrative office, operations or an attendant, he/she should always look for things, which may be fire hazard. A few of the more common hazards are:

Frayed or unprotected electrical cords.

- Large collection of trash
- Open trash bin covers
- Flammable materials
- Careless smokers
- Obscured or covered fire extinguishers and hoses
- Blocked exits

It is the responsibility of ALL EMPLOYEES to immediately report all potential fire hazards to the manager on duty via the two-way radios or by dialing 760-578-5931

In addition to the above-mentioned fire hazards and all suspicious of fire should immediately be reported. Suspicious of fire or fire hazards may include smell of smoke or smoke haze in the air, smell of gas, open containers that are marked toxic, or flammable or reports by others that something is burning.

Staff Fire Procedure

Prior to the beginning of their shift, all employees should know the location of the following items in their designated work area.

- The nearest fire extinguisher / fire hose
- The nearest telephone
- The nearest fire exits
- The nearest alarm pull station

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- The Nearest first aid station

If you discover a fire or smoke

- Warn and remove anyone in immediate danger
- Immediately notify Manager on duty on radio or at 760-578-5931 • If you do not have a two-way radio, go to the nearest employee with a radio. Remain calm and state who you are, exactly where you are located, and the nature of the emergency.
- If a fire extinguisher is available, and you have been formally trained in how to use it and feel comfortable doing so under the circumstances of the situation, take it to the location of the fire. If the fire does not appear to be out of control, use it to extinguish the fire.

If you hear or see a fire alarm:

- When directed to do so, begin the evacuation of guests and yourself in your surrounding are by guiding them to the nearest exit.
- As you are evacuating and helping others to evacuate, listen for further instructions.

Your own good judgement is the finest safety device ever developed. Above all, remember to use your head! If you hear the fire alarm sound or if verbal instructions to evacuate are given, take them seriously and proceed immediately to the nearest exit or fire exit.

Evacuation is a must under these circumstances and not something you choose no to do. Determine in advance the nearest exit from your work location and the route you will follow to reach that exit in the event of an emergency. Also, establish an alternate route to be used in the event your first route is blocked or unsafe to use.

Fire considerations:

- Report the fire immediately using an appropriate method. If the fire extinguished, no matter how small it was, it is still important that the manager on duty is made aware of the incident.
- Stay low, heat and smoke rise. Hot air can scorch a person's lungs and smoke may contain poisonous fumes that can cause death. Take short breaths and breathe through your nose. Cover your face with a piece of cloth to filter out the smoke.

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BOMB THREAT / SUSPICIOUS OBJECT

Receptionist, administrative assistants, and all other persons who answer published telephone numbers should be briefed on the procedures for handling bomb threats. Bomb threat checklist forms will be distributed to all team members and kept available for us.

This form will assist in evaluating the threat and possibility of identifying the caller. The form should be immediately available, and all telephone switchboard operators and reception desk staff must become familiar with its format in advance of a potential threat emergency.

The potential for bomb threats exists at all businesses and facilities. Even though very few bomb threats involve the placing of a bomb, all threats must be taken seriously.

Definitions

BOMB: An explosive device fused to detonate under specified conditions, explosive and incendiary by type. This includes improvised explosive device, Molotov cocktails, firebombs and all military ordinances such as grenades.

Threat: An indication of something impending, an intention to inflict evil, injury or damage.

The most common reason for making a bomb threat are: The caller wants to create an atmosphere of anxiety and panic, which will in turn result in a disruption of normal activities at Rancho 51.

The caller has definite knowledge of the bomb and wishes to minimize risk of injury to others.

Non-Specific threats: Non-specific threat is less common type. The caller simply advises that there is a bomb.

Specific threats: A specific threat is less common, but more likely to involve an actual explosive device. This type if threat usually provides information regarding the bomb, its placement, its construction, the rationale behind the attack, or detonation time. The caller may also indicate the knowledge of/or about the physical layout of the site, particulars of facility business, relay information about remote control switches, name an individual as a target or identify themselves as a representative of a terrorist organization. When a specific threat is received, serious thought must be given to the possibility that an actual explosive may be present.

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Earthquake

It is well known fact that southern California is prone to earthquakes. Whenever a major tremor occurs, expect one or more aftershocks of varying intensity. In addition, numerous major earthquakes can occur in the same area.

General information

Of all natural disasters that can affect Rancho 51, earthquakes occur most suddenly, and may include a widespread damage. It is during such crisis that Rancho 51 personnel should present themselves with the proper demeanor and control. The chances for survival are good if the public and area personnel remain calm. The following procedures should be implemented.

If indoors- Stay indoors unless the order to evacuate has been given. Drop, cover and hold. Seek refuge under a desk or table or other sturdy furniture with back to windows. If not near any furniture, sit in a corner or with back against a solid interior infants and small children. Drop to your knees, clasp both hands behind your neck. Bury your face in arms. Make your body as small as possible. Close your eyes. and cover your ears with your forearms. If notebooks or jackets are handy, hold it over your head for added protection. Stay away from windows, bookcases, or other heavy objects. Maintain your position until shaking stops.

IF OUTDOORS: Move quickly away form buildings, utility poles and other structures. Caution: always avoid power or utility lines as they may be energized. Assume drop. Cover and hold position in an open space until the shaking stops.

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HAZARDOUS MATERIAL

Hazardous materials are those substances, represented by one of the following hazardous material classes.
Flammable (gasoline, cleaning solvents, etc.)
Explosives (fireworks, TNT)
Radioactive (medical, isotopes, radium, etc.)
Compressed gas (oxygen, nitrogen, etc.)
Highly reactive (chlorine, phosphorus, etc.)
Severe health hazards (poisons)
Corrosive (batteries, acids, etc.)
General Information

A release of hazardous or toxic material can occur either inside or outside Rancho 51. If a known or suspected release or spill is detected inside, the manager on duty should be contacted immediately.

All hazardous materials stored or used on premises will have an appropriate sign displayed indicating the substance, safety precautions, and appropriate emergency actions to be taken in the event of an accident.

In addition, all chemicals used on the premises will have material safety data sheets (MSDS) on record in the management office and all containers shall be labeled accordingly. These material safety data sheets provide first aid recommendations in case of injury.

Emergency hazardous material procedures

- Immediately clear the area and close the doors.
- Notify the manager on duty immediately.
- Ensure that all persons are moved upwind of the spill.
- Shut off ventilation for the affected space.
- If toxic, and only, if possible, contain the spilled material through the use of such material.
- Do not wash hazardous material into the storm or sewer lines. • Only qualified persons may attempt to clean small spills, large spills of toxic materials require special training and equipment possessed by commercial clean up companies. The manager on duty will determine if outside help is required in the clean up process. If outside help is needed manager on duty will notify 911.

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UTILITIES OUTAGE

Utility/Electrical outages can occur, at any time for number of reasons. When the electricity fails, emergency back-up generators are scheduled to provide emergency power. It takes a very short time for the back-up generators to activate. In case an event is in progress the generators will provide adequate lighting for guest to leave safely.

Departmental Power outage procedures
Manager on duty: Ascertain the problem and possible impact in order to make decisions regarding the continuation or cancellation of the event in progress.

Security: Standby to make announcements based on the Manager on duty's decisions. Prepare to evacuate the building if necessary. If the decision is made to evacuate the premises, follow the emergency evacuation procedures outline in this plan.

Engineer: notify the manager on duty of the cause of the power outage. Continue to provide updates and progress reports. If external, contact the imperial irrigation district (IID) load dispatcher to determine the estimated length of the power outage. If internal, locate and initiate prompt repair. Only if possible, to do it safely.

Incase of emergency, The imperial irrigation district will be contacted and informed of the utility outage.
Reporting electric or water trouble in emergencies, please call the customer service numbers listed below.

Local calls: 760-335-3640
Toll Free: 1-800-303-7756
Customerservice@iid.com

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EMERGENCY PHONE NUMBERS

- Riverside County Code Enforcement 951-955-2004
- Riverside County Fire Department 760-398-8895
- Riverside County Sheriff's Department 760-863-3215
- Riverside County Planning Department 760-863-8277

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Rancho 51
Security Operations Plan

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1. MISSION STATEMENT:

To secure and deploy the security resources necessary to protect and serve the interests of property and attendees, while preserving the peace and ensuring that pedestrian and vehicular traffic flow in an orderly and systematic manner during the days involving Festival weekends on April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th

1.1 OBJECTIVES:

1.1.1 Maintain a professional, courteous presence during all activities associated with the event.

1.1.2 Identify, control and/or remove conditions that could threaten the public safety.

1.1.3 Practice proactive policing ideas while addressing any violations of event regulations and criminal conduct with the appropriate law enforcement response.

1.1.4 Network with and employ the assistance of other law enforcement agencies as needed to ensure public safety and smooth flow of traffic.

2. EVENT ESTIMATED ATTENDANCE, SITE, & TIMES OF EVENT: An estimated attendance of 150 persons will be camping at the Rancho 51 property.

Rancho 51 is a large (8 acre) property located in Coachella, CA, on the corner of Ave 51 and Jackson St.

The site consists of grassed areas. There are a significant number of mature trees and shrubs. The property is a popular recreational amenity, and all planning aims to minimize disturbance to members of the public. The area is surrounded by residential and business accommodation. All work and plans must account for a minimization of disturbance to these neighbors.

The layout of the site is shown in Appendix A - Site Maps.

On site, there will also be 45 glamping tents, 50 bring your own tents, food vendor trucks approved by Riverside County, restrooms and showers, no open flames permitted. Camping for the weekend is scheduled to start on Thursday, Camping for Coachella Festival and Stagecoach is scheduled to start on Thursday, April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th at 3:00 pm and will end on Monday, 4/14th, 4/21st, & 4/28th)at 11am Camping will have posted r[illegible]oise curfew of 10:00pm in the camping areas.

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3. SECURITY:

Superior protection consultants
760-262-7210
www.superiorprotectionco.com

Rancho 51 has contracted with Security to staff the venue. The role of Security at the event is to identify, control, and/or remove conditions that could threaten the peace, safety, and property, vendors, and/or staff at the event. Security will staff all entry and exit gates, as well as staffing all security posts, camping and parking areas, on both the exterior and interior of the event and camping. Security staff will conduct searches of all persons and property brought into the event, which will include any and all items to be brought into the on-site camping areas. Security is a key element in the safety and security of the event.

3.1 OBJECTIVES:

3.1.1 Security will provide security staff for the main venue, within the venue and will provide uniformed security officers for traffic control.

3.1.2 Security will provide security staff for the on-site campgrounds and parking lots.

3.1.3 Security will provide uniformed security officers to patrol in the camping and parking lots.

3.1.4 Security will handle the ingress and egress into all parking areas, in conjunction and with the approval of the Riverside County Sheriff's Department.

3.1.5 Security will provide security staff for the pool area.

Security will be responsible for patrolling the parking and camping lot areas 24 hours a day during the entire event. Security will be responsible for deterring minor incidents in the parking areas such as tailgating, drinking, overnight camping and thefts. The security staff will liaison with law enforcement and will handle all minor infractions that occur on the property grounds, camping and parking areas. Large-scale crime issues will be referred by Security to the appropriate law enforcement agency as deemed necessary by the on-site security Incident Commander.

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4. COMMAND POST OPERATIONS:

An onsite Security Command Post (CP) will be utilized for this event.

The Command Post will serve as the logistical center for the Security and other involved Fire, Law Enforcement and Security agencies. The CP will serve as the central point of contact for all event security staff and the property owner.

5. COMMUNICATIONS:

Many modes of communication will be utilized at the event including, but not limited to digital two-way radio frequencies, cell phone and computer communications.

Two security Dispatchers will staff the CP. CP Dispatch will handle all event radio traffic and maintain a call log of important and relevant information. The call log will identify the person generating the radio traffic, specific statements or request and the time of transmission.

Event East frequency will be used for Venue Operations, Channel 1 frequency will be used for Camping, Traffic and Parking Deployment. All event security personnel will be issued a headset that is required for use due to the noise levels (as applicable).

6. LOGISTICS:

Security will issue Reflective Traffic Vests to all uniformed security officers working the event. All uniformed personnel are required to wear the vest while on duty. It is also anticipated that golf carts, flares, office supplies, office equipment, water, food, and other will be needed to properly carry out this plan. The Security Department will provide the necessary logistics and support.

Equipment will be issued at the time of check in at the CP Area. All issued equipment to include vests, radios and headsets will be required to be turned in immediately after the security officer's assigned shift.

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7. ARREST:

All potential arrestees, after all attempts to de-escalate have been exhausted, will be brought to a staging area for transport. All arrestees will be transferred to the Riverside County Sheriff's Department for possible arrest and booking.

7.1 All arrestees will be held at the staging Area. The arresting security officer will be responsible for completion of all required paperwork related to the arrest.

7.2 The on-site private security should use the opportunity to resolve these potential arrests (i.e., public intoxication, disorderly conduct, etc.). Local law enforcement should not be contacted unless absolutely necessary and/or when requested by Security.

7.3 Those individuals who are detained for minor violations, such as public intoxication, should be released to the custody of a responsible party who will immediately remove the offender from the property.

8. INTELLIGENCE:

Personnel becoming aware of any information regarding potential problems are to report the information to the Command Post as soon as reasonably practicable.

The Command Post will notify the Operations Supervisor who will liaison with staff to ensure that intelligence information is promptly reported to the appropriate personnel and to the on-site Security Incident Commander.

9. FIRST AID/MEDICAL AID:

AMR will be contacted by Security to provide medical services and staff first aid during the event. The primary first aid location will be located (enter first aid tent location) Area. The campground will have a first aid station located (enter first aid tent location) which will be centrally located and clearly marked.

10. MUTUAL AID/CONTINGENCY PLANS:

The decision to declare a mutual aid is the sole responsibility of the Incident Commander or his designee. Considerations for declaring a mutual aid include, but are not limited to:

10.1 Identification of a Problem

10.1.1 Defining Threat Potential

- Danger of personal injury to participants and/or bystanders

10.1.2 Determining the Parameters of Crises

- Demeanor of all present
- Cooperative vs. non-coop

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- Sobriety issues
- Location of the problem

10.1.3 Ability to isolate the Problem

- Prompt Resolution
- Announcement – via property owner cooperation
- Security – efforts-attempts-successfulness
- Officer Safety Factors

10.2 In the event that a Mutual Aid situation is declared:

10.2.1 The property owner or his/her designee will make an announcement declaring that the event is being discontinued. This announcement shall be articulated and made in a manner that does not antagonize the crowd against Security or law enforcement personnel.

10.2.2 All egress Traffic Control personnel are to immediately staff their posts and prepare for assisting traffic away from the venue.

10.2.3 All on-site Security personnel will return to the CP and stand-by for deployment instructions. All personnel will stand-by with the Supervisor in-charge of the event to which they were assigned before the mutual aid response was called.

10.2.4 The area of concern will be cleared of patrons and event staff.

****Special Mutual Aid Contingency Plans**: ICU and alternate Command Post location (off site location) will be available for use at the direction of the Incident Commander.

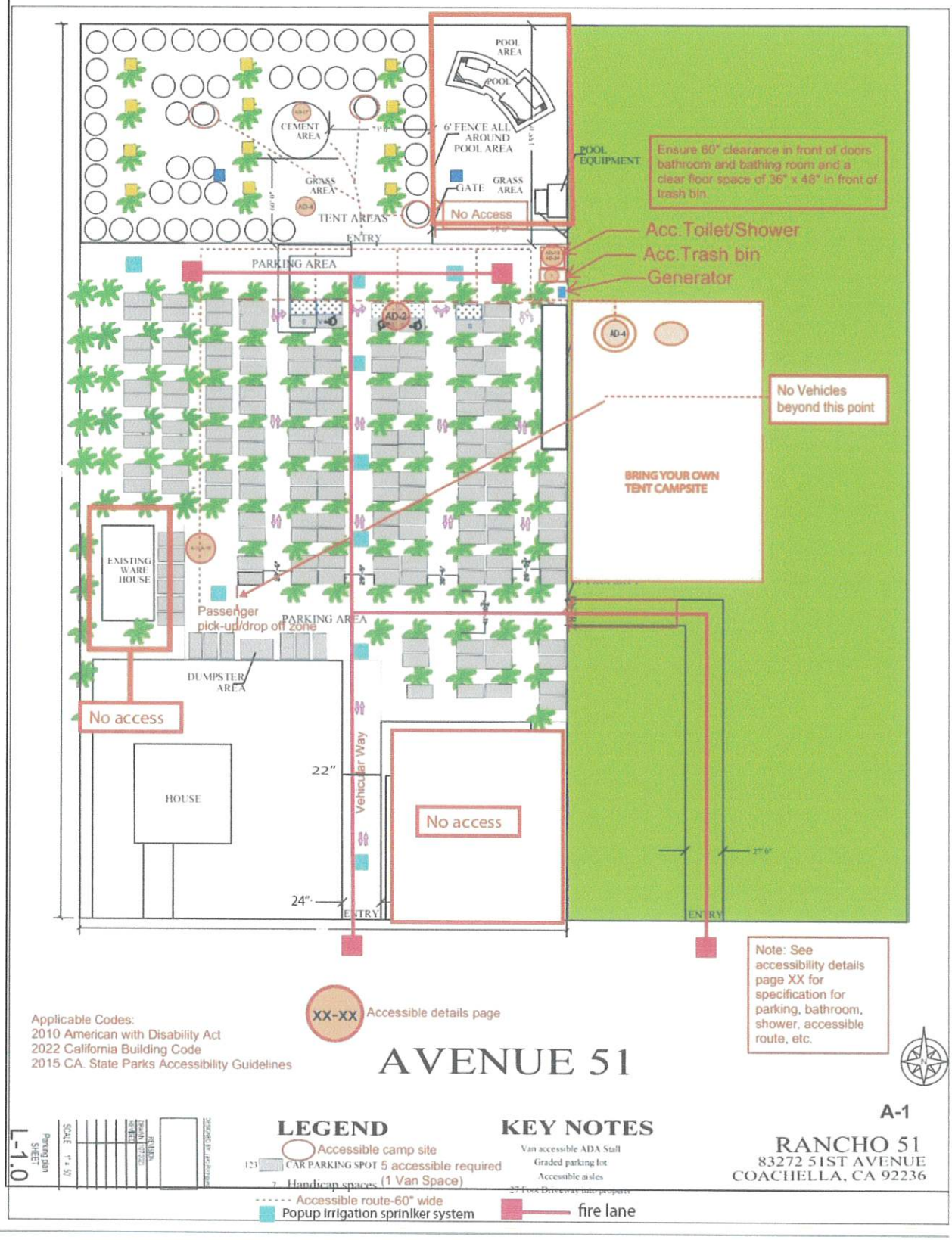
11. AFTER ACTION REPORT:

At the end of this event the Security shall submit an After-Action Report to the property owner. The After-Action Report shall contain information related to the overall security at the event.

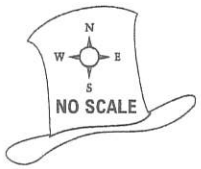
12. DUST CONTROL: Our property has a irrigation sprinkler system in the parking lot area, and portable sprinkler system as needed. Our parking lot has class 2 road base to help with the dust control. The property is an event center year-round under the Rancho Ordnance, our irrigation system is permanent, therefore there is nothing to restore. See site plan for water system

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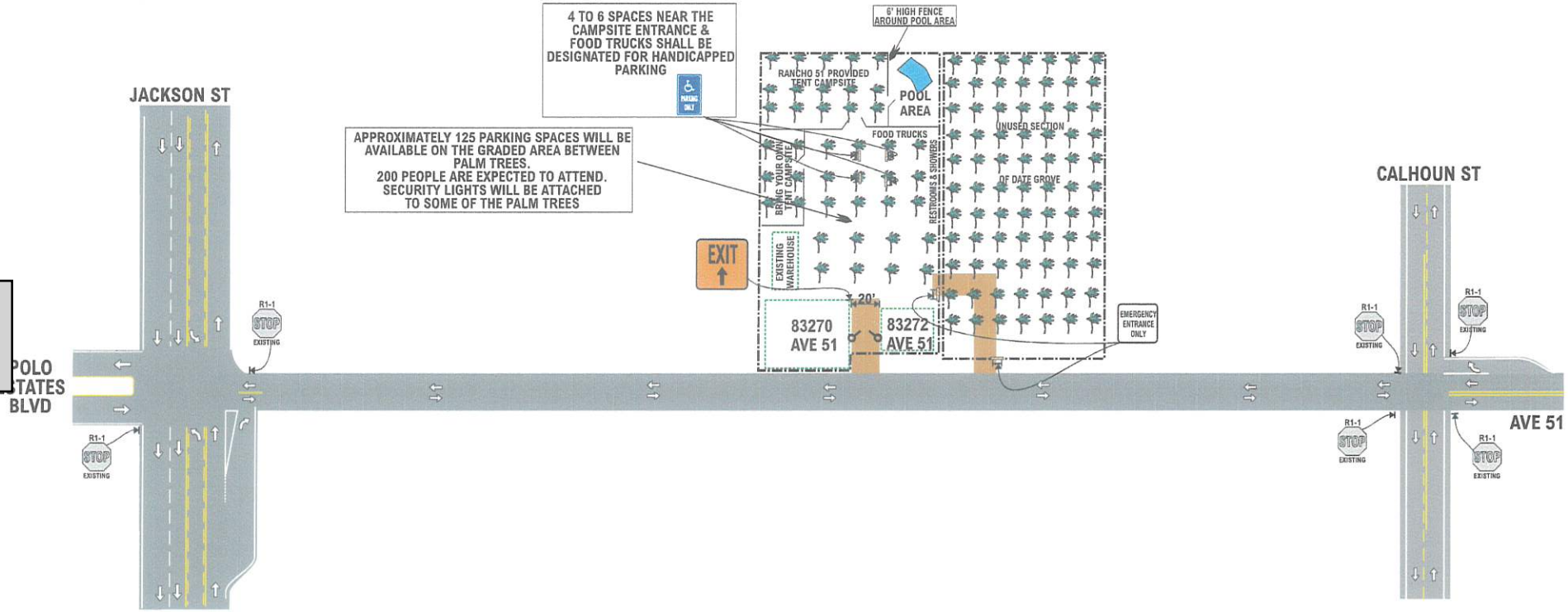
Appendix A



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NOTES:
1. ALL TRAFFIC CONTROL DEVICES FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA M.U.T.C.D.)
2. TRAFFIC CONTROL SHOWN HEREIN IS THE MINIMUM REQUIRED. ADDITIONAL TRAFFIC CONTROL MAY BE REQUIRED TO FACILITATE PUBLIC SAFETY AND TRAFFIC FLOW IF DEEMED NECESSARY BY CITY OF INDIO AND/OR COUNTY OF RIVERSIDE REPRESENTATIVE.
3. THROUGHOUT EACH WORK PERIOD, CONTRACTOR SHALL INSPECT TRAFFIC CONTROL (SIGNS, BARRICADES AND DELINEATORS) AND MAINTAIN SAME IN ACCORDANCE WITH TRAFFIC CONTROL PLANS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM 10' (12' TYP.) TRAFFIC LANE WIDTH AT ALL TIMES. THERE SHALL BE A MINIMUM 2' BETWEEN THE EDGE OF CUT AND THE NEAREST TRAFFIC LANE.
5. ACCESS TO PRIVATE PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
6. THIS TRAFFIC CONTROL SHALL BE IN PLACE 24 HOURS A DAY STARTING ON THE FIRST THURSDAY OF THE COACHELLA VALLEY ART & MUSIC FESTIVAL THRU THE MONDAY AFTER STAGECOACH MUSIC FESTIVAL.
7. ALL TRAFFIC CONTROL DEVICES USED DURING HOURS OF DARKNESS SHALL BE RETRO-REFLECTIVE.
8. EMERGENCY SERVICES SHOULD BE ABLE TO ENTER THRU THE MAIN ENTRANCE/EXIT BUT ANOTHER ENTRANCE IS AVAILABLE THRU THE UNUSED SECTION OF THE DATE GROVE.

