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

October 15, 2025
6:00 PM

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

- Public comments may be received by 12:00 P.M. **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

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

    Written comments may be submitted to the **Kendra Reif** electronically via email to **kreif@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) 398-3102 Ext: 122 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 Live & City Council**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes September 3, 2025.

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

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

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,
(760) 398-3502 ◆
www.coachella.org

AGENDA

DE UNA REUNIÓN DE LA

CIUDAD DE COACHELLA
COMISIÓN DE PLANIFICACIÓN

15 de Octubre de 2025
6:00 PM

Lugar de la reunión en persona: Cámara del Ayuntamiento 1515 6th Street, Coachella, CA	**Si desea asistir a la reunión a través de Zoom, aquí está el enlace:** **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 kreif@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 5:30 P.M. DEL DÍA DE LA REUNIÓN

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 COMISION DE PLANIFICACION – 3 DE SEPTIEMBRE DE 2025.

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. Res Resolución No. PC 2025-17: Solicitud para Sunridge Self-Storage (Primera prórroga de 12 meses) Solicitud de prórroga de un año para el permiso de uso condicional (CUP 369) y la revisión arquitectónica (AR 23-06) aprobados condicionalmente para la ampliación propuesta de las instalaciones existentes de Sunridge RV y Self-Storage situadas a lo largo de Grapefruit Boulevard (autopista 111). La ampliación se propone en una parcela adyacente vacía de 4.85 acres (APN 763-141-018) e incluye la construcción de aproximadamente 62,979 pies cuadrados de unidades de almacenamiento, espacios de almacenamiento para vehículos recreativos, marquesinas de aparcamiento cubiertas y una oficina de alquiler de 900 pies cuadrados. Solicitante: James Delhamer (Sunridge Self-Storage LLC)

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

3. **AR 25-08 Mariposa Pointe – CVHC:** para la revisión arquitectónica de 24 viviendas propuestas en la esquina suroeste de Avenue 50 y Calhoun Street y la determinación de que el proyecto cumple con las directrices de la Ley de Calidad Ambiental de California (CEQA, por sus siglas en inglés), sección 15073 Revisión pública de una declaración negativa propuesta o una declaración negativa mitigada. Solicitante: Coalición de Vivienda del Valle de Coachella - Pedro S. G. Rodríguez.

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 CON DISCAPACIDADES

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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

September 3, 2025
6:00 PM

CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

__VICE CHAIRPERSON FONSECA_____

ROLL CALL:

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

Commissioner Lara was absent.

Staff Present:
*Kendra Reif, Community Development Director.
*Anahi Fernandez, Management Analyst.
*Vanessa Sanchez, Planning Technician.
*Jesus Medina, Information Technology Tech.
*Jason Stevens, Information Technology Manager.

APPROVAL OF AGENDA:

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

MOTION MOVED BY COMMISSIONER FONSECA AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE AGENDA.

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes July 16, 2025

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

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

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Resolution No. PC 2025-14: Request for conditional approval for Conditional Use Permit No. 395 to allow for a Type 20 Alcohol Beverage Control (ABC) license for "Off-Sale Beer & Wine" within an existing 13,969 square-foot commercial building located at 84076 Avenue 50 (Assessor Parcel Number 603-260-055), and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Abdul Ali

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

   Public Hearing Opened at 6:21 PM by Commissioner Murillo.

   Public Hearing Closed at 6:23 PM by Commissioner Murillo.

IT WAS MOVED BY CHAIR MURILLO AND SECODNED BY COMMISSIONER ORDORICA TO APPROVE CONDITIONAL USE PERMIT NO. 395 TO ALLOW FOR A TYPE 20 ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FOR "OFF-SALE BEER AND WINE" WITHIN AN EXISTING 13,969 SQ. FT. COMMERCIAL BUILDING LOCATED AT 84076 AVENUE 50 PURSUANT TO FINDINGS AND CONDITIONS IN THE STAFF REPORT AND RESOLUTION NO. PC 2025-14.

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

3. Resolution No. PC 2025-15: Request for Conditional Approval of the Architectural Review application for the Coachella Library Annex Project for the redesign and reconstruction of a 10,804 square foot (SF)

Coachella Library Annex building at 1538 7th Street and determining that the proposed project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Applicant: City of Coachella.

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

Public Hearing Opened at 6:38 PM by Commissioner Murillo.

Public Hearing Closed at 6:38 PM by Commissioner Murillo.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SEONCDED BY COMMISSIOENR TORRES TO APPROVE ARCHITECTURAL REVIEW NO 24-08 FOR THE RESDESIGN AND RECONSTRUCTIO OF A 10,804 SQ. FT. LIBRAYR ANNEX BUILDING AT 1538 7TH STREET PURSUANT TO THE FINDINGS AND CONDITIONS IN THE STAFF REPORT AND RESOLUTION NO. PC 2025-15.

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

INFORMATIONAL:

3. Director's Development Update.

NO UPDATES PROVIDED.

ADJOURNMENT: 6:39 P.M.

RESPECTFULLY SUBMITTED BY,

KENDRA REIF

PLANNING COMMISSION SECRETARY

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

STAFF REPORT
10/15/2025

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: CUP 369 and AR 23-06, 1-Year Time Extension –Sunridge Self Storage: A request for a one-year time extension for the conditionally approved Conditional Use Permit (CUP 369) and Architectural Review (AR 23-06) for the proposed expansion of the existing Sunridge RV and Self-Storage facility located along Grapefruit Boulevard (Highway 111). The expansion is proposed on an adjacent vacant 4.85-acre parcel (APN 763-141-018) and includes the construction of approximately 62,979 square feet of self-storage units, 71 covered RV storage spaces, covered parking canopies, and a 900-square-foot leasing office. Applicant Sunridge Self-Storage LLC, James Delhamer

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STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant the first 12-Month Time Extension eligible for Conditional Use Permit No. 396 and Architectural Review 23-06, with the findings and conditions in Planning Commission Resolution No. PC 2023-31 and establishing a new expiration date of November 15, 2026.

BACKGROUND:

The applicant, Sunridge Self Storage, LLC (James Delhamer)**,** received Planning Commission's approval on November 15, 2023 for the following entitlements:

- **CUP No. 369** – Approval of a Conditional Use Permit to allow a mini-storage warehouse and recreational vehicle storage use, which are permitted within the M-S (Manufacturing Service) Zone subject to a conditional use permit.
- **AR No. 23-06** – Architectural Review for the development of self-storage units, RV storage spaces, covered parking canopies, and a 900-square-foot leasing office**.**
- **EA No. 23-05** – Environmental Assessment was prepared to evaluate the direct, indirect, and cumulative environmental impacts of the proposed project located on a 4.85-acre parcel at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street (APN 763-141-018).

The site is currently vacant land and has been vacant since the 1970's/80's. The site was previously farmed for row crops up to the 1970's/80's. There are no existing structures or other improvements on the site and there is no business activity taking place.

DISCUSSION/ANALYSIS:

The Planning Commission is required to review Architectural Review time extension requests according to the following criteria in Chapter 17.72.010.K.3 of the Coachella Municipal Code. Staff has reviewed the proposed extension request pursuent to Chapter17.72.010.K.3 and recommends that the Planning Commission approve one 12-month time extension for AR No. 23-06, subject to the findings and conditions of approval in Resolution No. PC 2023-31, establishing a new expiration date of November 15, 2026.

1. *There will be no significant change in the surrounding neighborhood.*
   - There are no further changes to the proposed project that would result in a change in the surrouding neighborhood.

2. *The project conforms to existing and any new building and zone requirements.*
   - The project site is located within the M-S (Manufacturing Service) Zone, which permits a mini-storage warehouse and recreational vehicle storage use with a Conditional Use Permit.

3. *A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration.*
   - The Applicant filed for the extension with the Development Services Department on September 24, 2025 exceeding the minimum 10-day requirement. The entitlements approved by Planning Commission would be expiring November 15, 2025. By requesting a 12-month time extension, it will ensure the project is valid and can continue with the plan check process.

4. *The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.*
   - The applicant has requested the time extension due to slow demand for additional self-storage facilities within the City of Coachella, coupled with high interest rates and increased construction costs. The applicant has determined that commencing construction on the proposed expansion is not financially feasible at this time.

The Planning Commission is required to review Conditional Use Permit time extension requests according to the following criteria in Chapter 17.74.050.A of the Coachella Municipal Code. Staff has reviewed the proposed extension request pursuent to Chapter 17.74.050.A and recommends that the Planning Commission approve one 12-month time extension for Conditional Use Permit No. 369, subject to the findings and conditions of approval in Resolution No. PC 2023-31, establishing a new expiration date of November 15, 2026.

1. *A conditional use shall expire and shall become void two years following the date on which the conditional use became effective, unless prior to the expiration of two years a building*

permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

- No building permits were issued within the two years of the Conditional Use Permit becoming effective on November 15, 2023. Therefore, a 12-month time extensions for their entitlement is being requested.

2. *A conditional use that has been granted, but not been exercised within two years may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed prior to one-year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.*
   - The extension request was submitted in accordance with the required timeline, prior to the Conditional Use Permit's expiration date of November 15, 2025.

