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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 05, 2025
6:00 PM

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

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

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

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes - December 18, 2024

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. CV Link Conceptual Connector Plan Design for the CV Link Connector Plans located at the northwest corner of Avenue 52 and Sunset Drive Applicant: City of Coachella.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Clinica Coachella Architectural Review No. 24-10, a proposal for the construction of a new single-story 6,900 SF medical office building at the Van Buren Plaza located at the northeast corner of Avenue 50 and Van Buren Street, APN 603-260-056; Applicant: Alpha Rue, LLC.

INFORMATIONAL:

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

City Council Chamber
1515 6th Street, Coachella,
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www.coachella.org

AGENDA

DE UNA REUNIÓN DE LA

COMISIÓN DE PLANIFICACIÓN

PLANNING COMMISSION

05 de Febrero, 2025
6:00 PM

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https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
O one tap mobile:
Us: +16699006833,, 84544257915#,,,,* 380084# US
O teléfono:
Us: +1 669 900 6833
ID del webinar: 845 4425 7915
Código de acceso: 380084

Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

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

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

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

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

APROBACIÓN DE LA

AGENDA:

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

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación - 18 de Deciembre 2024.

COMUNICACIONES ESCRITAS:

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

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

INFORMES Y SOLICITUDES:

SESIÓN DE ESTUDIO

PUNTOS QUE NO SON DE AUDIENCIA:

2. Plan de Diseño del Conector Conceptual de CV Link para los Planes del Conector de CV Link ubicados en la esquina noroeste de la Avenida 52 y Sunset Drive.
   Solicitante: Ciudad de Coachella.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

3. Revisión Arquitectónica No. 24-10 de Clínica Coachella, una propuesta para la construcción de un nuevo edificio de oficina médica de un solo nivel con 6,900 pies cuadrados en Van Buren Plaza, ubicado en la esquina noreste de la Avenida 50 y Van Buren Street, APN 603-260-056.
   Solicitante: Alpha Rue, LLC.

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

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

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS

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(760) 398-3502 ◆ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

December 18, 2024
6:00 PM

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

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
Or one tap mobile :
Us: +16699006833,, 84544257915#,,,,* 380084# US
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Us: +1 669 900 6833
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IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:01 PM

PLEDGE OF ALLEGIANCE:

Vice Chair Gonzalez.

ROLL CALL:

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

Commissioners Absent: None.

Staff Present: *Gabriel Perez, Development Services Director.
*Lizzandro Diaz, Building Official.
*Vanessa Sanchez-Meza, Planning Intern.
*Andrew Simmons, City Engineer.
*Jason Stevens, Information Technology Manager.

APPROVAL OF AGENDA:

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

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

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes November 20, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APROVE THE MEETING MINUTES.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Library Annex Conceptual Design for the construction of the Coachella Library Annex building at 1538 7th Street. Applicant: City of Coachella.

Andrew Simmons, City Engineer, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO ADVANCE THE LIBRARY ANNEX CONCEPTUAL DESIGN TO CITY COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

- INCLUDE GLAZING ON PROJECT CANOPY.
- INCLUDE CITY BRANDING TO THE PROJECT.

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

3. Rancho Las Flores Park Expansion Update

Andrew Simmons, City Engineer, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO RECOMMEND APPROVAL OF THE DESIGN TO THE CITY COUNCIL.

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

4. Pueblo Viejo Downtown Parking Survey Update 2024

Vanessa Sanchez-Meza, Planning Intern, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO RECEIVE AND FILE THE PARKING SURVEY UPDATE WITH RECOMMENDATIONS TO IMPLEMENT SIGNAGE IN THE DOWNTOWN AREA REDIRECTING VISITORS TO AVAILABLE PARKING SPACES AS A USEFUL TOOL TO AVOID CONGESTION.

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None.

INFORMATIONAL:

Development Director's Updates:

- Principal Planner will start in January.
- City has submitted its annexation application for the Pocket 7 area to LAFCO.
- City Council passed the Food Truck Ordinance and it will be in effect mid-February 2025.
- Last day to complete the Coachella Passenger Rail Station Feasibility Study survey is December 20, 2024.
- Planning Commission meeting of January 1, 2025 will be cancelled.
- Planning Commission application deadline is January 7, 2025.

ADJOURNMENT: 7:21 PM

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

STAFF REPORT
2/5/2025

TO: Planning Commission Chair and Commissioners

FROM: Kendra Reif, Principal Planner

SUBJECT: CV Link Conceptual Connector Plan Design for the CV Link Connector Plans located at the northwest corner of Avenue 52 and Sunset Drive Applicant: City of Coachella.

STAFF RECOMMENDATION:

Staff is requesting feedback from the Planning Commission on the proposed CV Link Conceptual Connect Plan.

BACKGROUND:

CV Link is a 40-plus-mile bicycle pedestrian, and low-speed electric vehicle pathway that extends from Palm Springs to Coachella. CV Link is intended to provide a continuous transportation and recreation route to connect the Coachella Valley cities. The Coachella Valley Association of Governments (CVAG) is the project facilitator for this project. Construction of the CV Link began in 2020 and CVAG's estimated time of completion for the project is in 2025. The proposed site selection was determined by City of Coachella staff in partnership with CVAG. Staff believes that the intersection of Avenue 52 and Sunset Drive will become a strategic Active Transportation Program (ATP) intersection in the future and will help tie together the CV Link and future bike paths in the immediate vicinity.



Figure 1 - Project Vicinity

SITE PLAN:

The below exhibit depicts the proposed CV Link Connector plan that is proposed at the northwest corner of Avenue 52 and Sunset Drive. The proposed site area will have landscaping, decomposed granite, and variations of concrete. The site will also contain benches, a hydration station, a map kiosk, bike racks, trash and recycling contained, and a shade structure. The site area is proposing to utilize an orange and blue color palette and modern shade structure design that is consistent with the CV Link trail system throughout the Coachella Valley.



Figure 2 – East Perspective

LANDSCAPING:

The project is proposing to utilize very low to moderate water use trees, shrubs, flowers, and cacti. Irrigation will be provided via a newly installed irrigated drip system that will be installed as a part of this project. The proposed landscaping includes but is not limited to one Royal Poinciana, one Mulga, twenty-four Regal Mists, seven Boxwood Beauty, and four Twin Flowering Agave. The City and CVAG have been in discussion about landscaping the parcel in its entirety. The nearby Shady Lane Park at the Northeast corner of Avenue 52 and Shady Lane is a long-standing park that has been redeveloped into an edible park with fruit trees labelled according to their variety (fig, citrus, apple, pomegranate, persimmon and grapes). The Commission may consider incorporating the edible landscape theme versus the current proposal which is entirely ornamental varieties. Landscaping will be maintained by the City of Coachella.

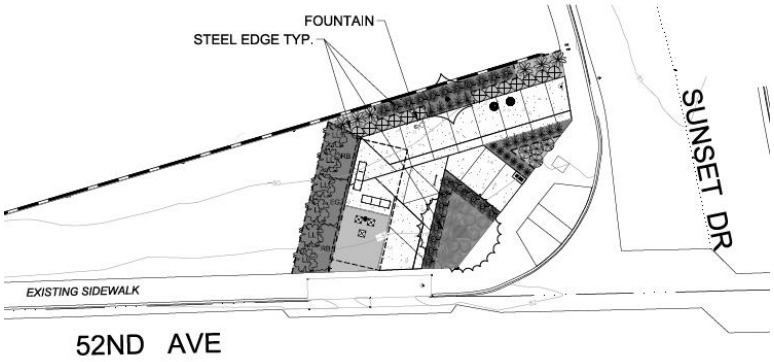


Figure 3 – Proposed Landscape Plan

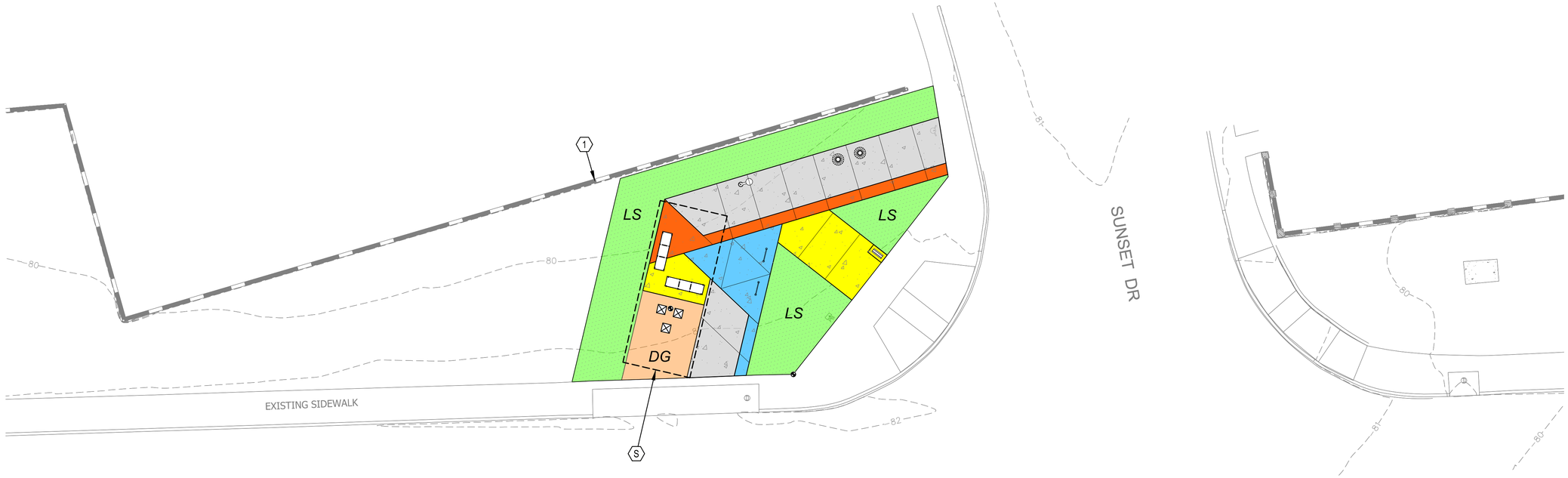
DIRECTION

Staff recommends that the Planning Commission provide feedback to the City Engineer and the Development Services Department on the proposed CV Link Conceptual Connect Plan. Planning Commission may provide feedback pertaining to the hardscape, pavement color, and landscaping and plant palette utilized.

Attachments:

1. CV Link Sunset Drive Access Point Pavement Plans
2. CV Link Landscape Construction Plans
3. CV Link Existing Site Rendering

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



52ND AVE

PLAN
SCALE: 1" = 10'

GENERAL SHEET NOTES

SHEET KEYNOTES

1. EXISTING 6' HIGH BLOCK WALL

LEGEND

- ORANGE GLASS CONCRETE
- BLUE GLASS CONCRETE
- SG CONCRETE
- DG — DECOMPOSED GRANITE
- CHANNEL RIGHT OF WAY
- PARCEL BOUNDARY
- S — SHADE STRUCTURE

NOTE: LEGEND IS TYPICAL, NOT ALL ITEMS APPEAR ON SHEETS.

KEY MAP



10 0 5 10 20
SCALE PLAN SCALE FEET

ISSUE

MARK	DATE	DESCRIPTION

INFO	
PROJECT NO:	----
CAD DWG FILE:	CVL_SDAP-AS101
DESIGNED BY:	SA
DRAWN BY:	SA
REVIEWED BY:	HH
DATE:	12.13.2024
SCALE:	AS SHOWN

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APPROVED BY: _____ R.C.E. NO. _____ DATE

APPROVED BY: _____ R.C.E. NO. _____ DATE

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MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

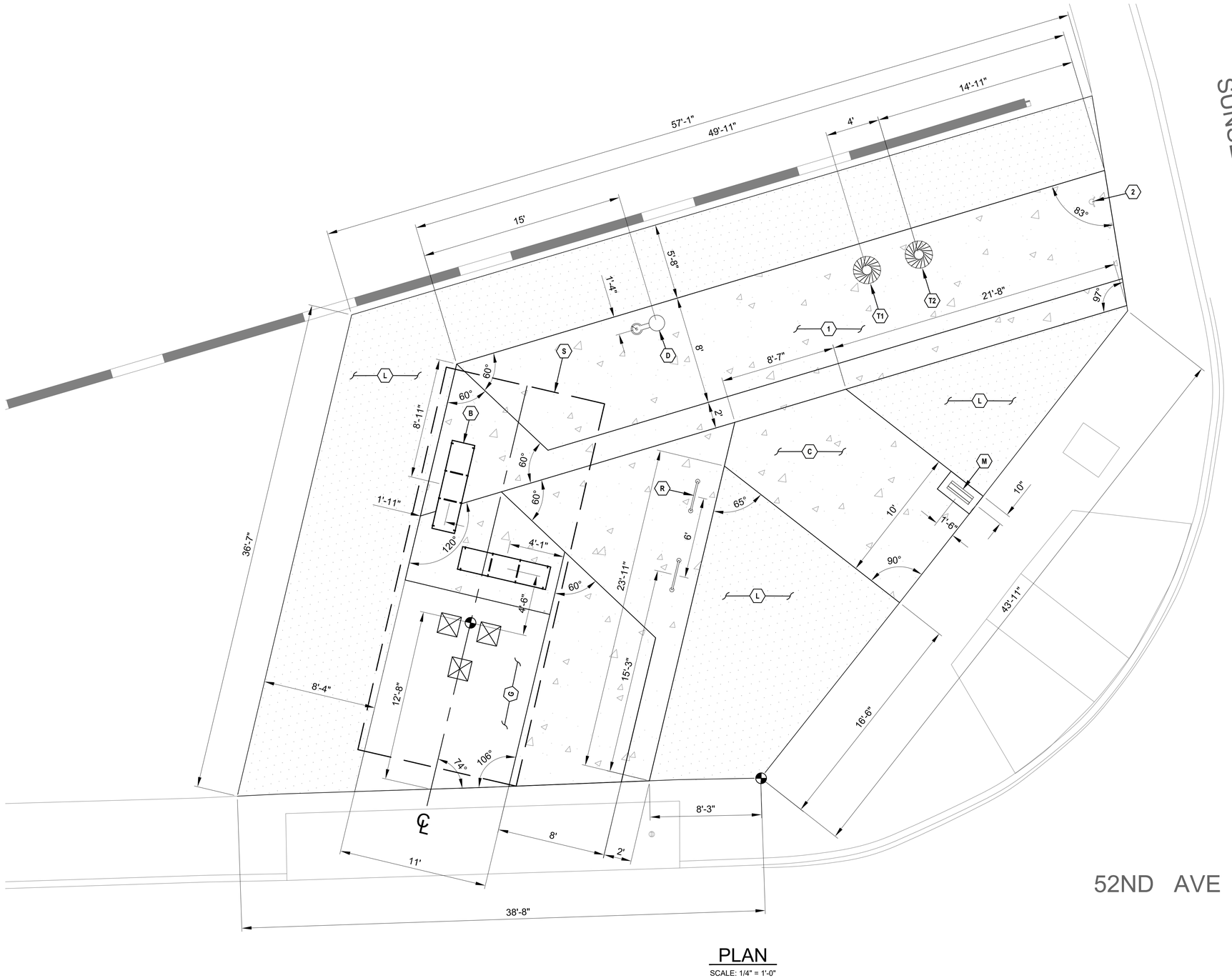
SHEET TITLE
COACHELLA - THERMAL / RIVERSIDE COUNTY
COACHELLA
SUNSET DR
ACCESS POINT
SITE PLAN

SHEET NO.
AS101
SHEET 1 OF 5

Dwg filename: R:\Shared\PROJECTS\CVLink\CV Link Team\CAD\Plan Set - Sunset Access Point\CVL_SDAP-AS101.dwg Last saved by: HannahHefner Plot date: 12/13/2024 2:54 PM Plotstyle table: CVLINK.ctb

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

Dwg filename: R:\Shared\PROJECTS\CVLink\CV Link Team\CAD\Plan Set - Sunset Access Point\CVL_SDAP-AS102.dwg Last saved by: HannahHefner Plot date: 12/13/2024 2:59 PM Plotstyle table: CVLINK.ctb



PLAN

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

4 0 2 4 8

SCALE PLAN SCALE FEET

GENERAL SHEET NOTES

1. FOR ADDITIONAL NOTES & COMPLETE LEGEND SEE 'ARCHITECTURAL GENERAL NOTES AND LEGEND' SHEET.
2. SEE **LP** SHEETS FOR LANDSCAPE PLANTINGS, **LI** SHEETS FOR LANDSCAPE IRRIGATION, AND **WS** SHEETS FOR WATER SERVICE (IF REQUIRED).
3. FIELD VERIFY & PROTECT (E) FEATURES AND UTILITIES AS REQUIRED.

SHEET KEYNOTES

1. SEE PAVEMENT PLAN FOR CONC TYPE / COLOR & SCORING PATTERN.
2. EXISTING FIRE HYDRANT, CONTRACTOR TO VERIFY LOCATION. INSTALL CONCRETE PAVING AROUND FIRE HYDRANT. ENSURE PAVING DOES NOT OBSTRUCT FUNCTIONALITY OF FIRE HYDRANT.

LEGEND

ITEMS		SEE DETAIL
B	BENCH	1 / AD101
D	HYDRATION STATION	2 / AD102
M	MAP KIOSK	4 / AD101
R	BIKE RACK	2 / AD101
S	SHADE STRUCTURE	1 / AD102
T1 / T2	TRASH / RECYCLING	3 / AD101

SURFACE MATERIALS		
C	CONCRETE PAVING	1 / CD101
G	DECOMPOSED GRANITE	2 / CD101
L	LANDSCAPE	SEE LI & LP SHTS

FOR ALL REFERENCES SEE **CIVIL AND ARCH DETAILS**

ISSUE

MARK	DATE	DESCRIPTION

INFO	
PROJECT NO:	----
CAD DWG FILE:	CVL_SDAP-AS102
DESIGNED BY:	SA
DRAWN BY:	SA
REVIEWED BY:	HH
DATE:	12.13.2024
SCALE:	AS SHOWN

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APPROVED BY:

R.C.E. NO.

DATE

APPROVED BY:

R.C.E. NO.

DATE

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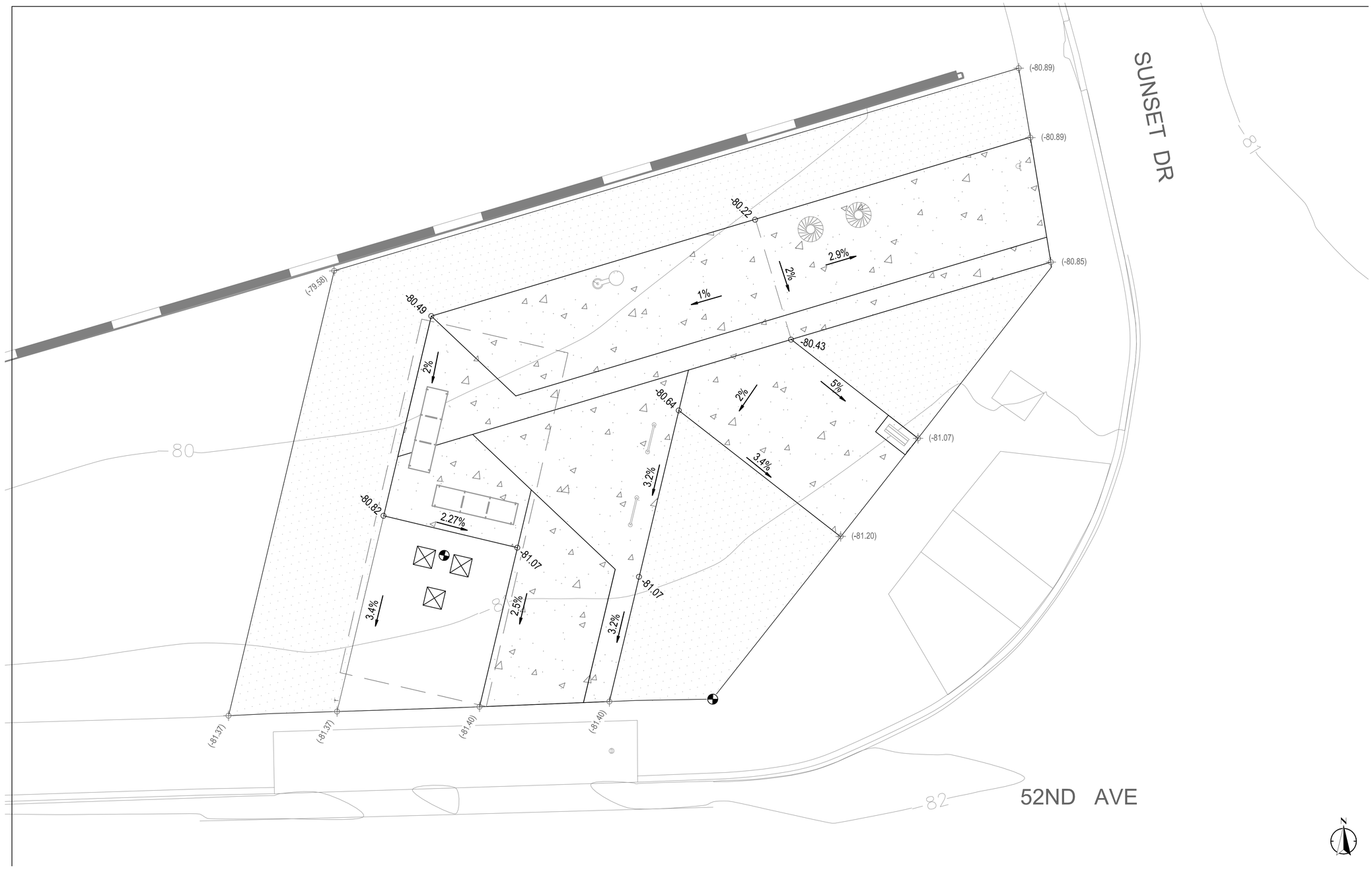
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MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
COACHELLA - THERMAL / RIVERSIDE COUNTY
COACHELLA
SUNSET DR
ACCESS POINT
LAYOUT PLAN

SHEET NO.
AS102
SHEET 2 OF 5

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



PLAN
SCALE: 1/4" = 1'-0"

SCALE 4 0 2 4 8 PLAN SCALE FEET

GENERAL SHEET NOTES

1. FOR ADDITIONAL NOTES & COMPLETE LEGEND SEE 'ARCHITECTURAL GENERAL NOTES AND LEGEND' SHEET.
2. SEE **LP** SHEETS FOR LANDSCAPE PLANTINGS, **LI** SHEETS FOR LANDSCAPE IRRIGATION, AND **WS** SHEETS FOR WATER SERVICE (IF REQUIRED).
3. FIELD VERIFY & PROTECT (E) FEATURES AND UTILITIES AS REQUIRED.