Reviewed By	Date	Permit Number

Traffic Control Plan for: Festival Campgrounds at 83272 Ave 51

Prime Contractor	Contact
Rancho 51	Juan 760-578-5944

Traffic Control Design by	Prepared By	Checked By
Tops N Barricades, Inc.	Ron Fifield	

Phone	Speed Limit	Date	Sheet Number
(800)852-TOPS	50	3/28/25	1

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RANCHO 51

BUSINESS OPERATIONS PLAN

83272 51st Ave Coachella Ca, 92236

APN 779-310-012 & 779-310-013

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1. MISSION STATEMENT

Festival Campgrounds at Rancho 51 is a pop-up glamping resort Campground for guests to stay with us during the festival Season. We are open for business for three weekends, two of Coachella and one of stagecoach. For 2025 the dates will be **April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th.** We create a calm experience and focus on Safety. Riverside County Approved Food trucks will be onsite. Our Music is off at 7pm, we follow the 847-noise ordinance and respect our neighbors. We don't have any events after hours. Quiet hours from 10pm-8am. We Rent Restrooms and showers from Diamond Environmental and hire our Security from Superior Protection Consultants.

We have meditation yoga for our guests, delicious food, a beauty bar, and entertainment with music. My husband and I purchased this property specifically this business. We are a family-owned business that will continue to focus on having a Safe and beautiful Campground where festival goers from all over the world can stay and sleep under the stars, representing our beautiful Coachella Valley in our date farm.

1.1 OBJECTIVES:

1.1.1 Maintain a professional courteous presence during all times.
1.1.2 Maintain a clean and functional property, restrooms, and showers at all hours.
1.1.3 Manage employees and security team, to ensure all Campground is safe and in order 24 hours.

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2.EVENT ESTIMATED ATTENDANCE, SITE, & TIMES OF EVENT:

An estimated attendance of 150-200 people will be camping at the Rancho 51 property.
Rancho 51 is a large (8 acre) property located in Coachella, CA, off Ave 51 and Jackson St. The site consists of grassed areas, parking.

The layout of the site is shown in Appendix A - Site Map.
On site, there will also be 45 glamping tents, 50 bring your own tents,
food vendor trucks approved by Riverside County, restrooms, and showers trailers, pool area, and no open flames permitted.

Event schedule agreement by owner operator and county is as follows:

Camping for Coachella Festival and Stagecoach is scheduled to start on Thursday, **April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th** at 3:00 pm, and will end on Monday, 4/14th, 4/21st, & 4/28th)at 11am

All noise and music issues will be regulated in accordance with Riverside Ordinance No. 847, Section 6 "Noise Regulations," and will be posted in each camping area as shown in Appendix B – Riverside County Ordinance 847 Regulation Noise. Quite hours 10pm-8am.

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3. SECURITY:

Superior Protection Consultants
760.262.7210
www.superiorprotectionco.com
Rancho 51 has contracted with Superior Protection Consultants
Security to staff the venue. Superior Protection Consultants
Security will provide 24-hour security staff for the duration of each camping week for the venue. The role of Superior Protection Consultants
Security at the event is to identify, control, and/or remove conditions that could threaten the peace, safety, and property, vendors, and/or staff at the event. Superior Protection Consultants Security will staff all entry and exit gates, as well as staffing all security posts, camping and parking areas, on both the exterior and interior of the event and camping. Superior Protection Consultants Security and staff will conduct searches of all persons and property brought into the event, which will include any and all items to be brought into the on-site camping areas. Superior Protection Consultants Security is a key element in the safety and security of the event. Riverside County Sheriff's Department will review the relevant security plans with Superior Protection Consultants Security to ensure staffing levels are adequate for the estimated attendance.

Answers to questions:

Individuals will be screened at the front gate, will be asked for their name and reservation number, they will then park their car guided by traffic control, they will then check in and receive a Rancho 51 bracelet. This bracelet cannot be removed. No one on our property is permitted without a bracelet.

Guest will also be screen for any propane grills, gasoline for generators,
OUR RULES AND POLICY AT FESTIVALS CAMPGROUNDS RANCHO 51
NO OPEN FLAMES AT OUR PROPERTY
NO GENERATORS
NO HAZARDOUS MATERIALS
NO CAMPFIRE -PROPAIN OR WOOD
Guests can buy food with our vendors or exit the property to buy food.

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3.1 OBJECTIVES:

3.1.1 Superior Protection Consultants Security will provide security staff for the venue, within the venue, and will provide uniformed security officers for traffic control.
3.1.2 Superior Protection Consultants Security will provide security staff for the Beer and Wine
Gardens.
3.1.3 Superior Protection Consultants Security will provide security staff for the on-site
campgrounds and parking lots.
3.1.4 Superior Protection Consultants will provide uniformed security officers to patrol
in the camping and parking lots.
3.1.5 Superior Protection Consultants will handle the ingress and egress into all parking areas, in conjunction and with the approval of the Riverside County
Sheriff's Department.
3.1.6 Superior Protection Consultants Security will provide security staff for the pool area.
Superior Protection Consultants Security will be responsible for patrolling the parking and camping lot areas 24-hours a day during each week of the event. Superior Protection Consultants Security will be responsible for deterring minor incidents in the parking areas such as tailgating, drinking, overnight camping and thefts. The security staff will liaison with law enforcement and will handle all minor infractions that occur on the property grounds, camping and parking areas. Large-scale crime issues will be referred by Superior Protection Consultants Security to the appropriate law enforcement agency as deemed necessary by the on-site security Incident Commander.

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4. MUSIC HOURS AND LOCATION

The Campground will have music from 10am – 7pm. Rancho 51 will follow Ordinance NO. 847. Quiet hours from 10pm -8am.

No amplified sound shall not be included.

5. AMENITIES

The Coachella Rancho 51 Glamping Experience, less than 2 miles away from the festival grounds. Our "Pop-Up" Tent Camping Ranch Resort has plenty of palm trees, providing unlimited shade, along with lush green grass, with beautiful mountain views. festival campgrounds allow you to get the most out of your camping experience with 24 hour security, restroom trailers with flushable toilets, hot and cold showers, beauty bar, yoga, charging stations, local food trucks. The experience of Camping, combined with the comforts of resort living, Festival Campgrounds take camping to a whole new level.

Beauty Bar
24hr Security/Surveillance
Charging Stations
Hot/Cold Showers Trailer (diamond Environmental)
Local Food Trucks
Music
Massage
Restroom Trailers (solar Flushable Toilets- diamond environmental)
NO OPEN FLAME AT THE PROPERTY

6. STAFF INFORMATION

2- OWNERS 24 HOURS AT PROPERTY – The Owners are available 24 hours as we live in the property. **Juan Alvarado and Claudia Lua Alvarado**

1- Employes – to help check in guest Thursday and Friday – help guest for any needs during stay

3- 24 HOUR SECURITY AT CAMPGROUND **(Superior Protection Consultants Security) traffic control**
1 -MANAGER -

1- CLEANING PERSONNEL -One person during the Day and another during the evening and night to maintain the campground, restrooms, and showers clean.

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STAFF TOTAL- 8

7. VENDORS

4- FOOD TRUCKS –(RIVERSIDE COUNTY APPROVED) to serve our guest.

Their truck have their own septic tank, all is pumped and nothing is disposed of at our property.
8 staff total for the food trucks

2 -hair stylist to braid hair. They are professionals with a license.

1 - yoga instructor for 1 hour on Saturday

1 – masseuse

TOTAL VENDORS - 7

TOTAL STAFF AND VENDORS -12

8. HEALTH DEPARTMENT INFORMATION

SOLAR RESTROOMS – Will be serviced (pumped) BY Diamond Environmental

SHOWERS – Will be serviced (pumped) BY Diamond Environmental.

FOOD TRUCKS – they will pump their tank; nothing is disposed in our property. the food trucks will pull a permit and are riverside county approved.

9.FIRE DEPARTMENT INFORMATION

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Guest will also be screened by security for any propane grills, gasoline for generators, or wood for campfires.

OUR RULES AND POLICY AT FESTIVALS CAMPGROUNDS RANCHO 51 ARE:

NO OPEN FLAMES AT OUR PROPERTY
NO GENERATORS
NO HAZARDOUS MATERIALS
NO CAMPFIRE -PROPAIN OR WOOD

Guest can buy food with our vendors, call a delivery food service, or exit the property to buy food.

10. **DUST CONTROL:** Our property has a irrigation sprinkler system in the parking lot area, and portable sprinkler system as needed. Our parking lot has class 2 road base to help with the dust control. The property is an event center year-round under the Rancho Ordnance, our irrigation system is permanent, therefore there is nothing to restore. See site plan for water system

11. OWNERS CONTACT INFORMATION

We will be available 24 hours, at the property.

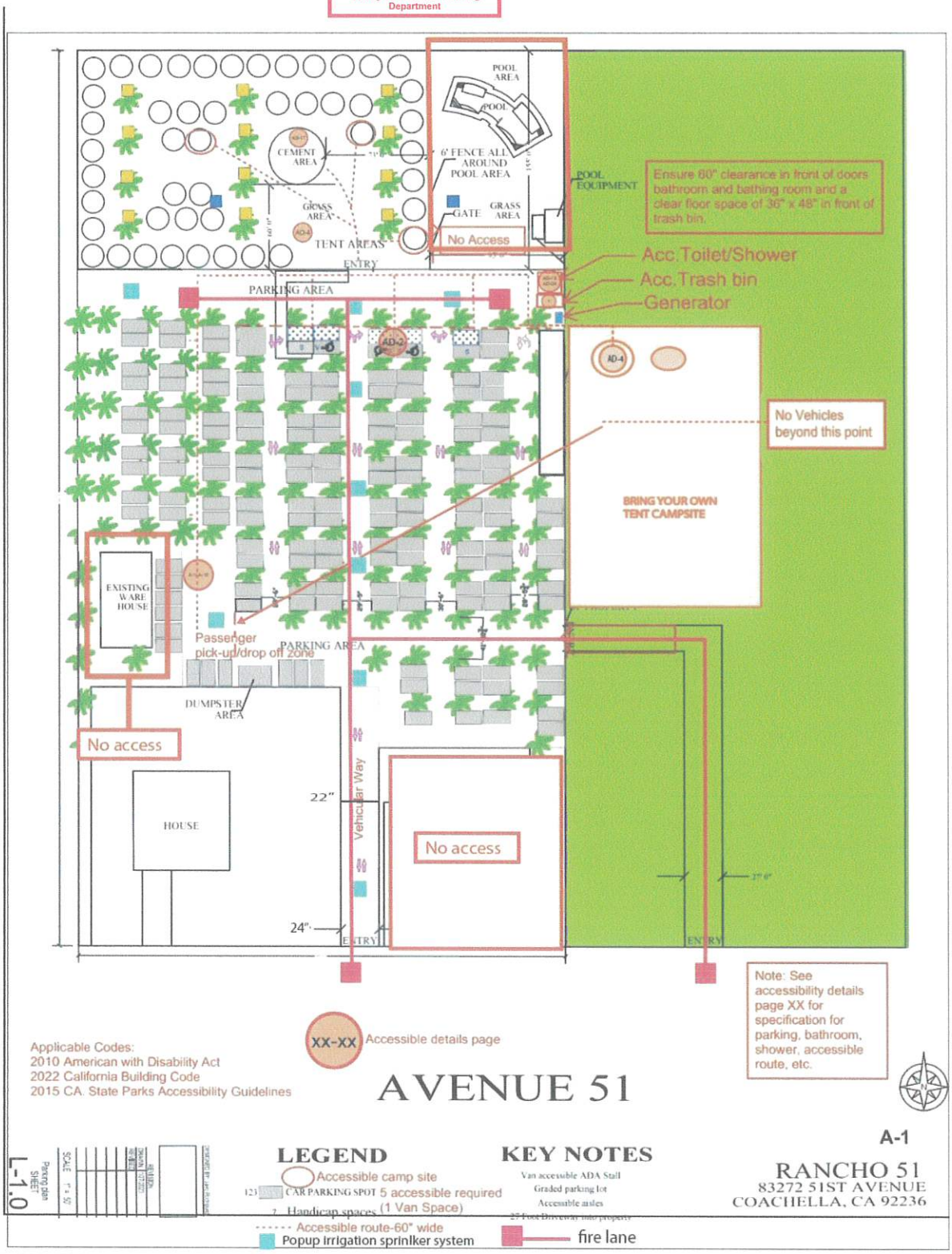
Claudia Lua Alvarado 760-578-5931 email Rancho51inc @gmail.com

Juan M. Alvarado 760-579-5944

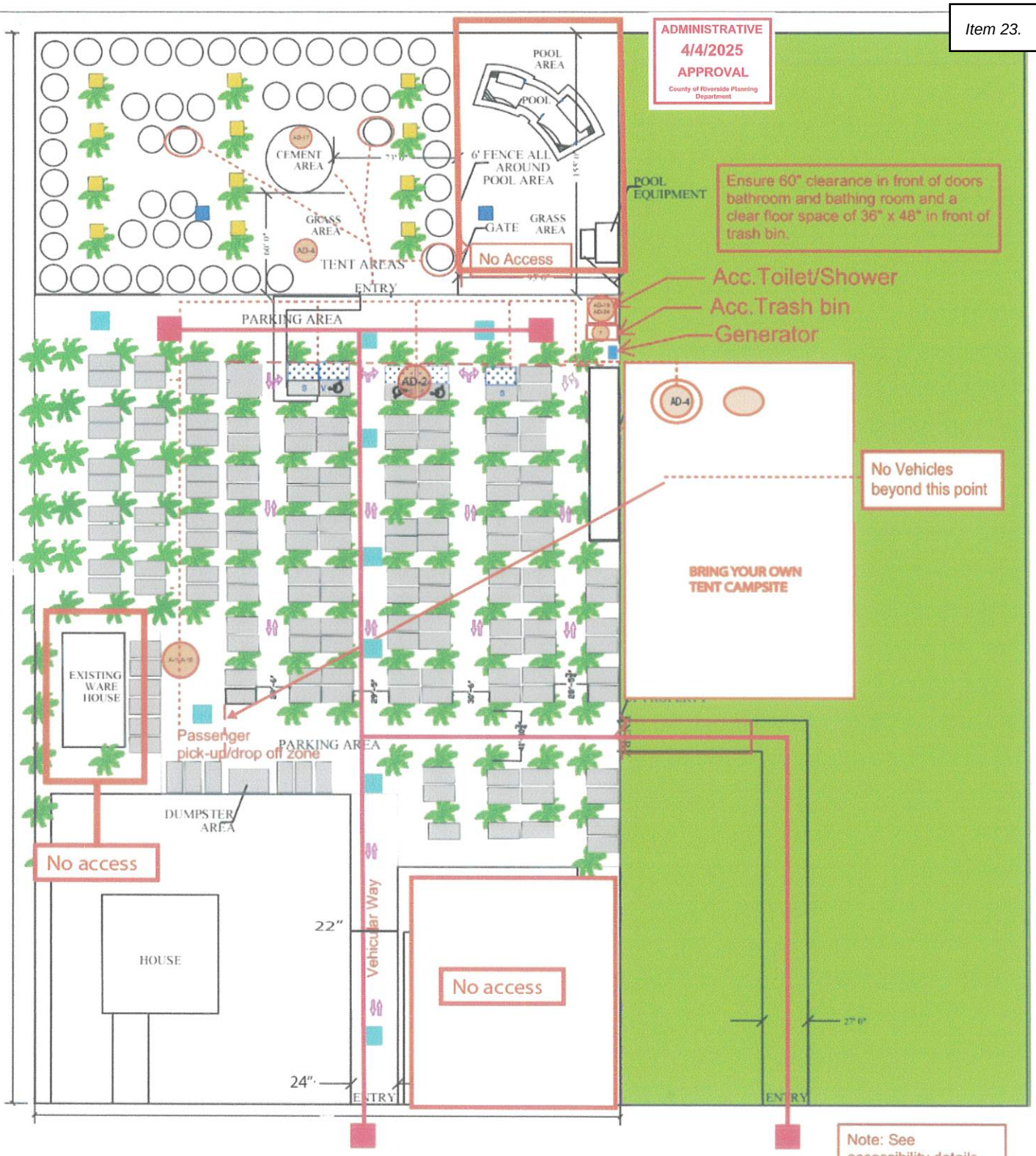
If you need any other info, please contact us as soon as possible.

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Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.

XX-XX Accessible details page

Applicable Codes:
2010 American with Disability Act
2022 California Building Code
2015 CA. State Parks Accessibility Guidelines

AVENUE 51

A-1

LEGEND

Accessible camp site
123 CAR PARKING SPOT 5 accessible required
7 Handicap spaces (1 Van
Accessible route-60"
Popup irrigation sprinkler system

KEY NOTES

Van accessible ADA Stall
Graded parking lot
Accessible aisles
27 Foot Driveway into property
fire lane

RANCHO 51
83272 51ST AVENUE
COACHELLA, CA 92236

L-1.0
Parking plan
SHEET



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Luis Alvarez

ADA Specialist

Date: March 28,2023

Selvana Guirguis
Plans Examiner
Riverside County Building & Safety

Project: Rancho 51 Accessibility Design Review
83272 51st Avenue
Coachella, CA 92236

Owner: Claudia Lua Alvarado
83272 51st Avenue
Coachella, CA 92236

Dear Selvana,

Pursuant to the provisions in my agreement with Claudia Lua Alvarado dated March 16, 2023, I have reviewed the construction documents for compliance with the accessibility provisions noted below.

Accessibility Codes/Standards Applicable to Project Design
- 2010 Americans with Disabilities Act Standards
- 2022 California Building Code Chapter 11B
- 2015 California State Parks Accessibility Guidelines

Project Description
Rancho 51 will be a temporary campground which will contain an area of approximately 47 tents, bring your own tent area, 123 parking spaces, portable restrooms, and a passenger pick-up/drop-off zone.

Design Review
Based on my review of the updated plan I conclude that the construction documents are in substantial compliance with the accessibility provisions listed above. Furthermore, specific public accommodations are in general conformance with applicable standards as noted ;
- Five tent spaces shall be equally distributed among the different tent areas,
- Five standard accessible and one Van accessible space shall be provided,
- Portable bathroom/shower with ramp provided by Diamond Environmental Services,
- Accessible routes of travel shall be provided from drop-off zones, accessible parking to all elements/spaces including toilet/shower rooms.

Limitations

This report relies on information provided by the owner and the owner is solely reponsible for the accuracy and completeness of this information. Consequently, I make no warranties, express or implied, in connection with services performed.