3. *Conditional uses for public utilities, public health facilities, or governmental enterprises, including but not united to elementary or high schools, libraries, museums, fire or police stations are exempt from the expiration provision provided acquisition or legal proceeding for acquisition of the site is commenced within two years.*
   - The project proposal would not qualify as a public utility, public health facilities, or governmental enterprises for an exemption.

Consistency with Coachella General Plan and Zoning

The proposed project is within the Industrial District land use designation. The site is within Subarea 5 – Airport District, which encourages the development of a variety of industrial and manufacturing uses within the subarea. The project site is currently zoned Manufacturing Service (M-S) which implements the Industrial District land use designation of the General Plan. The M-S zone permits Mini Storage Warehouse and Recreational Vehicle Storage uses under a conditional use permit. The Sunridge Self-Storage project meets all the requirements of the property development standards of the M-S zone. The proposed project is compliant with the General Plan and the Coachella Municipal Code.

Site Plan

The exhibit below illustrates the proposed site plan layout for Phase 1 and Phase 2 of the Sunridge Self-Storage Project. Phase I of the Project includes the development of the 900 square foot (SF) leasing office, and approximately 34,821 SF of self-storage units, configured into various sizes across 7 buildings, and 60 uncovered RV storage spaces. Phase II of the Project proposes the development of approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes across a total of 11 buildings, and 4 canopies that encompass 71 covered RV storage spaces.

Figure 1: Sunridge-Self Storage (Phase 1)

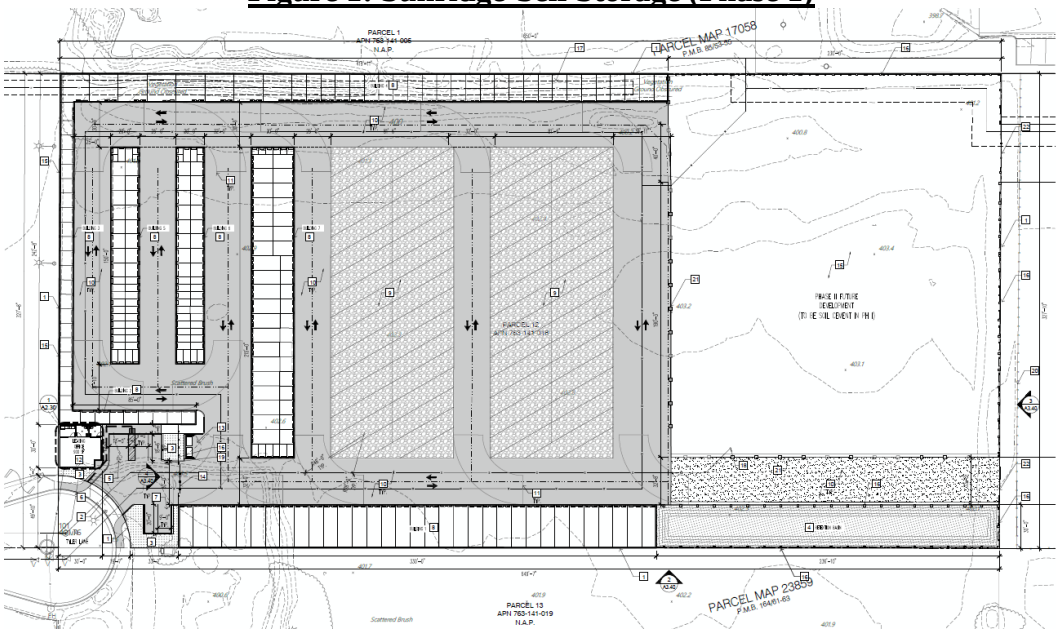
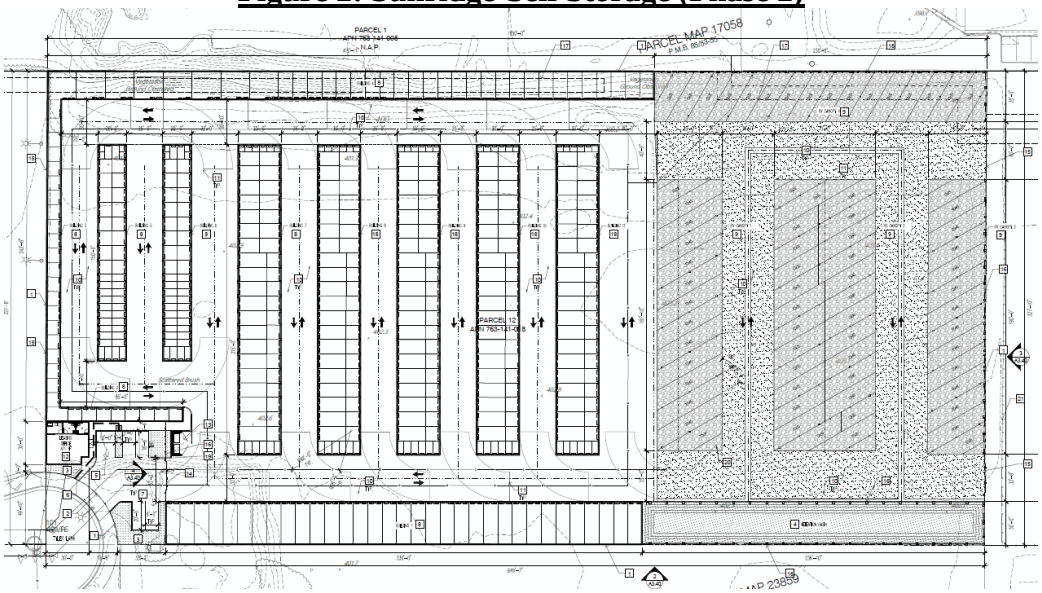


Figure 2: Sunridge-Self Storage (Phase 2)



Attachments:

1. Resolution PC 2025-17
    a. Exhibit A – Conditions of Approval
2. Vicinity Map
3. Sunridge Self-Storage Development Plan Set
4. Resolution PC 2023-31

RESOLUTION NO. PC2025-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING THE FIRST 12-MONTH EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 369 TO ALLOW THE CONSTRUCTION OF A MINI STORAGE WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY AND ARCHITECTURAL REVIEW 23-06 FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS; ON A 4.85 ACRE SITE LOCATED AT THE END OF TYLER LANE, NORTH OF AVENUE 54, WEST OF GRAPEFRUIT BOULEVARD, AND EAST OF TYLER STREET; APN 763-141-018; SUNRIDGE SELF-STORAGE LLC, JAMES DELHAMER, APPLICANT.

WHEREAS, on September 24, 2025, James Delhamer (on behalf of Sunridge Self-Storage LLC) filed applications for a first 12-month time extension for Conditional Use Permit No. 369 and Architectural Review No. 23-06, to allow 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office on a vacant 4.85-acre project site located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street; APN 763-141-018, and,

WHEREAS, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on CUP No. 369, AR No. 23-06, EA No. 23-05 in the Coachella Civic Center, 53990 Enterprise Way, Coachella, California; and,

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit, Architectural Review to allow the Project; and,

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

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

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

WHEREAS, Environmental Initial Study No. 23-05 was prepared for Conditional Use Permit No. 369, Architectural Review No. 23-06, Environmental Assessment No. 23-05 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was certified and adopted by the Planning Commission on November 15, 2023;

and,

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and certifies that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Environmental Initial Study No. 23-05 was prepared for Conditional Use Permit No. 369, Architectural Review No. 23-06, Environmental Assessment No. 23-05 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was certified and adopted by the Planning Commission on November 15, 2023.

SECTION 3. Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit No. 369 and Architectural Review 23-06, the Planning Commission finds as follows for the proposed for the 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office project:

1. The proposed conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 4.85-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Industrial District land use designation of the General Plan and Manufacturing Service Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a "Industrial District" encouraging a range of light and heavy commercial and industrial businesses.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The mini storage warehouse and recreational vehicle storage facility would be located in an existing manufacturing service area and is compatible with other existing manufacturing service and industrial businesses in the vicinity, including an existing adjacent mini storage warehouse and recreational vehicle storage facility immediately adjacent to the east of the proposed project.

3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office are compatible uses with existing similar uses in the area.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed mini storage warehouse and recreational vehicle storage facility is anticipated to add an amenity to City residents and to the entire Coachella Valley in providing a mini storage warehouse and recreational vehicle storage facility. The proposed project is also anticipated to increase economic development in the City of Coachella.

SECTION 4. Architectural Review Time Extension Request Findings

1. There will be no significant change in the surrounding neighborhood. There are no further changes to the proposed project that would result in a change in the surrounding neighborhood.

2. The project conforms to existing and any new building and zone requirements. The project site is located within the M-S (Manufacturing Service) Zone, which permits a mini-storage warehouse and recreational vehicle storage use with a Conditional Use Permit.

3. A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration. The Applicant filed for the extension with the Development Services Department on September 24, 2025 exceeding the minimum 10-day requirement. The entitlements approved by Planning Commission would be expiring November 15, 2025. By requesting a 12-month time extension, it will ensure the project is valid and can continue with the plan check process.

4. The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application. The applicant has requested the time extension due to slow demand for additional self-storage facilities within the City of Coachella, coupled with high interest rates and increased construction costs. The applicant has determined that commencing construction on the proposed expansion is not financially feasible at this time.