SHEET KEYNOTES

1. IF ABANDONED OR EXISTING UTILITY FALLS WITHIN PROJECT SITE, NOTIFY PROJECT ENGINEER.

LEGEND

	CONCRETE PAVING
	LANDSCAPE IMPROVEMENTS
X%	SLOPE (ARROW INDICATES DOWN)
(-XX.XX)	EXISTING SPOT ELEVATION TO BE MAINTAINED
-XX.XX	PROPOSED SPOT ELEVATION

ISSUE

MARK	DATE	DESCRIPTION

INFO	
PROJECT NO:	----
CAD DWG FILE:	CVL_SDAP-AS103
DESIGNED BY:	SA
DRAWN BY:	SA
REVIEWED BY:	HH
DATE:	12.13.2024
SCALE:	AS SHOWN

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MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
COACHELLA - THERMAL / RIVERSIDE COUNTY
COACHELLA
SUNSET DR ACCESS POINT GRADING PLAN

SHEET NO.
AS103
SHEET 3 OF 5

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Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

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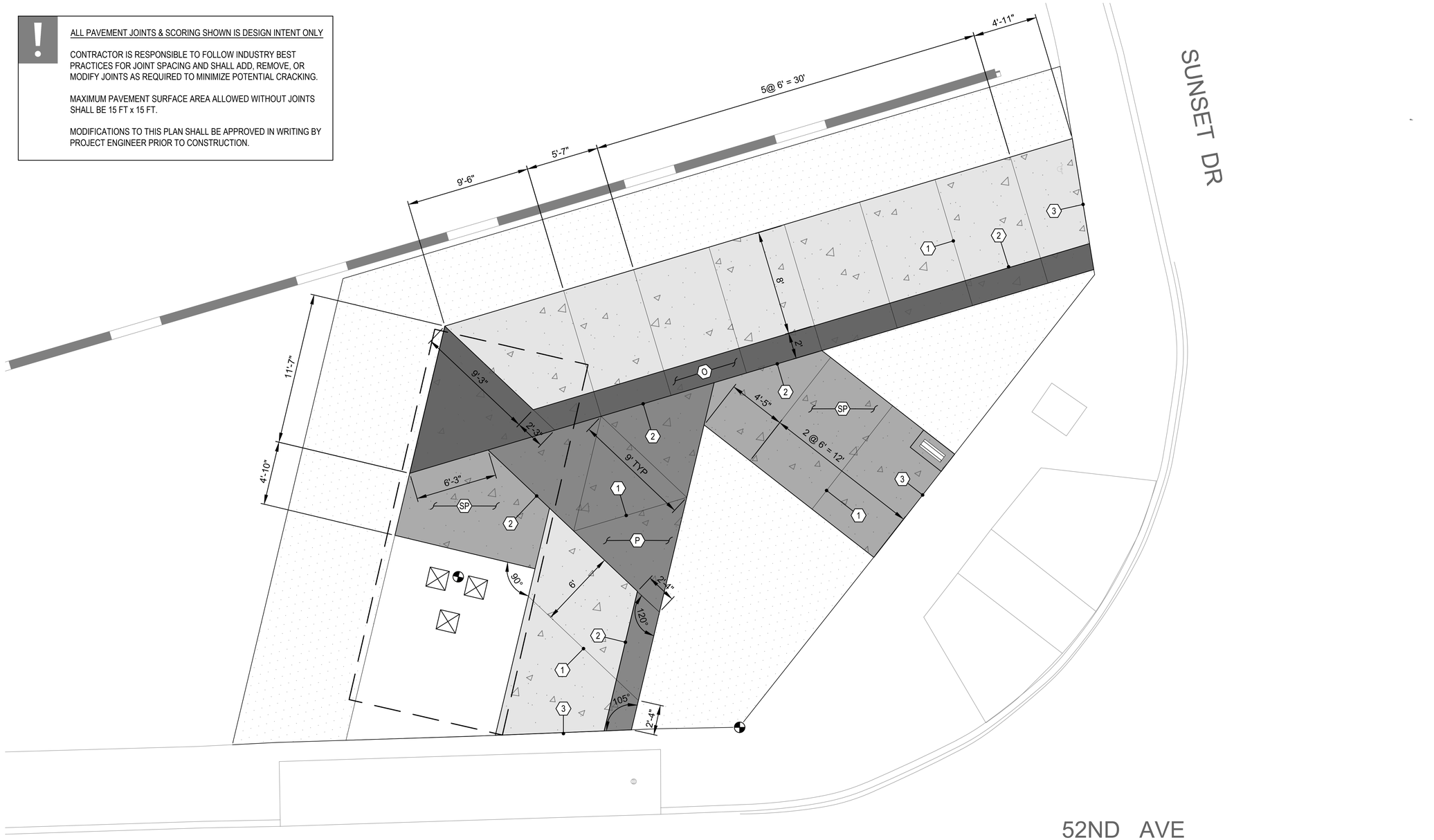
!

ALL PAVEMENT JOINTS & SCORING SHOWN IS DESIGN INTENT ONLY

CONTRACTOR IS RESPONSIBLE TO FOLLOW INDUSTRY BEST PRACTICES FOR JOINT SPACING AND SHALL ADD, REMOVE, OR MODIFY JOINTS AS REQUIRED TO MINIMIZE POTENTIAL CRACKING.

MAXIMUM PAVEMENT SURFACE AREA ALLOWED WITHOUT JOINTS SHALL BE 15 FT x 15 FT.

MODIFICATIONS TO THIS PLAN SHALL BE APPROVED IN WRITING BY PROJECT ENGINEER PRIOR TO CONSTRUCTION.



PLAN
SCALE: 1/4" = 1'-0"

4 0 2 4 8
SCALE PLAN SCALE FEET

GENERAL SHEET NOTES

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3. FIELD VERIFY & PROTECT (E) FEATURES AND UTILITIES AS REQUIRED.

SHEET KEYNOTES

1. SAWCUT JOINT, TYP. SEE DETAIL 4 ON AD101.
2. CONSTRUCTION JOINT, TYP. SEE DETAIL 4 ON AD101.
3. MATCH PATH EDGE, CONSTRUCT DOWEL CONSTRUCTION JOINT (DCJ), SHEE DETAIL 3 ON AD101

LEGEND

TYPE		
	CONCRETE PAVING	
O	SEEDED GLASS (SGC) [ORANGE]	
P	SEEDED GLASS (SGC) [BLUE]	
SP	SPARKLE GRAIN	SEE DETAIL
CONCRETE PAVEMENT SECTION		1 / CD101
PAVEMENT EDGE		3 / CD101
PAVEMENT JOINTS		4 / CD101
SEEDED GLASS & 'SPARKLE GRAIN'		5 / CD101

FOR ALL REFERENCES SEE **CD101: CIVIL DETAILS**

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ISSUE

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APPROVED BY: _____ R.C.E. NO. _____ DATE

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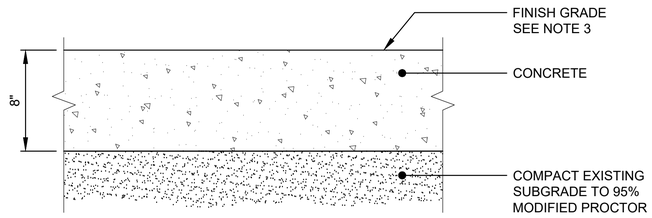
CVLINK
CONNECTING THE COACHELLA VALLEY

MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
COACHELLA - THERMAL / RIVERSIDE COUNTY
COACHELLA
SUNSET DR
ACCESS POINT
PAVEMENT PLAN

SHEET NO.
AS104
SHEET 4 OF 5

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



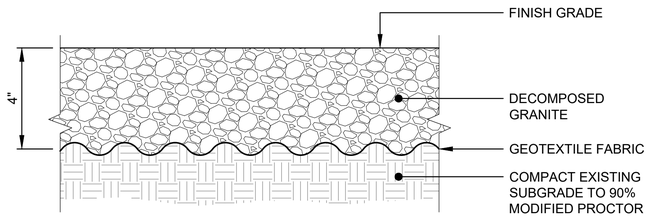
SECTION

NOTES:

1. CONCRETE: SHALL BE CONSTRUCTION CLASS 560-C-3250, 3250 PSI PORTLAND CEMENT CONCRETE.
2. CONCRETE SCORING PATTERN AND FINISH PLAN PER DETAIL 4/-

1 TYPICAL CONCRETE PAVEMENT SECTION

NO SCALE



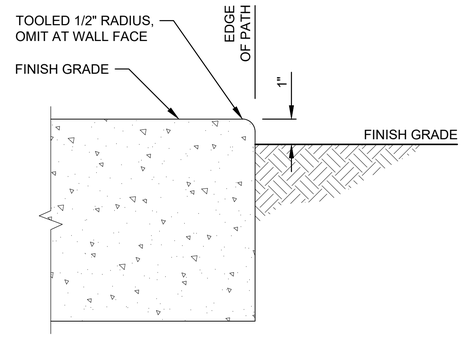
SECTION

NOTES:

1. DECOMPOSED GRANITE (DG): SEE SPECIFICATIONS.
2. GEOTEXTILE FABRIC: SEE SPECIFICATIONS.

2 TYPICAL DECOMPOSED GRANITE (DG) SECTION

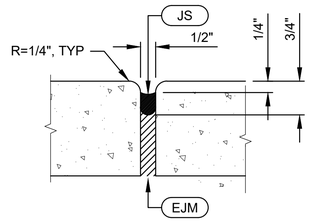
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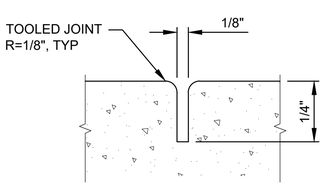
SECTION

3 TYPICAL PATH EDGE DETAIL

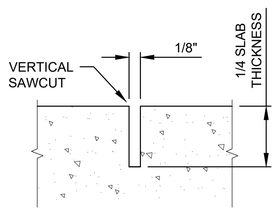
NO SCALE



CONSTRUCTION JOINT (CJ)



CONTROL / SCORE JOINT (SJ)



SAWCUT CONTROL / SCORE JOINT (SSJ)

KEY:

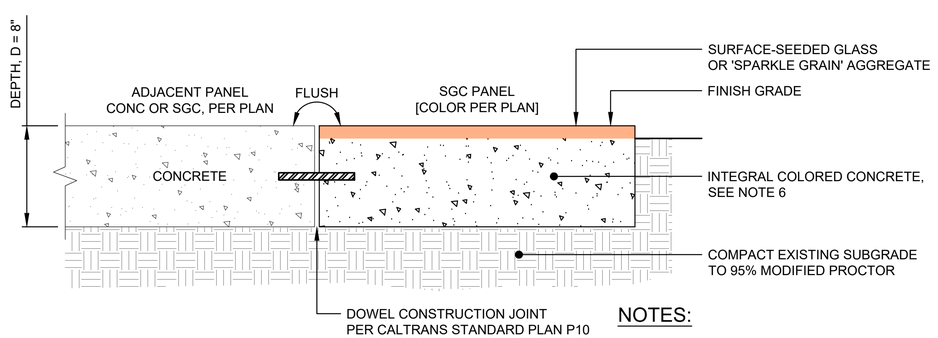
- (EJM) EXPANSION JOINT MATERIAL, SEE CALTRANS STANDARD PLAN P20
- (JS) JOINT SEALANT, SEE CALTRANS STANDARD PLAN P20

NOTES:

1. SEE CALTRANS STANDARD PLAN P10 FOR ALL DOWEL CONSTRUCTION JOINT (DCJ) DETAILS.

4 CONCRETE JOINTS

NO SCALE



SECTION

NOTES:

1. OWNER TO FURNISH [BLUE/ORANGE] GLASS AGGREGATE AND CONTRACTOR TO INSTALL. CONTRACTOR TO FURNISH AND INSTALL 'SPARKLE GRAIN' AGGREGATE.
2. GLASS OR 'SPARKLE GRAIN' AGGREGATE: SEE SPECIFICATIONS FOR TYPE, SIZE, COLOR, AND DISTRIBUTION PERCENTAGE.
3. CONCRETE SCORING PATTERN AND FINISH PLAN PER DETAILS 4/CD101

5 SEEDED GLASS CONCRETE (SGC) & 'SPARKLE GRAIN' SECTION

NO SCALE

ISSUE

MARK	DATE	DESCRIPTION

INFO	
PROJECT NO:	----
CAD DWG FILE:	CVL_SDAP-CD101
DESIGNED BY:	SA
DRAWN BY:	SA
REVIEWED BY:	HH
DATE:	12.9.2024
SCALE:	AS SHOWN

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PREPARED UNDER THE DIRECT SUPERVISION OF: _____ DATE _____

APPROVED BY: _____ R.C.E. NO. _____ DATE _____

APPROVED BY: _____ R.C.E. NO. _____ DATE _____

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CVLINK
CONNECTING THE COACHELLA VALLEY

MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
CIVIL DETAILS

SHEET NO.
CD101
SHEET 5 OF 5

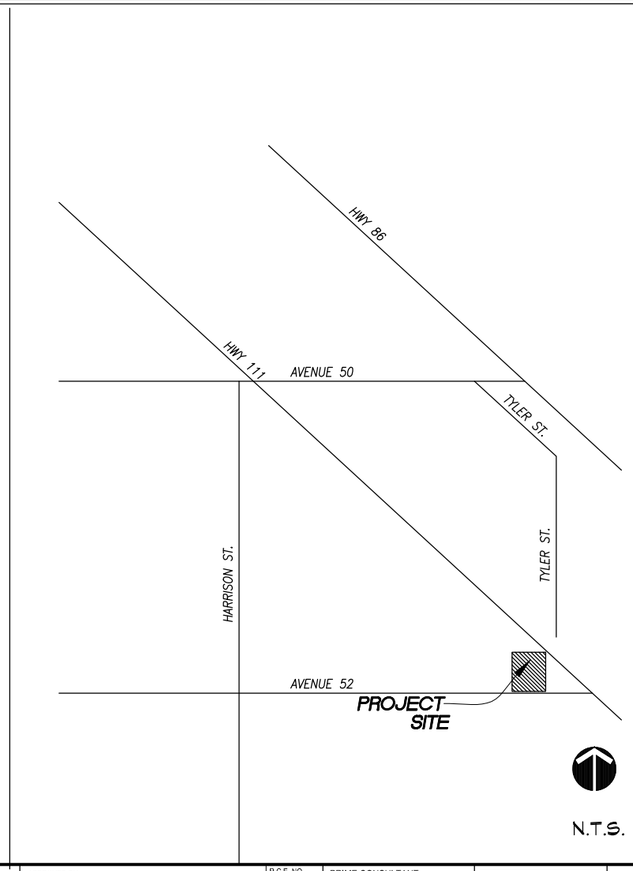
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Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

LANDSCAPE CONSTRUCTION PLANS

CV LINK - MULTI-MODAL TRANSPORTATION FACILITY COACHELLA

VICINITY MAP



VOLUME 7

Dwg filename: C:\Users\UlicesCisneros\HDG Dropbox\Ulices Cisneros Ramirez\Completed Projects\15000 Series Jobs\15002 CVLink\CAD\15002.06\Coachella\CVL_V5-4-Coversheet\CVL_V5-700-CV.dwg Last saved by: UlicesCisneros Plot date: 12/24/2024 10:22 AM Plotstyle table: CVLINK.ctb

ISSUE			
MARK	DATE	DESCRIPTION	
1	10/28/24	DRINKING FOUNTAIN	

INFO	
PROJECT NO:	2015-093
CAD DWG FILE:	CVL_V5-700-CV
DESIGNED BY:	OG
DRAWN BY:	OG
REVIEWED BY:	
DATE:	12.16.24
SCALE:	AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT — 4/30/24 — STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754 — 1/5/2024 DATE

APPROVED BY: — R.C.E. NO. — DATE
APPROVED BY: — R.C.E. NO. — DATE

PRIME CONSULTANT
alta PLANNING + DESIGN
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CVLINK
CONNECTING THE COACHELLA VALLEY
MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
LA QUINTA / RIVERSIDE COUNTY
V7-CO: COACHELLA
LANDSCAPE COVER SHEET

SHEET NO.
CV700
SHEET 1 OF 18

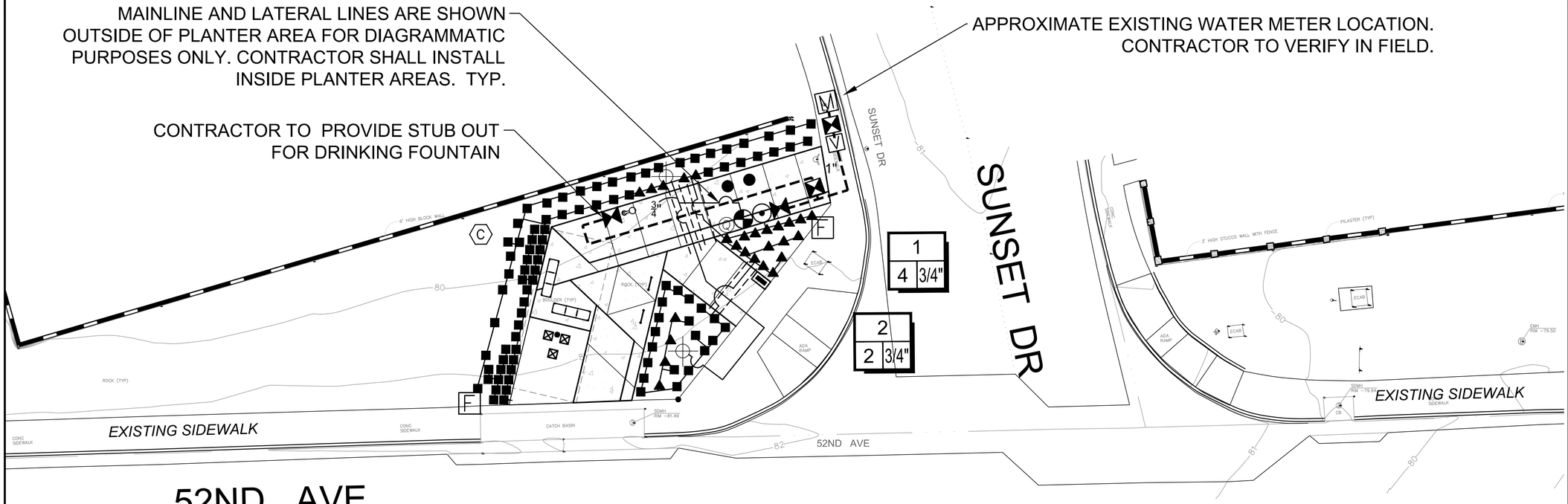
Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

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MAINLINE AND LATERAL LINES ARE SHOWN OUTSIDE OF PLANTER AREA FOR DIAGRAMMATIC PURPOSES ONLY. CONTRACTOR SHALL INSTALL INSIDE PLANTER AREAS. TYP.

CONTRACTOR TO PROVIDE STUB OUT FOR DRINKING FOUNTAIN

APPROXIMATE EXISTING WATER METER LOCATION. CONTRACTOR TO VERIFY IN FIELD.