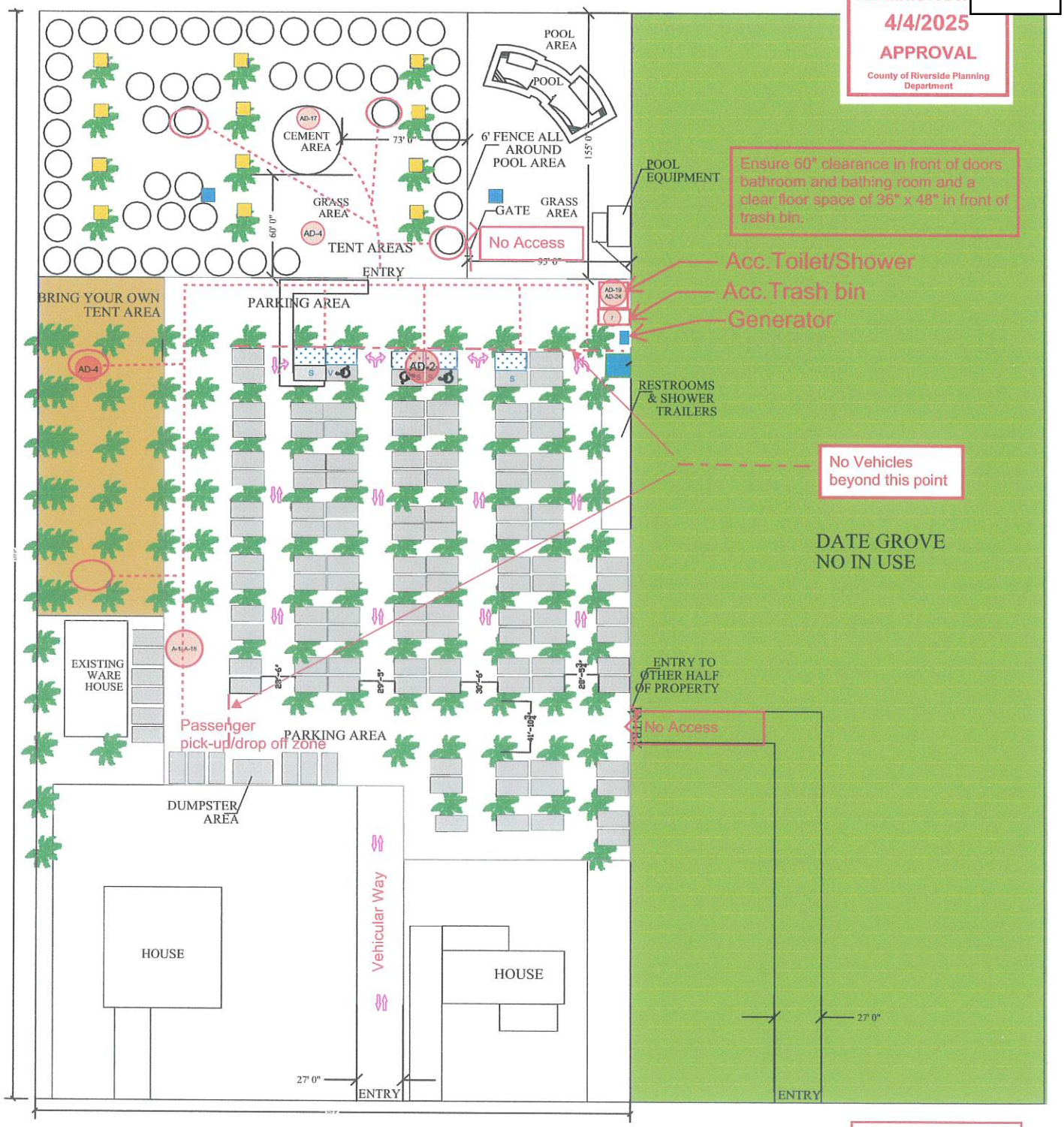
Respectfully Submitted,

Luis Alvarez

Digitally signed by Luis Alvarez
DN: C=US, E=Luisalvarez.Casp@gmail.com, CN=Luis Alvarez
Location: San Dimas, CA
Reason: I am the author of this document
Date: 2023.03.29 23:55:19-07'00'

Luis Alvarez, CASp No. 1066, ICC

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Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.

Applicable Codes:
2010 American with Disability Act
2022 California Building Code
2015 CA. State Parks Accessibility Guidelines

XX-XX Accessible details page

AVENUE 51

LEGEND

Accessible camp site
123 CAR PARKING SPOT 5 accessible required
7 Handicap spaces (1 Van
Accessible route-60"

KEY NOTES

Van accessible ADA Stall
Graded parking lot
Accessible aisles
27 Foot Driveway into property

L-1.0
Parking plan
SHEET
SCALE: 1" = 50'
DRAWN: 11/27/2023
REVISED
REVISION
DESIGNED BY: Julio Rodriguez

A-1

RANCHO 51
83272 51ST AVENUE
COACHELLA, CA 92236

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SECTION 9

Camping

I. GENERAL

A. Where camping (tent sites, RV or trailer sites, cabin, tent platform or other camping shelter sites) is provided, the minimum number of accessible sites to be provided for each type of site shall comply with **Table 9-1**.
AGODA F244.2

Table 9-1 Accessible Campsite Requirements

Number of Campsites	Number of Accessible Campsites
1	1
2 to 25	2
26 to 50	3
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	8
201 and over	8, plus 2 percent of the number over 200

1. In addition to these accessible camp sites, camp host sites must be accessible.
2. Cabins and yurts are not camping shelters and must follow the guidelines as specified in *Section 14 - Dormitories, Hotels & Seasonal Lodging*.

B. For the convenience of all users, Department policy dictates that when replacing campground furnishings such as tables, food lockers and barbeques, these furnishings shall be of an accessible design.
DN 95-32

C. All elements of an accessible site shall be accessibly designed. In addition, there shall be accessible routes from the campsite to its own parking, utilities, site furnishings, an accessible restroom and, if present, a campfire center.
AGODA F244.5.1-2

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Section 9 - Camping

II. PARKING SPACES

A. Parking space dimensions shall comply with **Figure 9-1.** Slope shall not exceed 2%. Except when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. The surface shall be firm and stable.
AGODA 1012.1-1012.5

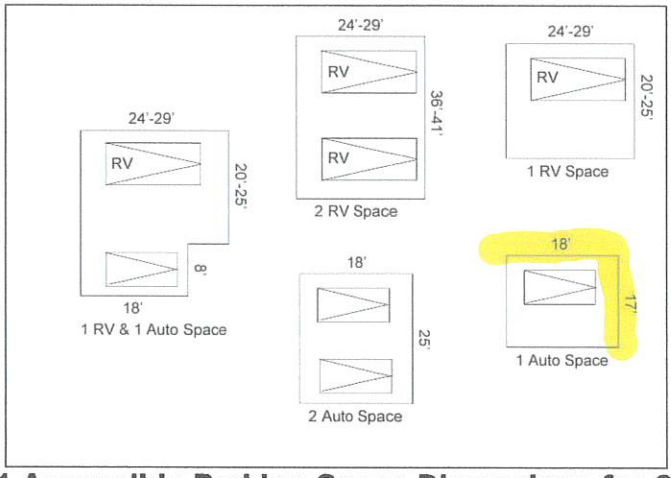


Figure 9-1 Accessible Parking Space Dimensions for Campsites

B. Parking spaces shall be adjacent to campsites or picnic areas in compliance with **Figure 9-2.**

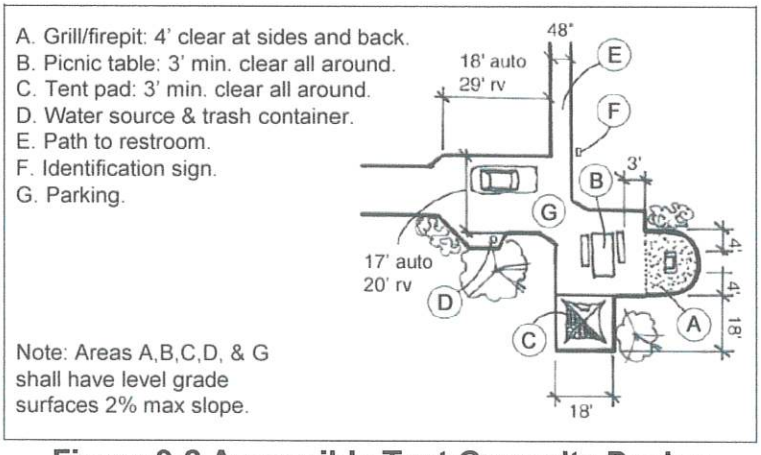


Figure 9-2 Accessible Tent Campsite Design

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III. RV CAMPING

A. Hook-ups and campsite furniture shall be accessibly designed.

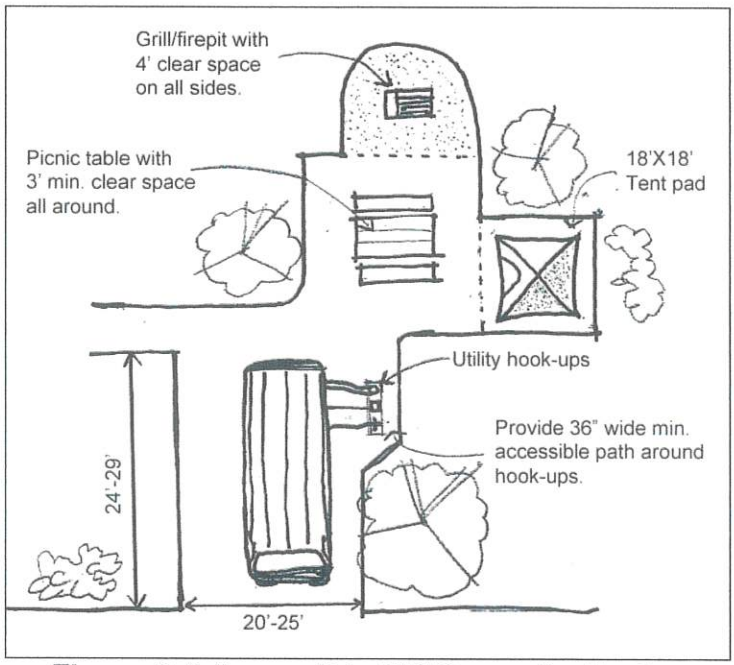


Figure 9-3 Accessible RV Campsite Design

B. In existing designated RV camping spaces the minimum width shall be 20' wide with a recommended length of 24'. Where possible, the optimum goal is a 25' wide space.
Tucker vs. California State Parks, November 2005.

C. RV spaces in newly constructed campgrounds shall be a minimum of 23' wide with a goal of 25' wide, or the space will be adaptable to create at least a 23' to 25' wide space.

D. RV spaces wider than 20' will have the specific width designated on the reservation system.

E. The slope of RV spaces shall not exceed 2%. Except when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. The surface shall be firm and stable.
AGODA 1012.4-5

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Section 9 - Camping

F. If an accessible pull-through campsite is provided, then the pull-through area shall be a minimum 20' wide for the entire length. Where possible, the optimum goal is a 25' wide space.
AGODA 1012.2

IV. Site Planning

A. Accessible sites shall represent the range of sites in the campground (e.g., water view, secluded, etc.).
AGODA F244.2.2

B. If tent sites are provided, they should have an 18' x 18' firm, but not paved, tent/sleeping pad adjacent to table/cooking area. Camp and tent site slope shall not exceed 2%; if needed for proper drainage, when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. **(Figure 9-2)**
AGODA 1013.3

C. If tent sites are provided, the ground must be firm and stable, and designed to allow the use of tent stakes.
AGODA 1013.2.2

D. Where an 18' x 18' raised tent platform is provided, the platform shall be 19" high maximum measured from the clear ground space to the tent platform surface.
AGODA 1013.4

V. Picnic Tables

A. Picnic tables shall have a minimum 36" clear width of firm surface area all around. Trash receptacles, barbecues, etc. shall not encroach on this space.
AGODA 1011.2.1

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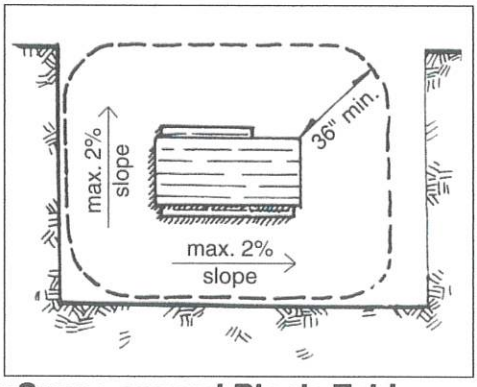


Figure 9-4 Clear Space around Picnic Tables and Max Slope

B. The maximum slope around the picnic table shall not exceed 2%; 5% is acceptable for proper drainage.
AGODA 1011.2.3

C. Picnic tables and benches shall have rounded corners with no sharp edges or protruding hardware, such as bolts.

D. The distance from the ground to the tabletop work surface shall be between 28" and 34" (32" recommended).
ADASAD 902.3

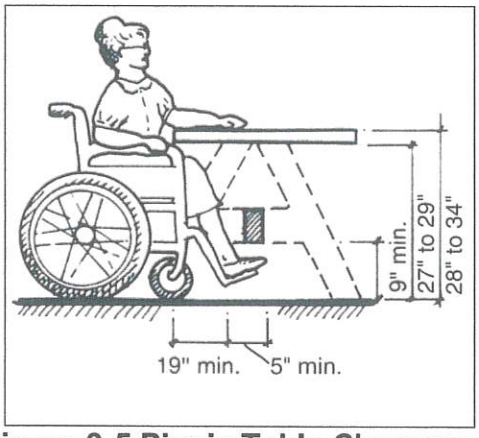


Figure 9-5 Picnic Table Clearances

E. Tables shall have a 27" minimum knee clearance from surface grade (29" clearance is recommended). **(Figure 9-5)**
ADASAD 902.2, 306

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Section 9 - Camping

F. Picnic tables shall have a 19" clear horizontal knee space under the table. Toe clearance 9" min. in height shall extend an additional 5" min. from the knee clearance. Table anchors may not encroach on clear space. **(Figure 9-5)**
ADASAD 902.2, 306

G. Tables shall have at least one 30" wide clear space beneath the table for each 24 linear feet of usable table surface perimeter.
AGODA 1011.4

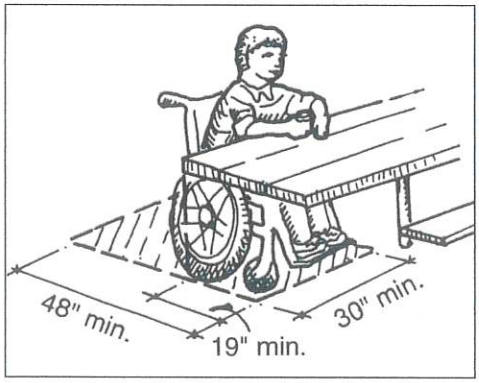


Figure 9-6 Clear Space under Picnic Table

VI. Grills, Fire Rings and Fireplaces

A. Grills, fire rings and fireplaces shall be placed so there is a minimum 48" clear space (360°) surrounding the cooking facility.
AGODA 1011.2.1

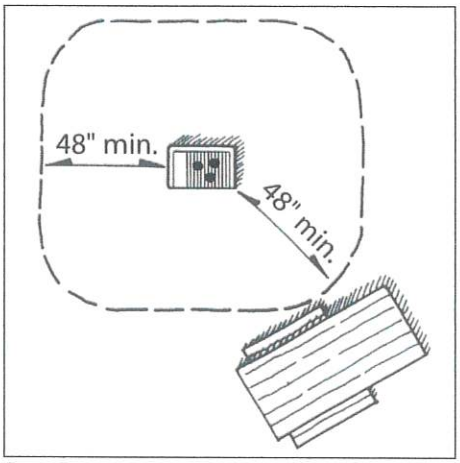


Figure 9-7 Clear Space around Grills, Fire Rings, and Fireplaces

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B. Grills, fire rings, etc. shall be surrounded by a firm, stable ground surface. A firm surface is one which does not give way significantly under foot and resists indentation from a person's foot, wheelchair or other assistive mobility device.
AGODA 1011.2.2

C. The maximum slope of the clear space surrounding grills, fire rings, etc. shall be 2%, with 5% allowed for drainage.
AGODA 1011.2.3

D. In accessible, developed campground sites and picnic areas where concrete or other hard surface paving exists or is to be installed, a detectable warning shall be provided around the grill, fire ring, etc. to alert blind and visually impaired persons to the location of the grill, fire ring, etc. This warning surface will have a minimum depth of 24" and shall provide clear visual contrast from the immediate adjoining surfaces.
Re: Tucker vs. California State Parks, November 2005.

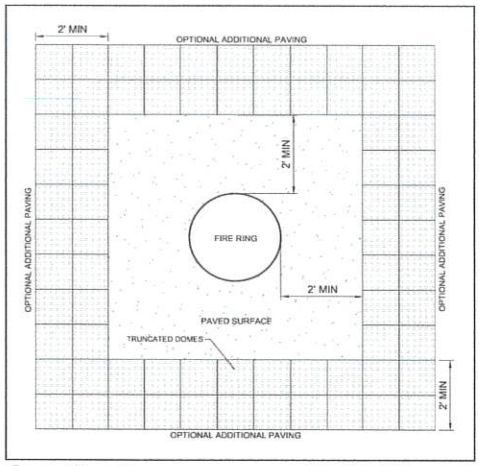


Figure 9-8 Warning Surface around Grill, Fireplace or Fire Ring

E. When the grill is built into a fireplace, the grill shall be between 15" and 34" above the ground. The fire-building surface shall be minimum 9" from the ground.
AGODA 1011.5.1-2

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Section 9 - Camping

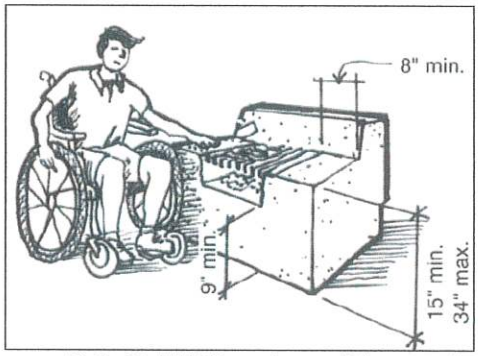


Figure 9-9 Grill/Fireplace Dimensions

F. It is recommended that grills and fireplaces have an adjacent horizontal surface at least 8" wide on which hot objects may be placed. The height of this work surface shall follow the guidelines for tables/counters found in *Section 12 - Dining & Banquet Areas.* **(Figure 9-9)**

G. The cooking surface of post-mounted grills shall be between 15" and 34" above grade, with unobstructed access by horizontal reach from a standing or seated position.
AGODA 1011.5.2

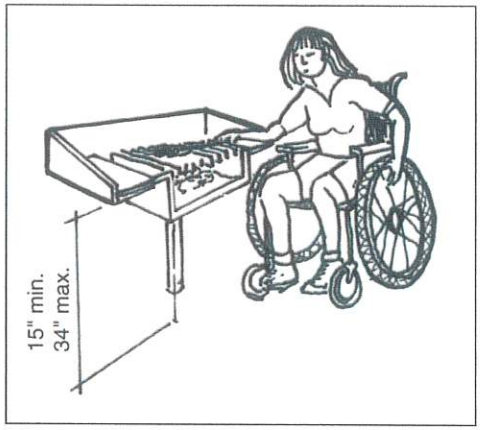


Figure 9-10 Post-Mounted Grill Height Range

H. The fire building surface of a fireplace or fire ring must be at least 9" from the ground.
AGODA 1011.5.1

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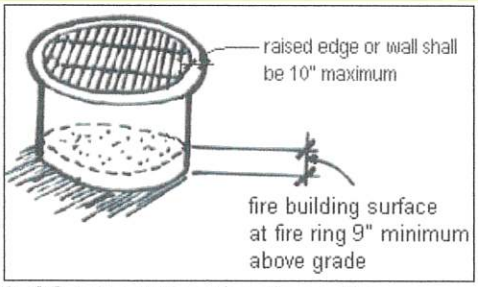


Figure 9-11 Fire Ring Surface Minimum Height

I. Where a raised edge or curb is provided on a fire ring, the thickness of the outside edge or curb of the fire ring shall not exceed 10". **(Figure 9-11)**
AGODA 1011.5.3

VII. WATER FAUCETS

A. Faucets shall be located adjacent to a clear, stable, firm ground surface area at least 48" x72" in size. Rock surfaces are not allowed. Faucets shall be configured to allow a forward approach.
AGODA 1011.2.1

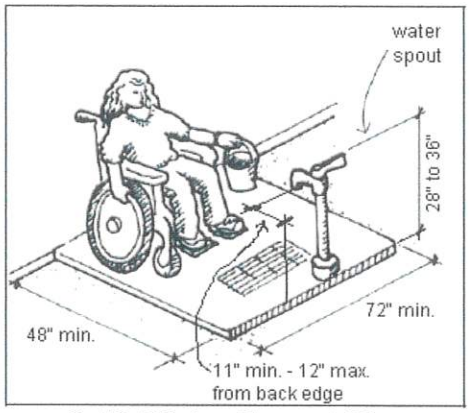


Figure 9-12 Water Faucet Placement

B. A 2% slope shall be allowed to drain toward the faucet drain. When the surface is other than asphalt, concrete, or boards, slopes not greater than 5% may be used for drainage. Drain grating shall have a maximum opening of ½".
AGODA 1011.2.3-4

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C. The water spout shall be located 28" to 36" above the ground and shall be operated by a push button or lever actuator that requires no more than 5 lbs. of pressure to operate and is located within prescribed reach ranges.
AGODA 1011.6, 1011.3
★ Refer to Section 0.1 - Accessibility Basics, Part VIII Reach Range.