SECTION 5. Conditional Use Permit Time Extension Request Findings

1. A conditional use shall expire and shall become void two years following the date on which the conditional use became effective, unless prior to the expiration of two years a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued. No building permits were

issued within the two years of the Conditional Use Permit becoming effective on November 15, 2023. Therefore, 12-month time extensions for their entitlement are being requested.

2. A conditional use that has been granted, but not been exercised within two years may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed prior to one-year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request. The extension request was submitted in accordance with the required timeline, prior to the Conditional Use Permit's expiration date of November 15, 2025.

3. Conditional uses for public utilities, public health facilities, or governmental enterprises, including but not united to elementary or high schools, libraries, museums, fire or police stations are exempt from the expiration provision provided acquisition or legal proceeding for acquisition of the site is commenced within two years. The project proposal would not qualify as a public utility, public health facilities, or governmental enterprises for an exemption.

SECTION 6 Location and Custodian of Records

The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution

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

SECTION 8. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** Resolution No PC 2025-17 Architectural Review No. 25-08 approving the first 12-month extension of time for Conditional Use Permit No. 369 to allow the construction of a mini storage warehouse and recreational vehicle storage facility and Architectural Review 23-06 for the review of the proposed elevations and floor plans; on a 4.85 acre site located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street; APN 763-141-018. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in "Exhibit A".

PASSED APPROVED and ADOPTED this 15th day of October 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Isela Murillo
Planning Commission Chairperson

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____

City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC 2025-17 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 15th day of October 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

Exhibit A – Resolution No. PC2025-17

CONDITIONS OF APPROVAL FOR FIRST 12-MONTH TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 369, ARCHITECTURAL REVIEW NO. 23-06 SUNRDIGE SELF-STORAGE PROJECT

General Conditions

1. The applicant shall comply with all requirements and conditions of approval as included in CUP 369, AR 23-06, and any modifications or extensions thereof, as listed Reso. No. PC2023-31.



Vicinity Map

GENERAL NOTES

A. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.

B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.

C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.

D. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.

F. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

H. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

I. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.

J. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.

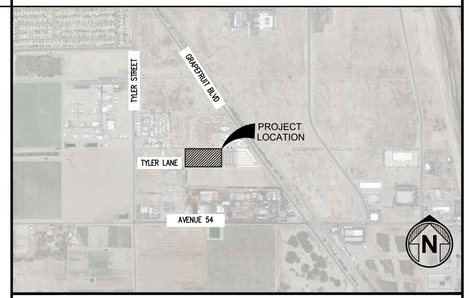
K. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

L. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

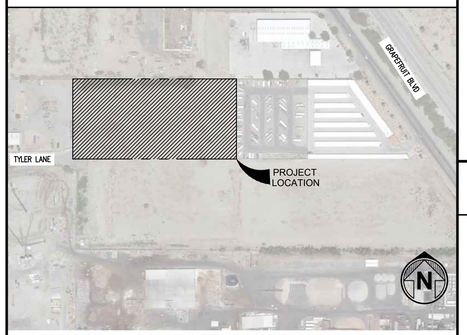
M. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.

N. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN. . MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES: MATCH ADJACENT EXISTING WORK,

VICINITY MAP



REFERENCE SITE PLAN



INFORMATION SHOWN FOR REFERENCE PURPOSES, ONLY.
SITE PLAN FROM GOOGLE MAP 2022

SCOPE AND CODE

SCOPE OF WORK SUMMARY:

THE PROJECT SHALL CONSIST OF A +/- 4.8-ACRE EXPANSION TO AN EXISTING SELF-STORAGE FACILITY TO INCLUDE PAVED CIRCULATION DRIVE, DRIVE UP STORAGE UNITS (BUILDING 1-7) AND LEASING OFFICE TOTALING APPROXIMATELY 34,827 SF. 60 UNCOVERED RV PARKING STALLS SHOWN IN PLACE OF FUTURE DEVELOPMENT BUILDINGS 8-11, AND RV CANOPY 1-4 SHOWN IN UNDEVELOPED AREA TO THE EAST OF THE PARCEL TO BE FOR FUTURE DEVELOPMENT.

DESIGN CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 SAN BERNARDINO COUNTY FIRE CODE (CFC)
20122 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
2022 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBSC)

EXPANSION

SUNRIDGE SELF-STORAGE

86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

PROJECT TEAM

CLIENT:
SUNRIDGE SELF-STORAGE
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MURRIETA, CA 92562

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jdelhamer@gmail.com

ARCHITECT:
MAGELLAN ARCHITECTURE
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CONTACT: David Turner
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CELL: (951) 782-9335

CONTACT: Jose Estrada
jose@hdg-inc.com

MEP ENGINEER:
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2410 W. ROYAL PALM DR. SUITE A
PHOENIX, AZ 85021
PH: (602) 287-0300
CELL: (480) 298-9969

CONTACT: Rusty Cash
rcash@aseiengineering.com

PROJECT DATA

SITE DATA:

APN NUMBER:	763-141-018
PROPERTY ZONING:	M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES:	S-I, B
BUILDING CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
BUILDINGS AREA:	97,706 SF
TOTAL SITE AREA:	±4.8 AC (211,130 SF)
PROPOSED USE:	SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

PHASE I :	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	950 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34,827 SF
FUTURE EXPANSION PHASE II :	
BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
RV CANOPY 3:	7,530 SF
RV CANOPY 4:	8,046 SF
TOTAL FUTURE EXPANSION:	62,979 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S)

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0"
		0'-0"
REAR:	0'-0"	0'-0"
MAX HEIGHT:	50'-0"	±10'-0", ±12'-0" (BLDG. 4) ±16'-0" (LEASING OFFICE)

PARKING REQUIREMENTS & CALCULATIONS:

PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
- RV PARKING STALLS:	N/A	60 SPACES
TOTAL PARKING:	3 SPACES	65 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF= 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

SHEET INDEX

GENERAL:

A0.10 COVER SHEET.

LANDSCAPE:

L0.0 COVER SHEET
L1.0 IRRIGATION PLAN A
L1.1 IRRIGATION PLAN B
L1.2 IRRIGATION DETAILS A
L1.3 IRRIGATION DETAILS B
L2.0 PLANTING PLAN A
L2.1 PLANTING PLAN B
L2.2 PLANTING DETAILS A
L2.3 PLANTING DETAILS B
L3.0 LANDSCAPE SPECIFICATIONS A
L3.1 LANDSCAPE SPECIFICATIONS B
L3.2 IRRIGATION SPECIFICATIONS A
L3.3 IRRIGATION SPECIFICATIONS B

ARCHITECTURAL:

A1.10 PHASE I SITE PLAN
A1.11 PHASE II SITE PLAN
A1.20 SITE DETAILS
A1.21 SITE DETAILS
A2.10 BUILDINGS 1-3 FLOOR PLANS
A2.20 BUILDINGS 4-11 FLOOR PLAN
A2.30 LEASING OFFICE FLOOR PLAN
A3.10 EXTERIOR ELEVATIONS
A3.20 EXTERIOR ELEVATIONS
A3.30 EXTERIOR ELEVATIONS
A3.40 EXTERIOR ELEVATIONS
A4.10 BUILDING SECTIONS & DETAILS

ELECTRICAL:

PH 1 PHOTOMETRIC PLAN - PHASE I
PH 2 PHOTOMETRIC PLAN - PHASE II
PH 3 ELECTRICAL CUT SHEETS
PH 4 ELECTRICAL CUT SHEETS

DEFERRED SUBMITTALS

FIRE PROTECTION/FIRE SPRINKLERS/FIRE ALARM:

1. THE FIRE PROTECTION, FIRE SPRINKLERS & FIRE ALARM WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLIES WITH ALL CODES, REGULATIONS AND REQUIREMENTS.
2. THE GC'S FIRE PROTECTION AND FIRE SPRINKLER SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.
3. THE GC WILL BE RESPONSIBLE FOR APPLYING AND SECURING ALL NECESSARY PERMITS FOR A NFPA-13 FIRE SPRINKLER SYSTEM.