PLAN

SCALE: 1" = 10'

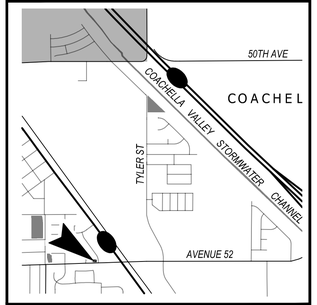
10 0 5 10 20

SCALE PLAN SCALE FEET

IRRIGATION SCHEDULE

SYMBOL	MFG. / MODEL NO.	DETAIL
▲	RAINBIRD XERI-BUG XB-10PC-1032 DRIP EMITTER 1-GPH 30 PSI	DET. 6 LD802
■	RAINBIRD XERI-BUG XB-20PC-1032 DRIP EMITTER 2-GPH	DET. 6 LD802
⌖	RAINBIRD 1402 BUBBLERS 2 PER TREE .5 GPM	DET. 5 LD802
⊙	RAINBIRD XCZ-075-PRB-COM REMOTE CONTROL DRIP, W/ 30-921 SOLENOID ADAPTERS & LEMA 1600 HE SOLENOID BY LEIT, VALVE SIZE NOTED	DET. 4 LD800
	RAINBIRD PEB SERIES REMOTE CONTROL REMOTE CONTROL DRIP, W/ 30-921 SOLENOID ADAPTERS & LEMA 1600 HE SOLENOID BY LEIT, VALVE SIZE NOTED	DET. 3 LD800
Q	RAINBIRD 44-RC QUICK COUPLING VALVE	DET. 3 LD802
⧓	FEBCO 825YA REDUCED PRESSURE BACKFLOW TO BE INSTALLED BY WATER PURVEYOR	
⋈	NIBCO T-580 BALL VALVE - FULL PORT, LINE SIZE	DET. 1 LD800
V	GRISWOLD 2000 SERIES W/ 30-920 SOLENOID ADAPTERS & LEMA 1600 HE SOLENOID BY LEIT MASTER VALVE NORMALLY CLOSED. INSTALL COOPER PIPE BETWEEN BACKFLOW AND MASTER VALVE	DET. 3 LD801
F	SALCO AFV-05H - AUTOMATIC FLUSH VALVE	DET. 2 LD801
C	DIG LEIT 4006, AUTOMATIC CONTROLLER W/ SOLAR POWER	DET. 5 LD800
M	EXISTING WATER METER CONTRACTOR TO VERIFY IN FIELD	
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA.	DET. 1 LD801
——	PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.	DET. 4 LD802
——	PVC CLASS 200 NON-PRESSURE LATERAL LINE. 12" DEEP. REFER TO CHART OR SIZE AS NOTED.	DET. 4 LD802
═══	PVC SCH 40 WIRE AND PIPE SLEEVES - SIZE 2 TIMES DIAMETER OF PIPE	DET. 2 LD800

KEY MAP



VOLUME 7

ISSUE		
MARK	DATE	DESCRIPTION

INFO	
PROJECT NO:	2015-093
CAD DWG FILE:	CVL_V7-702-LI715
DESIGNED BY:	OG
DRAWN BY:	OG
REVIEWED BY:	
DATE:	12.24.2024
SCALE:	AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER JOSEPH HERMANN 4/30/26 Renewal Date STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754
1/5/2024 DATE

APPROVED BY CVA: R.C.E. NO. DATE
APPROVED BY CVA: R.C.E. NO. DATE

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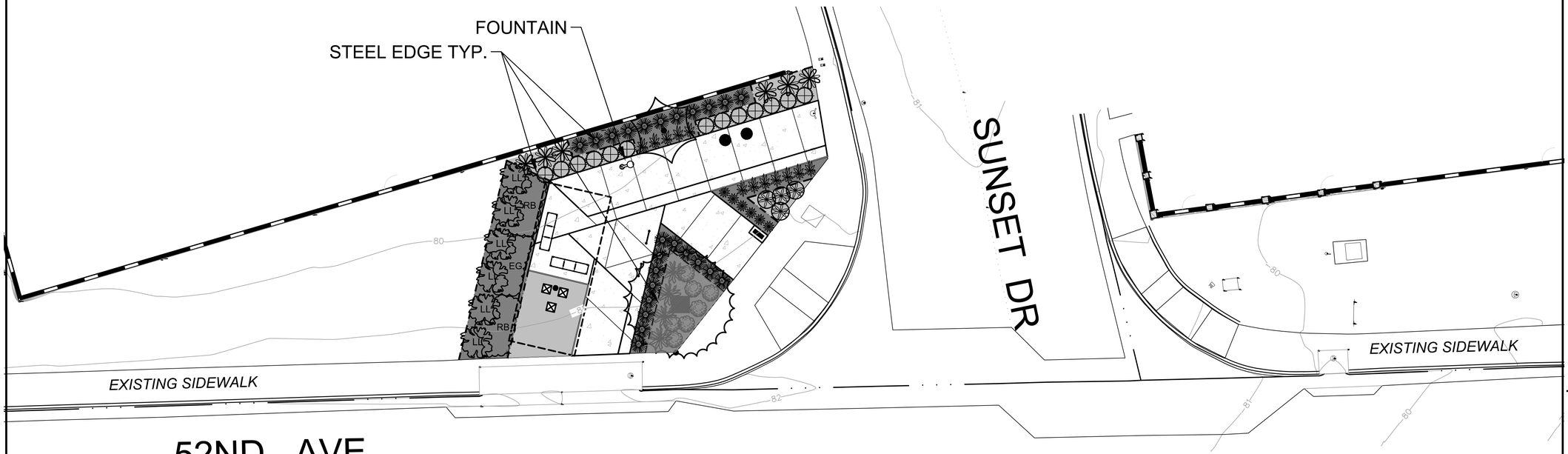
CVLINK
CONNECTING THE COACHELLA VALLEY
MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
COACHELLA - THERMAL / RIVERSIDE COUNTY
COACHELLA
SUNSET DR
ACCESS POINT
IRRIGATION PLAN

SHEET NO.
LP715
SHEET 2 OF 8

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

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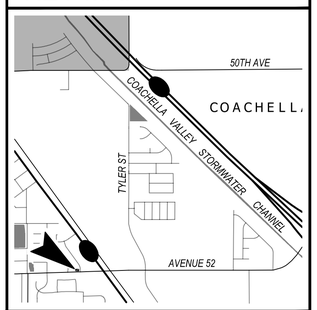
PLAN
SCALE: 1" = 10'

10 0 5 10 20
SCALE PLAN SCALE FEET

GENERAL SHEET NOTES

	1	DELONIX REGIA "ROYAL POINCIANA" SINGLE TRK. STANDARD	24" BOX 0.2 LOW
	1	ACACIA ANEURA "MULGA" SINGLE TRK. STANDARD LOW BRANCHING	24" BOX 0.2 LOW
	6	LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY"	5 GAL. 0.2 LOW
	6	RUSSELIA EQUISETIFORMIS "CORAL FOUNTAIN"	5 GAL. 0.5 MOD
	24	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL. 0.5 MOD
	13	CALLISTEMON 'LITTLE JOHN'	5 GAL. 0.5 MOD
	7	CARISSA 'BOXWOOD BEAUTY'	5 GAL. 0.5 MOD
	4	AGAVE AMERICANA "CENTURY PLANT"	15 GAL. 0.1 VERY LOW
	6	AGAVE PARRYII V. PARRYII "PARRY'S AGAVE"	5 GAL. 0.1 VERY LOW
	4	AGAVE GEMINIFLORA "TWIN FLOWERING AGAVE"	5 GAL. 0.2 LOW
	12	HESPERALOE PARVIFOLIA 'BRAKE LIGHTS'	5 GAL. 0.2 LOW
RB	29	RUELLIA BITTONIANA 'KATIE'	5 GAL. @ 2' O.C. 0.5 MOD
EG	5	EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"	5 GAL. @ 3' O.C. 0.5 MOD
	605 S.F.	3/4" "HICKORY CREEK" CRUSHED ROCK, LAID 2" THICK	
	520 S.F.	3/4" MINUS 'CALIFORNIA GOLD' DECOMPOSED GRANITE, LAID 3" THICK	
	150 L.F.	STEEL HEADER BOARD, SEE DETAIL #1 SHEET AD802	

KEY MAP



ISSUE

MARK	DATE	DESCRIPTION

INFO	
PROJECT NO:	2015-093
CAD DWG FILE:	CVL_V7-702-LP715
DESIGNED BY:	OG
DRAWN BY:	OG
REVIEWED BY:	
DATE:	12.16.2024
SCALE:	AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER HERMANN 4/30/26 STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754
1/5/2024
DATE

APPROVED BY CVA:
R.C.E. NO.
DATE

APPROVED BY CVA:
R.C.E. NO.
DATE

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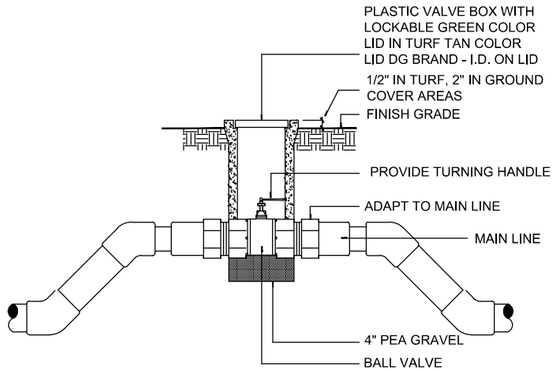
CVAG

CVLINK
CONNECTING THE COACHELLA VALLEY

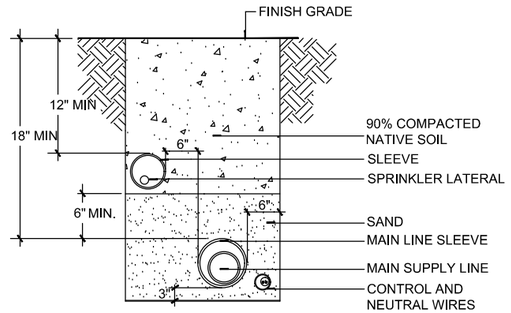
MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
COACHELLA - THERMAL / RIVERSIDE COUNTY
COACHELLA
SUNSET DR
ACCESS POINT
PLANTING PLAN

SHEET NO.
LP715
SHEET 3 OF 8

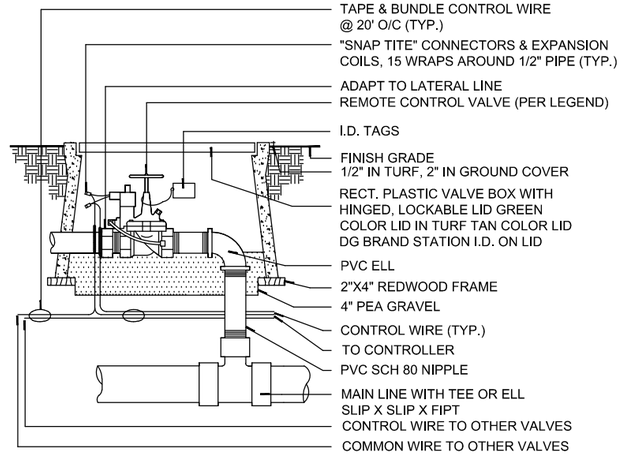


1 BALL VALVE (FULL PORT)
NO SCALE

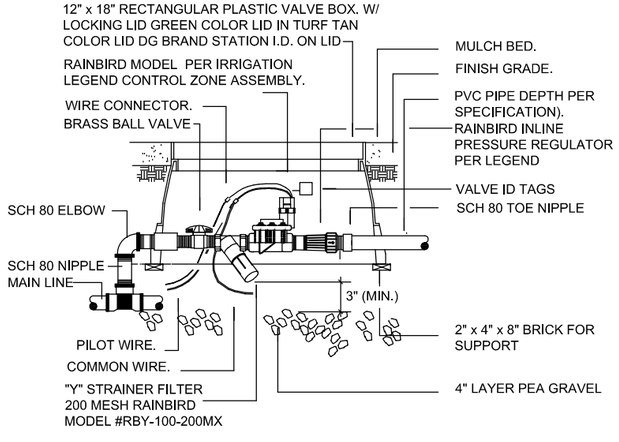


LATERALS LINES AND MAINLINE SLEEVING UNDER A.C. OR CONCRETE VEHICULAR PAVED SURFACES SHALL BE INSTALLED WITH MIN. 36" COVER

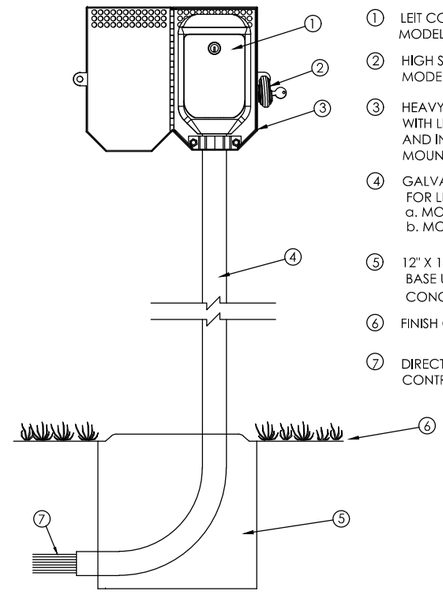
2 SLEEVING
NO SCALE



3 REMOTE CONTROL VALVE
NO SCALE



4 DRIP R.C. VALVE
NO SCALE



1. LEIT CONTROLLER, SEE IRRIGATION PLANS FOR MODEL NUMBER
2. HIGH SECURITY STAINLESS STEEL DISC-LOCK MODEL 30-405
3. HEAVY-DUTY STAINLESS STEEL ENCLOSURE WITH LIGHT ACCESS THROUGH GRID ON TOP AND INTERNAL CLAMP TO SECURE COLUMN MOUNTING MODEL ENCL 4000
4. GALVANIZED STEEL MOUNTING COLUMN FOR LEIT 4000 AND 4000E
   a. MODEL MCOL 4000 32" (81 cm) SHORT
   b. MODEL MCOL 4000L 48" (124 cm) LONG
5. 12" X 18" (30 x 45 cm) CONCRETE BASE USING 90 Lb. (40 kg) BAG OF CONCRETE
6. FINISH GRADE
7. DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES.

5 CONTROLLER
NO SCALE

VOLUME 8

ISSUE

MARK	DATE	DESCRIPTION

INFO

PROJECT NO:	2015-093
CAD DWG FILE:	CVL_V8-705-LD800
DESIGNED BY:	OG
DRAWN BY:	OG
REVIEWED BY:	
DATE:	07/25/24
SCALE:	AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT — CHRISTOPHER HERMANN — 4202 — STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754
1/5/2024
DATE

APPROVED BY: ____ R.C.E. NO. ____ DATE ____
APPROVED BY: ____ R.C.E. NO. ____ DATE ____

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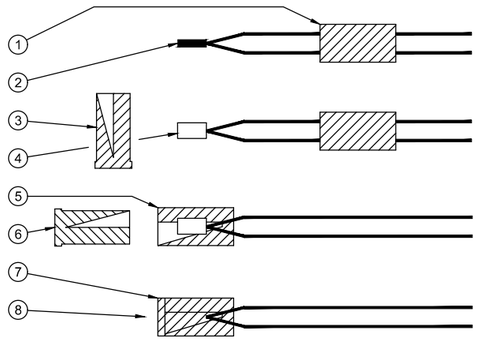
CVLINK
CONNECTING THE COACHELLA VALLEY
MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
LANDSCAPE
IRRIGATION
NOTES AND DETAILS - 1

SHEET NO.
LD800
SHEET 4 OF 21

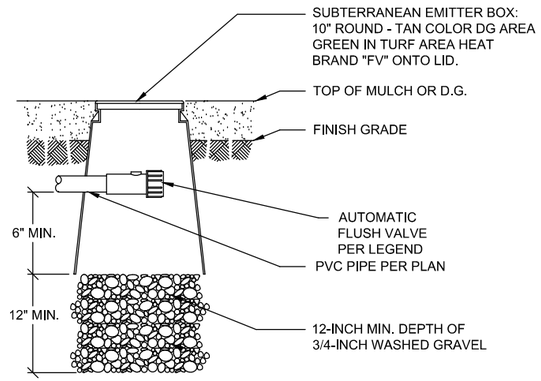
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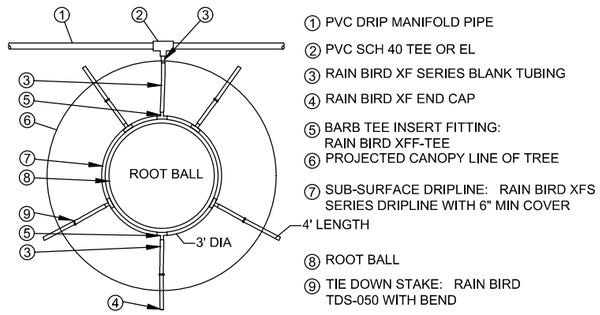


1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES APPROX. 5/8" FROM ENDS - TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION

1 WIRE CONNECTION
NO SCALE



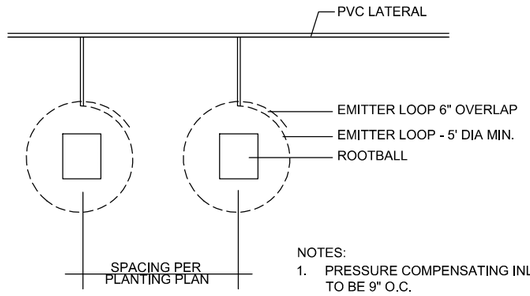
2 DRIP FLUSH VALVE
NO SCALE



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. RAIN BIRD XF END CAP
5. BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. SUB-SURFACE DRIPLINE: RAIN BIRD XFS SERIES DRIPLINE WITH 6" MIN COVER
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY EVERY THREE FEET.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

3 EMITTER
NO SCALE



NOTES:
1. PRESSURE COMPENSATING INLINE EMITTERS TO BE 9" O.C.
2. CLIP ENDS AND CAP FOR FUTURE EXTENSION IF NEEDED SYSTEM TO INCLUDE A FILTER AND PRESSURE REGULATOR AT THE VALVE.
3. AIR/ VACUUM RELIEF VALVE KIT TO BE INSTALLED. RELIEF VALVE KIT TO BE 50:1

VOLUME 8

ISSUE

MARK	DATE	DESCRIPTION

INFO	
PROJECT NO:	2015-093
CAD DWG FILE:	CVL_V8-705-LD801
DESIGNED BY:	OG
DRAWN BY:	OG
REVIEWED BY:	
DATE:	07/25/24
SCALE:	AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT — CHRISTOPHER HERMANN — No. 2754 — 4/30/24 — Renewal Date — STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754 — 1/05/2024 DATE

APPROVED BY: _____ R.C.E. NO. _____ DATE _____
APPROVED BY: _____ R.C.E. NO. _____ DATE _____

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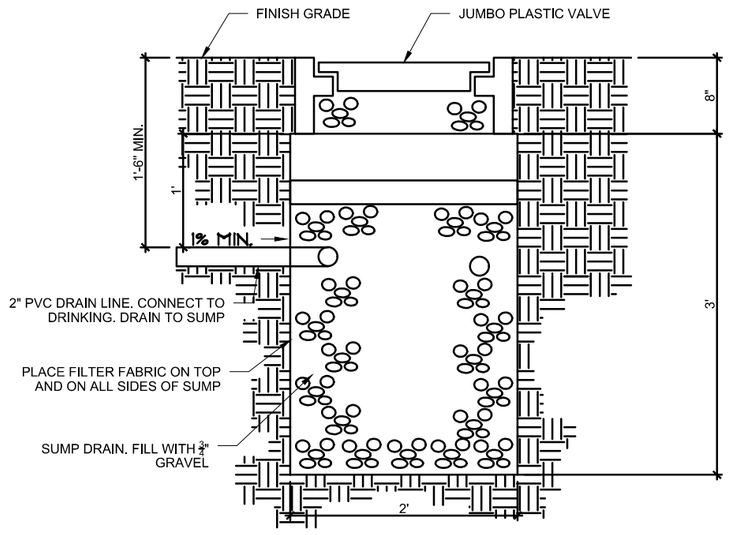
CVLINK
CONNECTING THE COACHELLA VALLEY
MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
LANDSCAPE
IRRIGATION
NOTES AND DETAILS - 2

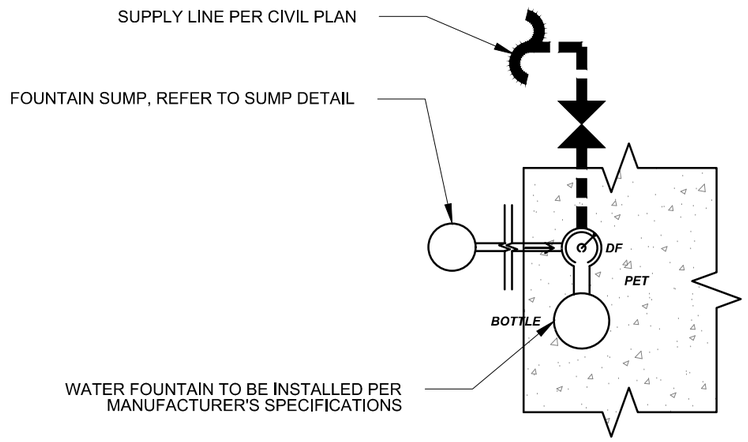
SHEET NO.
LD801
SHEET 5 OF 22

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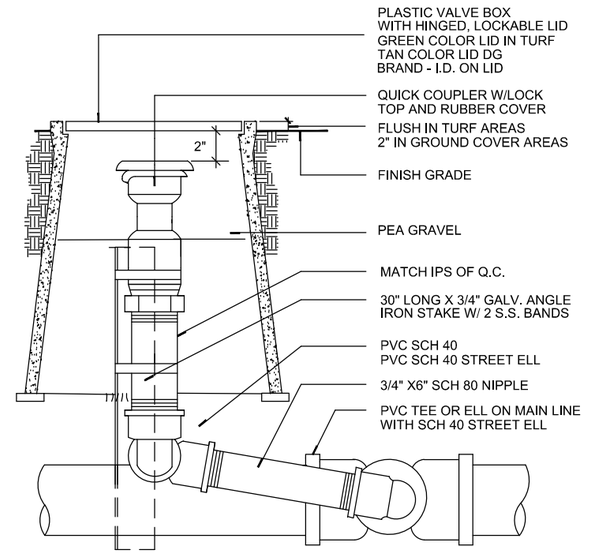
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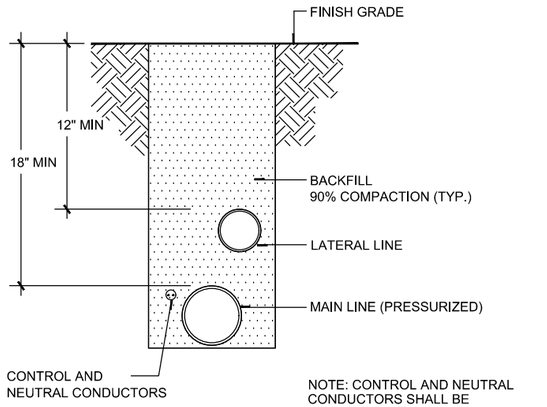
1 SUMP DETAIL
NO SCALE



2 DRINKING FOUNTAIN DETAIL
NO SCALE



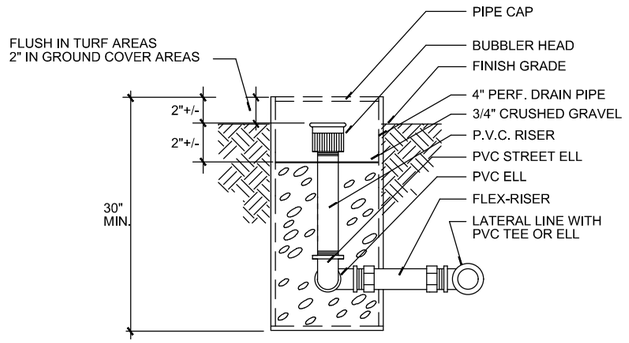
3 QUICK COUPLER
NO SCALE



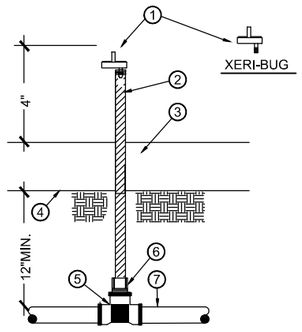
NOTE: CONTROL AND NEUTRAL CONDUCTORS SHALL BE INSTALLED WITH A MINIMUM OF 18" EARTH COVER

IRRIGATION PIPING TO BE SLEEVED UNDER ALL HARDSCAPE AREAS

4 TRENCHING
NO SCALE



5 TREE/PALM BUBBLER
NO SCALE



SEE SHRUB PLANTING DETAIL

LEGEND

1. RAIN BIRD XERI-BUG - THREAD EMISSION DEVICE (SEE IRRIGATION EQUIPMENT LEGEND FOR MODEL #).
2. RAIN BIRD MODEL # PFR-12 POLY FLEX RISER (LENGTH AS REQUIRED).
3. DECOMPOSED GRANITE/ MULCH REFER TO LEGEND
4. FINISH GRADE.
5. PVC FITTING (S x S x 1/2" FIPT).
6. RAIN BIRD MODEL # FRA-050 POLY FLEX RISER ADAPTER.
7. PVC PIPE (12" COVER).