VIII. Trash Receptacles and Food Lockers

A. Trash receptacles and food lockers shall be located on an access route from the campsite. **(Figure 9-2)**
AGODA 1011.2.1

B. Trash receptacle openings shall be located 15" to 48" above the ground.
AGODA 1011.3

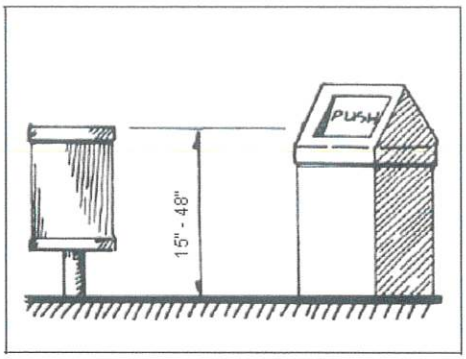


Figure 9-13 Trash Receptacle Opening Height

C. If so equipped, both outdoor and indoor (e.g., restrooms) trash receptacles shall operate with a single hand manipulation requiring no more than 5 lbs. of pressure.
AGODA 1011.3

D. Where necessary for health and safety reasons, animal exclusion receptacles that do not meet this guideline may be used.
AGODA 1011.3

E. There shall be a minimum 36" x 48" clear space positioned for a forward approach or a 30" x 60" clear space positioned for a parallel approach to the receptacle opening. The maximum slope of the clear space shall be 2%, when

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the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% are acceptable for proper drainage. Surface shall be firm and stable.
AGODA 1011.2.1-3

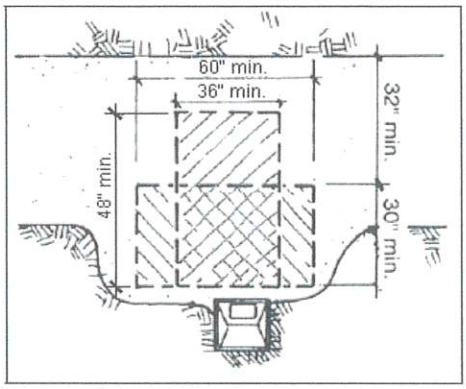


Figure 9-14 Trash Receptacle Clear Space

F. Food lockers shall have a clear approach that provides a 30" x 48" clear space. The latching mechanism shall be mounted between 15" and 48". The latch shall be operable with one hand and not require tight grasping, pinching or twisting.

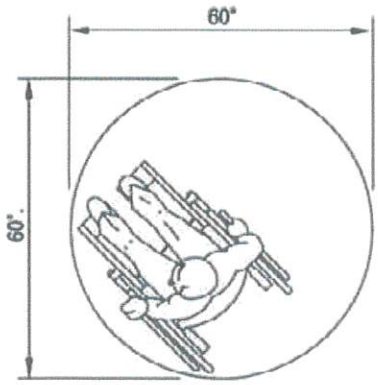
IX. SIGNAGE

A. Accessible campsites shall be designated by the placement of a small International Symbol of Accessibility (ISA) directly under the campsite number.
DOM 2607.8
★ Refer to Section 36 – Signage for design specifications.

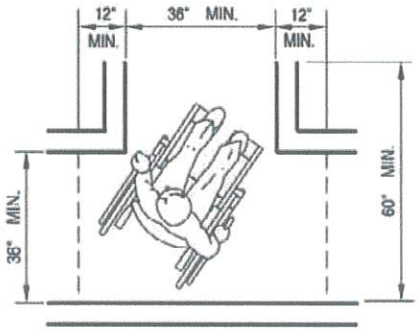
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ACCESSIBILITY DETAILS
FOR DOORS, MANEUVERING SPACES & ROUTES

UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. (11B-104.3 FIGURES)



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

WHEELCHAIR TURNING SPACE

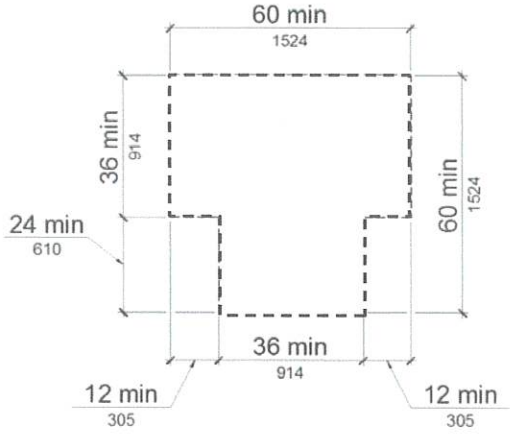


FIGURE *11B*-304.3.2
T-SHAPED TURNING SPACE

Convention	Description
36 / 914	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
6 / 152	dimension for small measurements
33-36 / 838-914	dimension showing a range with minimum - maximum
min	minimum
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
	boundary of clear floor space or maneuvering clearance
℄	centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature

FIGURE 11B-104
GRAPHIC CONVENTION FOR FIGURES

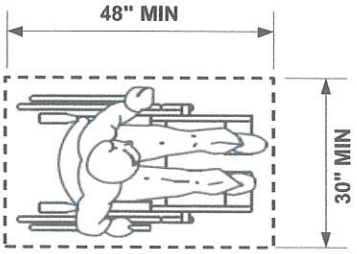


FIGURE 11B-305.3
CLEAR FLOOR OR GROUND SPACE

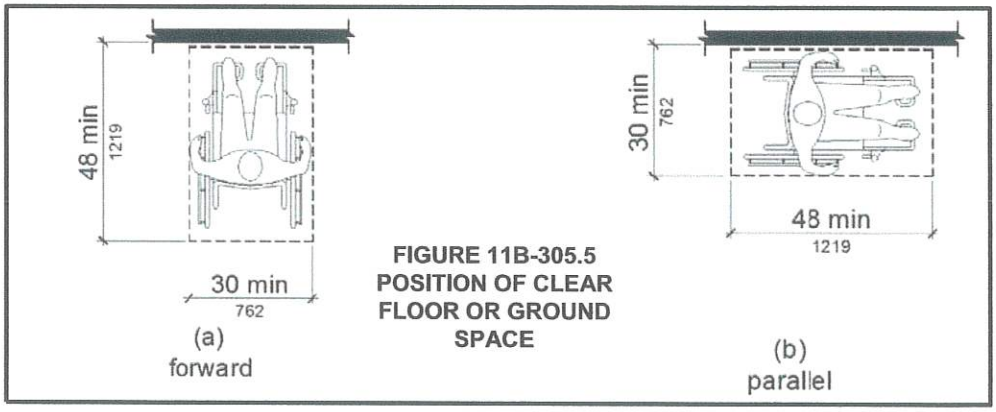
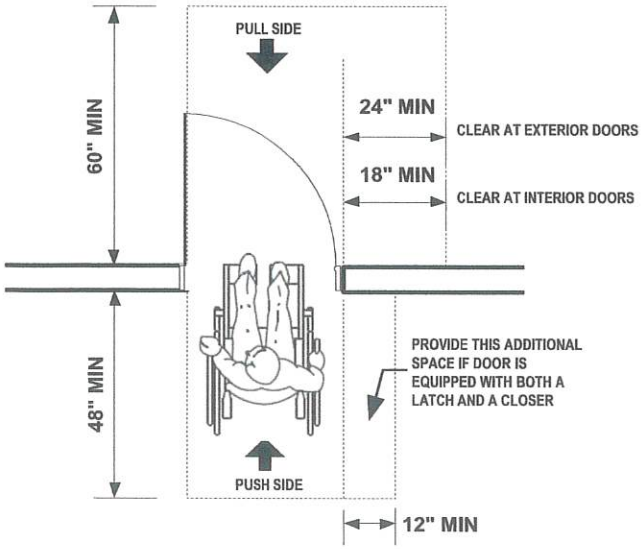


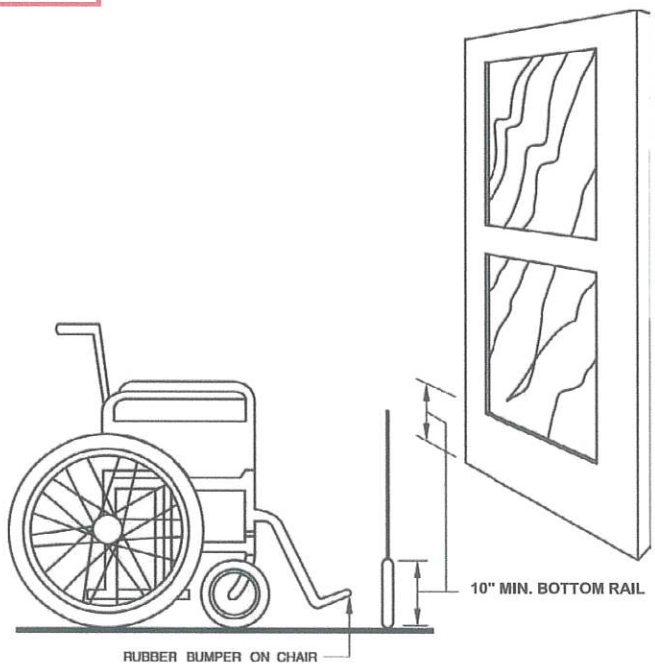
FIGURE 11B-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

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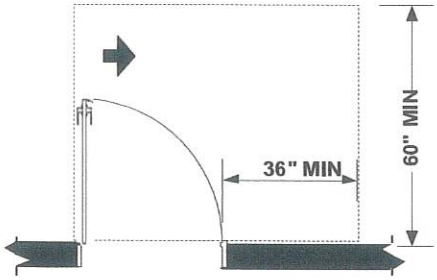
DOORS & MANEUVERING SPAC



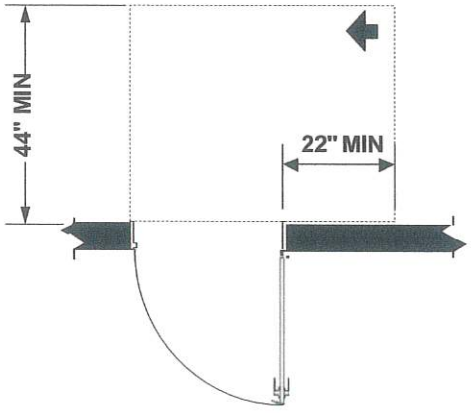
FRONT APPROACH



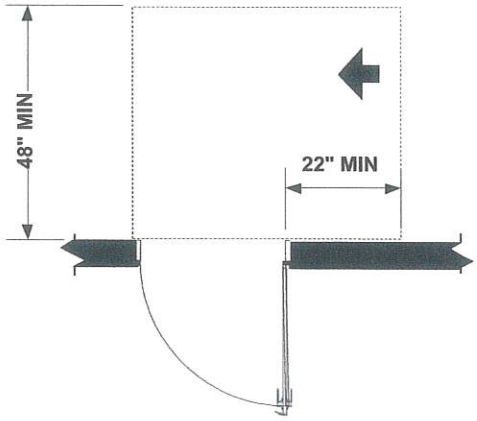
DOOR CONSTRUCTION



HINGE APPROACH, PULL SIDE



HINGE APPROACH, PUSH SIDE



HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

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DOORS & MANEUVERING SPA(

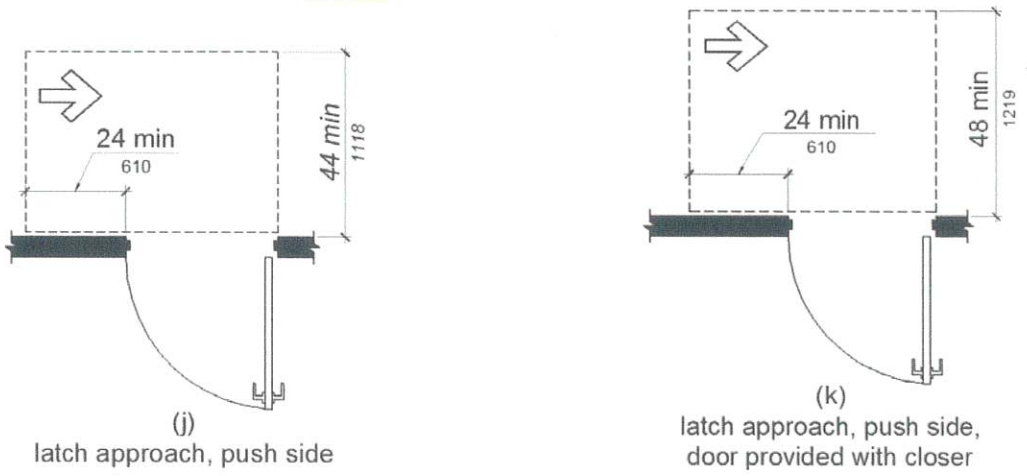


FIGURE *11B*-404.2.4.1—continued
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

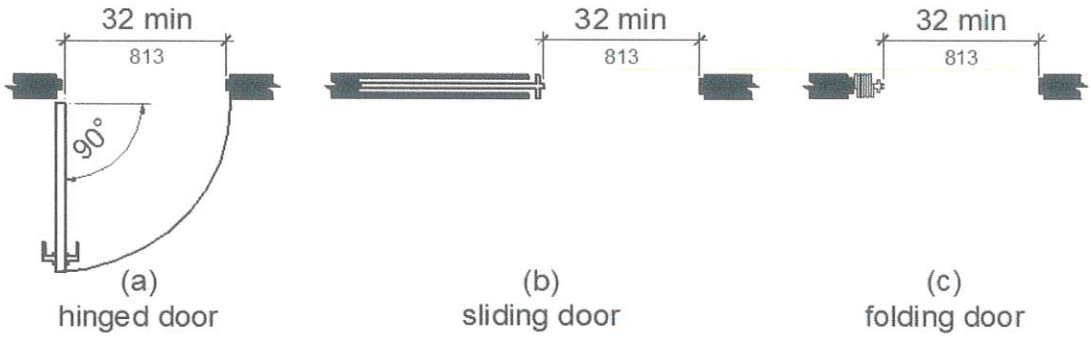


FIGURE 11B-404.2.3
CLEAR WIDTH OF DOORWAYS

TABLE 11B-404.2.3
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR or GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches	22 inches
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE.
4. ADD 4 INCHES IF CLOSER IS PROVIDED.
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

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DOORS & MANEUVERING SPA

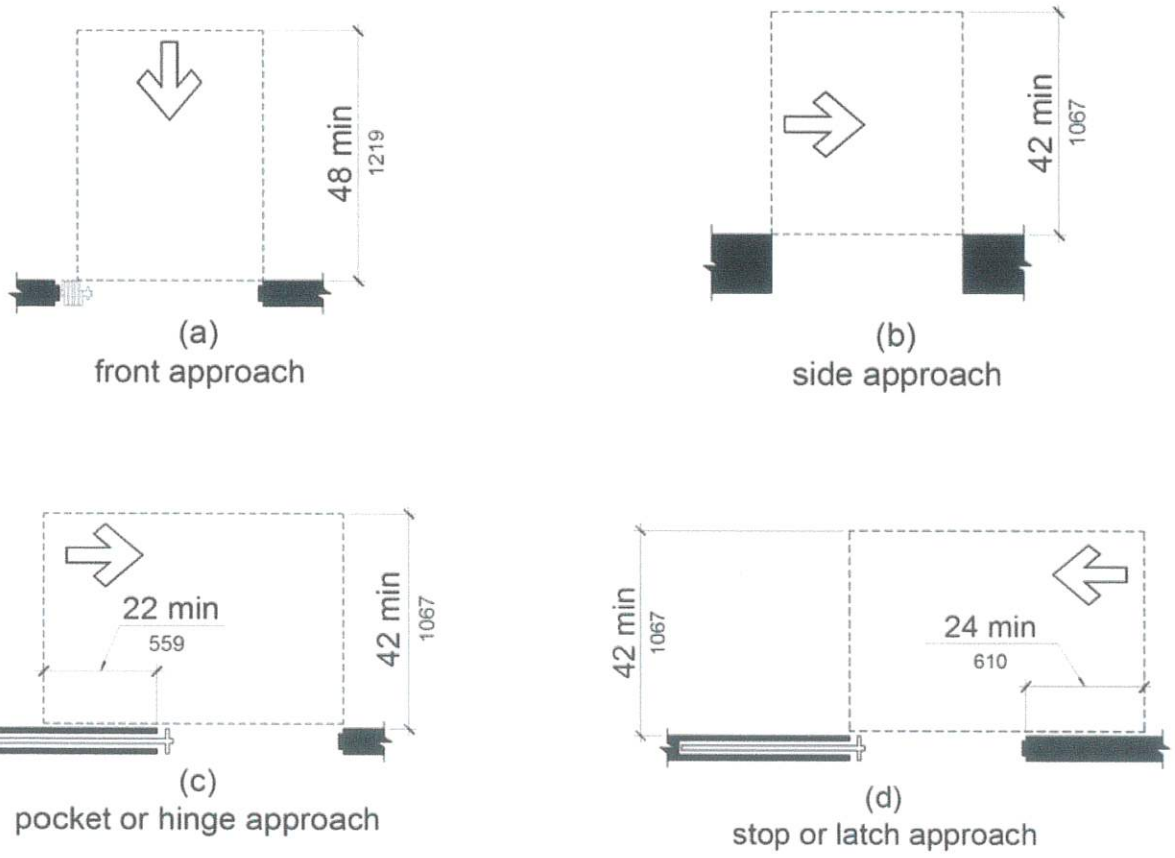


FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

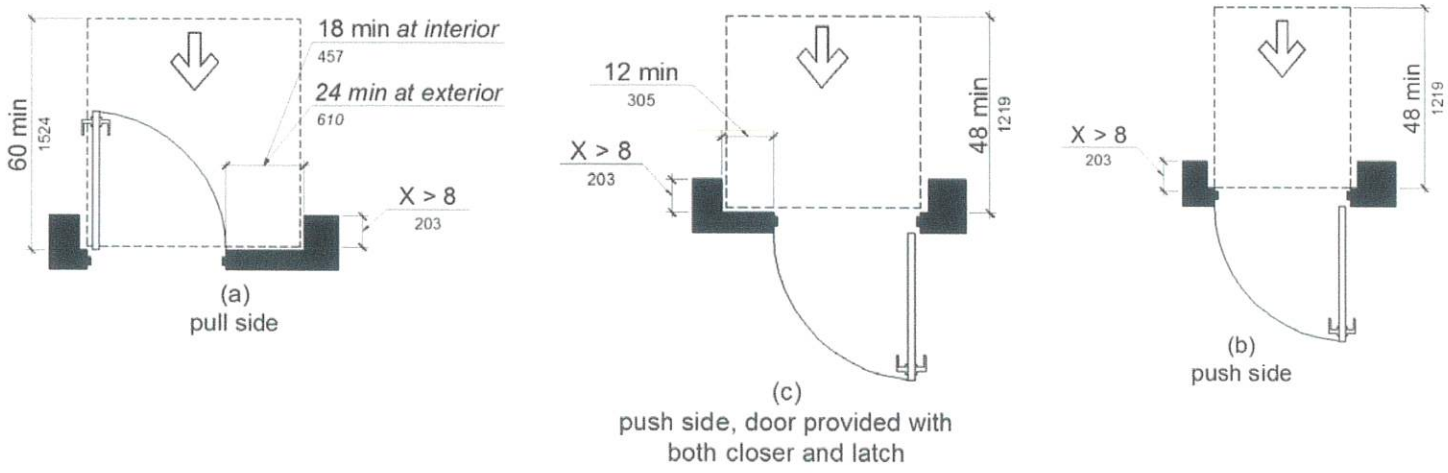
TABLE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES MANUAL SLIDING DOORS AND MANUAL FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE	
Approach direction	Perpendicular to doorway	Parallel to doorway (beyond stop/latch side unless noted)
From Front	48 inches	0 inches
From Side[1]	42 inches	0 inches
From pocket/hinge side	42 inches	22 inches
From stop/latch side	42 inches	24 inches

1. Doorway with no door only.
2. Beyond pocket/hinge side

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DOORS & MANEUVERING SPACE



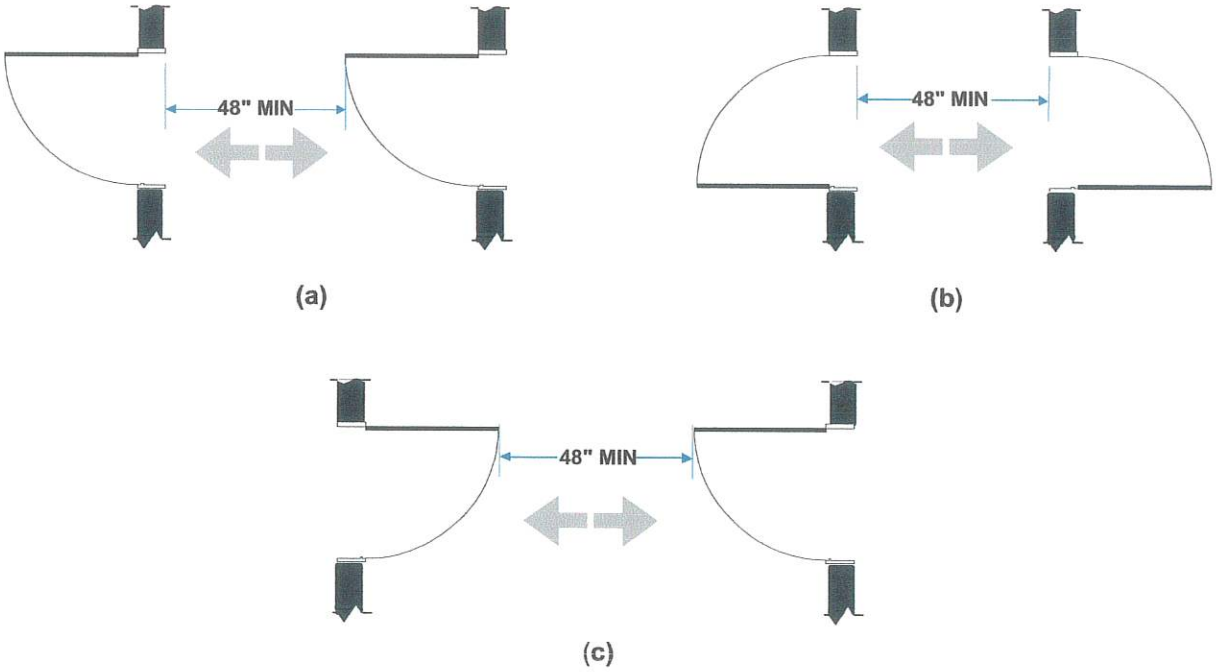


FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

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ACCESSIBLE ROUTES

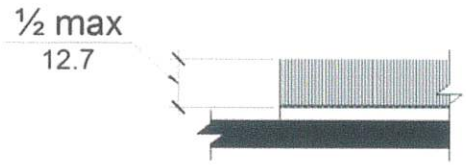


FIGURE *11B*-302.2
CARPET PILE HEIGHT

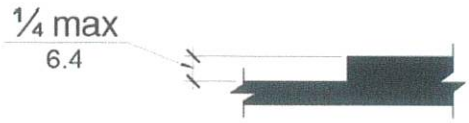


FIGURE *11B*-303.2
VERTICAL CHANGE IN LEVEL

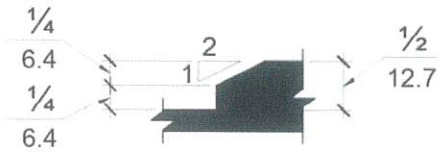
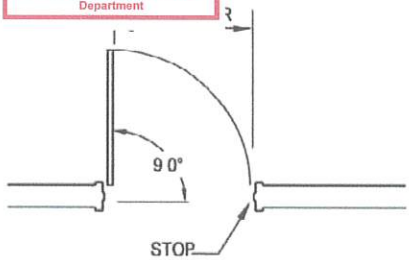
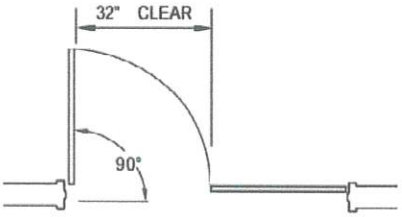


FIGURE *11B*-303.3
BEVELED CHANGE IN LEVEL



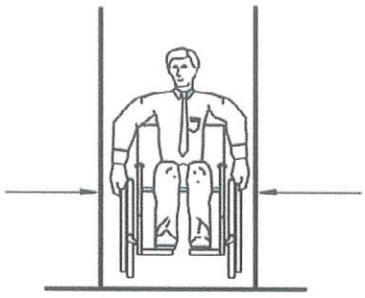
(a) SINGLE DOOR



(b) DOUBLE DOOR

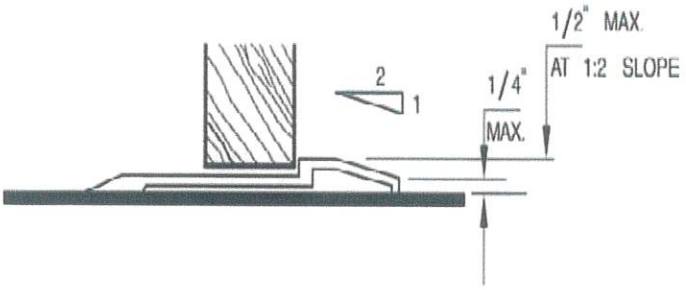
11B-404.2.3

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.