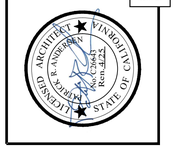
ABBREVIATIONS

A.B.E.	AVG. BUILDING ELEVATION
A.C.	AIR CONDITIONER
ACOUST	ACOUSTICAL
ADJ	ADJUSTABLE, ADJACENT
ADMIN	ADMINISTRATION
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
ANSI	AMERICAN NAT'L STDS INST.
APPROX	APPROXIMATE
ASR	AUTOMATIC SPRINKLER RISER
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
B.C.	BOTTOM OF
BOT	BOTTOM
BTW	BETWEEN
CB	CATCH BASIN
C.I.	CAST IRON
C.I.A.	CAST IN PLACE
C.J.	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONSTR	CONSTRUCTION
CONTR	CONTRACTOR
CPT	CARPET
C.T.	CERAMIC TILE
DBL	DOUBLE
DTL	DETAIL
D.F.	DRINKING FOUNTAIN
D.S.	DOWNSPOUT
DWG	DRAWING
EA	EACH
ELEV	ELEVATION, ELEVATOR
ELEC	ELECTRICAL
ENCL	ENCLOSURE
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F.C.I.C.	FURNISH BY CONTRACTOR INSTALL BY CONTRACTOR
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.F.	FINISH FLOOR
FHS	FLAT HEAD SCREW
F.I.O.	FURNISHED & INSTALLED BY OWNER
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FPHB	FROST PROOF HOSE BIBB
FRP	FIBER REINFORCED PANEL(S)
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
G.I.	GALVANIZED IRON
GLP	GYPSUM LATH & PLASTER
GWB	GYPSUM WALLBOARD
H.B.	HOSE BIBB
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HTR	HEATER
INSUL	INSULATION
JT/JTS	JOINT,JOINTS
L	LONG, LENGTH
LAM	LAMINATE, LAMINATED
L.F.	LINEAR FOOT, LINEAL FOOT
LIQ.	LIQUID
LT.WT.	LIGHT WEIGHT
LVL	LEVEL
MAS	MASONRY
MAX	MAXIMUM
M.B.S.	METAL BUILDING SUPPLIER
MCT	MARMOLEUM COMPOSITE TILE
MECH	MECHANICAL
MEZZ	MEZZANINE
MTL	METAL
MFG	MANUFACTURING
MFR	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MULL	MULLION
MTD	MOUNTED
MTG	MOUNTING
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
N.T.S.	NOT TO SCALE
O/C	ON CENTER
O.A.	OVERALL
O.C.	ON CENTER
O.H.	OVERHEAD
OP'G	OPENING
OPP	OPPOSITE
PTN	PARTITION
PERP	PERPENDICULAR
PL	PLATE, PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PLBG	PLUMBING
PNL	PANEL, PANELING
PR	PAIR
PROJ	PROJECT
PRV	PRESSURE REDUCING VALVE
PT	POINT
Q.T.	QUARRY TILE
QTR	QUARTER
R	RADIUS
R.D.	ROOF DRAIN
R.L.	RAIN LEADER
REC'D	RECEIVED
REF	REFRIGERATOR, REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
R.F.	RUBBER FLOORING
R.O.	ROUGH OPENING
SCHED	SCHEDULE
S.C.	SOLID CORE
S.G.	SAFETY GLASS
SHT	SHEET
SIM	SIMILAR
SPEC'D	SPECIFIED
SQ	SQUARE
S.S.	SERVICE SINK, SANITARY SEWER
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
T	TREAD, TOP
T&B	TOP & BOTTOM
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TONGUE & GROOVE
T.G.	TEMPERED GLASS
T.O.	TOP OF
TYP	TYPICAL
UTIL	UTILITY
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
W-MAT	WALK OFF MAT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
WT	WEIGHT
WWM	WELDED WIRE MESH
WWF	WELDED WIRE FABRIC
Y.D.	YARD DRAIN

LEGEND OF SYMBOLS

- 1 / XXX.XX — REVISION NO. (TITLE BLOCK SHOWS REV. DATE); INDICATES REVISED AREA
- XX / XXX.XX — DETAIL NO. DESIGNATION; SHEET THAT DETAIL IS SHOWN
- XX / XXX.XX — BLDG. SECTION NO.; SHEET THAT SECTION IS SHOWN
- XX / XXX.XX — WALL SECTION NO.; SHEET THAT SECTION IS SHOWN
- A / D / XX.XX / B / C — INTERIOR ELEV. NO.; WALL ORIENTATION; SHEET THAT INTERIOR ELEV. IS SHOWN
- N — TRUE NORTH; PROJECT NORTH
- 1 — SHEET KEY NOTE
- 101A — DOOR SCHEDULE KEY (CORRESP. TO ROOM NO. WHERE DOOR OCCURS); DOOR SUFFIX
- 1 — WINDOW SCHEDULE KEY
- ROOM NAME / ROOM NAME / XXX / XXX S.F. — ROOM NAME; ROOM NO.; ROOM AREA
- PL-1 — FINISH SCHEDULE KEY
- 01 — EQUIP. SCHEDULE KEY
- X / XXX.XX — CASEWORK DTL. NO.; SHEET NO.
- # — WALL TYPE NO.; INSULATION KEY; WALL TYPE LETTER
- DATUM POINT
- +8'-0" A.F.F. / ACT CEILING — CEILING HEIGHT; FINISH CEILING TYPE
- 9.5 — GRID DESIGNATION
- 1/4:12 — ROOF SLOPE AND DIRECTION KEY
- BREAK LINE SYMBOL
- MATCH LINE — MATCH LINE

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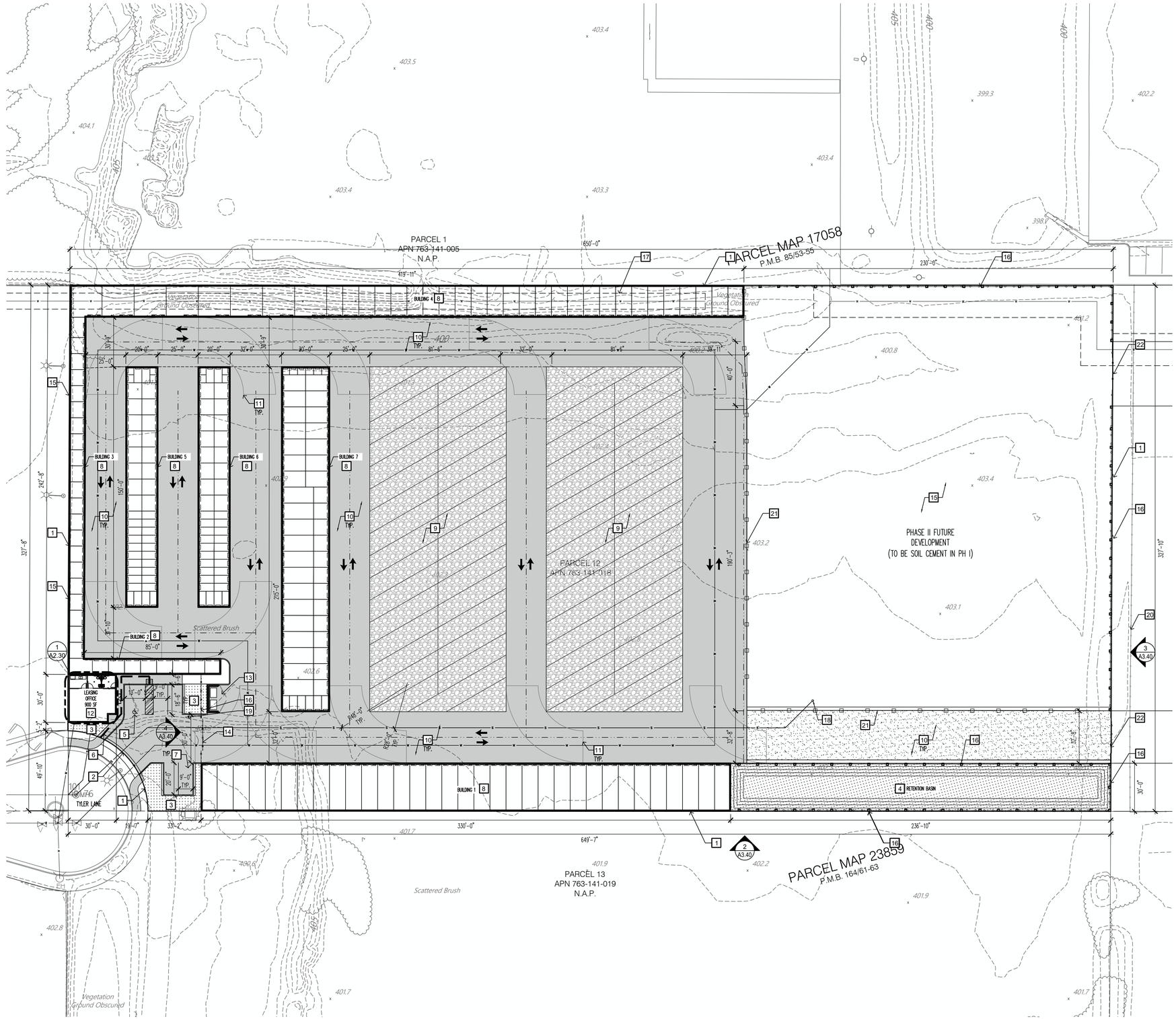
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SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

COVER SHEET
A0.10



CONCEPTUAL SITE PLAN - PH I

SCALE: 1"= 40'-0"

KEY NOTES

1. PROPERTY LINE
2. PROPOSED SITE ENTRY
3. PROPOSED LANDSCAPING
4. RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)
5. PROPOSED ADA PARKING STALL (13'X20') WITH ADA ACCESS AISLE (5'X20')
6. PROPOSED PATH OF TRAVEL
7. PROPOSED STANDARD PARKING STALL (9'X20')
8. PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
9. PROPOSED TEMPORARY UNCOVERED RV PARKING STALLS.
10. TWO WAY DRIVE/FIRE LANE (20' MIN WIDTH)
11. TURNING RADIUS FOR FIRE APPARATUS ACCESS (48' MIN EXTERIOR TURNING RADIUS)
12. PROPOSED LEASING OFFICE
13. PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE.
14. ENTRY SLIDING GATE PER DETAIL 3/A1.21
15. FUTURE PHASE II DEVELOPMENT (TO BE SOIL CEMENT IN PHASE I)
16. 6' WROUGHT IRON FENCE PER DETAIL 7/A1.21
17. (E) EASEMENT. REFER TO PROVIDED TITLE REPORT
18. PROPOSED RV DUMP STATION
19. GATE KEYPAD. PER DETAIL 5/A1.21
20. EXISTING CHAIN LINK FENCING TO BE REMOVED AND RELOCATED
21. RELOCATED CHAIN LINK FENCE
22. WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY. SEE DETAIL 3/A1.21.