6 SHRUB EMITTER
NO SCALE

VOLUME 8

ISSUE
MARK DATE DESCRIPTION

INFO
PROJECT NO: 2015-093
CAD DWG FILE: CVL_V8-705-LD802
DESIGNED BY: OG
DRAWN BY: OG
REVIEWED BY:
DATE: 12.13.2023
SCALE: AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER HERMANN 4/30/24 Renewal Date STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754
1/5/2024
DATE

APPROVED BY:
R.C.E. NO.
DATE
APPROVED BY:
R.C.E. NO.
DATE

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COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
LANDSCAPE IRRIGATION NOTES AND DETAILS - 3

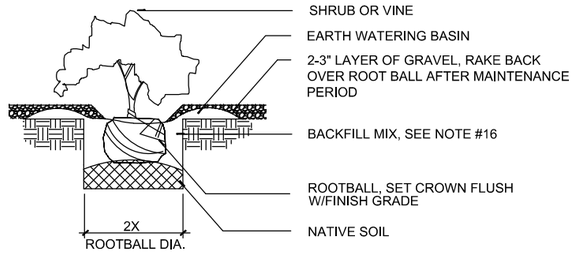
SHEET NO.
LD802
SHEET 6 OF 23

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.

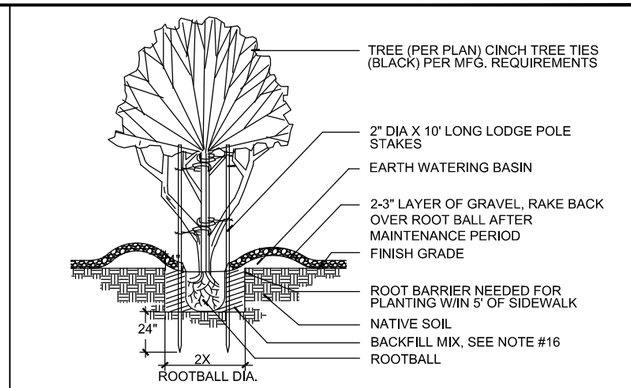
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PLANTING NOTES

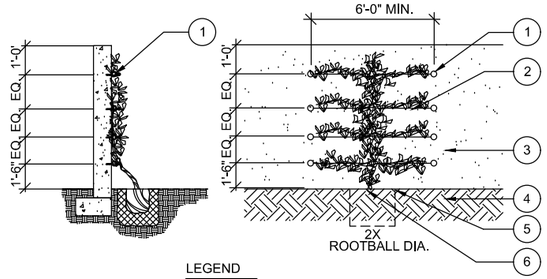
1. SCOPE OF WORK - FURNISH ALL MATERIAL, LABOR. TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS SHOWN ON THE DRAWINGS, OR REASONABLE IMPLIED TO COMPLETE THE CONSTRUCTION. INCLUDING AS A PART OF THE WORK, BUT NOT NECESSARILY LIMITED BY IT, ARE THE FOLLOWING ITEMS: FINE GRADING OF ALL PLANTING AREAS, PREPARATION OF ALL PLANTING AND TREE HOLES, FURNISHING AND INSTALLATION OF ALL REQUIRED PLANTING BACKFILL MATERIALS, TREE STAKES AND MISCELLANEOUS MATERIALS, FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS, PROVIDING MAINTENANCE THROUGHOUT THE SPECIFIED PERIOD, CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS.
2. THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" IN DIAMETER, DEBRIS AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE, INCLUDING ANY IMPORT SOIL ADJUSTMENTS TO EARTH BERMS. PROVIDE FINISH GRADE IN PLANTING AREAS 1% MINIMUM FLOW. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS ETC. IN GROUND COVER AREAS. CONTRACTOR IS RESPONSIBLE FOR ANY EXISTING UNDERGROUND DRAIN LINES TO BE FULLY OPERABLE AT COMPLETION OF JOB. ALL EXISTING ABOVE GROUND DRAIN INLETS SHALL BE RESTORED TO A FULLY OPERABLE CONDITION AT THE CORRECT GRADE TO ENSURE FLOW AS ORIGINALLY INTENDED.
4. ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILED. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE AVAILABLE FOR THE SPECIFIED CONTAINER SIZE (WITHOUT BEING ROOT BOUND). SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIALS, FULL AND BUSHY, OR HINES WHOLESALE NURSERY / MONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE OWNER'S SUPERINTENDENT WILL REVIEW ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING AND WILL NOT HESITATE TO REJECT ANY MATERIAL OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE.
5. NO PLANT SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
6. ALL GROUND COVER AS NOTED IN THE LEGEND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS AS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE LEGEND. GROUND COVER SHALL BE INSTALLED NO CLOSER THAN 1/2 THE ON CENTER SPACING AS INDICATED ON THE PLANS.
7. CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. DRIP IRRIGATION SHALL BE USED IN GRAVEL AND COBBLE AREAS. SPRAY IRRIGATION SHALL BE USED FOR LAWN AREAS.
8. ~~TURF TO BE TIFGREEN HYBRID BERMUDA. TO BE OVERSEEDED WITH RYE IF PLANTED IN OCTOBER-MAY.~~
9. ~~ALL TURF AREAS SHALL BE GRADED TO FINISH GRADE ALLOWING FOR AMENDMENTS, THEN INCORPORATE THE FOLLOWING AMENDMENTS EVENLY INTO THE TOP 4"-6" OF SOIL FOR EACH 1,000 SQ. FT. OF AREA, UNLESS TEST RESULTS REQUIRE A CHANGE; DO NOT ADD AMENDMENTS UNTIL CITY AND LANDSCAPE ARCHITECT HAS REVIEWED THE TEST RESULTS.~~
   ~~A. THREE CUBIC YARDS OF NITROLIZED SHAVINGS, FIVE CUBIC YARDS OF ORGANIC AMENDMENT.~~
   ~~B. 200 POUNDS GRO-POWER PLUS OR APPROVED EQUAL.~~
   ~~C. ALL ROCKS OR UNBROKEN SOIL CLODS OVER 1½" DIA. BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE.~~
   ~~D. SOIL DEEMED TO HAVE SIGNIFICANT CLAY CONTENT (GREATER THAN 15% BY WEIGHT SHALL BE AMENDED ACCORDINGLY PRIOR TO PLANTING. (SPECIFICS TO BE STATED ON A PER PROJECT BASIS). IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE CLAY CONTENT OF SOIL AND REPORT IT TO THE LANDSCAPE ARCHITECT/OWNER.~~
10. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE OWNERS REPRESENTATIVE FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAW MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE FROM RED SCALE (AONIDIELLA AURANTII).
11. LANDSCAPE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR ANY PLANT MATERIAL UTILIZED ON SITE WHICH ARE NOT SHOWN ON THE PLANS AND/OR HAVE NOT BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE.
12. CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES AS ILLUSTRATED ON THE PLANTING PLANS. QUANTITIES IN THE LEGEND MAY NOT BE ACCURATE.
13. CONTRACTOR TO PROVIDE BID FOR THE MAINTENANCE. MAINTENANCE PERIOD SHALL LAST NINETY (90) DAYS AFTER NOTIFICATION FROM THE LANDSCAPE ARCHITECT OF A SUCCESSFUL FINAL WALK THROUGH AND WILL BEGIN ONCE ALL ITEMS ON THE FINAL WALK THROUGH PUNCH LIST HAVE BEEN SATISFACTORILY ADDRESSED BY A WRITTEN STATEMENT INDICATING SUCH FROM THE LANDSCAPE ARCHITECT TO THE OWNER.
14. CONTRACTOR SHALL REPLACE PLANTS WHICH ARE FOUND IN AN UNHEALTHY OR IMPAIRED CONDITION, MISSION OR DEAD DURING THE MAINTENANCE PERIOD. TREES SHALL BE GUARANTEED FOR ONE YEAR AND SHRUBS SHALL BE GUARANTEED FOR 90 DAYS FROM DATE OF FINAL ACCEPTANCE.
15. THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE (ONE PER ACRE) TO WAYPOINT ANALYTICAL 714-282-8777 CONTRACTOR SHALL SUBMIT TEST RESULTS TO OWNER FOR REVIEW. CONTRACTOR SHALL AMEND SOIL, PREPARE BACKFILL AND FERTILIZE PER TEST RESULTS. OWNER SHALL PAY FOR WHOLESALE COST OF MATERIALS ONLY SHOULD TEST RESULTS REQUIRE ADDITIONAL MATERIALS BEYOND BID SPECIFICATION. SOIL DEEMED TO HAVE SIGNIFICANT CLAY CONTENT (GREATER THAN 15% BY WEIGHT) SHALL BE AMENDED ACCORDINGLY PRIOR TO PLANTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE CLAY CONTENT OF SOIL AND REPORT TO LANDSCAPE ARCHITECT.
16. FOR BIDDING PURPOSES PLANTING MIX FOR TREES AND SHRUBS SHALL BE A THOROUGHLY BLENDED MIXTURE OF TOPSOIL AND SOIL AMENDMENTS AT THE FOLLOWING RATES FOR EACH PLANTING PIT:
    A. SOIL CONDITIONER (NITROLIZED WOOD SHAVINGS OR GREEN WASTE) - 20% VOLUMED OF BACKFILL IN UPPER 12" OF BACKFILL ONLY.
    B. STOCKPILED ON SITE SOIL IRON SULPHATE - 80% VOLUME OF BACKFILL 1 POUND PER CUBIC YARD OF MIX. SOIL CONDITIONERS AND AMENDMENT MATERIALS ARE NOT APPLICABLE AND SHALL NOT BE USED WITH NATIVE PLANT MATERIAL. (THIS DOES NOT APPLY TO NATIVE PLANT MATERIAL).
17. ALL PHOENIX AND CITRUS SPECIES SHALL BE PURCHASED IN THE COACHELLA VALLEY FROM A LOCAL NURSERY AS PER AGRICULTURAL COMMISSIONER GUIDELINES.
18. DECOMPOSED GRANITE WILL BE AN IMPORTED MATERIAL SCREENED TO INCLUDE STONE PARTICLE ⅜" PRIOR TO PLACING DECOMPOSED GRANITE, FINE GRADE AREA, REMOVING ROCKS GREATER THAN 1" IN DIAMETER, MOISTURE CONDITION AND COMPACT SUB-GRADE MATERIAL. SPREAD THE DECOMPOSED GRANITE OVER THE PLANTING AREA, MOISTEN AND COMPACT WITH A SOD ROLLER OR VIBRATING PLATE TO THE SATISFACTION OF THE CITY. FINAL DEPTH OF DECOMPOSED GRANITE SHALL BE 3" AFTER ROLLING AND COMPACTION. DG SHALL BE RAKED AFTER COMPACTION TO SATISFACTION OF CITY.
19. CRUSHED ROCK WILL BE AN IMPORTED MATERIAL AS SHOWN ON THE PLANT LIST. PRIOR TO PLACING CRUSHED ROCK, FINE GRADE AREA, REMOVING ROCKS GREATER THAN 1" DIAMETER, PROVIDE MOISTURE AND COMPACT SUB-GRADE MATERIAL TO THE SATISFACTION OF THE CITY. LAYOUT TO BE APPROVED BY CITY/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IRRIGATION. SPREAD CRUSHED ROCK OVER THE PLANTING AREA TO A 1" DEPTH. APPLY MOISTURE AFTER SPREADING AND RAKING TO COMPACT AND REMOVE DUST.



1 SHRUB/VINE PLANTING
NO SCALE



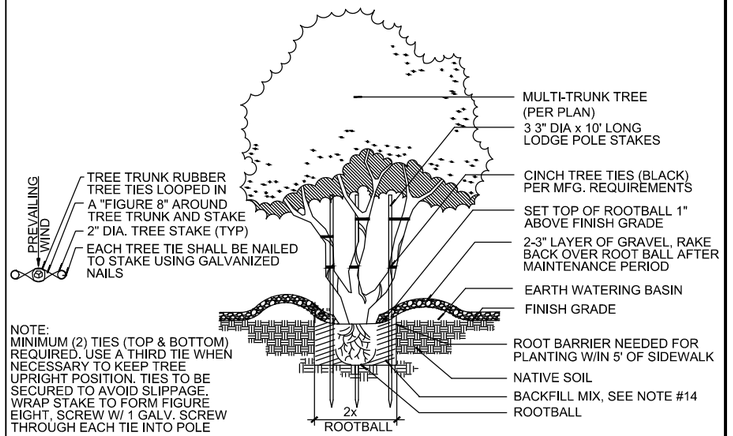
2 TREE PLANTING
NO SCALE



LEGEND

1. 1" x 1" EYE BOLTS
2. 1/8" GALVANIZED CABLES (TYP.) ATTACH VINES TO CABLES WITH TIE WIRE.
3. WALL/FENCE
4. AMENDED SOIL, SEE NOTE #16
5. PLANT DIRECTLY ADJACET TO VERTICAL GRADE
6. SEE SHRUB PLANTING DETAIL

3 VINE ON WALL
NO SCALE



4 MULTI-TRUNK TREE
NO SCALE

VOLUME 8

ISSUE			
MARK	DATE	DESCRIPTION	

INFO
PROJECT NO: 2015-093
CAD DWG FILE: CVL_V8-705-LD803
DESIGNED BY: CH
DRAWN BY: OG
REVIEWED BY:
DATE: 12.24.2024
SCALE: AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT 4204 Date STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE PLANNING PROJECT MANAGEMENT
PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754
1/5/2024
DATE

APPROVED BY CVA:
R.C.E. NO.
DATE
APPROVED BY CVA:
R.C.E. NO.
DATE

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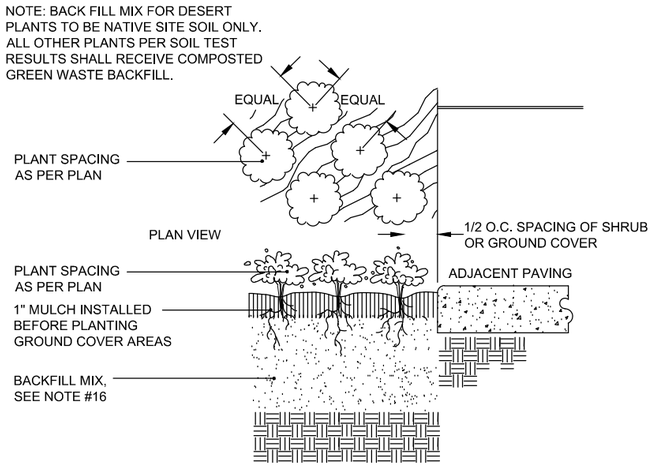
CVLINK
CONNECTING THE COACHELLA VALLEY
MULTI-MODAL TRANSPORTATION FACILITY
COACHELLA VALLEY - CALIFORNIA

SHEET TITLE
LANDSCAPE PLANTING DETAILS - 1

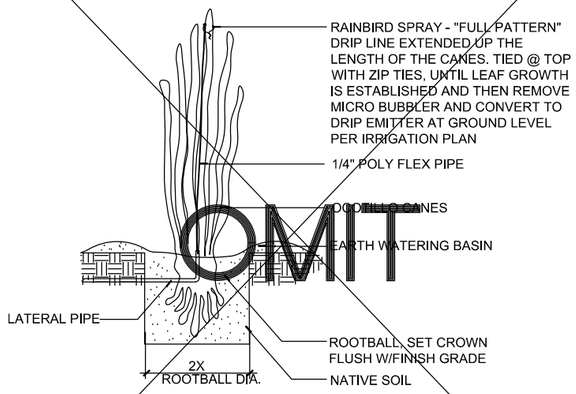
SHEET NO.
LD803
SHEET 7 OF 24

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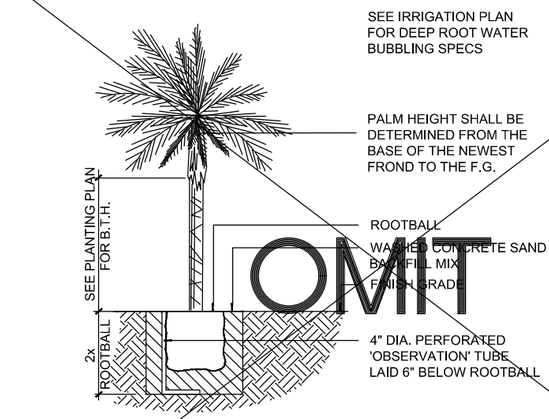
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1 GROUND COVER PLANTING
NO SCALE

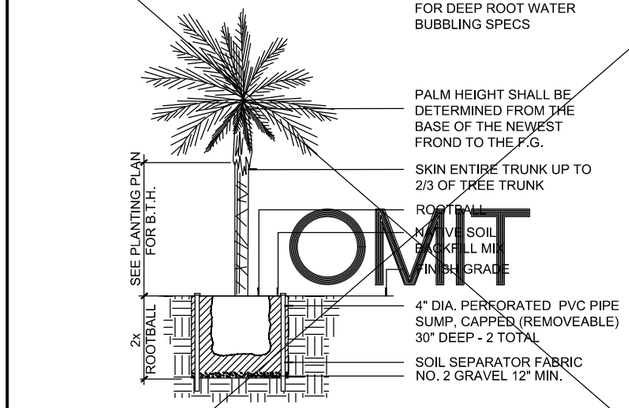


2 OCOTILLO PLANTING
NO SCALE



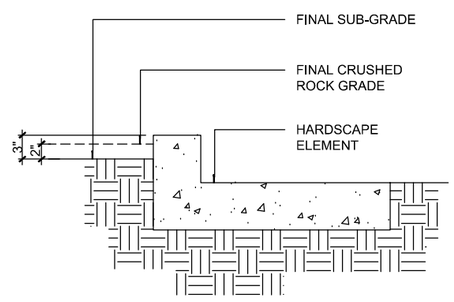
NOTE: REFER TO IRRIGATION BUBBLER DETAIL FOR BUBBLER LOCATION

3 DATE PALM PLANTING
NO SCALE

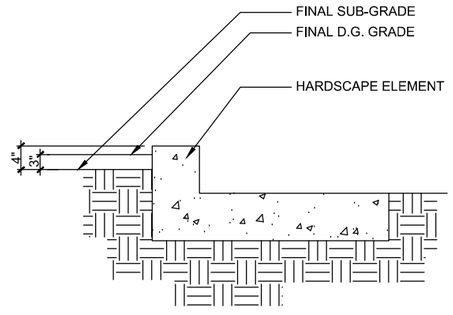


NOTE: REFER TO IRRIGATION BUBBLER DETAIL FOR BUBBLER LOCATION

4 WASHINGTONIA PLANTING
NO SCALE



5 CRUSHED ROCK GRADE
NO SCALE



6 D.G. GRADE
NO SCALE

VOLUME 8

ISSUE MARK	DATE	DESCRIPTION

INFO

PROJECT NO:	2015-093
CAD DWG FILE:	CVL_V8-705-LD804
DESIGNED BY:	CH
DRAWN BY:	OG
REVIEWED BY:	
DATE:	12.24.2024
SCALE:	AS SHOWN

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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER HERMANN No. 4302 Renewal Date STATE OF CALIFORNIA

HERMANN DESIGN GROUP
LANDSCAPE ARCHITECTURE PLANNING PROJECT MANAGEMENT

PREPARED UNDER THE DIRECT SUPERVISION OF:
CHRIS HERMANN PLA NO. 2754
1/5/2024
DATE

APPROVED BY CVA:
DATE
APPROVED BY CVA:
DATE

R.C.E. NO.
R.C.E. NO.

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SHEET TITLE
LANDSCAPE PLANTING DETAILS - 2

SHEET NO.
LD804
SHEET 8 OF 25

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.
Dwg filename: C:\Users\UlicesCisneros\HDG Dropbox\Ulices Cisneros Ramirez\Completed Projects\15000 Series Jobs\15002.CVLink\CAD\15002.06\Coachella\CVL_V8-705-LD804 • Standard\CVL_V8-705-LD804.dwg Last saved by: UlicesCisneros Plot date: 12/24/2024 9:58 AM Plotstyle table: CVLINK.ctb


AVENUE 52
HERNANDEZ ST

STAFF REPORT
2/5/2025

TO: Planning Commission Chair and Commissioners

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Clinica Coachella Architectural Review No. 24-10, a proposal for the construction of a new single-story 6,900 SF medical office building at the Van Buren Plaza located at the northeast corner of Avenue 50 and Van Buren Street, APN 603-260-056; Applicant: Alpha Rue, LLC.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2025-01 adopting Architectural Review (AR) No. 24-10 pursuant to the findings and conditions attached to this staff report.

BACKGROUND:

The project is proposed on a .71-acre site at the Van Buren Plaza located at the northeast corner of Avenue 50 and Van Buren Street as shown on the aerial photograph. The Van Buren Plaza commercial development was approved in 2007 as part of Conditional Use Permit No. 229 and Architectural Review No. 07-06 for 50,832 square feet of commercial space intended for retail, a drug store with double drive thru, a neighborhood grocery store, food/retail with drive thru capacity, and multi-tenant inline shopping buildings.



Discussion/Analysis:

The applicant, Alpha Rue, LLC has submitted a request to allow the construction of a 6,900 sq. ft. medical office building that will include a medical clinic and an additional commercial suite.

The construction will occur on an existing empty building pad intended for commercial use. The photographs below were taken January 2025. The first photograph was taken from Avenue 50 and shows the south side of the project site.