AN ADULT SIZE WHEELCHAIR AVERAGES 27 INCHES IN WIDTH. THE REQUIRED 32 INCH CLEAR OPENING ALLOWS 2-1/2 INCHES ON EACH SIDE FOR HANDS.

(c) PASSA



11B-404.2.5
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.

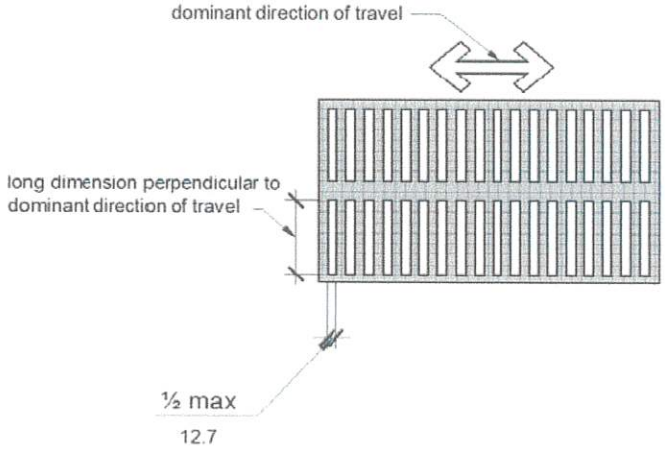
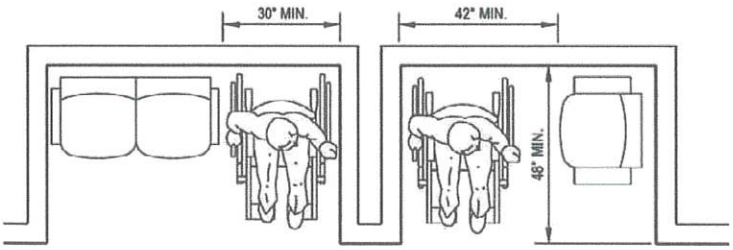


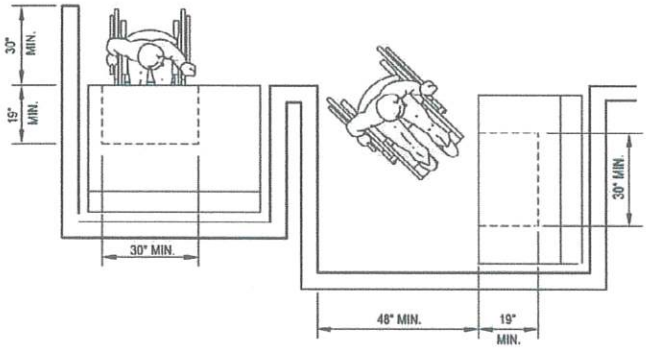
FIGURE *11B*-302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

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ACCESSIBLE ROUTES



ACCESSIBLE ROUTE OF TRAVEL



11B-403.5.1
SEE CLEAR WIDTH AND EXCEPTIONS REQUIREMENTS

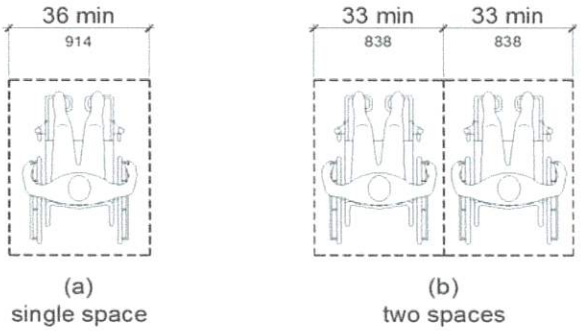


FIGURE *11B*-802.1.2
WIDTH OF WHEELCHAIR SPACES

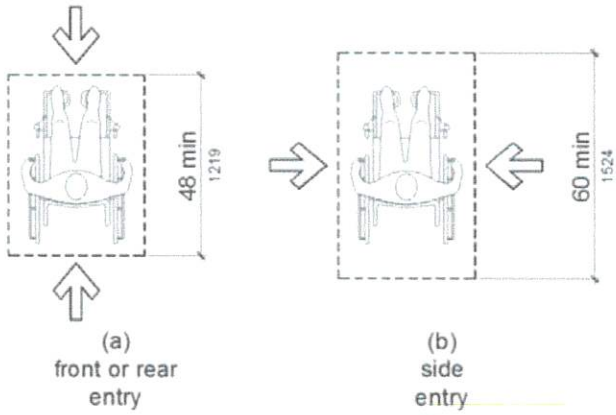


FIGURE *11B*-802.1.3
DEPTH OF WHEELCHAIR SPACES

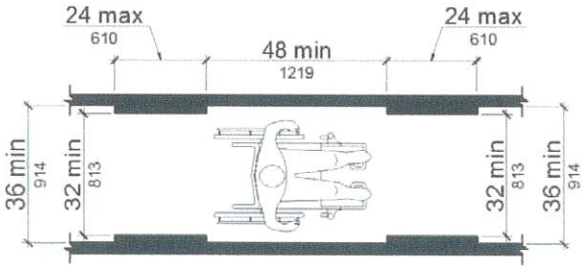


FIGURE *11B*-403.5.1
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

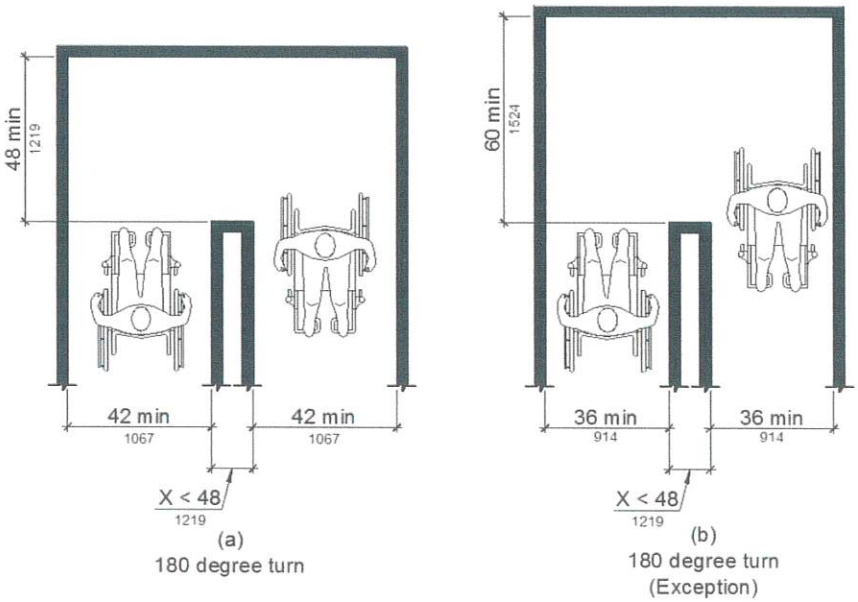
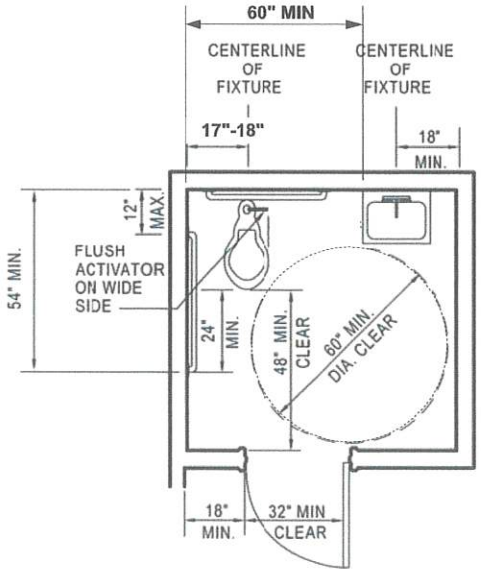


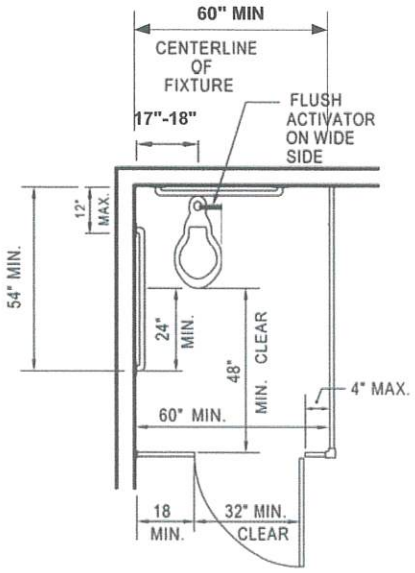
FIGURE *11B*-403.5.2
CLEAR WIDTH AT TURN

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ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



SINGLE-ACCOMMODATION TOILET FACILITY



ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches maximum. (11B-603.2.3)
Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

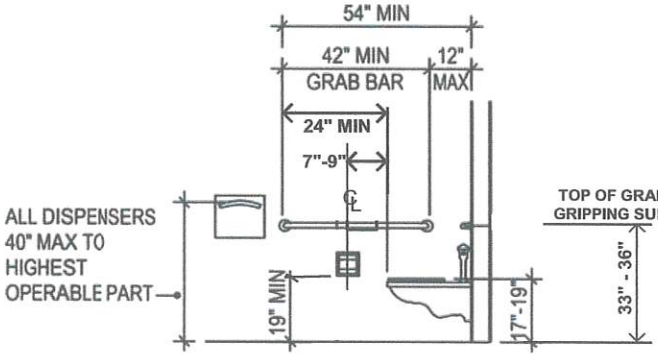


FIGURE *11B*-604.7
DISPENSER OUTLET LOCATION

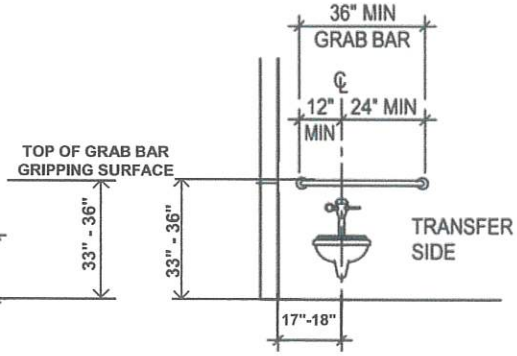


FIGURE *11B*-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

FIGURE *11B*-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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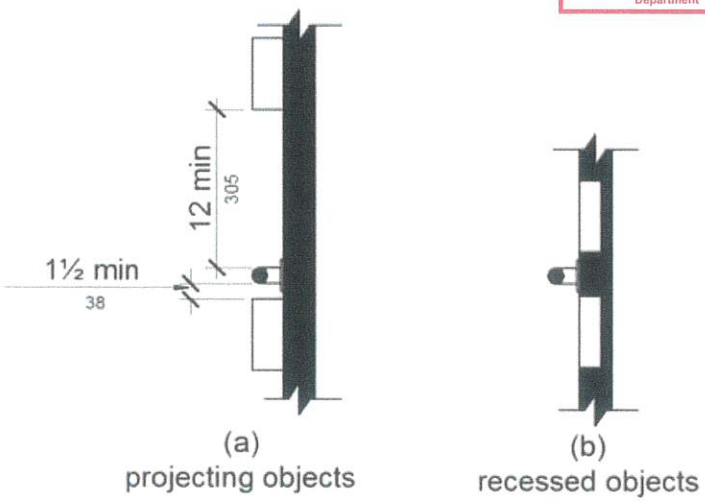


FIGURE *11B*-609.3
SPACING OF GRAB BARS

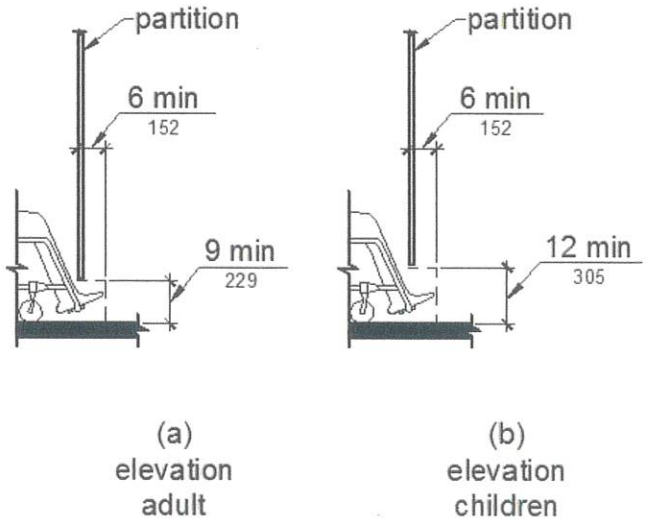


FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

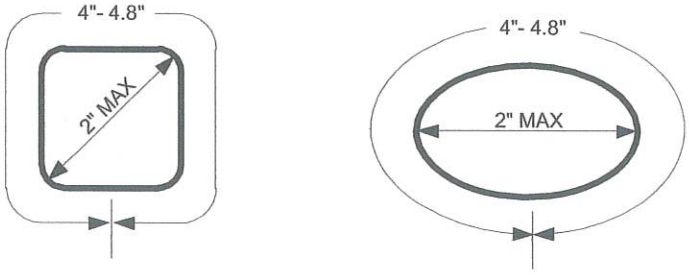


FIGURE 11B-609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

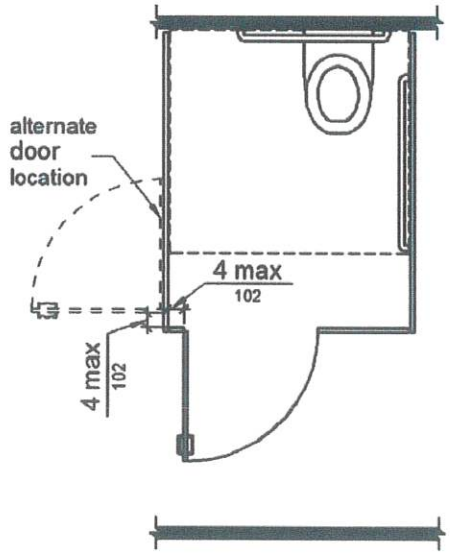


FIGURE 11B-604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

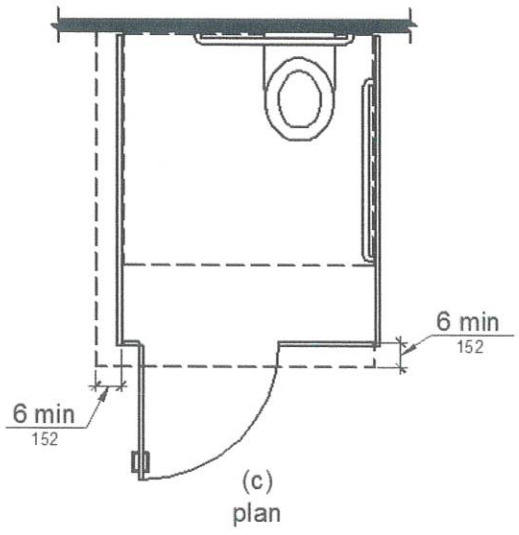
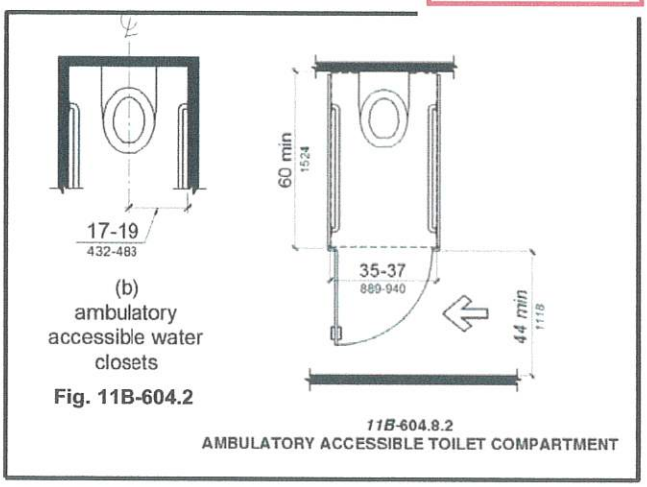


FIGURE *11B*-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

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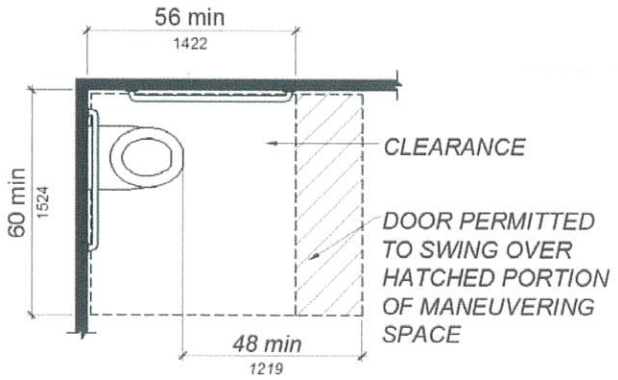