SITE & PROJECT DATA

SITE DATA:

APN NUMBER:	763-141-018
PROPERTY ZONING:	M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES:	S-I, B
BUILDING CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
BUILDINGS AREA:	97,706 SF
TOTAL SITE AREA:	±4.8 AC (211,130 SF)
PROPOSED USE:	SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

PHASE I :	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	950 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34,827 SF
FUTURE EXPANSION PHASE II :	
BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
RV CANOPY 3:	7,530 SF
RV CANOPY 4:	8,046 SF
TOTAL FUTURE EXPANSION:	62,979 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S)

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0" 0'-0"
REAR:	0'-0"	0'-0"
MAX HEIGHT:	50'-0"	±10'-0", ±12'-0" (BLDG. 4) ±16'-0" (LEASING OFFICE)

PARKING REQUIREMENTS & CALCULATIONS:

PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
- RV PARKING STALLS:	N/A	60 SPACES
TOTAL PARKING:	3 SPACES	65 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF= 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2):

BUILDING 1-7 (S-1) OCC,	33,827 SF/500 = 68 OCC.
LEASING OFFICE (B) OCC.	900 SF/150 = 6 OCC.
PH I TOTAL OCCUPANT LOAD:	74 OCC.

SITE PLAN NOTES

A. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

B. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM, SUPPLY MAIN, AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

C. EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER

VICINITY MAP



LICENSED ARCHITECT
JEFFREY R. ANDERSON
No. C-26643
Ren. 8-31-25
STATE OF CALIFORNIA

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SUNRIDGE SELF-STORAGE EXPANSION

86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

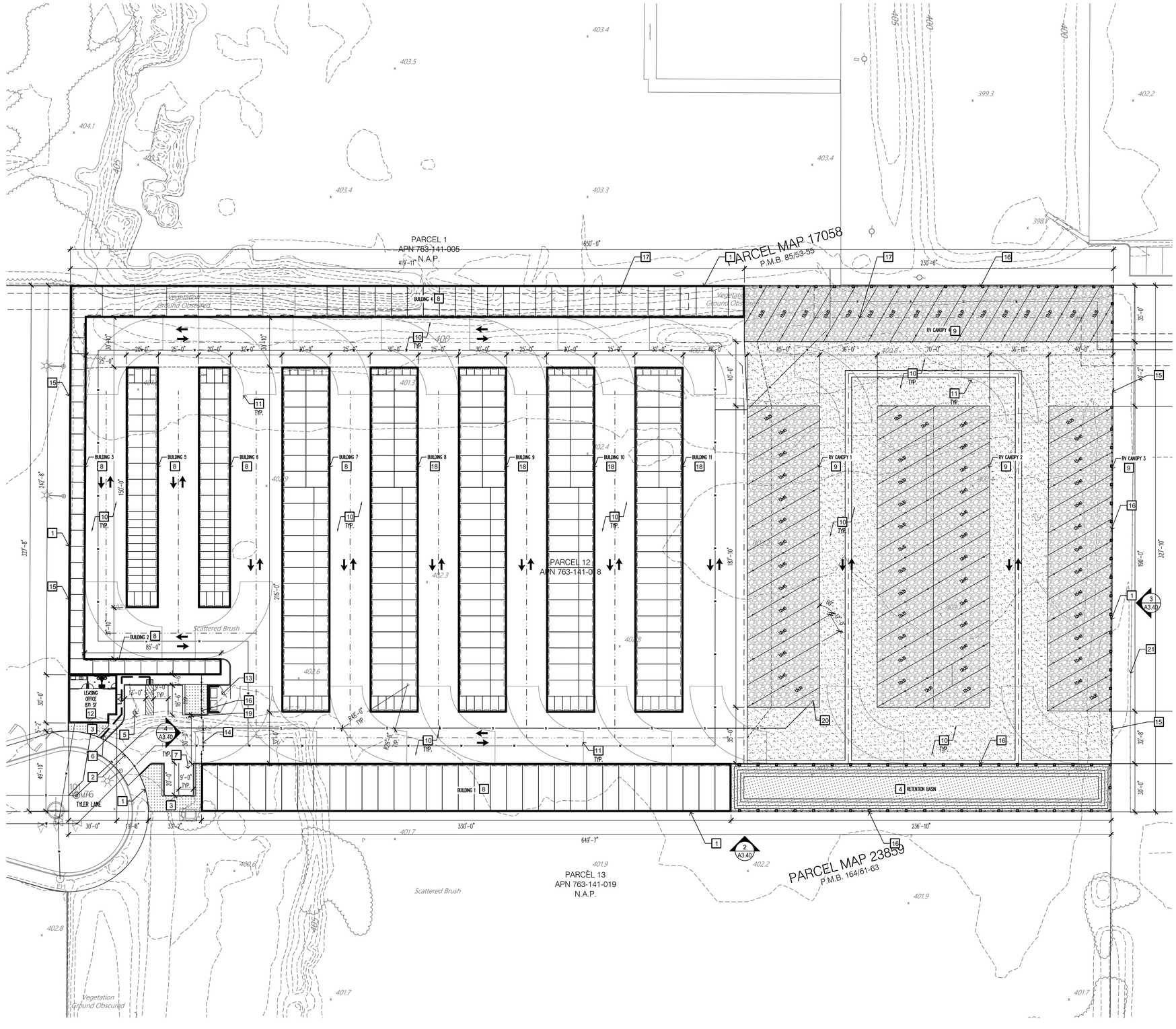
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NO.	DATE	BY
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2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-10-04
CAD FILE:	22-036_xSP
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

PHASE I
SITE PLAN

A1.10



CONCEPTUAL SITE PLAN - PH II

SCALE: 1"= 40'-0"

KEY NOTES

1. PROPERTY LINE
2. PHASE I – PROPOSED SITE ENTRY
3. PHASE I – PROPOSED LANDSCAPING
4. PHASE I – RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)
5. PHASE I – PROPOSED ADA PARKING STALL (13'X20') WITH ADA ACCESS AISLE (5'X20')
6. PHASE I – PROPOSED PATH OF TRAVEL
7. PHASE I – PROPOSED STANDARD PARKING STALL (9'X20')
8. PHASE I – SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
9. PROPOSED COVERED RV PARKING STALLS WITH CHARGING STATIONS
10. TWO WAY DRIVE/FIRE LANE (20' MIN WIDTH)
11. TURNING RADIUS FOR FIRE APPARATUS ACCESS (48' MIN EXTERIOR TURNING RADIUS)
12. PHASE I – PROPOSED LEASING OFFICE
13. PHASE I – PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE.
14. PHASE I – ENTRY SLIDING GATE PER DETAIL 3/A1.21
15. PHASE I – WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY. SEE DETAIL 3/A1.21.
16. PHASE I – 6' WROUGHT IRON FENCE PER DETAIL 7/A1.21
17. (E) EASEMENT. REFER TO PROVIDED TITLE REPORT
18. PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
19. GATE KEYPAD. PER DETAIL 5/A1.21
20. PHASE I – PROPOSED RV DUMP STATION AREA
21. PHASE I – EXISTING CHAIN LINK FENCE TO BE REMOVED AND RELOCATED (TO BE DEMOLISHED AT COMMENCEMENT OF PH II).

SITE & PROJECT DATA

SITE DATA:

APN NUMBER:	763-141-018
PROPERTY ZONING:	M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES:	S-I, B
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		0'-0"
REAR:	0'-0"	0'-0"
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PARKING:	REQUIRED:	PROVIDED:
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-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
- RV PARKING STALLS:	N/A	71 SPACES
TOTAL PARKING:	3 SPACES	76 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF= 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2):

BUILDING 1-11 (S-1) OCC,	59,627 SF/500 = 120 OCC.
LEASING OFFICE (B) OCC.	900 SF/150 = 6 OCC.
PH II TOTAL OCCUPANT LOAD:	126 OCC.

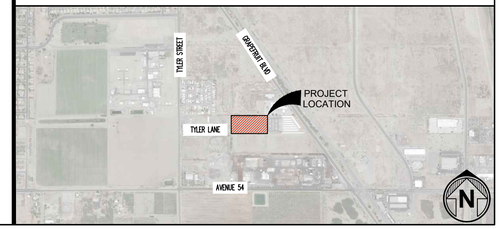
SITE PLAN NOTES

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C. EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER

VICINITY MAP



LICENSED ARCHITECT – JEREMY R. ANDERSON – Reg. 32643 – STATE OF CALIFORNIA

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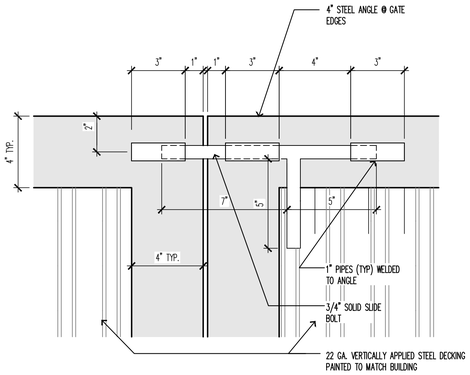
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STATUS:	PLANN.