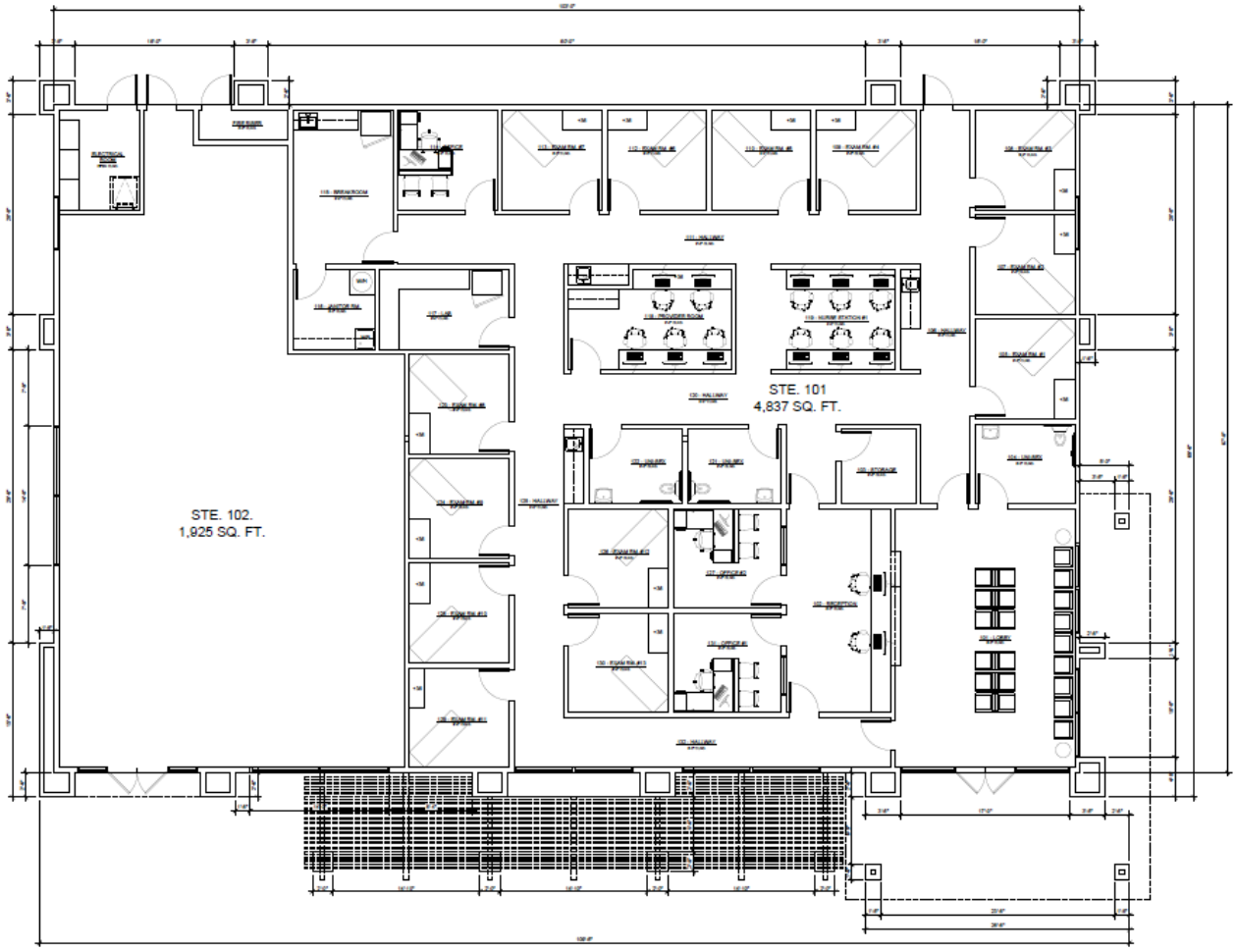
The image below depicts the northern side of the project site.



Overview of the Clinica Coachella Project: AR 24-10

AR 24-10 proposes the construction of a new medical office building. Plans include the construction of a 4,837 sq. ft. medical clinic (STE. 101) that includes a lobby/reception area,

thirteen (13) exam rooms, three (3) offices, a breakroom, a lab, and nurses stations. The plans also include an additional 1,925 sq. ft. commercial suite (STE. 102) with no current proposed tenant. Below is the proposed interior floor plan of the building.



The applicant proposes a Spanish architectural theme that matches the existing character of the general vicinity and neighboring commercial structures. The exterior façade will include sand finish plaster (“york harbor yellow”), stone veneer (eldorado ledgestone), and wood decorative beams, brackets, columns, and trellis for a detailed finish. The building will also include aluminum storefront doors and windows. Staff is supportive of the design, but has requested minor revisions to the west and east elevations to incorporate a line of projecting brown cylindrical posts extending horizontally from the exterior wall with a horizontal beam extending above the posts to reduce the appearance of blank elevations. Below are the proposed building elevations for the Clinica Coachella project.



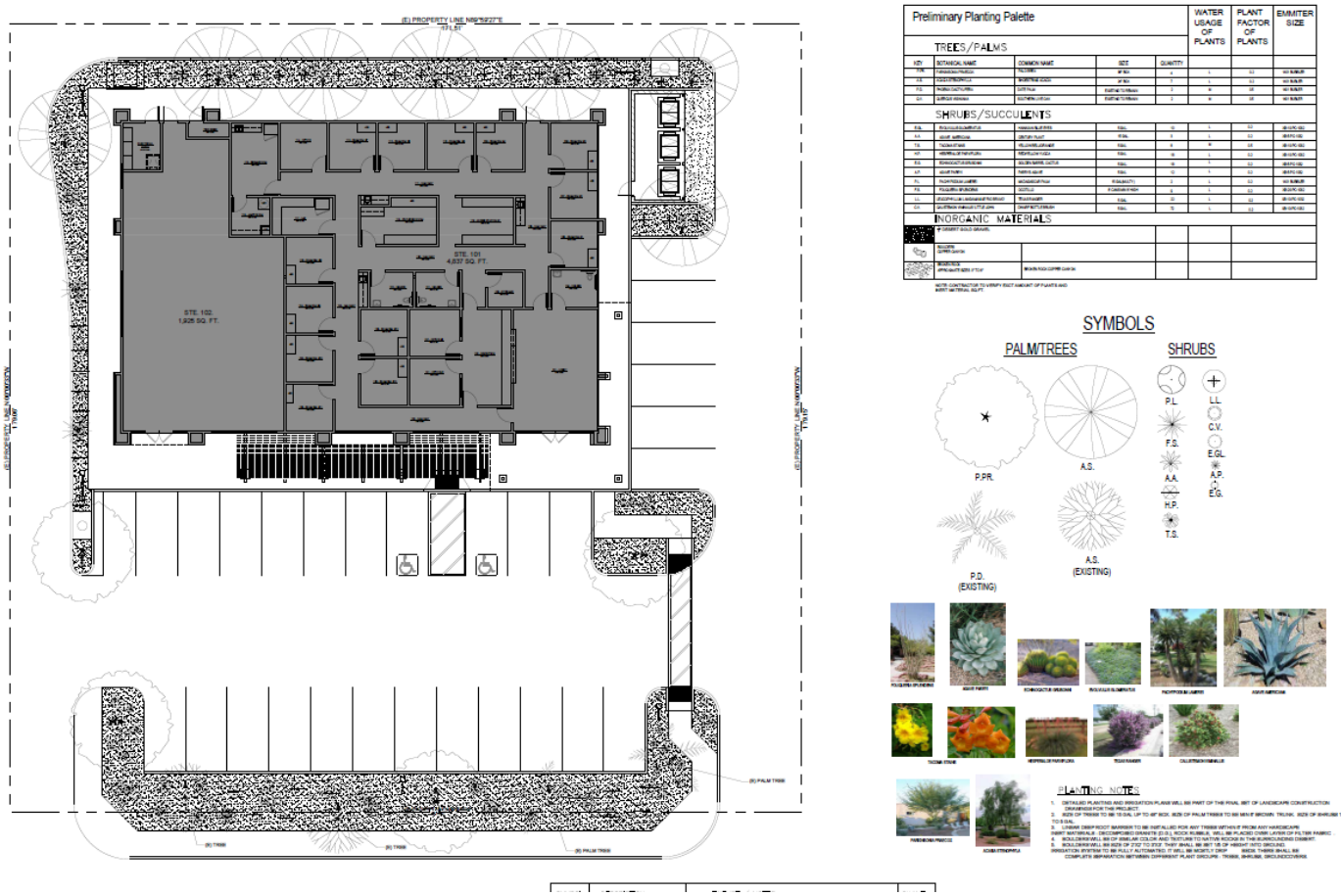
Signage

Applicant did not submit signage details, but has been conditioned to submit a detailed sign plan to the Planning Division that includes an embossed design, individual channel lettering, or other high quality design. All signage is conditioned to comply with the approved sign program for the Van Buren Plaza.

Landscaping

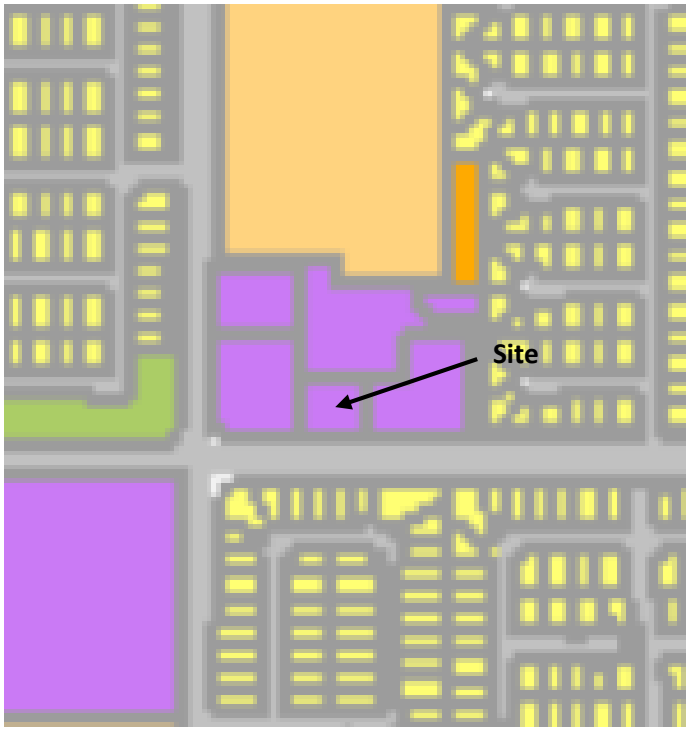
Landscape will be planted to meet current City landscape requirements as shown on the exhibit below. The plant palette includes a variety of trees such as “Palo Brea”, date palms, and “Shoestring Acaia”. Shrubs and succulents include agave, “Tacoma Stains”, “Pachypodium Lamerei”, and “Texas Rangers”. Ground cover will include desert gold gravel. Staff has

conditioned the applicant to plant landscaping along the planter on the north end of the building to include shade trees. The applicant is also required to prepare and submit a detailed landscaping plan for review and approval prior to the issuance of building permits. The applicant will be required to enter into a landscape maintenance agreement with the City as part of their conditions of approval. Below is the submitted landscape plan for the project.

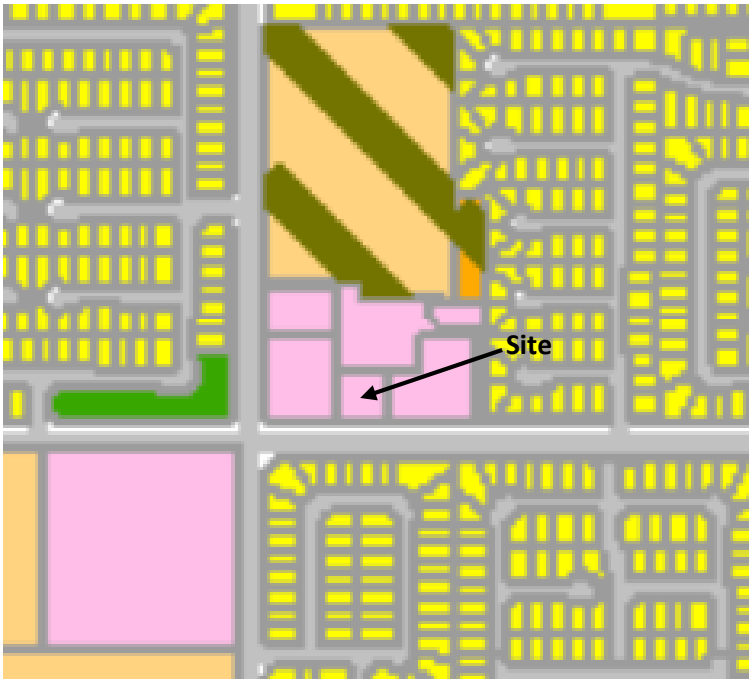


Environmental Setting:

The site has a land use designation of Neighborhood Center in the 2035 Coachella General Plan as illustrated on the exhibit below. Surrounding properties to the north are designated General Neighborhood and properties to the east, south, and north are designated Suburban Neighborhood in the 2035 Coachella General Plan.



The project site is zoned Neighborhood Commercial (C-N) as illustrated on the exhibit below. Surrounding properties to the north are zoned General Neighborhood (G-N) and properties to the south, east, and west are zoned Suburban Neighborhood (S-N).



Surrounding land uses are illustrated on the aerial photograph below.



Property to the west across Van Buren is La Morada single-family residential community, north of the site is an empty lot that is intended for residential development, to the East of the project site is the Paseo de Las Palmas single-family residential community, and south of Avenue 50 is the Valencia single-family residential community.

Consistency with the Coachella General Plan

The proposed project is within the Neighborhood Center land use designation of the General Plan 2035 Land Use Element. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #3, where the Van Buren Corridor is envisioned to provide a variety of goods and services for Coachella residents as well as neighboring communities. New commercial development is intended to promote walkability and a retail area with ample parking for visitors as well as connection to surrounding new and existing residential areas.

Consistency with the (G-N) General Neighborhood Zone

The project is consistent with the development standards of the G-N, General Neighborhood zone. The project complies with the development standards of the Zoning Ordinance for parking, lot requirements, height, landscaping and drive through stacking. Table 1 below displays the development standards of the Zoning Ordinance.

Table 1 – Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Commercial: Clinica Coachella - 28 spaces required. Requirement is 1 space for each 250 sq. ft. of gross floor area.	Clinica Coachella - 29 spaces	Yes
Lot Requirements	Minimum Lot Size 20,000 sq. ft.	Clinica Coachella – Lot size is 30,927 sq. ft.	Yes
Height (maximum)	50’	Clinica Coachella – 25’6”	Yes
Landscaping	• Parking area or driveway abutting a street requires a 10 foot setback fully landscaped. • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • Parking and driveway area in commercial zones shall be separated from building by a landscape planter. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than five feet in width	• 10-foot setback is met. • Internal landscaping % not identified but required by condition of approval. • Landscape planters are proposed adjacent to neighboring buildings. • More than two 15-gallon trees are proposed on site. • Landscape planters are more than 5’ in width.	Yes

ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, (Class 32) In-Fill Development Projects, of the CEQA guidelines, designations, and policies as well as zoning designations. The proposed development is within a project site of no more than five acres substantially surrounded by urban uses, the

project site has no value as habitat for endangered, rare or threatened species, and the site can be adequately served by all required utilities and public services. AR 24-10 meets the criteria for a Section 15332, Class 32 CEQA exemption.

CORRESPONDENCE

Please see Attachment No. 3 for correspondence received for this project from Imperial Irrigation District (IID) and Riverside County Fire Department.

ALTERNATIVES:

1) Adopt Resolution No. PC 2025-01 Architectural Review No. 24-10 with the findings and conditions as recommended by Staff.

2) Adopt Resolution No. PC 2025-01 Architectural Review No. 24-10 with modification to the proposed findings and conditions as recommended by Staff.

3) Deny Architectural Review No. 24-10.

4) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1.

Attachments:

1. Resolution No. PC2025-01 for AR 24-10.
   Exhibit A: Conditions of Approval for AR 24-10
2. Architectural Exhibits
3. Correspondence

RESOLUTION NO. PC2025-01

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION CONDITIONALLY APPROVING ARCHITECTURAL REVIEW NO. 24-10 (AR 24-10) FOR THE CONSTURCTION OF A NEW SINGLE-STORY MEDICAL OFFICE BUILDING AT THE VAN BUREN PLAZA LOCATED AT THE NORTHEAST CORNER OF AVENUE 50 AND VAN BUREN STREET (APN 603-260-056) AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15332 (INFILL DEVELOPMENT PROJECTS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. ALPHA RUE, LLC (APPLICANT).

WHEREAS Alpha Rue, LLC (on behalf of Clinica Coachella) filed an application for Architectural Review (AR 24-10) to allow the construction of a new medical office building on property located at the northeast corner of Avenue 50 and Van Buren Street (Assessor's Parcel No. 603-260-056); and,

WHEREAS the Planning Commission conducted a duly noticed public hearing on Architectural Review (AR 24-10) on February 5, 2025 at the Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed project; 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 Chapter 17.72 of the Coachella Municipal Code, and the attendant applications for Architectural Review 24-10 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 conditional use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby approve Architectural Review (AR 24-10) with the findings listed

below and subject to the Conditions of Approval for the Clinica Coachella Project contained in "Exhibit A" and made a part herein.

Section 1. Incorporation of Recitals. The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings. The Planning Commission has independently reviewed the Notice of Exemption and the administrative record for the Proposed Use, including all oral and written comments received during the public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Development Services Department for the City of Coachella, and the Planning Commission finds that:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing an approximately 6,900 sq ft medical facility within an existing commercial center on a previously disturbed vacant retail pad. The site does not serve as a viable habitat for wildlife, is less than five acres in size and is consistent with the City of Coachella's General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 – Infill Development Projects. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

Section 3. Architectural Review Findings.

1. The Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Neighborhood Center land use designation that allows for neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and multi-family buildings at the edge of centers. The proposed uses on the site are in keeping with the policies of the Neighborhood Center land use classification and the Project is internally consistent with other General Plan policies for this type of development. The Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan for AR 24-10 proposes the construction of a new single-story 6,900 square foot medical office building that includes a 4,837 sq. ft. medical clinic and a 1,925 sq. ft. commercial suite. Exterior improvements include additional parking space, new and upgraded landscaping along with building façade.

2. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public

health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Neighborhood Center land use designation of the City's General Plan. This category provides for a broad spectrum of land uses. The proposed uses are compatible with existing adjacent and proposed land uses.

3. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project proposes the construction of a new 6,900 sq. ft. medical office building that will include a medical clinic and an additional commercial suite. Plans include the construction of a 4,837 sq. ft. medical clinic (STE. 101) that includes a lobby/reception area, thirteen (13) exam rooms, three (3) offices, a breakroom, a lab, and nurse's stations. The plans also include an additional 1,925 sq. ft. commercial suite (STE. 102) with no current proposed tenant.

4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 In-fill Development Projects of the CEQA guidelines that provides an exemption for developments on a site under five (5) acres substantially surrounded by urban uses, and is adequately served by all required utilities and public services. AR 24-10 meets the criteria for Section 15332-Class 32 CEQA exemption.

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** the Architectural Review application (AR 24-10) and finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 – In-fill Development. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in "Exhibit A" and "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 conditional use permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 5th day of February 2025.

_____
Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Best, Best, and Krieger
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-01, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of February 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Kendra Reif
Planning Commission Secretary

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 24-10 CLINICA COACHELLA

General Conditions

1.) The applicant shall comply with all requirements and conditions of approval as included in AR 24-10, and any modifications or extensions thereof, as listed in those Notice of Actions for each respective approval and Resolution No. PC2025-01.

2.) Architectural Review No. 24-10 shall be valid for 24 months from the effective date of said Planning Commission approvals; unless prior to the expiration of the 24 months, a building permit is issues and construction is commended and diligently pursue toward completion on the site: otherwise, this Architectural Review approval will expire unless an extension of time has been granted as specified in Section 17.72.010.J. of the Coachella Municipal Code.

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.) Prior to building permit issuance, a final landscape, lighting and irrigation plan must be approved by the Development Services Department with added low intensity landscape lighting. Applicant shall also coordinate with Utilities Department for approval of landscape plan. Parking areas shall comply with City Parking Landscape Standards per Section 17.54 of the Coachella Municipal Code. All landscape, lighting, and irrigation requirements shall be met to the satisfaction and discretion of the Development Services Director. The applicant may provide an alternative to the requirements for the landscape, lighting, and irrigation plan that ensures a high quality design to be approved to the satisfaction and discretion of the Development Services Director.

- Applicant shall provide shade trees, ¾ inch gravel, and a diversity of shrubs and flowering varieties along public R.O.W. Landscape planters along public R.O.W shall be completely ¾ inch rock with no D.G. and shall provide low intensity landscape up lighting for all trees. Landscape planters within the site shall implement ¾ inch rock.

- Applicant shall provide shade trees along the back planter on the north side of the building.

5.) Applicant shall install a conforming trash enclosure for solid waste and recyclables. Trash enclosure shall be compatible with building architecture and include a structural canopy.

6.) Architecture design shall be decorative and detailed to match existing commercial center structures. This shall include minor revisions to the west and east elevation to incorporate a line of projecting brown cylindrical posts extending horizontally from the exterior wall with a horizontal beam extending above the posts to reduce the appearance of blank elevations.

7.) The entire lot shall be paved with asphalt, concrete, or surfaced with landscape gravel to the satisfaction and discretion of the Development Services Director and City Engineer.

8.) Prior to building permit issuance, a detailed sign plan shall be submitted and approved by the Development Services Director. All on-site signage shall not be flat cabinet signs, and instead shall be individual channel lettering, embossed, or other high quality design to the satisfaction of the Development Services Director. The signage shall comply with the approved sign program for Van Buren Plaza.

9.) The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all on-site and off-site landscaping is maintained in a first-class condition.

10.) 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.

11.) Prior to building permit issuance, site soil testing shall be conducted on site for pesticides, herbicides, and PFAS (an emerging contaminant), per the recommendation of the Phase 1 Environmental Assessment conducted on site. Any mitigations measures from soil testing report shall be implemented to plans submitted for building permit approval.

12.) The construction plans shall include written confirmation from the Coachella Valley Water District that there is no interference with agricultural drainage lines, right of way or easements.

13.) Prior to certificate of occupancy, any existing on-site damaged structures, light posts, signage, and pavement shall be repaired, including but not limited to, structures that shows signs of cracking, corrosion, vandalism, chipped paint, missing fixtures, and/or other damage.

Building and Safety Division

14.) Plans must be prepared by a licensed design professional per California Health and Safety Code Section 15048 and Business and Professions Code Sections 5500.1 and 6737.

15.) Plumbing fixture count must meet the minimum required by the California Plumbing Code-Table 422.1.

16.) This project is subject to all the requirements of the 2022 California Building Codes, Title 24 California Building Standards Code.

17.) Electrical vehicle chargers are required for the proposed project. Show compliance with California Green Building Standards Code (CGBSC) Section 5.106.5.3-Electrical Vehicle Charging. Specifically table 5.106.3.1 which requires (2) EVCS and (8) EVSE spaces. Spaces shall be on an accessible route per California Building Code Chapter 11B.

18.) Provide bicycle parking per CGBSC section 5.106.4 Bicycle Parking.

19.) Provide shade trees per CGBSC Section 5.106.12-Shade Trees.

20.) A Photovoltaic (Solar) system is required for this project per California Energy Code Section 140.10 Prescriptive requirements for Photovoltaic and Battery Storage System. Show at a minimum the solar zone on conceptual drawing.

21.) Include the California Energy Code and California Green Building Code features into the conceptual drawings to allow agencies to review the projects full design.

Utilities Department

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

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

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

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

26.) All buildings may require individual meters.

27.) Irrigation may require its own meter.

28.) All water connections shall install 4G AMI master meters.

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

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

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

32.) Trees/shrubs must have a minimum of 15' separation distance from the Utilities water/sewer laterals. Or minimum 10' separation distance from water/sewer laterals with root barrier.

33.) Landscaping plans shall be approved by the Utilities Department and shall be approved prior to the approval of any water improvement plans.

Environmental Division General Conditions:

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

35.) Illustrate domestic water and sewer point of connection to the City's utilities.