FIGURE 11B-604.3.1 - SIZE OF CLEARANCE AT WATER CLOSETS

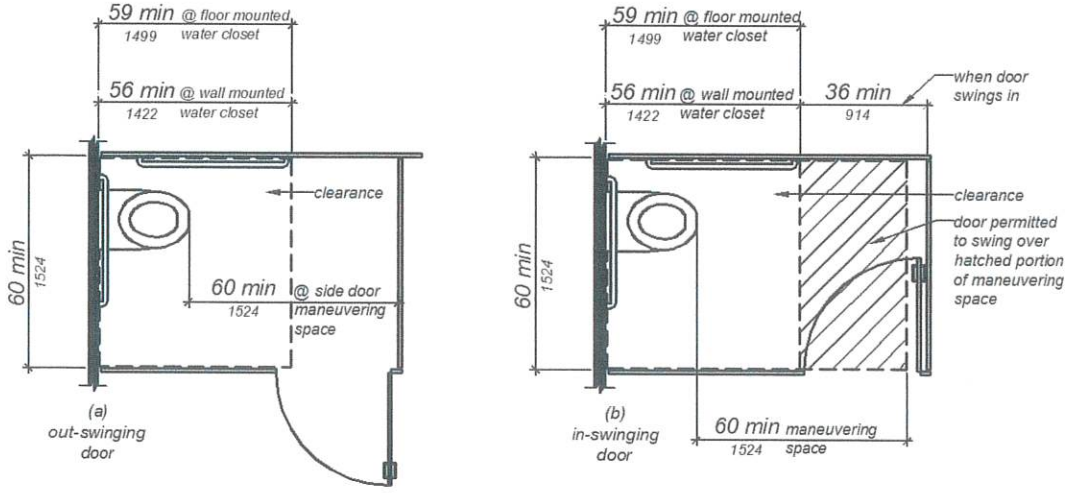


FIGURE 11B-604.8.1.1.2 - MANEUVERING SPACE WITH SIDE-OPENING DOOR

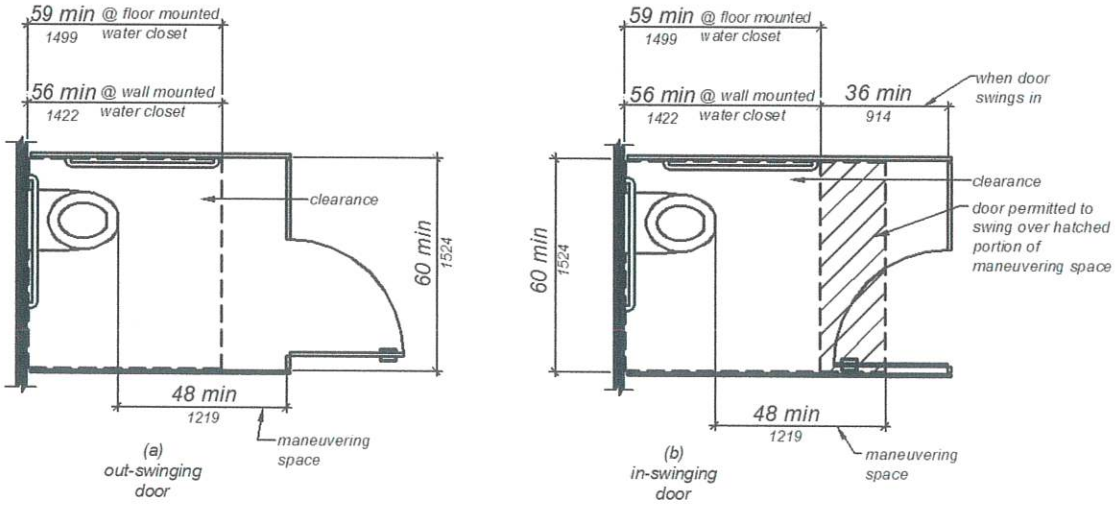


FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

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SINK / URINAL

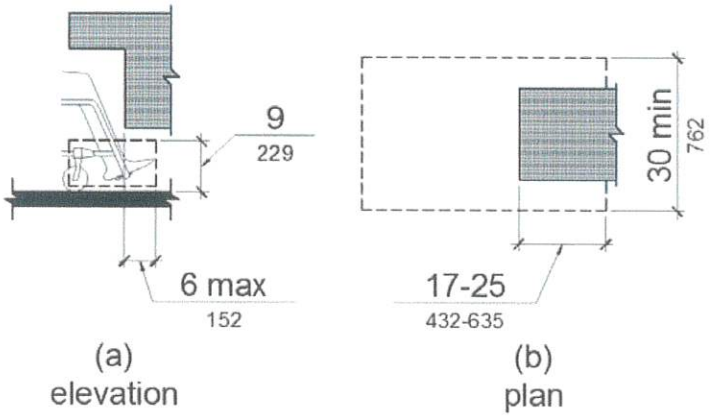


FIGURE 11B-306.2 - TOE CLEARANCE

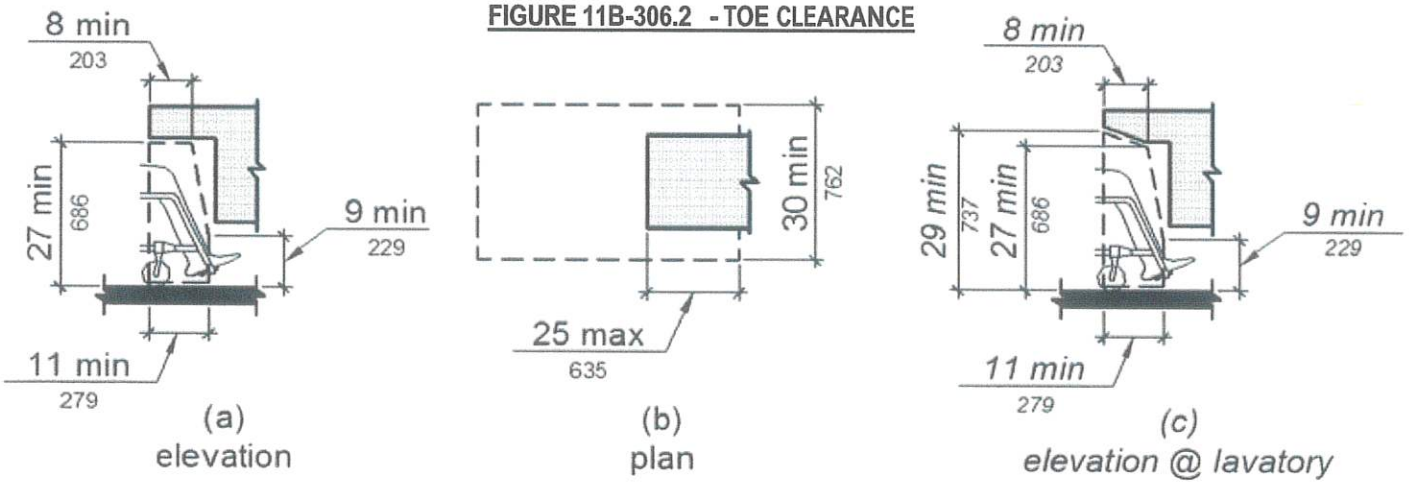


FIGURE 11B-306.3 - KNEE CLEARANCE

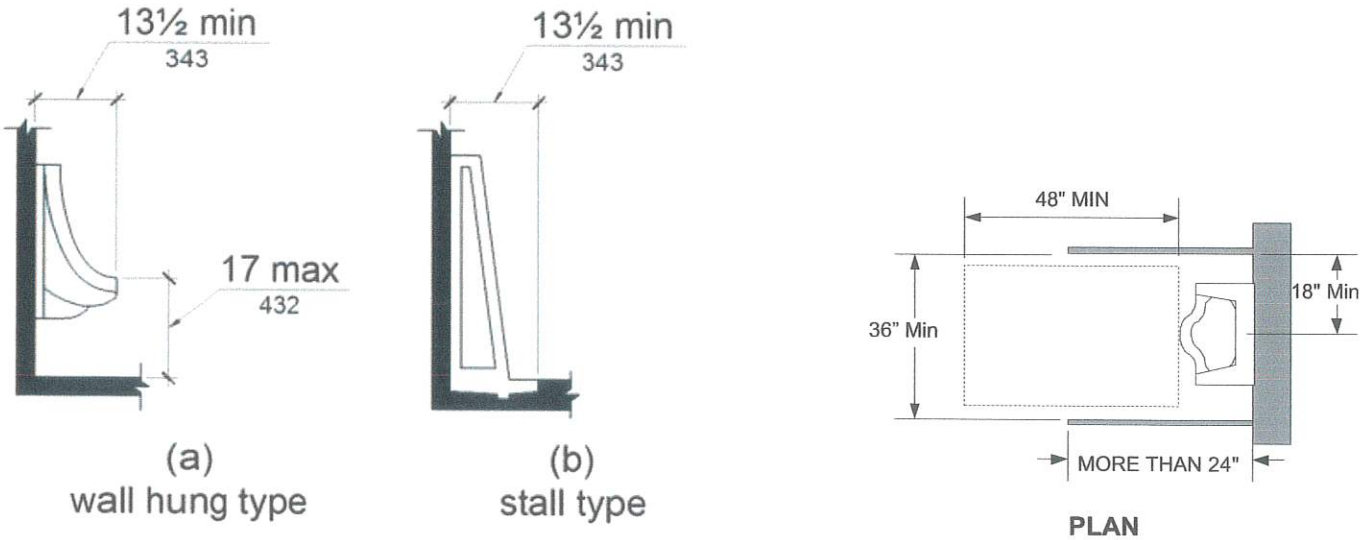
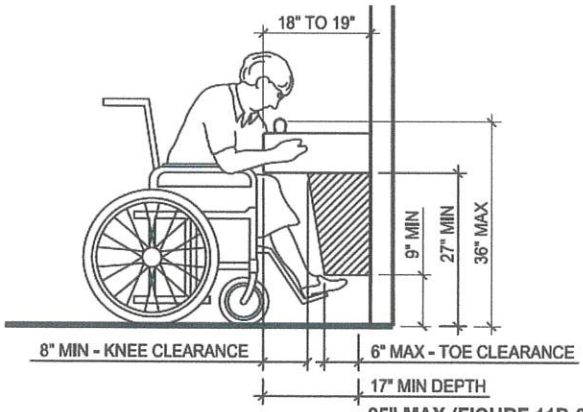


FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS

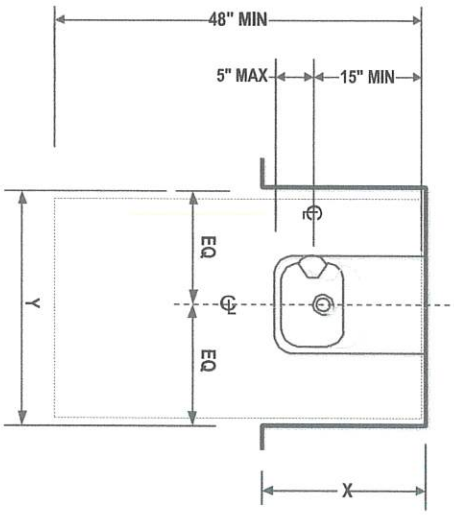
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DRINKING FOUNTAINS



* EQUIPMENT PERMITTED IN SHADED AREA

SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS



DRINKING FOUNTAIN SPOUT LOCATION
FIGURE 11B-602.5

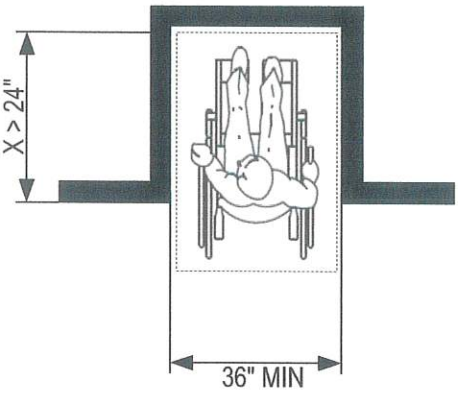
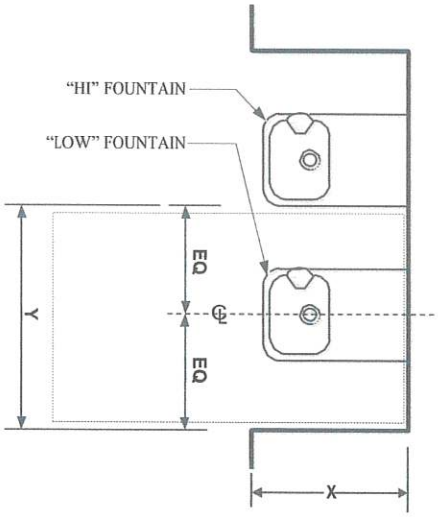


FIGURE 11B-305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH



PLAN OF "HI-LOW" DRINKING FOUNTAIN

NOTE:
IF X = 18" MIN. ALCOVE DEPTH, THEN Y = 32" MIN.
IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE MINIMUM OF 36" CLEAR.

CLEAR FLOOR SPACE AT "HI-LOW" DRINKING FOUNTAIN ALCOVES

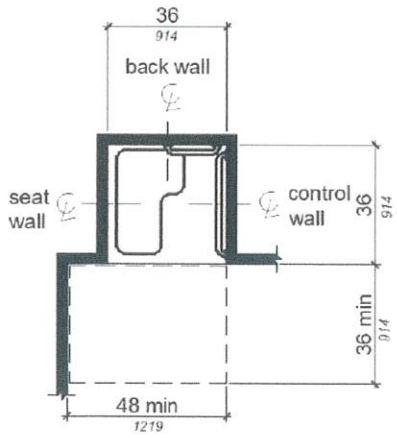
11B-602.6 WATER FLOW.
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS.
SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.9 PEDESTRIAN PROTECTION.
ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

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TUBS AND SHOWERS



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE *11B*-608.2.1
TRANSFER TYPE SHOWER
COMPARTMENT SIZE AND CLEARANCE

Note: Transfer type shower compartments shall be permitted in transient lodging guest rooms, multibedroom housing units in undergraduate student housing and residential dwelling units; and shall not be permitted at other locations to meet the requirements of Section 11B-213.3.6.

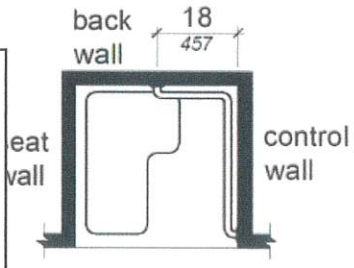
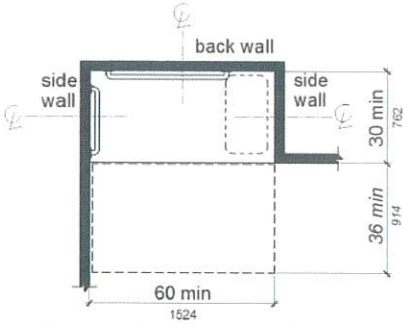


FIGURE 11B-608.3.1
S FOR TRANSFER TYPE SHOWERS



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE *11B*-608.2.2
STANDARD ROLL-IN TYPE
SHOWER COMPARTMENT SIZE AND CLEARANCE

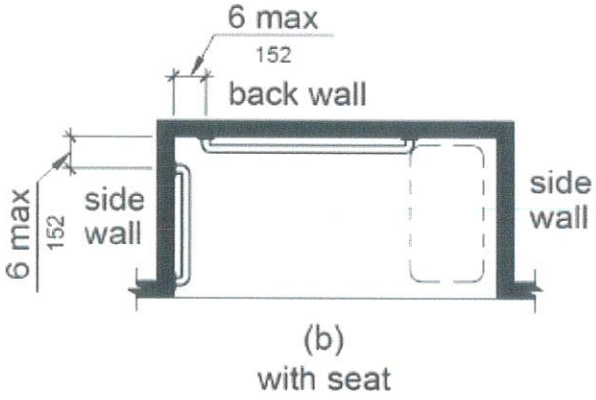
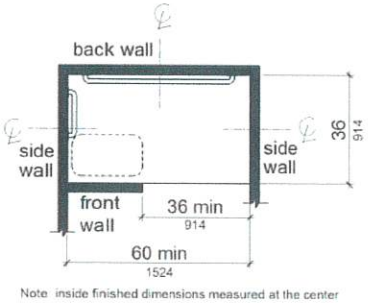


FIGURE *11B*-608.3.2
GRAB BARS FOR STANDARD ROLL-IN TYPE *SHOWER*



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE *11B*-608.2.3
ALTERNATE ROLL-IN TYPE
SHOWER COMPARTMENT SIZE AND CLEARANCE

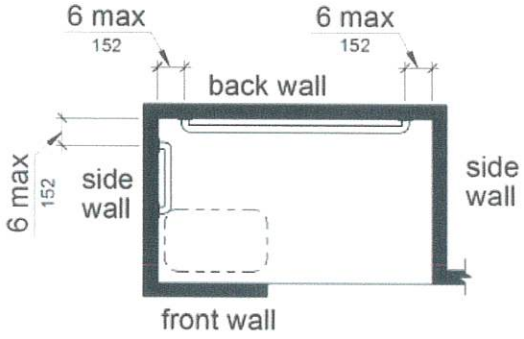


FIGURE *11B*-608.3.3
GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

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TUBS AND SHOWERS

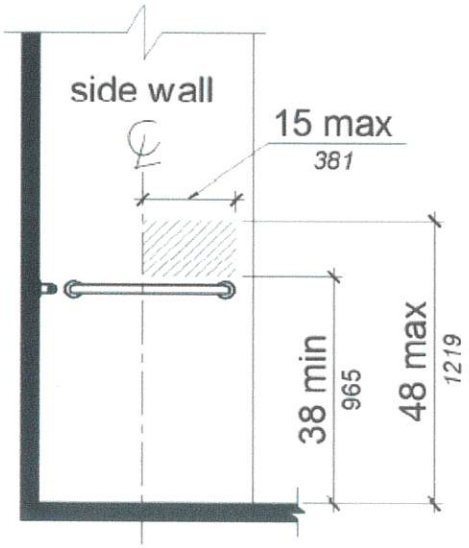
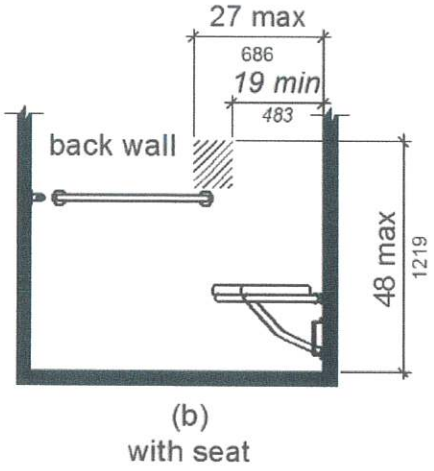


FIGURE 11B-608.5.1

TRANSFER TYPE SHOWER COMPARTMENT CONTROL



(b)
with seat

FIGURE 11B-608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATIONLOCATION

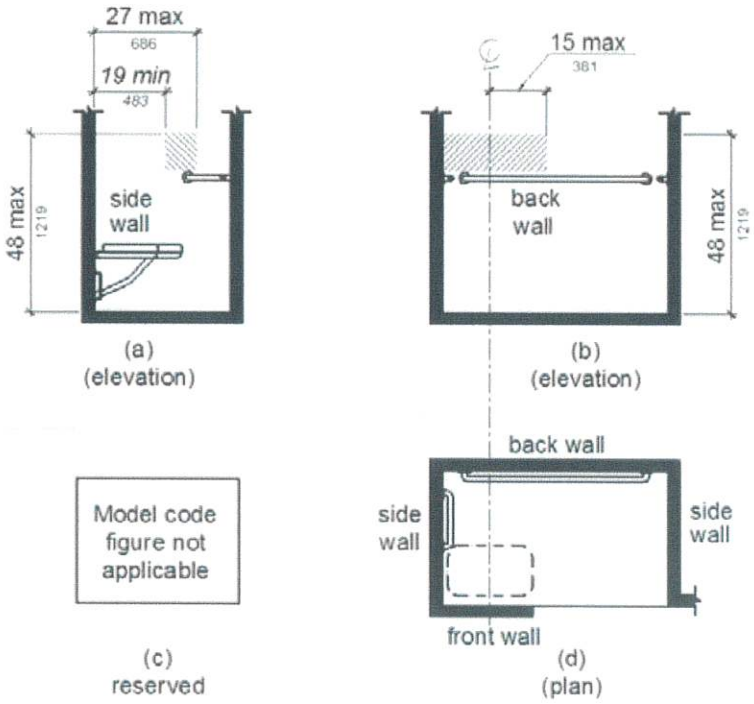


FIGURE 11B-608.5.3

ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

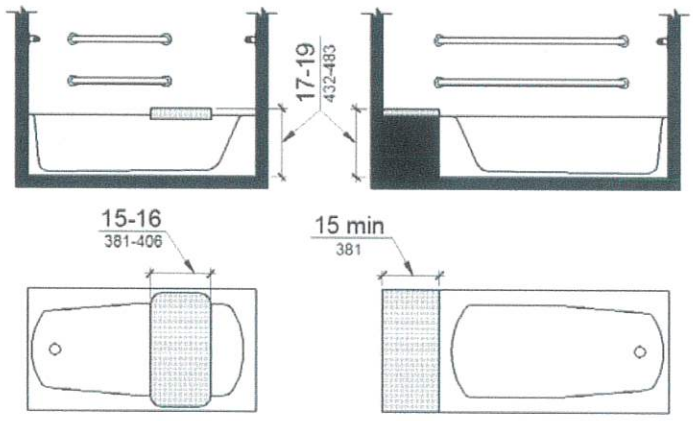


FIGURE 11B-610.2 BATHTUB SEATS

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TUBS AND SHOWERS

11B-610.1 General. Seats in bathtubs and shower compartments shall comply with Section 11B-610.

11B-610.2 Bathtub seats. The top of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (381 mm) minimum and 16 inches maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

11B-610.3 Shower compartment seats. A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry. A seat in an alternate roll-in type shower compartment shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches of the compartment entry. In transfer type showers, the seat shall extend from the back wall to a point within 3 inches(76 mm) of the compartment entry. The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. When folded, the seat shall extend 6 inches maximum from the mounting wall. Seats shall comply with Section 11B-610.3.1 or 11B-610.3.2.

11B-610.3.1 Rectangular seats. The rear edge of a rectangular seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 11/2 inches maximum from the adjacent wall.

11B-610.3.2 L-shaped seats. The rear edge of an L-shaped seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 11/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall.