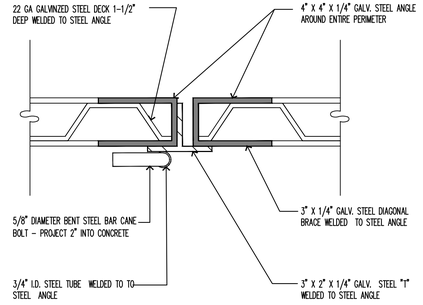
PHASE II
SITE PLAN

A1.11



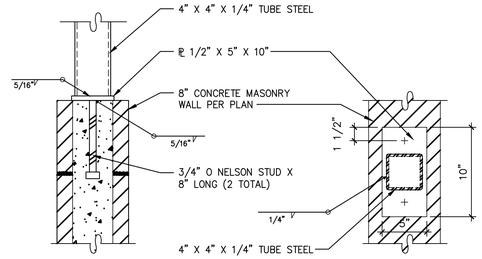
1 CANE BOLT GATE LOCK

SCALE: 3" = 1'-0"



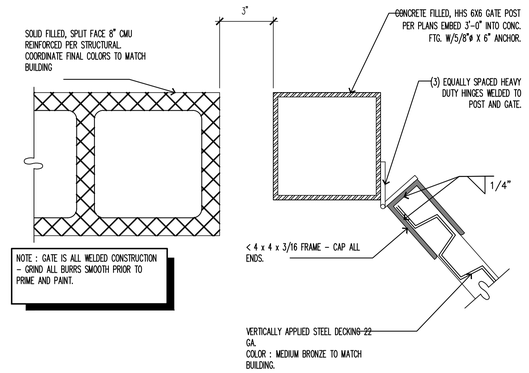
2 CANE BOLT W/ STEEL SLEEVE

SCALE: 3" = 1'-0"



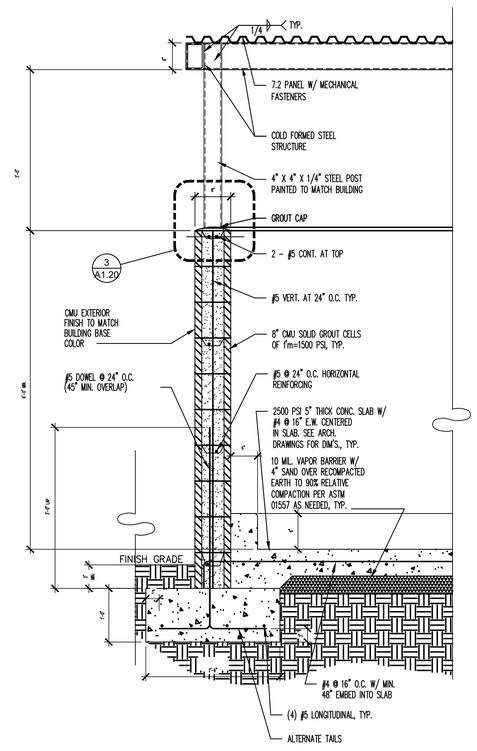
3 POST & BASE DETAIL

SCALE: 1-1/2" = 1'-0"



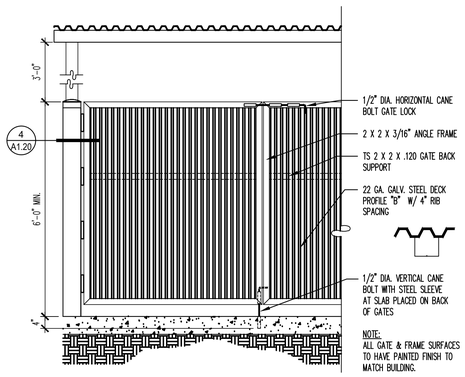
4 DETAIL AT GATE POST

SCALE: 3" = 1'-0"



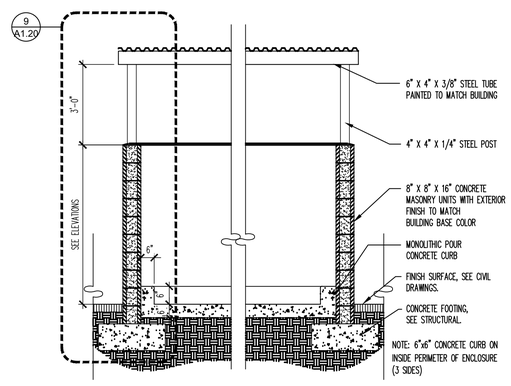
9 TRASH ENCLOSURE SECTION

SCALE: 3/4" = 1'-0"



6 TRASH ENCLOSURE GATE

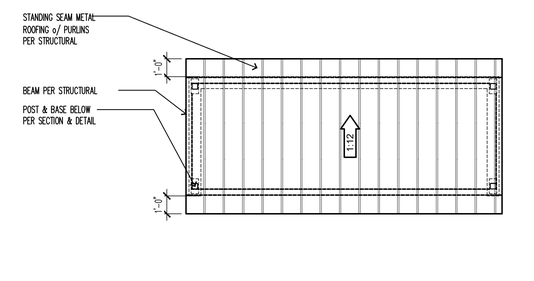
SCALE: 1/2" = 1'-0"



(ESITE50e)

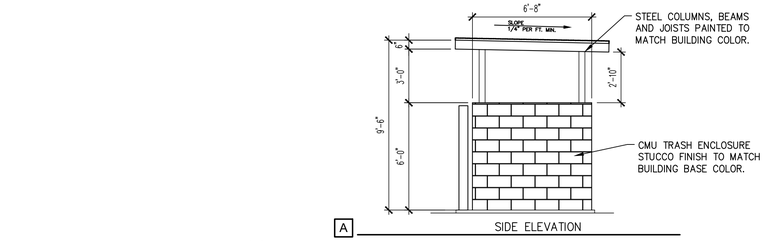
7 TRASH ENCLOSURE SECTION

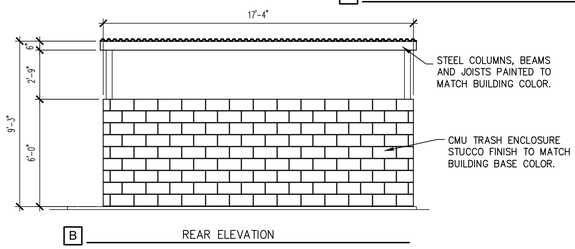
SCALE: 3/8" = 1'-0"

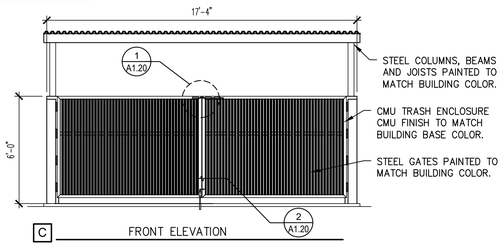


8 TRASH ENCLOSURE ROOF PLAN

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

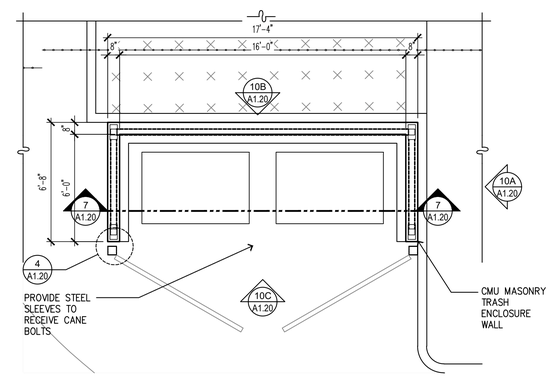






10 TRASH ENCLOSURE ELEVATIONS

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



12 TRASH ENCLOSURE PLAN

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

LICENSED ARCHITECT ROBERT A. ANDERSEN No. C-23647 Ren. 8-25 STATE OF CALIFORNIA

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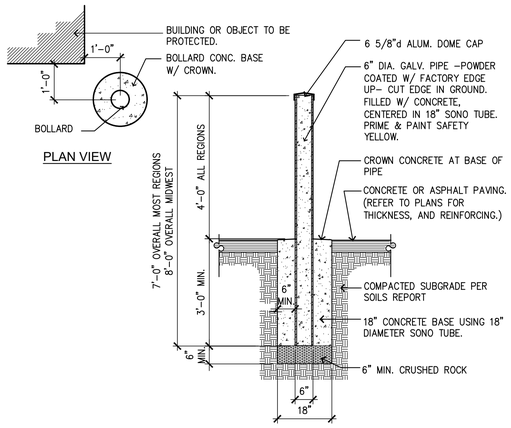
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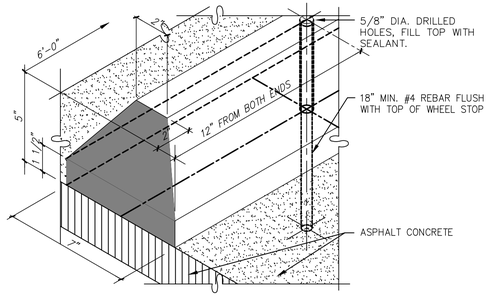
SITE DETAILS