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

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

PLUMBING CODE FIXTURE SCHEDULE (SANITARY WASTE)

WATER CALCULATION (BASED ON 2019 CPC)

MARK	FIXTURE	#OF FIXTURES	PRIVATE	PUBLIC	TOTAL FIXTURE UNITS
L-1	LAVATORY			1.0	3.0
WC-1	WATER CLOSET, 1.6 GPF FLUSH VALVE TANK	3		4.0	12.0
ST-1	SHOWER STALL	25		2.0	50
FD-1	FLOOR DRAIN	3		2.0	6.0
UC-1	URINAL, FLUSH TANK	3		2.0	6.0
			TOTAL FIXTURE UNITS		77.0

Example

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

38.) Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
   - Pretreatment Equipment Minimum Requirements:
     - 750 gal minimum
     - Clean outs and vents before and after pretreatment equipment
     - Sample box immediately downstream of the pretreatment equipment

- Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
- Made from precast concrete form

39.) Storm water runoff must be contained within the property.

40.) Outside drains connected to the sanitary sewer are prohibited unless drains are protected from rain water by having a permanent berm within a shade structure. Storm water is prohibited from entering the sanitary sewer.

Engineering Department

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

GENERAL:

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

42.) Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

43.) 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.

44.) 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.

45.) 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.

46.) Applicant shall submit for review and approval by the City Engineer all documents

related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.

47.) 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.

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

49.) 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.

50.) 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.

PRECISE GRADING:

51.) 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.

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

53.) 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.

54.) 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.

SEWER and WATER IMPROVEMENTS:

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

56.) 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:

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

58.) 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.

59.) 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.

60.) 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:

61.) Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

Riverside County Fire Department

GENERAL CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Ordinances.

1.) Certain designed areas will be required to be maintained as fire lanes and will require approved signs and/or stenciling in accordance with CVC 22500.1.
2.) Building shall be provided with KNOX Box rapid entry access box.
3.) Access Roadways shall not be less than 24 feet in width and shall have unobstructed vertical clearance not less than 13 feet 6 inches. Reference Guideline OFM-01A.

WATER AND ACCESS PRIOR TO COMBUSTIBLE MATERIALS ON-SITE

1.) An observable minimum fire flow shall be present upon testing.
2.) Fire hydrant caps shall be in place and marked in accordance with local requirements.
3.) Blue roadway reflector shall be installed in the completed roadway to identify the location of all fire hydrants.

SUBJECT TO FIELD INSPECTION

1.) No combustible materials shall be on site **prior to accessible water.**

ACCESS DURING CONSTRUCTION

Fire department access roads for emergency response during construction shall comply with CFC Chapter 33 and the provisions listed in this section and, where applicable, elsewhere in this guideline. Construction activities at job sites not complying with these requirements may suspended at the discretion of the RVC - OFM Inspector until a reasonable level of compliance is achieved.

At no time shall construction projects impair or obstruct any existing fire access roads or access to and operation of existing fire hydrants serving other structures. Should existing roads or hydrants need to be moved or otherwise altered during construction, the developer shall provide alternative access routes and other mitigation features to ensure adequate fire and life-safety protection. Such alternatives and features shall be submitted to RVC-OFM for review and approval prior to alteration of existing conditions.

Access Inspection– An inspection shall be scheduled with an RVC-OFM inspector to verify that access roads and other access features have been provided for buildings under construction per the following timelines:

1) For buildings of Type I through V construction (and non-combustible structures that may have a portion of the exterior walls, façade, or other building elements comprised of wood or other combustible material on-site), the access inspection shall occur prior to Building Permit Issuance

a) The street address of the site shall be prominently posted at each entrance. For projects on streets that do not have a name or street signs posted yet, the sign shall include the project name and tract/lot number.

b) Gates through construction fencing shall be equipped with a Knox padlock.

c) When required by the RVC-OFM Fire Inspector, fire lanes shall be posted with “Fire Lane—No Parking” signs or no parking areas shall be otherwise identified to maintain them free of obstructions during construction.

d) Provisions shall be made to ensure that fire hydrants are not blocked by vehicles or obstructed by construction material or debris. A three-foot clear space shall be provided around the perimeter of the hydrant and no parking or similar obstructions shall be allowed along THE ADJACENT ROAD WITHIN 15 FT OF THE HYDRANT. Inoperable hydrants shall be bagged.

Prior to Final

1) Approved building address number and or lettering shall be placed in such a position as to be plainly visible and legible from the street and rear access if applicable. Building address numbers shall be a minimum of 12" tall.

Numbers for new buildings shall be internally or externally illuminated, to be visible at night. This requirement also applies to monuments. NOTE: Reflective type numbers may be acceptable for a single lot residential development project, when specifically approved by RVC–OFM.

All addressing must be on each building and be legible and of a contrasting color with the background to be visible from the street at all hours.

All rooms shall be properly identified (room name, number and or letter).

2) Install portable fire extinguishers per Title 19, but not less than 2A10BC in rating, every 75 feet. Contact a certified extinguisher company for proper placement and spacing.

3) Applicable room door(s) shall be posted "ELECTRICAL", "FACP", "FIRE RISER" and "ROOF ACCESS" on the outside of the door so it is visible and in a contrasting color.
4) A durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" shall be placed on or adjacent to the front exit doors. The sign shall be in letters not less than one inch high on a contrasting background.

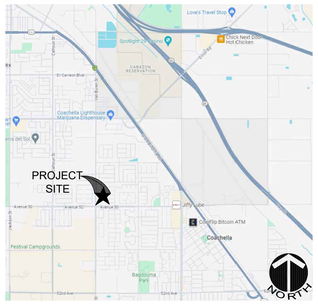
5) Illuminated exit signage and egress illumination placement and functional test will be witnessed by OFM Fire Inspector at time of final inspection.

Please be advised that the following plans by the appropriate specialty contractors will be necessary and will require **separate submittal and approval** by the Office of the Fire Marshal.

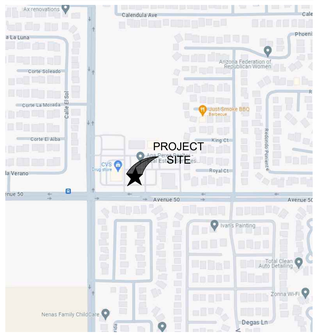
<u>DEFERRED SUBMITTALS</u>

1) FIRE LIFE SAFETY PLAN (Prior to beginning any construction) Per CFC Ch. 33
2) FIRE SPRINKLER
3) FIRE ALARM
4) HOOD SUPPRESSION SYSTEMS

VICINITY MAP



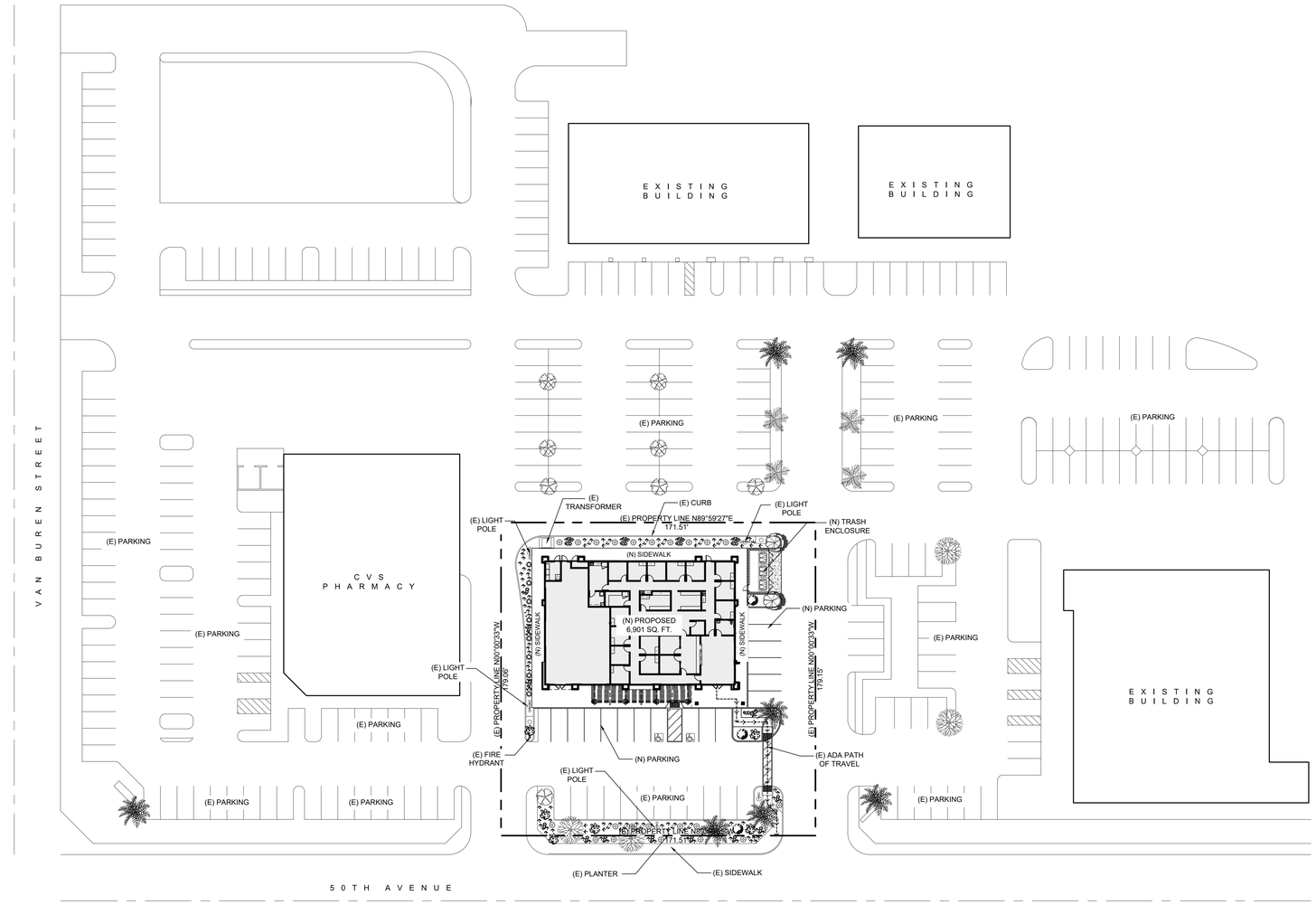
VICINITY MAP



NEW COMMERCIAL OFFICE BUILDING FOR:

CLINICA COACHELLA

VAN BUREN STREET AND AVENUE 50TH
COACHELLA, CA. 92236
APN: 603-260-056-2



EXISTING OVERALL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

APPLICABLE CODES

APPLICABLE CODES:

2022	CALIFORNIA BUILDING CODE,	PARTS 1 & 2
2022	CALIFORNIA RESIDENTIAL CODE,	PART 2.5
2022	CALIFORNIA ELECTRICAL CODE,	PART 3
2022	CALIFORNIA MECHANICAL CODE,	PART 4
2022	CALIFORNIA PLUMBING CODE,	PART 5
2022	CALIFORNIA ENERGY CODE,	PART 6
2022	CALIFORNIA FIRE CODE,	PART 9
2022	CALIFORNIA GREEN BUILDING STANDARD	PART 11
2022	CALIFORNIA REFERENCED STANDARDS CODE,	PART 12

ALL CONSTRUCTION SHALL COMPLY WITH THE ABOVE LISTED CODES, AND ALL OTHER LOCAL CODES AND ORDINANCES.

"ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM."

PROJECT DATA

SCOPE OF WORK:
NEW BUILDING

TYPE OF CONSTRUCTION
V-B, NON-RATED

OCCUPANCY GROUP
B

FIRE SPRINKLERS
YES

OCCUPANT LOAD
46

BUILDING HEIGHT
+25'-6"

APN:
603-260-056-2

BUILDING AREA
OVERALL BUILDING = 6,901 SQ. FT.

ZONING:
NEIGHBORHOOD COMMERCIAL (C-N)

PROJECT SUMMARY

NEW ONE-STORY COMMERCIAL BUILDING IN COACHELLA, CA, FOR CLINICA COACHELLA MEDICAL OFFICES -

DESCRIBED AS FOLLOWS:

A. LOBBY / RECEPTION AREA
B. 13-EXAM ROOMS
C. 3-OFFICES
D. BREAK ROOM
E. LAB
F. 3-UNISEX RESTROOMS
G. NURSES STATION
H. STORAGE ROOMS

SHEET INDEX

SHEET	SHEET DESCRIPTION
C1.0	COVER SHEET, MAP, SHEET INDEX + EXISTING OVERALL SITE PLAN
A1.0	PROPOSED SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A4.0	PROPOSED ROOF PLAN
A6.0	PROPOSED EXTERIOR ELEVATIONS
A6.0	PROPOSED COLOR EXTERIOR ELEVATIONS
L1.0	PRELIMINARY LANDSCAPE PLAN

RESIDENTIAL DESIGNS
• REMODELS
• ADDITIONS
• SERVICES

GR DESIGNS

GUSTAVO RAYA
guraya_4@yahoo.com
83-370 QUAIL MOUNTAIN TERRACE
COACHELLA, CA. 92236
CELL: 760.835.0963

OWNER NAME AND ADDRESS
CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

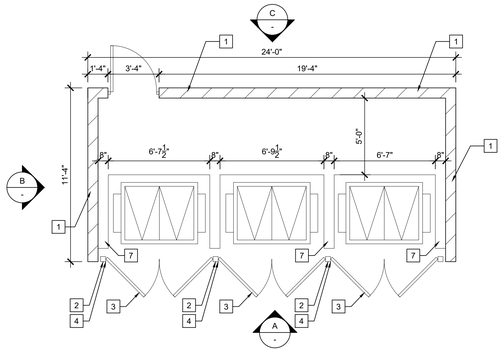
COVER SHEET, SHEET
INDEX, VICINITY MAP
GENERAL NOTES AND
EXISTING OVERALL SITE PLAN

PROJECT NAME AND ADDRESS
PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VAN BUREN STREET & AVENUE 50TH
COACHELLA, CA. 92236
A.P.N.: 603-260-056

NO.	REVISION/ISSUE	DATE

PROJECT:	SHEET
DATE: 11/03/24	C1.0
SCALE: AS NOTED	

DATE / TIME: Nov. 05, 2024 - 8:59pm

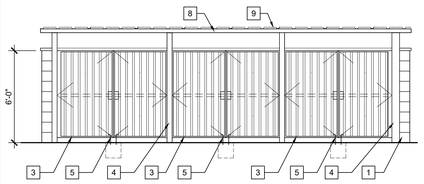


TRASH ENCLOSURE PLAN

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

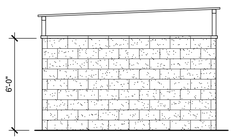
NOTES:

1. 6" X 6" X 16" 6' HIGH ORCO RUNNING BOND PATTERN, SPLIT FACE, MEDIUM WEIGHT BLOCK, COLOR: TAN WITH 2" CAP BLOCK FOLLOW CITY OF COACHELLA STANDARD BLOCK WALL SPECIFICATION FOR RE-BAR PLACEMENT AND GROUT INSTRUCTIONS.
2. 3" SQUARE STEEL TUBE WITH SOLID TOP FLUSH.
3. METAL GATES OR SCREEN WITH 3" X 3" X 1/4" STEEL FRAME. CONTINUOUS WELD ALL JOINTS.
4. EXTRA HEAVY DUTY METAL HINGE. CONTINUOUSLY WELDED TO GATE AND JAMB TUBE.
5. 3/16" METAL PLATE WITH SLIDE BOLT ASSEMBLY WELDED IN PLACE EACH GATE
6. FOOTING PER CITY OF COACHELLA FREE STANDING BLOCK WALL SPECIFICATIONS AND DRAWINGS.
7. 6" CURB
8. 3"x3" SQUARE STL. SUPPORT
9. CORRUGATED METAL ROOF - ROOF PER CITY OF COACHELLA TRASH ENCLOSURE STANDARDS



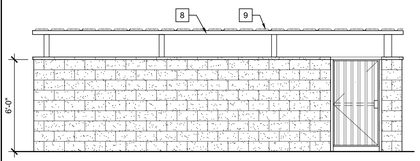
ELEVATION - A

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



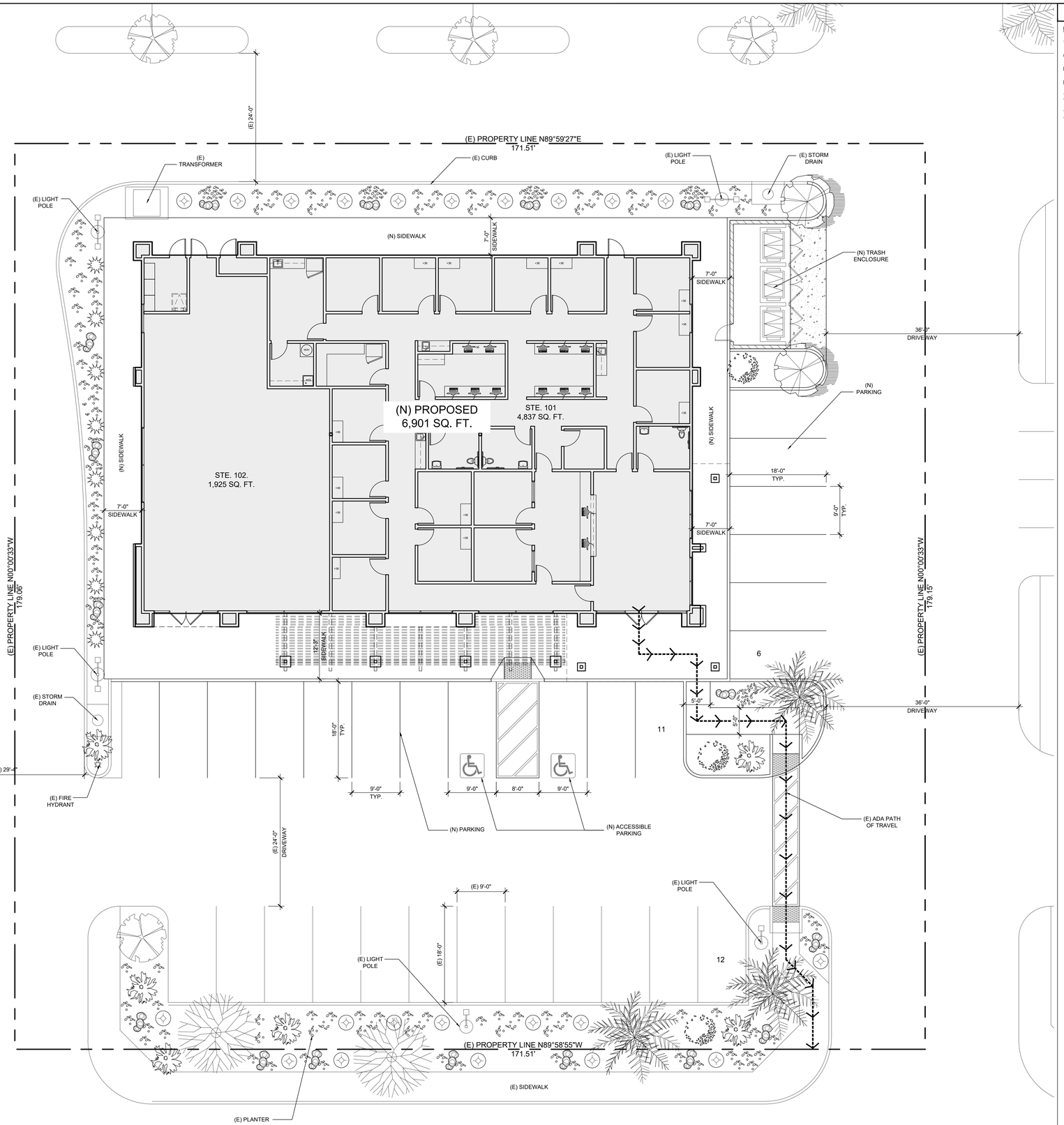
ELEVATION - B

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



ELEVATION - C

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



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

SITE INFORMATION

PARKING COUNT :

1 PARKING / 250 SQ. FT.

6,901 SQ. FT. / 250 SQ. FT. = 28 STALLS REQUIRED

EXISTING PARKING = 12 STALLS

NEW PARKING STALLS = 17 STALLS

TOTAL PARKING STALLS = 29

ACCESSIBLE VEHICLE PARKING STALLS REQUIRED = 2
ACCESSIBLE VEHICLE PARKING STALLS PROVIDED = 2

RESIDENTIAL DESIGNS
• REMODELS
• ADDITIONS
• SERVICES
GR DESIGNS
GUSTAVO RAYA
gsraya_4@yahoo.com
83-370 QUAIL MOUNTAIN TERRACE
COACHELLA, CA. 92236
CELL: (760) 485-9063

OWNER NAME AND ADDRESS
CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

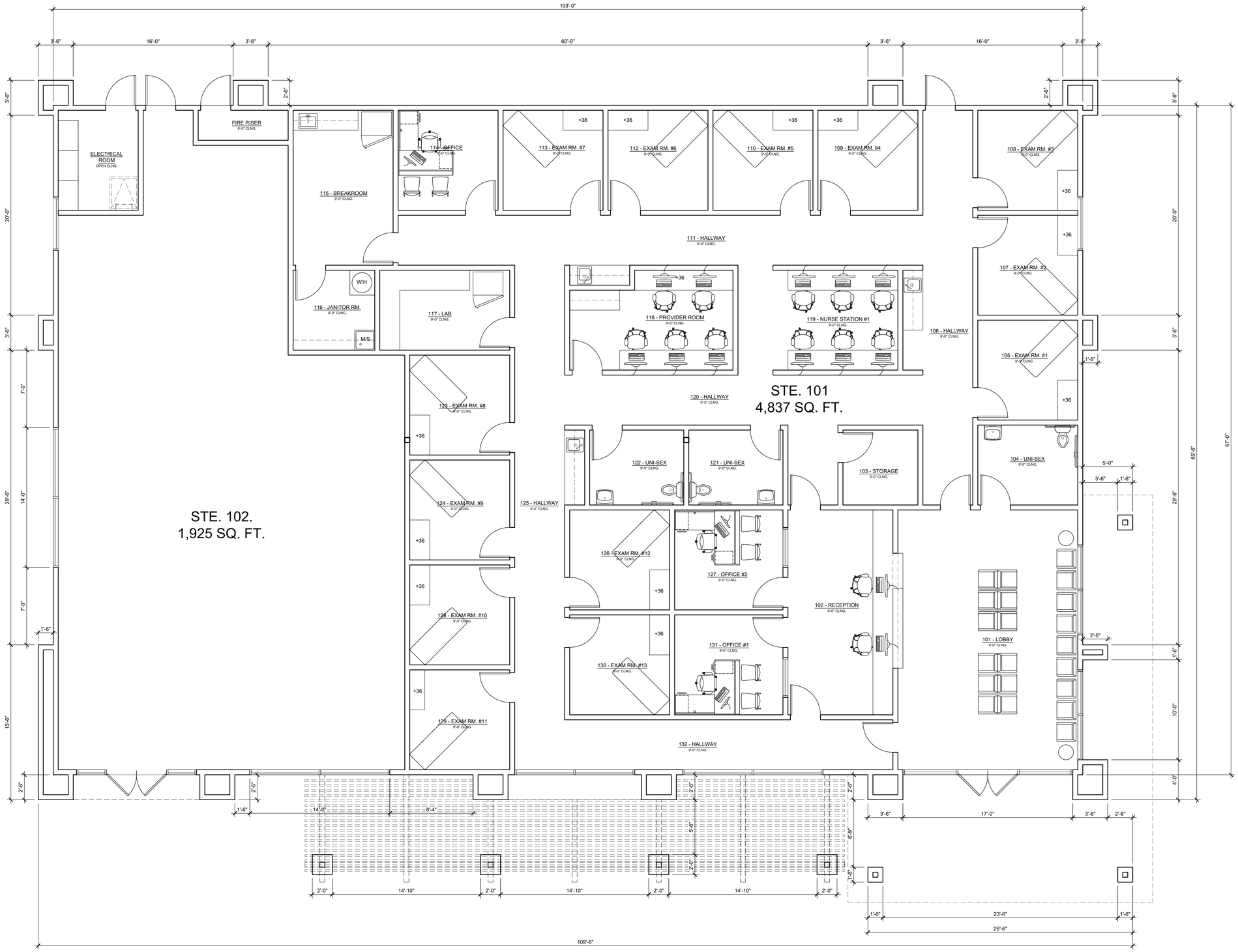
PROPOSED SITE PLAN

PROJECT NAME AND ADDRESS
PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VANBUREN STREET & AVENUE 50TH
COACHELLA, CA. 92236
A.P.N. : 603-280-056