11B-610.4 Structural strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

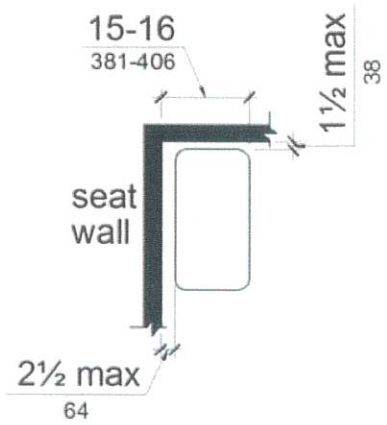


FIGURE *11B*-610.3.1
RECTANGULAR SHOWER SEAT

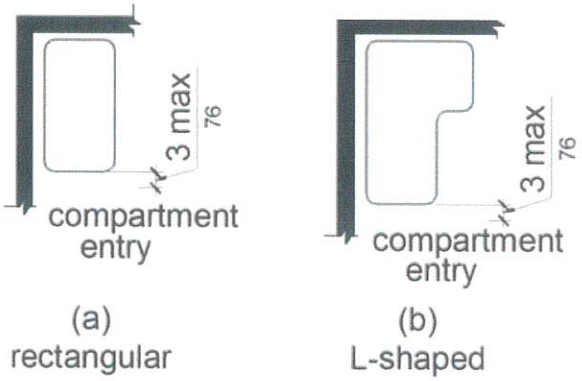


FIGURE *11B*-610.3
EXTENT OF SEAT

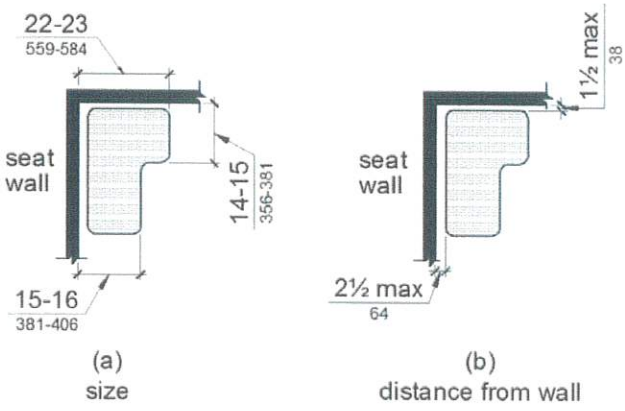


FIGURE *11B*-610.3.2
L-SHAPED SHOWER SEAT

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ACCESSIBILITY DETAILS FOR PARKING

WHERE ACCESSIBLE PARKING IS REQUIRED.

Where parking spaces are provided, parking spaces shall be provided in accordance with *Section 11B*-208.

Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with *Section 11B*-208 provided that lots accessed by the public are provided with a passenger loading zone complying with *Section 11B*-503.

Minimum number. Parking spaces complying with *Section 11B*-502 shall be provided in accordance with Table *11B*-208.2 except as required by *Sections 11B*-208.2.1, *11B*-208.2.2, and *11B*-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Hospital outpatient facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, *and free-standing buildings providing outpatient clinical services of a hospital,* shall comply with *Section 11B*-502.

Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with *Section 11B*-502.

Residential facilities. Parking spaces provided to serve residential facilities shall comply with *Section 11B*-208.2.3.

Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2.

Requests for accessible parking spaces. When assigned parking is provided, designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.

Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502.

Location. Parking facilities shall comply with Section 11B-208.3.

General. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4.
Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Exceptions:
1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-208.2 PARKING SPACES

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PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section 11B-503.

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

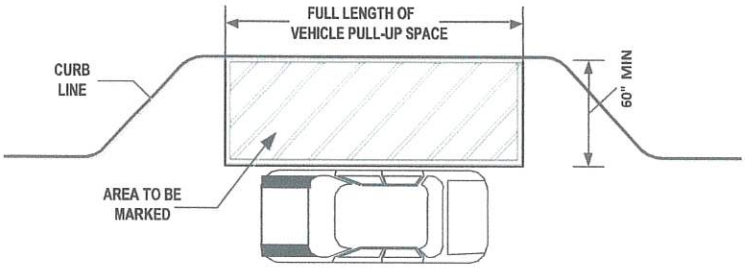


FIGURE 11B-503.3
PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface.

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

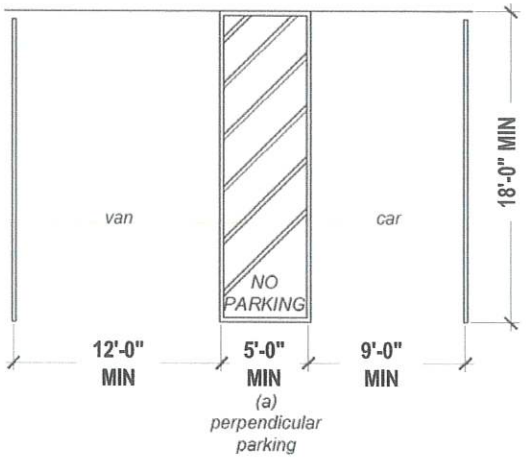
Medical care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay may exceed twenty-four hours.

Valet parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.

Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.



(a) PERPENDICULAR PARKING

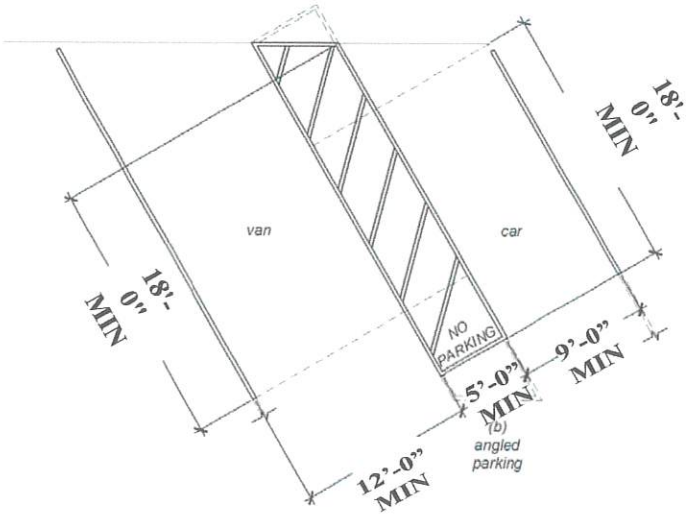


FIGURE 11B-502.2 VEHICLE PARKING SPACES

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Vehicle spaces. Car and van parking spaces shall be 216 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.
Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B- 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250."

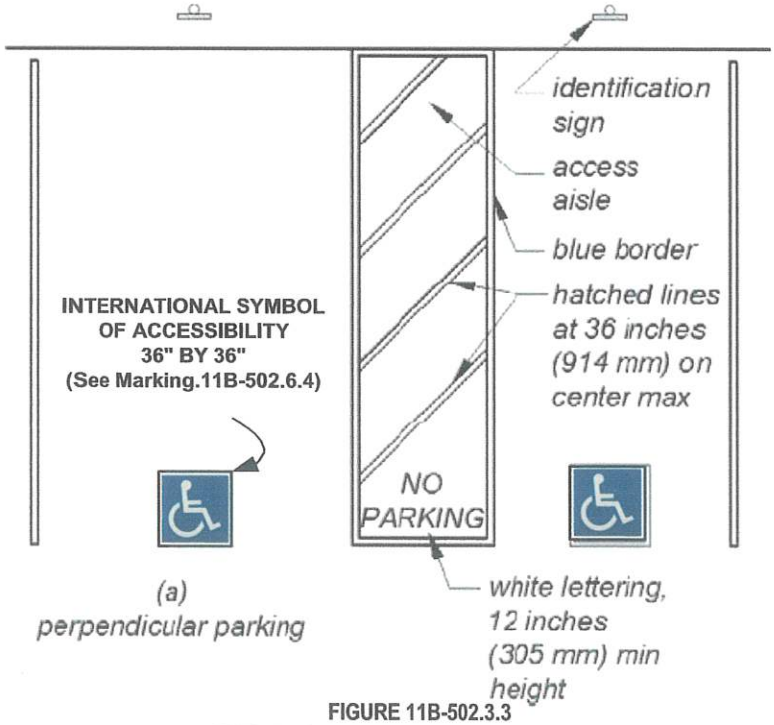
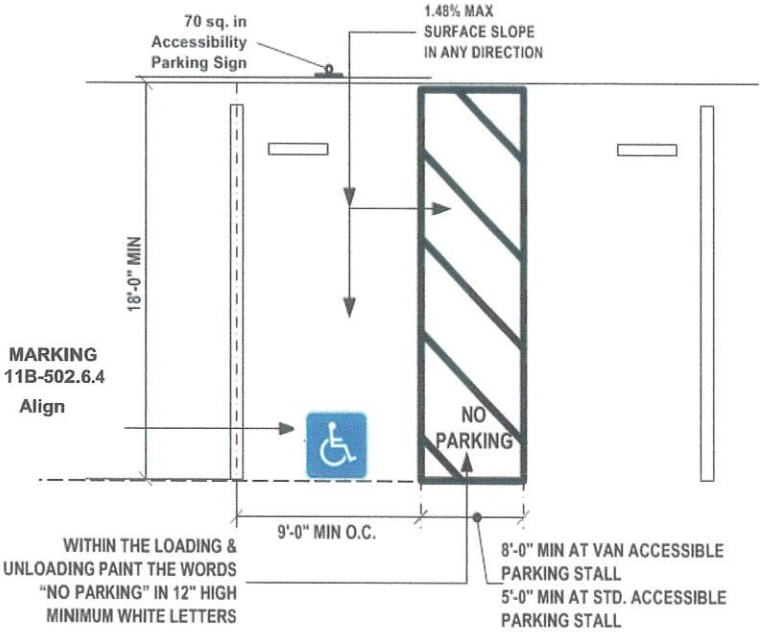


FIGURE 11B-502.3.3
PERPENDICULAR PARKING IDENTIFICATION



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

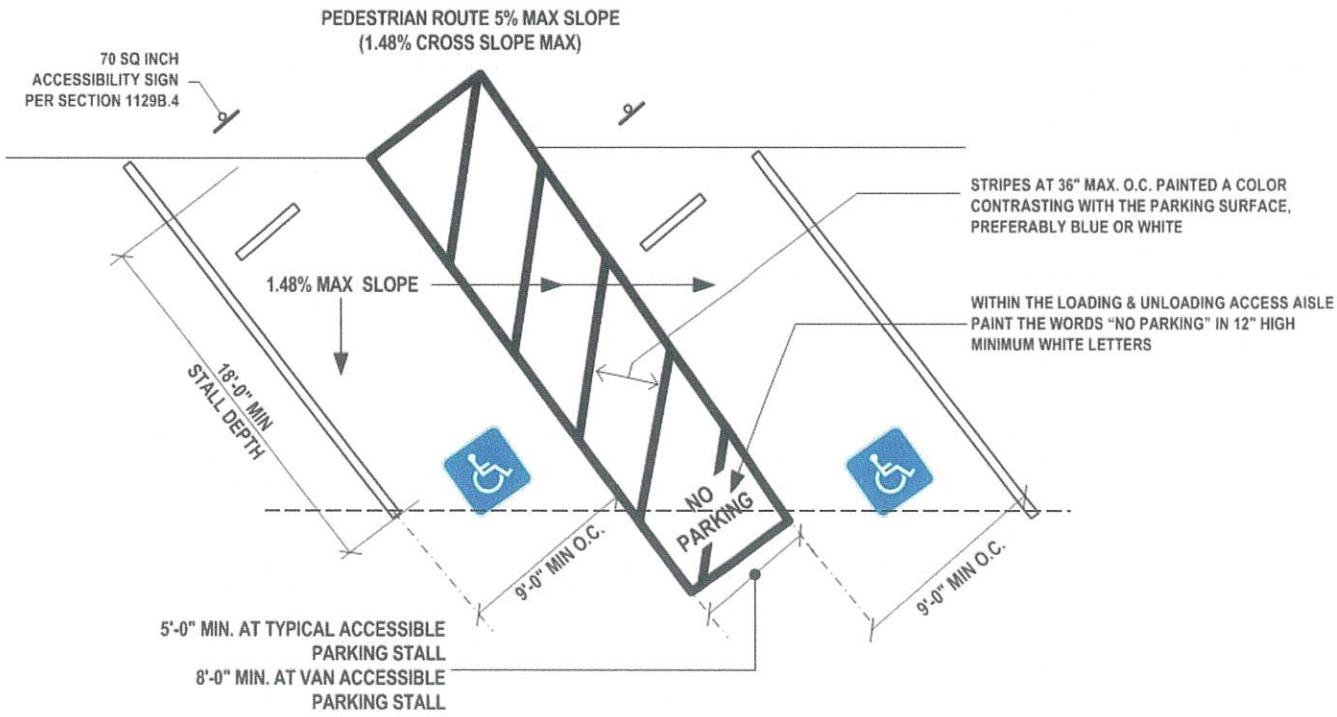


FIGURE 11B-502.3.3
ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Marking. Each accessible car and van space shall have surface identification complying with either Sections 11B-502.6.4.1 or 11B-502.6.4.2.

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

11B-502.7.2 Wheel stops. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

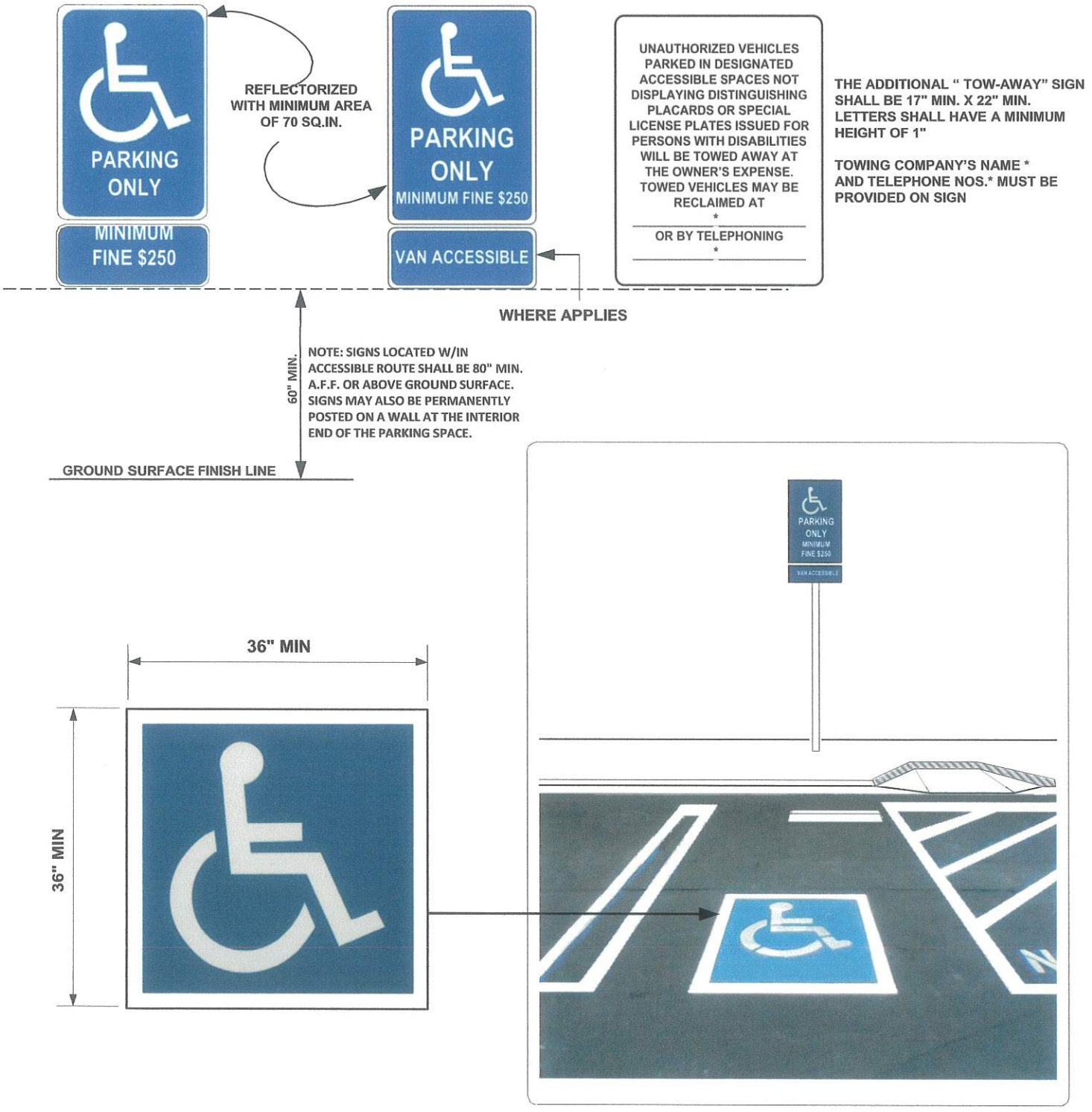
11B-502.8 Additional signage. An additional sign shall be posted either;

1) In a conspicuous place at each entrance to an off-street parking facility or
2) Immediately adjacent to on-site accessible parking and visible from each parking space.

11B-502.8.1 Size. The additional sign shall not be less than 17 inches wide by 22 inches high.

11B-502.8.2 Lettering. The additional sign shall clearly state in letters with a minimum height of 1 inch the following:
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles maybe reclaimed at: _____ _____ or by telephoning _____."
Blank spaces shall be filled in with appropriate information as a permanent part of the sign. (NOTE: **Towing Co.'s Name** and **Telephone Number** must be noted on the detail sheet/s on the plans).

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE

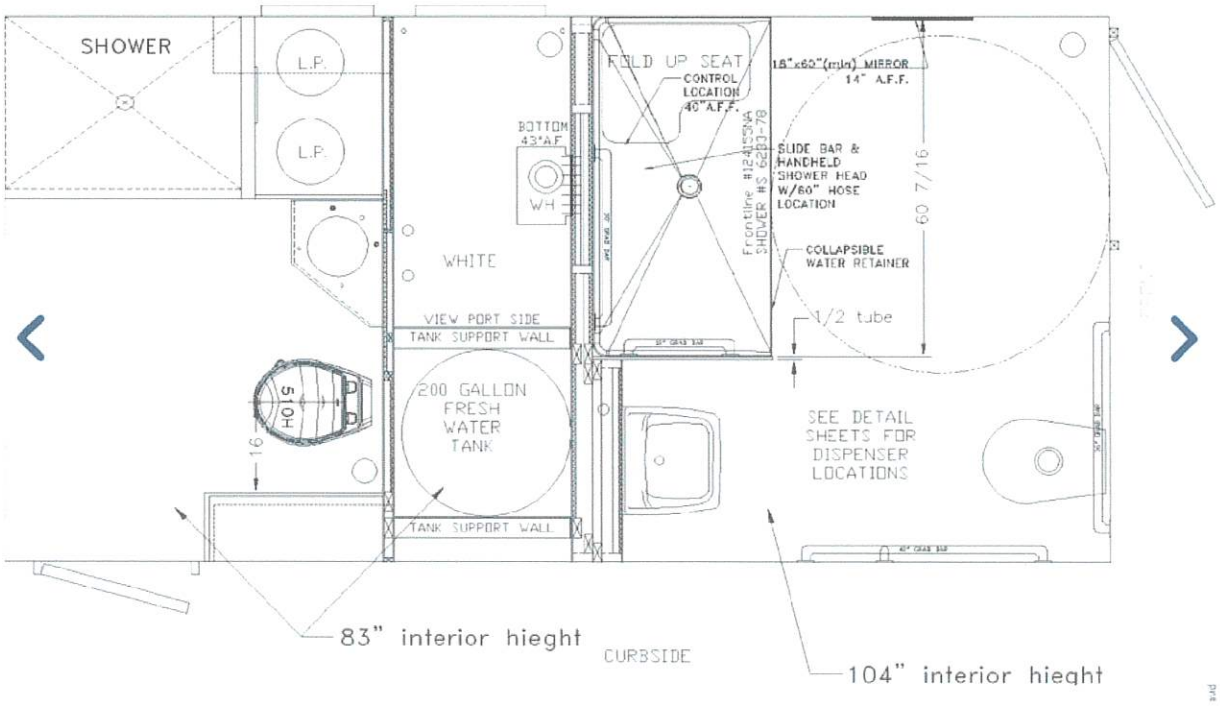


As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond Environmental S LIFORNIA

CERTIFIED ADA +1 COMBO SHOWER RESTROOM



CASE: MTE250005
EXHIBIT: ELECTRIC SI
DATE: 2/20/25
PLANNER: J APARICIO
☑ Meeting ☐ Consent Agenda ☐ Final



ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

SAM SHAHROURI
DEPUTY DIRECTOR OF TLMA
BUILDING OFFICIAL

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT

ELECTRICAL
SELF-CERTIFICATION

Job Address: 83272 51st Ave, Coachella, CA 92236

Contractor name: Daniel Lua

Company name: Desert Elite Electric and Construction, Inc

Company address: 81920 Industrial Place, Indio, CA 92201

Description of the work performed:

Performed load calculations according to NEC (NFPA 70)

I declare that the following statement is true to the best of my knowledge:

I have installed and inspected each construction stage to verify conformance with the current California codes and standards.

Contractor's Signature

1000013
Contractor's C-10 License No.

Daniel Lua
Contractor's Name (print)

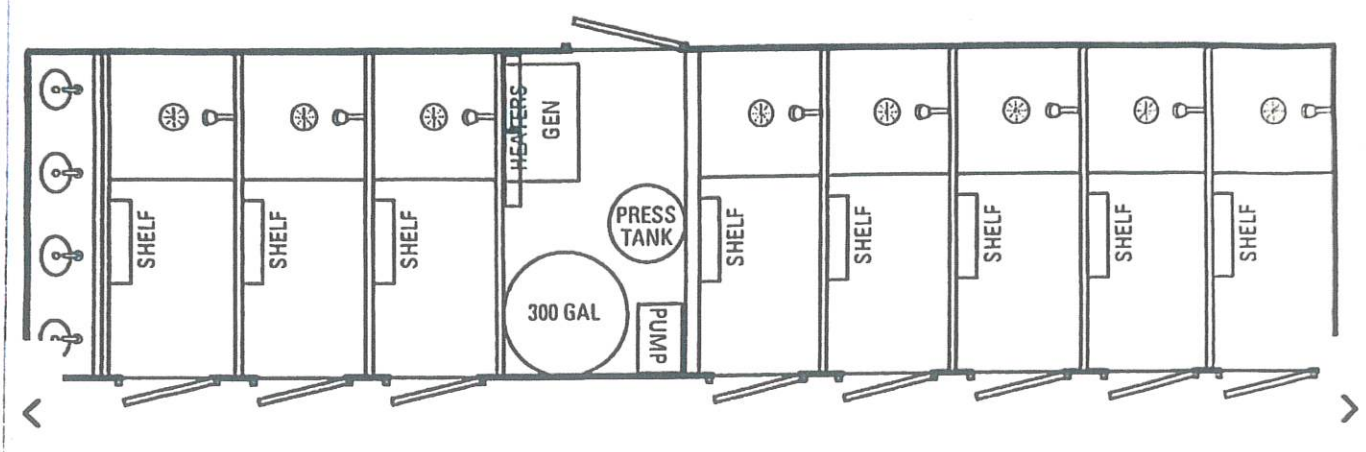
01/10/2025
Date of Statement

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond
environmental services

Shower Trailers

8 HEAD 4 SINK TRAILER PREMIER



Our 8-station shower trailer offers your guests flexabiliy as well as complete privacy. Each shower stall has a changing area as well as a shower and private lock. The trailer is equipped with high-volume air flow to remove moisture, and non-wood materials to prevent water damage.