A1.20



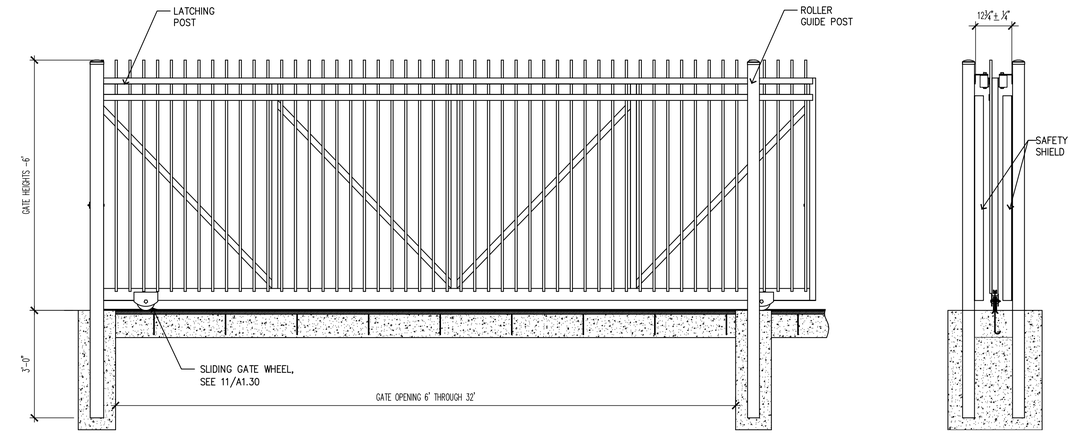
1 TYPICAL BOLLARD

SCALE: 1/2" = 1'-0"



2 PRECAST CONCRETE WHEELSTOP

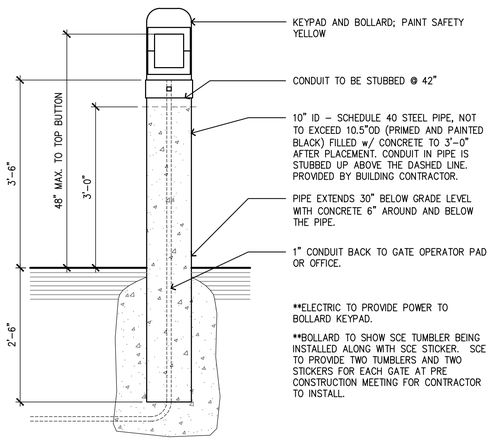
SCALE: N.T.S.



3 COMMERCIAL ROLL GATE

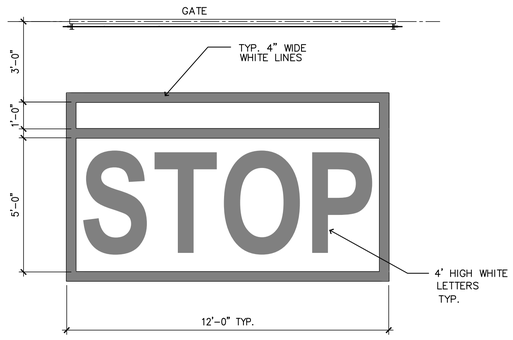
SCALE: N.T.S

NOTE: PASSPORT GENESIS COMMERCIAL ORNAMENTAL ROLL GATE, MODEL 9150 WITH 1 HP MOTOR 15"W X24" H X 16.5" D



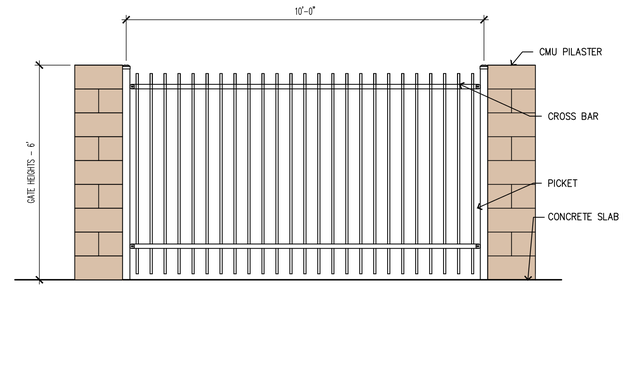
5 BOLLARD WITH KEYPAD

SCALE: 3/4" = 1'-0"



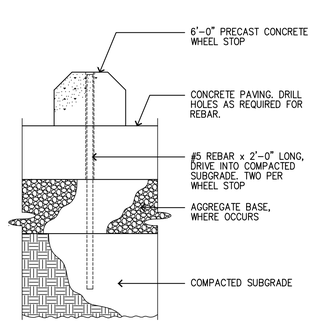
6 STOP SIGN AT ENTRY GATE

SCALE: 3/8" = 1'-0"



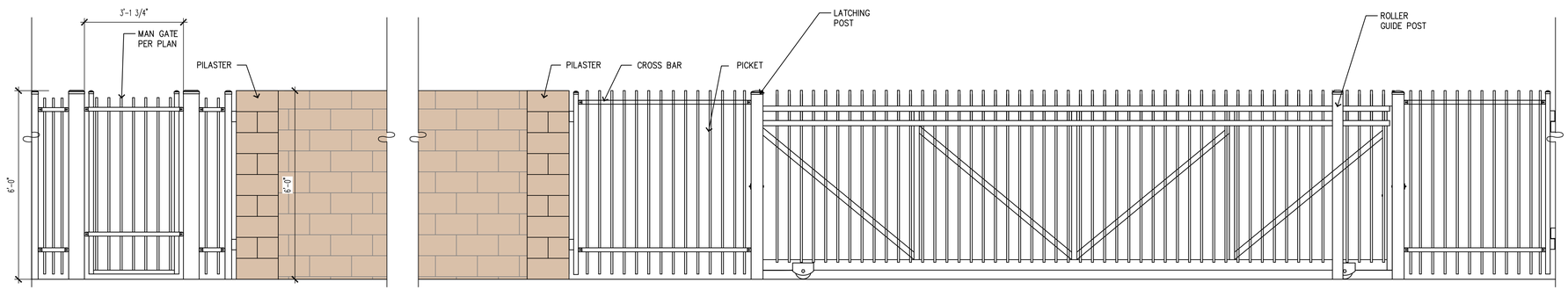
7 TYPICAL PERIMETER FENCE

SCALE: 1/2" = 1'-0"



9 WHEELSTOP

SCALE: 1 1/2" = 1'-0"



10 SITE ENTRY ELEVATION

SCALE: 1/2" = 1'-0"

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SUNRIDGE SELF-STORAGE EXPANSION

86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

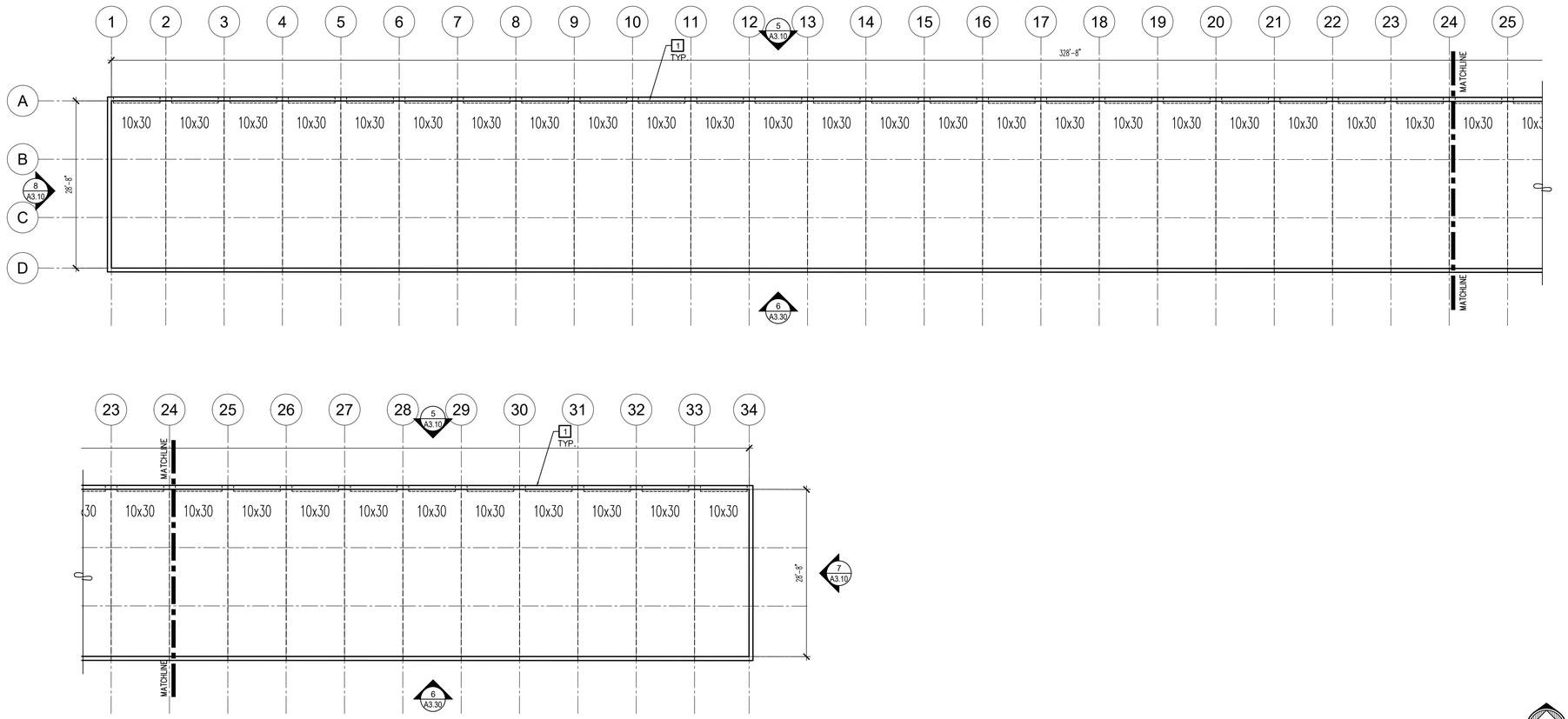
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1	06/08/23	CUP SUBMIT.
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ISSUE DATES	
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24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
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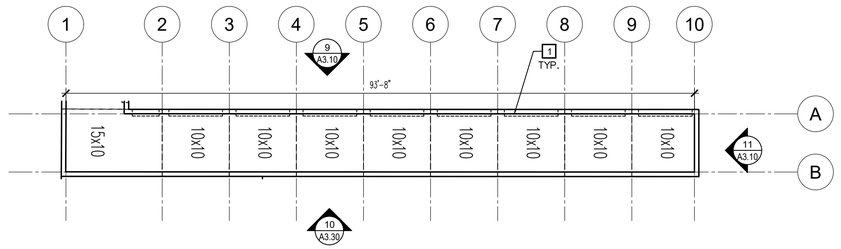
SITE DETAILS