NO.	REVISION/ISSUE	DATE

PROJECT:
DATE: 12/26/24
SCALE: AS NOTED
SHEET
A1.0

DATE / TIME : Dec 26, 2024 - 2:56pm



PROPOSED FLOOR PLAN

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

NORTH

RESIDENTIAL DESIGNS
• REMODELS
• DRAFTING SERVICES
GR DESIGNS
GUSTAVO RAYA
gusraya_4@yahoo.com
84-700 CLAIRE MARIA TERRACE
COACHELLA, CA. 92236
CELL: 760.835.9063

OWNER NAME AND ADDRESS
CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

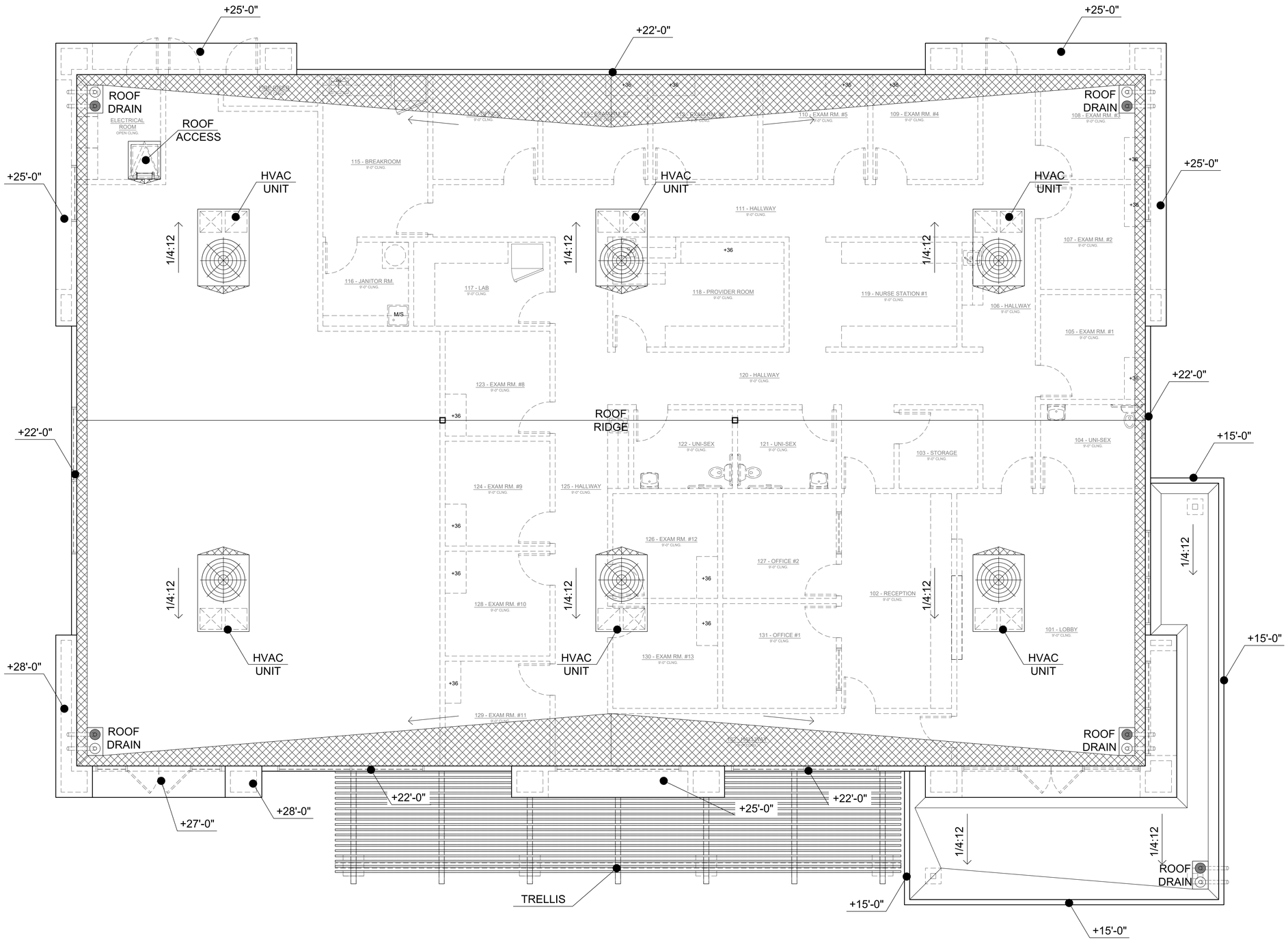
PROPOSED FLOOR PLAN

PROJECT NAME AND ADDRESS
PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VANBUREN STREET & AVENUE 50TH
COACHELLA, CA 92236
A.P.N. : 603-260-056

NO.	REVISION/ISSUE	DATE

PROJECT:
DATE: 11/03/24
SCALE: AS NOTED
SHEET
A2.0

DATE / TIME : Nov/15 2024 - 1:05pm



PROPOSED ROOF PLAN

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

NORTH

RESIDENTIAL DESIGNS
• REMODELS
• ADDITIONS
• DRAFTING SERVICES

GR DESIGNS

GUSTAVO RAYA
gustavo_4@yahoo.com
84-705 CALLE MALVARIN TERRACE
COACHELLA, CA. 92236
CELL: 760.835.9063

OWNER NAME AND ADDRESS
CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

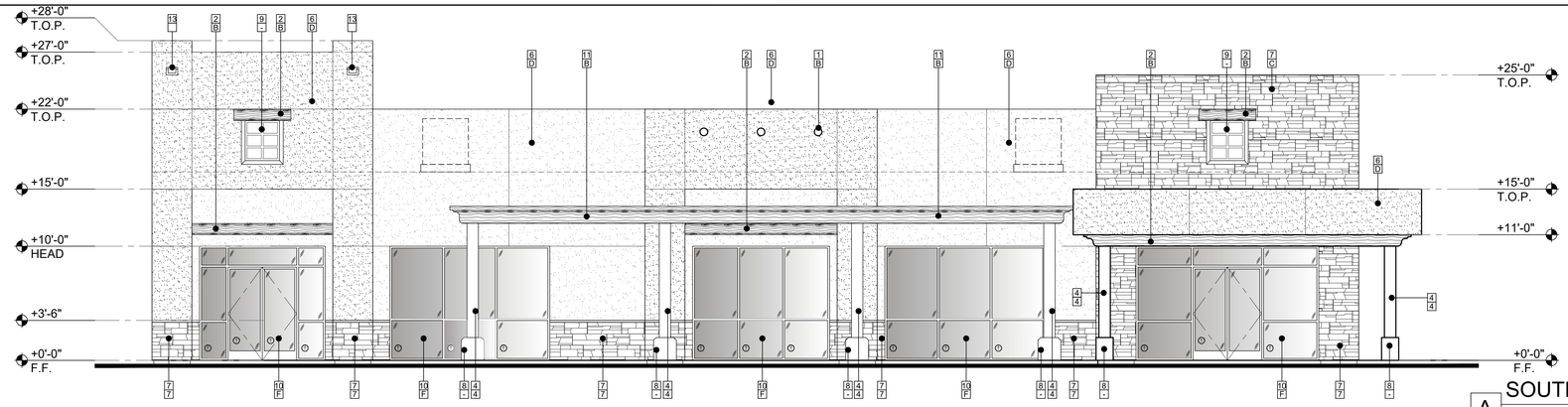
PROPOSED ROOF PLAN

PROJECT NAME AND ADDRESS
PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VANBUREN STREET & AVENUE 50TH
COACHELLA, CA 92236
A.P.N. : 603-260-056

NO.	REVISION/ISSUE	DATE

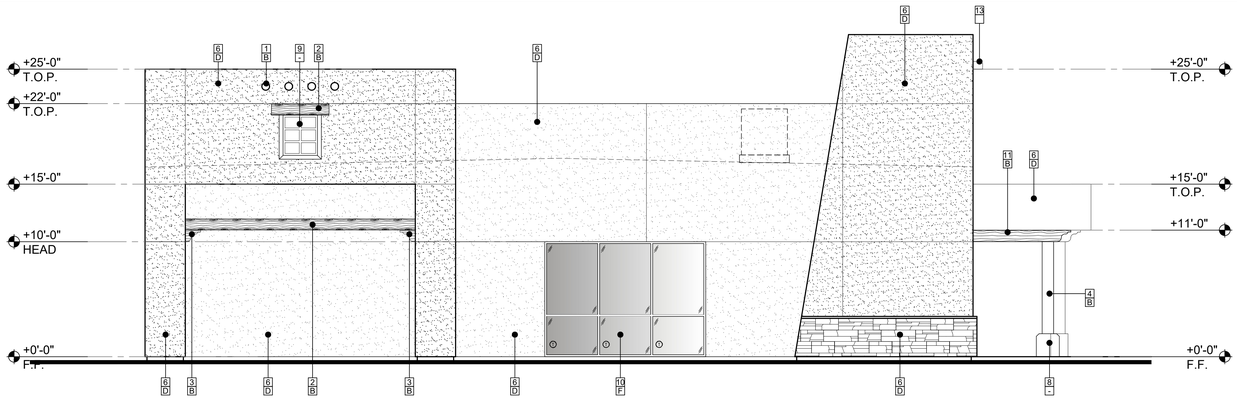
PROJECT:	SHEET
DATE: 11/03/24	A4.0
SCALE: AS NOTED	

DATE / TIME: Nov 03, 2024 - 2:16pm



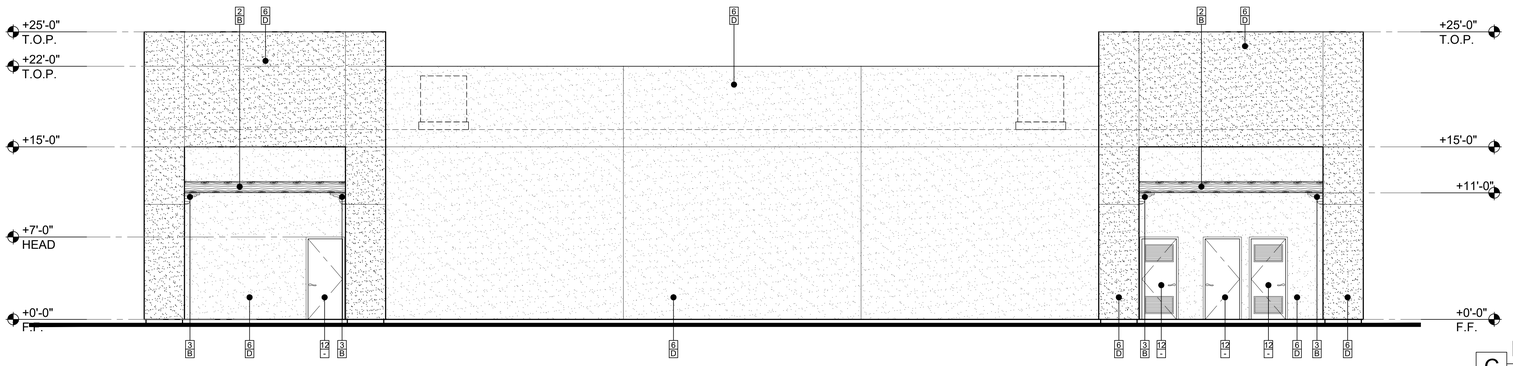
A SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



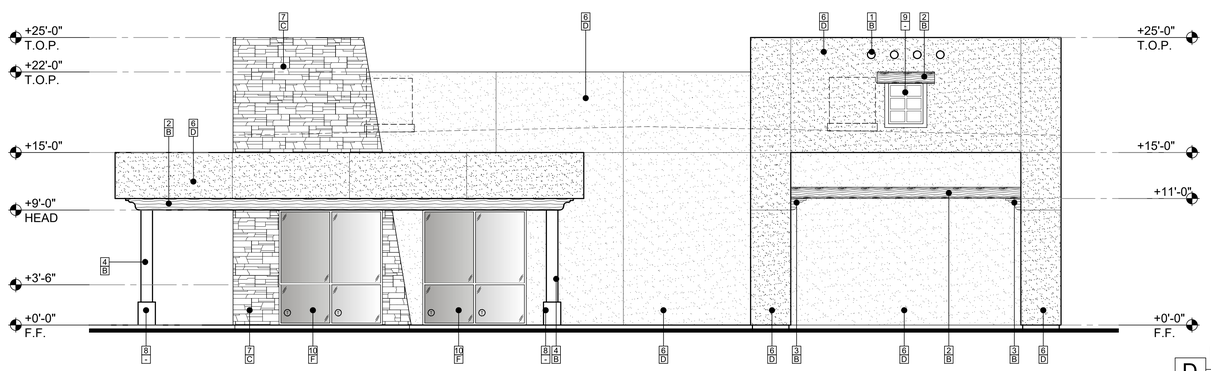
B WEST ELEVATION

SCALE: 3/16" = 1'-0"



C NORTH ELEVATION

SCALE: 3/16" = 1'-0"



D EAST ELEVATION

SCALE: 3/16" = 1'-0"

KEY NOTES

1. ROUND DECORATIVE OUTRIGGER
2. WOOD LINTEL BEAM
3. WOOD CAPITAL BRACKET
4. WOOD COLUMN CLADDING
5. DECORATIVE LIGHT FIXTURE
6. SAND FINISH PLASTER
7. STONE VENEER
8. CONCRETE BASE
9. ⅛" THICK TRANSLUCENT GLASS
10. ALUMINUM STOREFRONT
11. WOOD TRELLIS
12. HOLLOW METAL DOOR (PAINTED)
13. PRE-CAST CONCRETE SCUPPER

COLORS

- A — NEWPORT BLEND
- B — COLOR TO MATCH OLYMPIC STAIN 709 IN SEMI-GLOSS
- C — EL DORADO SARATOGA LEDGESTONE
- D — COLOR TO MATCH BENJAMIN MOORE -YORK HARBOR YELLOW "2154-40"
- E — SACKED STANDARD GREY
- F — COLOR TO MATCH VISTA WALL -MEDIUM BRONZE
- G — COLOR TO MATCH BENJAMIN MOORE -FIERY OPAL "077"

NOTE:
1. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS, INCLUDING:
   A. WINDOWS LOCATED WITHIN 24" FROM EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, AND WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60".

RESIDENTIAL DESIGNS
• REMODELS
• GRAPHIC SERVICES

GUSTAVO RAYA
guraya_4@yahoo.com
83-370 QUAIL MOUNTAIN TERRACE
COACHELLA, CA. 92236
CELL: 760.880.5063

OWNER NAME AND ADDRESS
CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

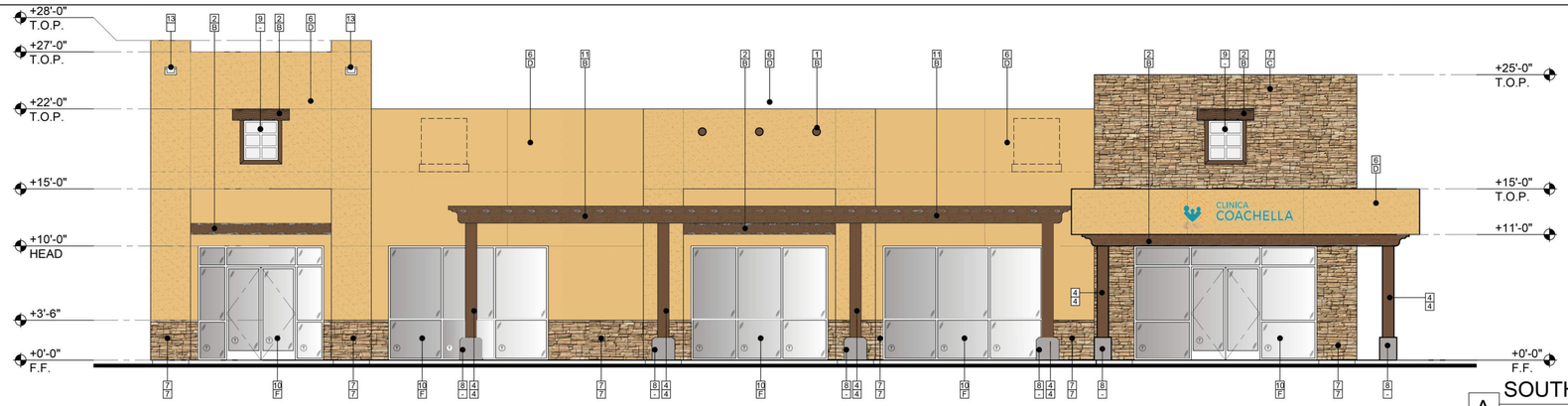
EXTERIOR ELEVATIONS

PROJECT NAME AND ADDRESS
PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VANBUREN STREET & AVENUE 50TH
COACHELLA, CA. 92236
A.P.N. : 600-260-056

NO.	REVISION/ISSUE	DATE

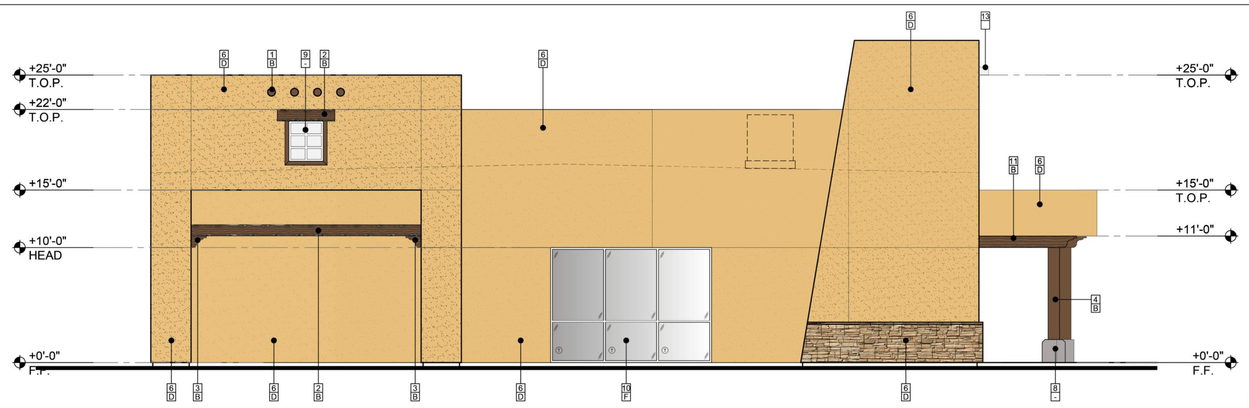
PROJECT:	SHEET
DATE: 11/03/24	A6.0
SCALE: AS NOTED	

DATE / TIME: Nov 05, 2024 - 7:57pm



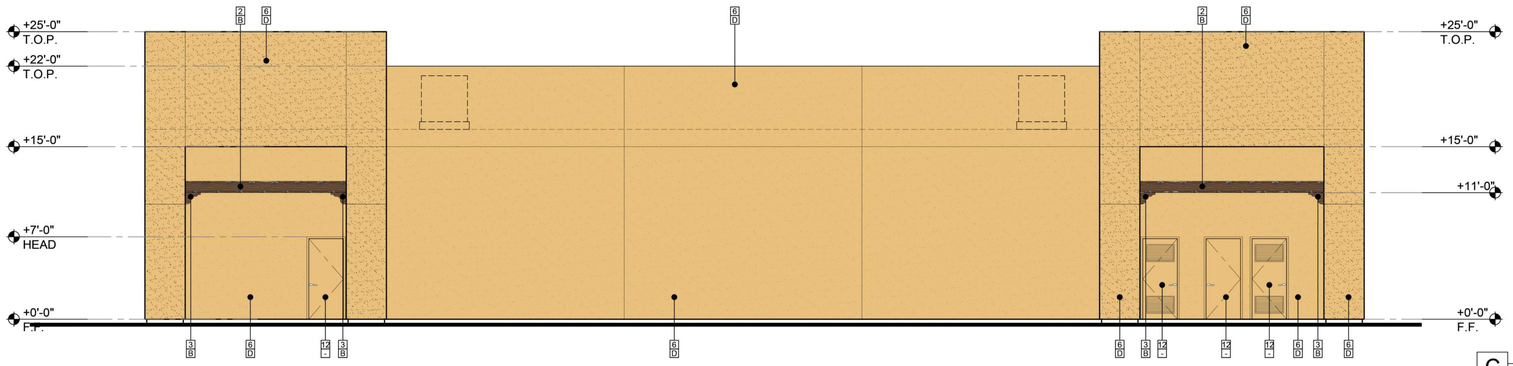
A SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



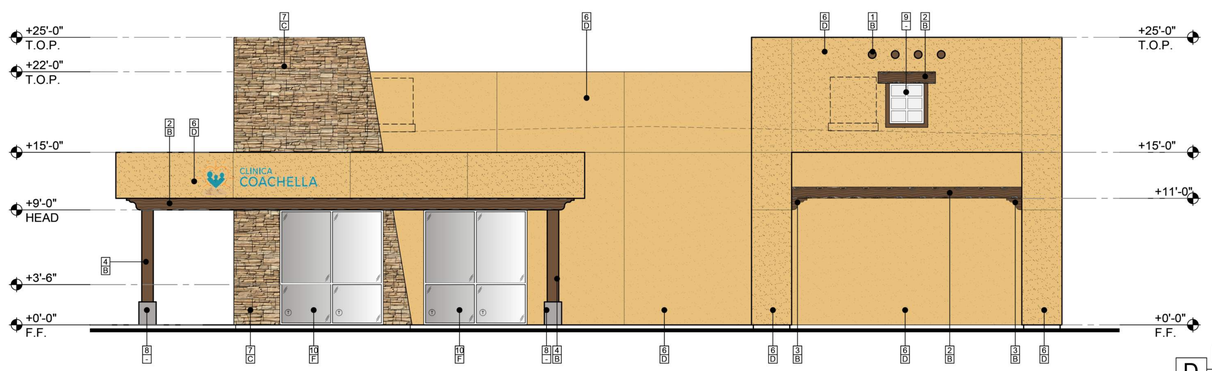
B WEST ELEVATION

SCALE: 3/16" = 1'-0"



C NORTH ELEVATION

SCALE: 3/16" = 1'-0"



D EAST ELEVATION

SCALE: 3/16" = 1'-0"

KEY NOTES

1. ROUND DECORATIVE OUTRIGGER
2. WOOD LINTEL BEAM
3. WOOD CAPITAL BRACKET
4. WOOD COLUMN CLADDING
5. DECORATIVE LIGHT FIXTURE
6. SAND FINISH PLASTER
7. STONE VENEER
8. CONCRETE BASE
9. ½" THICK TRANSLUCENT GLASS
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13. PRE-CAST CONCRETE SCUPPER

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   A. WINDOWS LOCATED WITHIN 24" FROM EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, AND WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60".