FEATURES

4 Mens Shower Heads w/2 Sinks

4 Womens Shower Heads w/2 Sinks

Hand Soap & Hand Towels

Four (4) dedicated 20 AMP circuits

One (1) 50 AMP circuit for the sink

WASTE: 1,200 GL

PROPANE

HQ
Diamond Environmental Services
807 E. Mission Road
San Marcos, CA 92069

Desert Elite Electric & Construction, Inc.

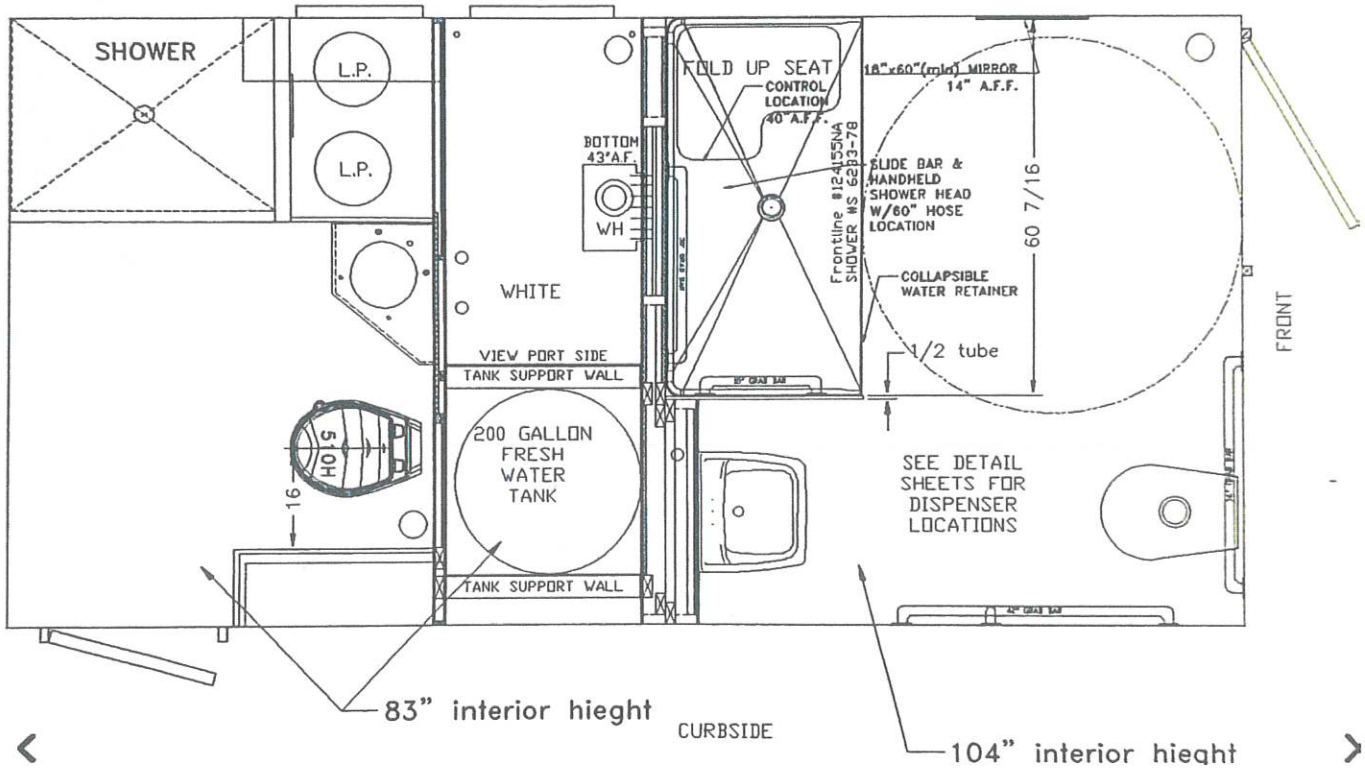
Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond
environmental services

Shower Trailers

CALIFORNIA CERTIFIED ADA +1 COMBO SHOWER RESTROOM



This California Certified ADA shower restroom combo trailer is equipped with 1 ADA shower, 1 ADA toilet and 1 ADA sin
The trailer also has a ramp making it easily accessible for handicap guests.

FEATURES

1 ADA Shower

1 ADA Toilet

1 ADA Sink

Comes with ADA Ramp

SPECIFICATIONS

22' X 24'

One 110 Power Cords with One Dedicated 30 AMP Circuits

WASTE: 400 GL, WATER 200 GL

Desert Elite Electric & Construction, Inc.

Daniel Lua
License # 1000013

HQ
Diamond Environmental Services
807 E. Mission Road
San Marcos, CA 92069

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

PRODUCT SPECIFICATIONS FOR XQ60 TIER 4 FINAL

CAT

Rating Prime	47.5 ekW (60 kVA)
Frequency	60 Hz
Voltage	120 - 600V
Engine	Cat C3.4
Fuel	Diesel
Height - Without Trailer	65.3 in
Length - Without Trailer	106.5 in
Width - Without Trailer	41.3 in
Weight with Lube Oil and Coolant, Without Trailer	1305 kg
100% Load 60Hz	3.7 gal/hr
75% Load 60Hz	2.8 gal/hr
50% Load 60Hz	1.9 gal/hr
Sound Power @ 7 meters (23 feet) @ All Ratings	63 dB(A)

XQ60 TIER 4 FINAL STANDARD EQUIPMENT

CAT C3.4B DIESEL ENGINE

Heavy-duty.
After treatment.

Desert Elite Electric & Construction Inc

Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

GENERATOR

1514P frame.

CONTROL PANEL

XQCP dgital set mounted controller.

CAT CONNECT REMOTE MONITORING

Provides package monitoring and management.

COOLING SYSTEM

Package mounted radiator with vertical air discharge.

Filled from factory.

CHARGING / STARTING SYSTEM

12V heavy duty starting motor and charging alternator c/w battery isolator.

FUEL SYSTEM

24hr dual wall fuel tank with 3 way directional valve for external supply.

AIR FILTER

Cyclonic/paper with dust cup and service indicator.

DISTRIBUTION

Single, robust enclosure for controls and distribution c/w 4 pole circuit breaker and safety cut off.

STRUCTURE

Heavy Duty steel base frame with integral fuel tank.

Lifting frame and 4 point lift.

Base frame is wider than enclosure to protect generator set during transportation.

ENCLOSURE

Sound attenuating, galvanised steel enclosure with exceptional noise reduction performance.

EXHAUST

Integrated spark arresting silencer.

LUBE OIL

On engine primary and secondary oil filters. Filled from factory.

GENERAL

Factory tested and inspected.

Desert Elite Electric & Construction, Inc.

Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Load (

		TOTAL AREA		34 ft x 12 ft	408 Sq ft
GENERAL					
LIGHT/RECEPTACLE@ 3VA/SQ FEET		1224	VA		
SHOWER					
SHOWER -1 @ 750 Watt		940	VA		
SHOWER -2 @ 750 Watt		940	VA		
SHOWER -3 @ 750 Watt		940	VA		
SHOWER -4 @ 750 Watt		940	VA		
SHOWER -5 @ 750 Watt		940	VA		
SHOWER -6 @ 750 Watt		940	VA		
SHOWER -7 @ 750 Watt		940	VA		
SHOWER -8 @ 750 Watt		940	VA		
MISCELANEOUS					
WATER HEATER		6500	VA		
	TOTAL	15244	VA	TOTAL (KW)	12195.2
1ST 10 KW @100% DEMAND FACTOR		10000	KW		
REMAINDER@60% DEMAND FACTOR		1317.12	KW		
	TOTAL	11317.12	KW		
		14146.4	VA		
	TOTAL	14146.4	VA		11317.12
	14147 VA@240-1P		47	AMP	

BREAKER SIZE IS 50A 240V/1PH

Desert Elite Electric & Construction, Inc.

Daniel Lua
License # 1000013

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond environmental services
888-744-7191
RESTROOMS FENCING POWER PUMPING

nt Restroom Agreement

Visit us @ www.**diamond**provides.com

(888) 744-7191

Date: January 31, 2025

To: Festival Campgrounds
83272 Avenue 51
Coachella, CA 92236
CLAUDIA LUA ALVARADO 760 578 5931
rancho51inc@gmail.com

From: **Victor Jackson**
Office: 760.744.7191
Direct line: 760.533.3626
VictorJ@diamondprovides.com

Project Contact	Project Name & Location	Pricing expires in 30 days
CLAUDIA 760 578 5931	**Coachella & Stagecoach 2025- 83272 51st Ave, Coachella, CA**	

Qty	Description	Unit Price	Line Total
4	2-Unit Solar Elite Restroom Trailer 15'x8'.6"	$600.00	$2,400.00
	Flushing toilet, sink with running water, mirror & light inside		
	120 uses per restroom only (sink pumps & toilet flushes combined) 960 total uses		
	self-contained and ready to use on delivery		
	Trailer must be placed on a hard flat surface. Needs 15' clearence with		
	no over hanging branches.		
1	SRO- Standing Room Urinal- 4 urinals	$95.20	$95.20
24	Pumping Services: Friday 4/11/25, Saturday 4/12/25, Sunday 4/13/25	$25.00	$600.00
24	Pumping Services: Friday 4/18/25, Saturday 4/19/25, Sunday 4/20/25	$25.00	$600.00
24	Pumping Services: Friday 4/25/25, Saturday 4/26/25, Sunday 4/27/25	$25.00	$600.00
3	Saturday Service Fee	$175.00	$525.00
3	Sunday Service Fee	$250.00	$750.00
4	Delivery: Tuesday 4/8/25 anytime 7am-5pm	$50.00	$200.00
	Removal: Monday 4/28/25 anytime 7am-5pm		
	** If this quote is not singed and sent back, this order will not be reserved. Payment		
	needs to be paid in full before or on the delivery date. Cancellation Fee's may apply.		
	Customer is responsible for any stolen, missing, or damaged equipment **		
	As of March, 2024 there will be a 2.75% processing fee charged for all credit/debit card payments.		
		Total *	**$5,770.20**

FED TAX ID # Claudia Lua OR CA DRIVERS LICENSE # and DOB A4W 6720 10/1/91

PRINT NAME

TITLE

SIGNATURE FOR WORK AUTHORIZATION

2/14/2025
DATE

Prevailing Wage
☐ Yes ☐ No

Customer's Indemnity: Customer will indemnify Diamond Environmental Services, it's employees and agents against any claim, liability, or costs arising from this agreement or the use of the equipment, including property damage and personal injuries, except to the extent that such claims, liabilities or costs are due to Diamond Environmental Services sole negligence. Customer is responsible for damage caused by Acts of God, fire, theft, negligence, abuse, or vandalism, and agrees to pay all costs and expenses necessary to restore or replace said equipment. Failure to sign Diamond agreement and/or replacement of Diamond agreement with a P.O. or contract does not waive or alter Diamond language. Customer representative must be present at time of installation of Diamond equipment. Damaged or missing equipment or material will be charged to Lessee. Damage caused to after installation or delivery shall be the responsibility of Lessee. Rates quoted do not include Prevailing Wages unless specified. Diamond cannot comply with any PSA's & PLA's requirements. Prices subject to change due to desired actual material installed, ground conditions and/or accessibility. **Lessee responsible for utility marking.**

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond environmental services
RESTROOMS FENCING POWER PUMPING

Diamond Suite Agreement

Visit us @ www.diamondprovides.com

(888) 744-7191

Date: February 3, 2025

To: **Festival Campgrounds**
83272 Avenue 51
Coachella, CA 92236
CLAUDIA LUA ALVARADO 760 578 5931
rancho51inc@gmail.com

From: **Victor Jackson**
Office: 760.744.7191
Mobile: 760.533.3626
VictorJ@diamondprovides.com

Project Contact	Project Name & Location	Pricing expires in 30 days
CLAUDIA 760 578 5931	**Coachella & Stagecoach 2025- 83272 51st Ave, Coachella, CA**	

Qty	Description	Unit Price	Line Total
1	Delivery / Set Up	$675.00	$675.00
1	**California Certified ADA Jag Shower Suite** 1 Stall 1 Sink (Week 1)	$3,100.00	$3,100.00
	1 ADA Shower, 1 ADA Toilet, 1 ADA Sink		
	1 Shower, 1 Toilet, 1 Sink		
	Foot Print 22' x 24'		
2	**Additional Week Rental**	$495.00	$990.00
3	**Pumping Services: Friday 4/11/25, Saturday 4/12/25, Sunday 4/13/25**	$160.00	$480.00
3	Pumping Services: Friday 4/18/25, Saturday 4/19/25, Sunday 4/20/25	$160.00	$480.00
3	Pumping Services: Friday 4/25/25, Saturday 4/26/25, Sunday 4/27/25	$160.00	$480.00
	Rental Terms:		
	Delivery: Tuesday 4/8/25 anytime 7am-5pm		
	Removal: Monday 4/28/25 anytime 7am-5pm		
	This price is for the first 28 days. The Second Month would be $2,900 total		
	Customer to provide:		
	1-110V Power Cords & 1-dedicated 30 AMP Circuits		
	Water Access, Hose & Propane refill for Water Heater if needed.		
	Customer is hooking up to the sewer line		
	Damage Waiver (per week)	$250.00	
READ	***Damage Waiver - Waives damages & graffiti up to $5,000. Theft & Total Loss is excluded. $250 per Week Waiver fee will be added to Total if you opt in and initial. Cannot opt in/out during or after service is finished.***	→ OPT IN	
		Total *	**$6,205.00**

FED TAX ID # OR CA DRIVERS LICENSE # and DOB

Claudia Lua Alvarado — Owner
PRINT NAME — TITLE

Prevailing Wage
☐ Yes ☐ No

2/24/2025
SIGNATURE FOR WORK AUTHORIZATION — DATE

will be added to all invoices. Customer's Indemnity: Customer will indemnify Diamond Environmental Services, it's employees and liability, or costs arising from this agreement or the use of the equipment, including property dam age and personal injuries, except to ns, liabilities or costs are due to Diamond Environmental Services sole negligence. Customer is resp onsible for damage caused by Acts of ce, abuse, or vandalism, and agrees to pay all costs and expenses necessary to restore or replace s ald equipment. Failure to sign /or replacement of Diamond agreement with a P.O. or contract does not waive or alter Diamond language. Customer representative of installation of Diamond equipment. Damaged or missing equipment or material will be charged to Le ssee. Damage caused to after all be the responsibility of Lessee. Rates quoted do not include Prevailing Wages unless specifie d. Diamond cannot comply with any nts. Prices subject to change due to desired actual material installed, ground conditions and/or acce ssibility. **Lessee responsible for**

ADMINISTRATIVE
4/4/2025
APPROVAL
County of Riverside Planning Department

Diamond environmental services
RESTROOMS FENCING POWER PUMPING

mond Suite Agreement

us @ www.diamondprovides.com

(888) 744-7191

Date: February 3, 2025

To: Festival Campgrounds
83272 Avenue 51
Coachella, CA 92236
CLAUDIA LUA ALVARADO 760 578 5931
rancho51inc@gmail.com

From: **Victor Jackson**
Office: 760.744.7191
Mobile: 760.533.3626
VictorJ@diamondprovides.com

Project Contact	Project Name & Location	Pricing expires in 30 days
CLAUDIA 760 578 5931	**Coachella & Stagecoach 2025- 83272 51st Ave, Coachella, CA**	

Qty	Description	Unit Price	Line Total
1	Delivery / Set Up	$600.00	$600.00
1	**8 Heads 4 Sinks** Jag Premier Shower Suite **(Week 1)**	$4,975.00	$4,975.00
	8 Individual / 4 Exterior Sinks / 37' Long		
2	Additional Week Rental	$800.00	$1,600.00
3	Pumping Services: Friday 4/11/25, Saturday 4/12/25, Sunday 4/13/25	$475.00	$1,425.00
3	**Pumping Services: Friday 4/18/25, Saturday 4/19/25, Sunday 4/20/25**	$475.00	$1,425.00
3	Pumping Services: Friday 4/25/25, Saturday 4/26/25, Sunday 4/27/25	$475.00	$1,425.00
3	Saturday Service Fee	$175.00	$525.00
3	**Sunday Service Fee**	$250.00	$750.00
	Delivery: Tuesday 4/8/25 anytime 7am-5pm		
	Removal: Monday 4/28/25 anytime 7am-5pm		
	Customer to provide: Propane refill for Water Heater if needed.		
	Four 110 Power cords With Four Dedicated 20 AMP Circuits		
	+ One 50 AMP Circuit for Sinks Outlets / Power Access for the water pump		
	Damage Waiver (per week)	$250.00	
READ	***Damage Waiver - Waives damages & graffiti up to $5,000. Theft & Total Loss is excluded. $250 per Week Waiver fee will be added to Total if you opt in and initial. Cannot opt in/out during or after service is finished.*** → OPT IN		
		Total *	**$12,725.00**

FED TAX ID # OR CA DRIVERS LICENSE # and DOB

Claudia Lua Alvarado — Owner
PRINT NAME — TITLE

SIGNATURE FOR WORK AUTHORIZATION — DATE 2/14/2025

Prevailing Wage
☐ Yes ☐ No

*Agency & Energy fee will be added to all invoices. Customer's Indemnity: Customer will indemnify Diamond Environmental Services, it's employees and agents against any claim, liability, or costs arising from this agreement or the use of the equipment, including property damage and personal injuries, except to the extent that such claims, liabilities or costs are due to Diamond Environmental Services sole negligence. Customer is responsible for damage caused by Acts of God, fire, theft, negligence, abuse, or vandalism, and agrees to pay all costs and expenses necessary to restore or replace said equipment. Failure to sign Diamond agreement and/or replacement of Diamond agreement with a P.O. or contract does not waive or alter Diamond language. Customer representative must be present at time of installation of Diamond equipment. Damaged or missing equipment or material will be charged to Lessee. Damage caused to after installation or delivery shall be the responsibility of Lessee. Rates quoted do not include Prevailing Wages unless specified. Diamond cannot comply with any PSA's & PLA's requirements. Prices subject to change due to desired actual material installed, ground conditions and/or accessibility. **Lessee responsible for utility marking.**

USA TODAY CO.

LocaliQ

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Brianna Greenwood
City Of Coachella - Legals
53990 Enterprise WAY
Coachella CA 92236-3817

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 03/15/2026
PDS Palm Springs Desert Sun 03/15/2026

and that the fees charged are legal.
Sworn to and subscribed before on 03/15/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$418.22		
Tax Amount:	$0.00		
Payment Cost:	$418.22		
Order No:	12159399	# of Copies:	
Customer No:	1252586	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

CITY OF COACHELLA
CITY COUNCIL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Coachella will hold a public hearing on Wednesday, March 25, 2026 at 6:00 p.m. at 1515 Sixth Street, Coachella CA 92236 to consider oral and written testimony regarding Entertainment Permit (EP) No. 26-01 Rancho 51 Festival Campground project for the special event events proposed in April. The Project is located at 83272 51st Avenue. The site encompasses approximately 7.79 acres and is identified as Assessor's Parcel Number (APN) 779-310-012 and 779-310-013. The applicant proposes a temporary campground event that includes glamping tents and vacant spaces where individuals can bring their own tents. The event will include accessory uses including restrooms, shower trailers, beauty bar, and DJ. Alcohol service is proposed. Off-street parking is provided on-site. Applicant: Claudia Lua Alvarado



The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 class 1 that exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures and facilities. The proposed Entertainment Permit will be for the permitting of existing private property.

Copies of the Application materials submitted are available for public inspection at the Coachella Development Services Department 53990 Enterprise Way, Coachella, CA 92236 between the hours of 7:00 am and 6:00 pm, Monday through Thursday. City Hall is closed on Fridays. (Se Habla Español).

In addition to submitting written comments at the address noted above, you may email amoreno@coachella.org or call (760) 398-3102 before 4:30 p.m. on the day of the meeting to leave a voice message. You may request to speak via zoom by contacting the Coachella City Clerk through the above means before 4:30 p.m. on the day of the meeting and requesting a Zoom link to the meeting. Public comments either received via email, telephonically or via Zoom must be limited to a maximum of 250 words written or three minutes spoken.

The live stream of the meeting may be viewed online by accessing the City's website at www.coachella.org, and clicking on the "Agendas/Minutes" tab located on the home page, and finding the Zoom Meetings link to the meeting on the posted agenda.

If any individual or group challenges this action in court, issues raised may be limited to those issues raised at the public hearing described in this notice or in written testimony. Any questions or comments may be directed to:

Adrian More[illegible]e Planner
53-990 Enterpris[illegible]ella, CA 92236
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BY ORDER OF THE CITY CLERK
3/15/2026