GR DESIGNS
• RESIDENTIAL
• COMMERCIAL
• REMODELS
• DRAFTING
• SERVICES
GUSTAVO RAYA
gustavo_r@yahoo.com
85-950 CHIMAYO MOUNTAIN TERRACE
COACHELLA, CA. 92236
CELL: 760.833.9083

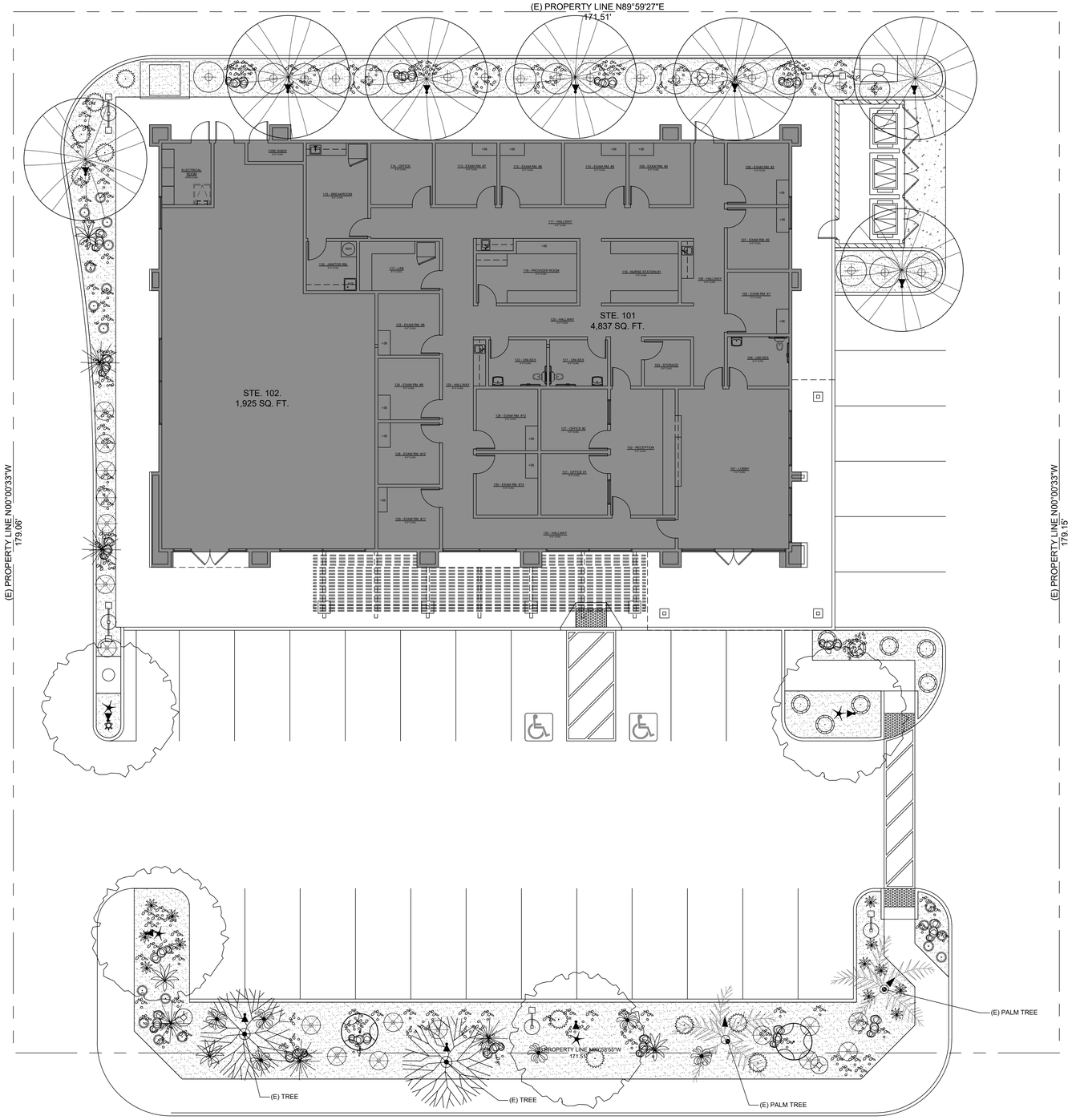
OWNER NAME AND ADDRESS
CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

EXTERIOR ELEVATIONS

PROJECT NAME AND ADDRESS
PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VANBUREN STREET & AVENUE 50TH
COACHELLA, CA 92236
A.P.N.: 603-260-056

NO.	REVISION/ISSUE	DATE

PROJECT:	SHEET
DATE: 08/03/24	A6.0
SCALE: AS NOTED	



5 0 T H A V E N U E

SYMBOL	DESCRIPTION	FIXTURE / NOTES	QUANT
|	SWITCH/PANEL	VERIFY LOCATION W/ OWNER	1
➤	UP/ACCENT LIGHT WIDE ANGLE	MODEL: STARBURST; UP LIGHT STAR-12-L427 STARBURST BR 12V LED 4W 27K 25'WL BK MFG: UNIQUE LIGHTING SYSTEMS	2
➤	UP/ACCENT LIGHT NARROW ANGLE	MODEL: INTREPID; UP LIGHT INTR-12-L427 INTREPID BR 12V LED 4W 27K 25'WL WB MFG: UNIQUE LIGHTING SYSTEMS	2

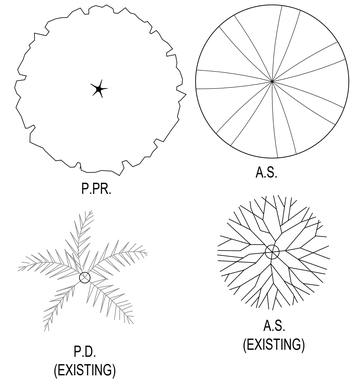
Preliminary Planting Palette

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USAGE OF PLANTS	PLANT FACTOR OF PLANTS	EMMITER SIZE
TREES/PALMS							
P.PR.	PARKINSONIA PRAECOX	PALO BREA	36" BOX	4	L	0.2	1401 BUBBLER
A.S.	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	7	L	0.2	1401 BUBLER
P.D.	PHOENIX DACTYLIFERA	DATE PALM	EXISTING TO REMAIN	2	M	0.5	1401 BUBLER
Q.V.	QUERCUS VIGINIANA	SOUTHERN LIVE OAK	EXISTING TO REMAIN	2	M	0.5	1401 BUBLER
SHRUBS/SUCCULENTS							
E.GL.	EVOLVULUS GLOMERATUS	HAWAIIAN BLUE EYES	5 GAL	10	L	0.2	XB-10-PC-1032
A.A.	AGAVE AMERICANA	CENTURY PLANT	15 GAL	3	L	0.2	XB-5-PC-1032
T.S.	TACOMA STAINS	YELLOW BELL/ORANGE	5 GAL	6	M	0.5	XB-10-PC-1032
H.P.	HESPERALOE PARVIFLORA	RED/YELLOW YUCCA	5 GAL	18	L	0.2	XB-10-PC-1032
E.G.	ECHINOCACTUS GRUSONNI	GOLDEN BARREL CACTUS	5 GAL	18	L	0.2	XB-5-PC-1032
A.P.	AGAVE PARRYI	PARRYS AGAVE	5 GAL	12	L	0.2	XB-5-PC-1032
P.L.	PACHYPODIUM LAMEREI	MADAGASCAR PALM	15 GAL(MULTY)	2	L	0.2	1401 BUBBLER
F.S.	FOUQUERIA SPLENDENS	OCOTILLO	8' CANS MIN 6' HIGH	9	L	0.2	XB-20-PC-1032
L.L.	LEUCOPHYLLUM LANGAMANAE 'RIO BRAVO'	TEXAS RANGER	5 GAL	22	L	0.2	XB-10-PC-1032
C.V.	CALISTEMON VIMINALIS 'LITTLE JOHN	DWARF BOTTLE BRUSH	5 GAL	72	L	0.2	XB-10-PC-1032
INORGANIC MATERIALS							
	3" DESERT GOLD GRAVEL						
	BOULDERS COPPER CANYON						
	BROKEN ROCK APPROXIMATE SIZES 3" TO 6"	BROKEN ROCK COPPER CANYON					

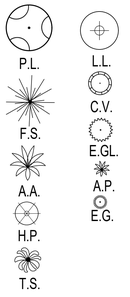
NOTE: CONTRACTOR TO VERIFY EXCT AMOUNT OF PLANTS AND INERT MATERIAL SQ.FT.

SYMBOLS

PALM/TREES



SHRUBS







PLANTING NOTES

1. DETAILED PLANTING AND IRRIGATION PLANS WILL BE PART OF THE FINAL SET OF LANDSCAPE CONSTRUCTION DRAWINGS FOR THE PROJECT.
2. SIZE OF TREES TO BE 15 GAL UP TO 48" BOX. SIZE OF PALM TREES TO BE MIN 6' BROWN TRUNK. SIZE OF SHRUBS 1 TO 5 GAL.
3. LINEAR DEEP ROOT BARRIER TO BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY HARDSCAPE.

INERT MATERIALS - DECOMPOSED GRANITE (D.G.), ROCK RUBBLE. WILL BE PLACED OVER LAYER OF FILTER FABRIC .

4. BOULDERS WILL BE OF SIMILAR COLOR AND TEXTURE TO NATIVE ROCKS IN THE SURROUNDING DESERT.
5. BOULDERS WILL BE SIZE OF 2'X2' TO 3'X3'. THEY SHALL BE SET 1/5 OF HEIGHT INTO GROUND.

IRRIGATION SYSTEM TO BE FULLY AUTOMATED. IT WILL BE MOSTLY DRIP BEDS. THERE SHALL BE COMPLETE SEPARATION BETWEEN DIFFERENT PLANT GROUPS - TREES, SHRUBS, GROUNDCOVERS.

SCALE 1/18"=1'-0"

0 4 8 16 32

RESIDENTIAL
• REMODELS
• ADDITIONS
• DRAFTING
• SERVICES
GR DESIGNS
GUSTAVO RAYA
guaraya_4@yahoo.com
84-950 CALLE MANTAN TERRACE
COACHELLA, CA. 92236
CELL: 760.835.9963

OWNER NAME AND ADDRESS
CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

PRELIMINARY LANDSCAPE AND LIGHTING PLAN

PROJECT NAME AND ADDRESS
PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VANBUREN STREET & AVENUE 50TH
COACHELLA, CA 92236
A.P.N.: 603-260-056

NO.	REVISION/ISSUE	DATE

PROJECT:	SHEET
DATE: 12/24/24	L1.0
SCALE: AS NOTED	

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December 11, 2024

Ms. Anahi Fernandez
Management Analyst
Development Services Department
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

SUBJECT: Clinica Coachella Project in Coachella, CA; AR 24-10 (2nd Submittal)

Dear Ms. Fernandez:

On November 26, 2024, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Clinica Coachella project; Architectural Review 24-10. The applicant, Alpha Rue, LLC; proposes to develop a new one-story 6,901 sq. ft. building that will include 4,837 sq. ft. of medical office space and a 1,925 sq. ft. commercial suite at Van Buren Street & Avenue 50th in Coachella, CA (APN 603-260-056).

The IID has reviewed the project information and found that the comments provided in the September 30, 2024 district letter (see attached) continue to apply.

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, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Guillermo Barraza – Mgr. of Distribution Srvcs. & Maint. Oprtns., Power Dept.
Geoff Holbrook - General Counsel
Michael P. Kemp – Superintendent General, Fleet & Compliance Services
Laura Cervantes. – Supervisor, Real Estate

IID

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September 30, 2024

Ms. Anahi Fernandez
Management Analyst
Development Services Department
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

SUBJECT: Clinica Coachella Building Project in Coachella, CA; AR No. 24-10

Dear Ms. Fernandez:

On September 16, 2024, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Clinica Coachella project; Architectural Review 24-10. The applicant, Alpha Rue, LLC; proposes to build a new 6,900 sq. ft. one-story medical clinic at Van Buren Street and Avenue 50th in Coachella, California (APN 603-260-056).

IID has reviewed the project information has the following comments:

1. Based on the preliminary information provided to the IID, to accommodate the power load to service the proposed development will require the site acquisition, design, construction and commissioning of a new substation with two (2) 28 MVA 92/13.2 kV transformer banks in addition to distribution getaways, transmission line extensions and commissioning. The required substation is currently anticipated to be constructed under a cost-share agreement and/or pursuant to one or more reimbursement agreements with one or more joint powers authorities, with a high-level cost estimate based on 2024 IID Rates of $25 Million (subject to change without notice, including adjustments in costs of materials, supply or labor). As a result the project is not likely solely responsible for the entire cost of the substation, but the plan of service for the project is contingent upon the implementation of the substation and related upgrades, and the project will be required to contribute to the to a pro rata share of the cost of the substation and upgrades, and which contribution shall be paid pursuant to one or more cost-share agreements and/or reimbursement agreements with one or more joint powers authorities, or such other financial arrangement reasonably acceptable to IID. To the extent that the substation is not constructed through and of the foregoing mechanisms, the project may be required to facilitate construction of the substation.

2. A larger than standard 315' by 315' site at a strategic location (final site dimensions will be determined once evaluation is completed), pre-approved by IID, will be required. Additional requirements include but are not limited to, grading, fencing, permits, zoning change, environmental compliance documentation, landscaping (if required by the City), and all rights-of-way and easements for the substation, and access rights for both ingress and egress, as well as for transmission and distribution power line facilities, all of which are required to be provided to IID before starting the substation implementation.

3. The substation site proposed dimensions do not take into account any catch basing or any other storm water improvement. All setbacks, rights-of-ways, sidewalks, berms, public utility easements, catch basins, etc. are considered off-site improvements, and it is the developer(s) responsibility to include the substation's storm water plans and mitigation measures as part of the project's overall plan.

4. The applicant will be required to extend one (1) distribution feeder (conduit and cable) from the new substation to the proposed development with a high level cost of $1.5 Million (subject to change without notice, considering adjustments in costs of materials, supply or labor). This cost is in addition to the cost share for the substation. In addition, the applicant will be required to install the necessary conduit/vault systems following the Permanent Plan of Service as well as distribution getaways conduit systems from the required substation.

5. IID will not begin any engineering studies to provide electrical service to the project until the applicant submits a customer project application (available for download 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 additional facilities deemed necessary to provide electrical service to the project, including but not limited to distribution feeder/backbone extensions, distribution overhead and/or underground line extensions, as well as any other related upgrades and applicable permits, zoning changes, landscaping (if required by the County) and rights-of-way and easements.

6. The applicant should be advised that pursuant to IID process, the standard time frame for the implementation of a new substation (engineering, equipment procurement and construction) requires an average of 36 months. As a result, the applicant should adjust the project's in-service dates accordingly.

7. Any underground infrastructure needed including trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans and within the public utility easement or a dedicated easement, if applicable. 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).

8. Line extensions to serve the project will be made in accordance with IID Regulations:

   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)

9. 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.

10. It is important to note that IID's policy is to extend its electrical facilities only to those project 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.

11. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.

12. The project proponent will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality.

13. 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) 339-9239 for additional information regarding encroachment permits or agreements.

14. 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/or distribution lines, ancillary facilities associated with the

conveyance of energy service; 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 California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (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.**

15. 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.

16. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Intial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

17. 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

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Geoff Holbrook - General Counsel
Michael P. Kemp – Superintendent General, Fleet & Compliance Services
Laura Cervantes. – Supervisor, Real Estate

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF
Office of the County Fire Marshal
4080 Lemon Street. 10th Floor, Riverside, CA 92501
(951) 955-4777 www.rvcfire.org

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

BANNING
BEAUMONT
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
NORCO
PALM DESERT
PERRIS
RANCHO MIRAGE
RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

BOARD OF SUPERVISORS:

KEVIN JEFFRIES
DISTRICT 1
KAREN SPIEGEL
DISTRICT 2
CHARLES WASHINGTON
DISTRICT 3
V. MANUEL PEREZ
DISTRICT 4
DR. YXSTIAN GUTIERREZ
DISTRICT 5

Planning Case Conditions

Date: OCTOBER 14, 2024
City Case Number: RAC - AR No. 24-10
Project Name: Clinica Coachella
Planner: Anahi Fernandez, Management Analyst
Reviewed By: Carlos Rodriguez, Supervising Fire Marshal
Fire Department Permit Number: FPARC2400005
East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with the Coachella Municipal Codes and Riverside County Ordinances and/or recognized fire protection standards:

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

PLANNING CONDITIONS OF APPROVAL

GENERAL CONDITIONS

ACCESS
Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Ordinances.

1) Certain designed areas will be required to be maintained as fire lanes and will require approved signs and/or stenciling in accordance with CVC 22500.1.
2) Building shall be provided with KNOX Box rapid entry access box.
3) Access Roadways shall not be less than 24 feet in width and shall have unobstructed vertical clearance not less than 13 feet 6 inches. Reference Guideline OFM-01A.

WATER AND ACCESS PRIOR TO COMBUSTIBLE MATERIALS ON-SITE

1) An observable minimum fire flow shall be present upon testing.
2) Fire hydrant caps shall be in place and marked in accordance with local requirements.
3) Blue roadway reflector shall be installed in the completed roadway to identify the location of all fire hydrants.

SUBJECT TO FIELD INSPECTION

1) No combustible materials shall be on site **prior to accessible water.**

ACCESS DURING CONSTRUCTION
Fire department access roads for emergency response during construction shall comply with CFC Chapter 33 and the provisions listed in this section and, where applicable, elsewhere in this guideline. Construction activities at job sites not complying with these requirements may suspended at the discretion of the RVC - OFM Inspector until a reasonable level of compliance is achieved.

At no time shall construction projects impair or obstruct any existing fire access roads or access to and operation of existing fire hydrants serving other structures. Should existing roads or hydrants need to be moved or otherwise altered during construction, the developer shall provide alternative access routes and other mitigation features to ensure adequate fire and life-safety protection. Such alternatives and features shall be submitted to RVC-OFM for review and approval prior to alteration of existing conditions.

Access Inspection– An inspection shall be scheduled with an RVC-OFM inspector to verify that access roads and other access features have been provided for buildings under construction per the following timelines:

1) For buildings of Type I through V construction (and non-combustible structures that may have a portion of the exterior walls, façade, or other building elements comprised of wood or other combustible material on-site), the access inspection shall occur prior to Building Permit Issuance
    a) The street address of the site shall be prominently posted at each entrance. For projects on streets that do not have a name or street signs posted yet, the sign shall include the project name and tract/lot number.

b) Gates through construction fencing shall be equipped with a Knox padlock.
c) When required by the RVC-OFM Fire Inspector, fire lanes shall be posted with “Fire Lane—No Parking” signs or no parking areas shall be otherwise identified to maintain them free of obstructions during construction.
d) Provisions shall be made to ensure that fire hydrants are not blocked by vehicles or obstructed by construction material or debris. A three-foot clear space shall be provided around the perimeter of the hydrant and no parking or similar obstructions shall be allowed along THE ADJACENT ROAD WITHIN 15 FT OF THE HYDRANT. Inoperable hydrants shall be bagged.

Prior To Final

1) Approved building address number and or lettering shall be placed in such a position as to be plainly visible and legible from the street and rear access if applicable. Building address numbers shall be a minimum of 12” tall.

   Numbers for new buildings shall be internally or externally illuminated, to be visible at night. This requirement also applies to monuments. NOTE: Reflective type numbers may be acceptable for a single lot residential development project, when specifically approved by RVC–OFM.

   All addressing must be on each building and be legible and of a contrasting color with the background to be visible from the street at all hours.

   All rooms shall be properly identified. (room name, number and or letter)

2) Install portable fire extinguishers per Title 19, but not less than 2A10BC in rating, every 75 feet. Contact a certified extinguisher company for proper placement and spacing.

3) Applicable room door(s) shall be posted “ELECTRICAL”, “FACP”, “FIRE RISER” and “ROOF ACCESS” on the outside of the door so it is visible and in a contrasting color.

4) A durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" shall be placed on or adjacent to the front exit doors. The sign shall be in letters not less than one inch high on a contrasting background.

5) Illuminated exit signage and egress illumination placement and functional test will be witnessed by OFM Fire Inspector at time of final inspection.

Please be advised that the following plans by the appropriate specialty contractors will be necessary and will require **separate submittal and approval** by the Office of the Fire Marshal.

DEFERRED SUBMITTALS

1) FIRE LIFE SAFETY PLAN (Prior to beginning any construction) Per CFC Ch. 33
2) FIRE SPRINKLER
3) FIRE ALARM
4) HOOD SUPPRESSION SYSTEMS

The Fire Marshal's job card, permit holder, approved plans, and conditions letter must be at the job site 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 via email at rruofmscheduling@fire.ca.gov