A1.21



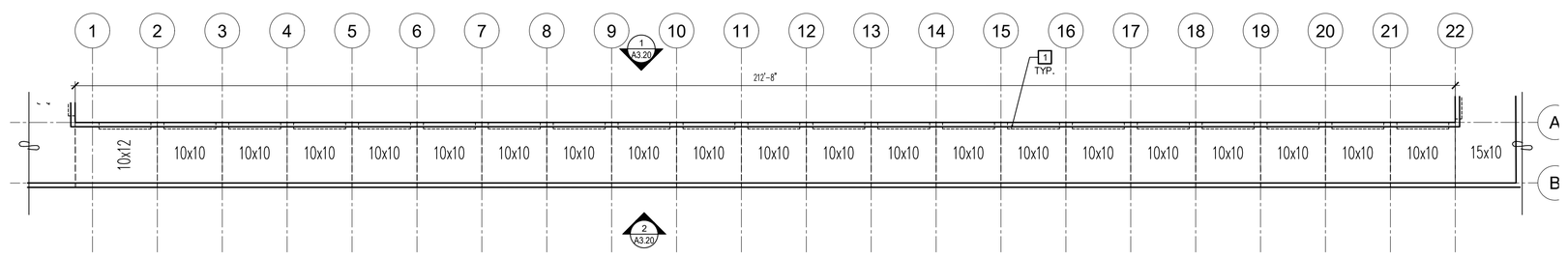
1 BUILDING 1 FLOOR PLAN

SCALE: 3/32"= 1'-0"



3 BUILDING 2 FLOOR PLAN

SCALE: 3/32"= 1'-0"



4 BUILDING 3 FLOOR PLAN

SCALE: 3/32"= 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR

UNIT MIX BREAKDOWN

front	depth	total SF	# of units	BLDG 1 RENTABLE SF
10	30	300	33	9900

33	**9,900**
avg unit size	300.00
	9,900
33 total units	**300.0** net rentable avg unit size

front	depth	total SF	# of units	BLDG 2 RENTABLE SF
10	10	100	8	800
10	15	150	1	150

9	**950**
avg unit size	105.56
	950
9 total units	**105.6** net rentable avg unit size

front	depth	total SF	# of units	BLDG 3 RENTABLE SF
10	10	100	20	2000
10	12	120	1	120

21	**2,120**
avg unit size	100.95
	2,120
21 total units	**101.0** net rentable avg unit size

STORAGE AREA

-BLDG 1 STORAGE AREA: 9,900 SF
-BLDG 2 STORAGE AREA: 950 SF
-BLDG 3 STORAGE AREA: 2,120 SF

PLAN NOTES

A. DO NOT SCALE DWGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N.

D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.

E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.

O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.

Item 2.

LICENSED ARCHITECT RICHARD B. ANDERSON STATE OF CALIFORNIA Rev. 6-30-25

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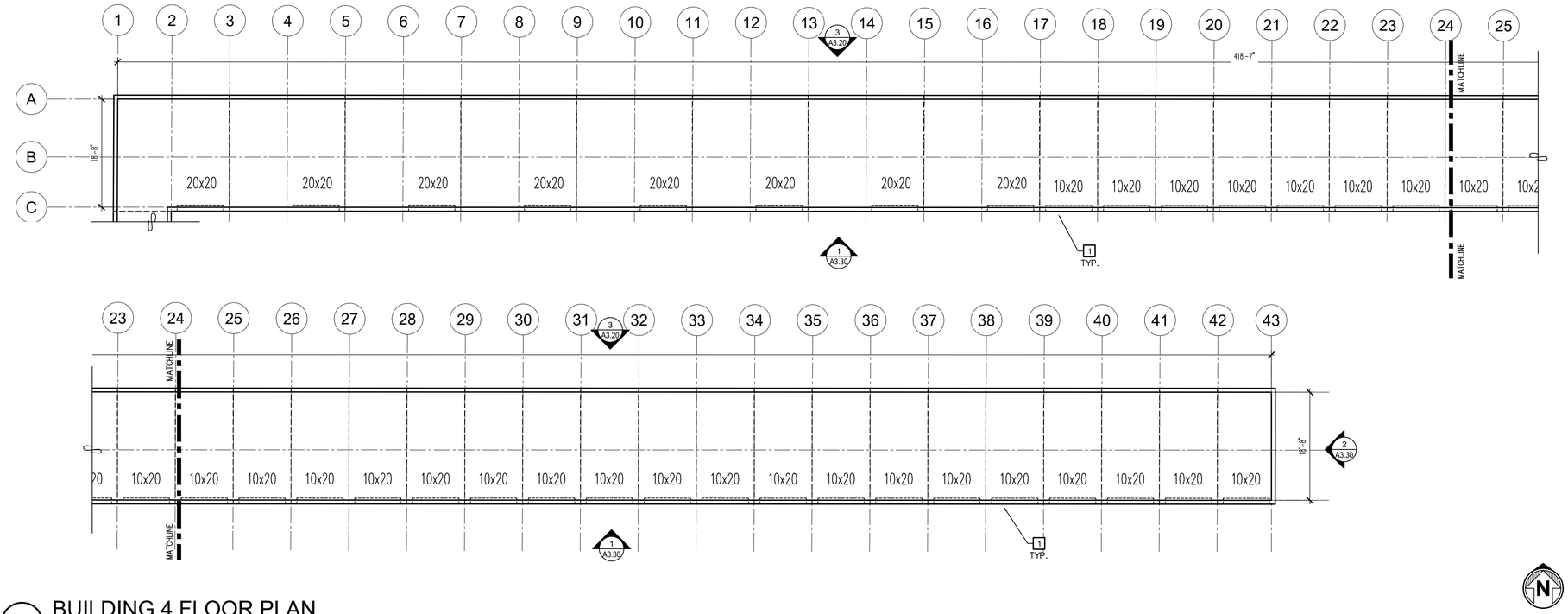
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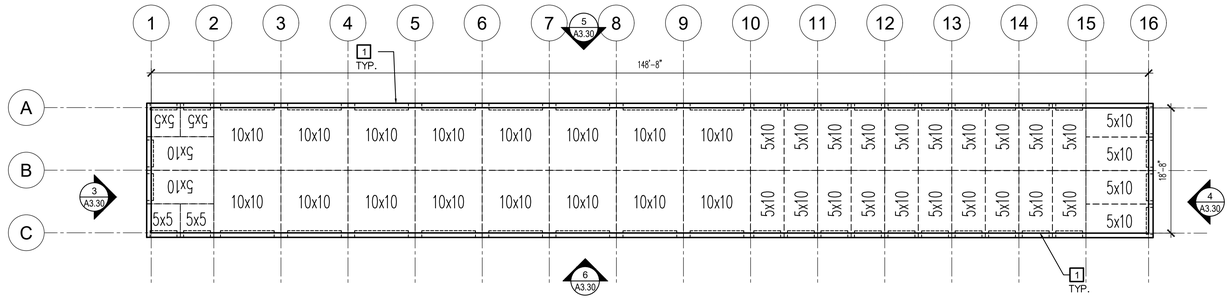
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BLDG 1-3
FLOOR PLANS
A2.10



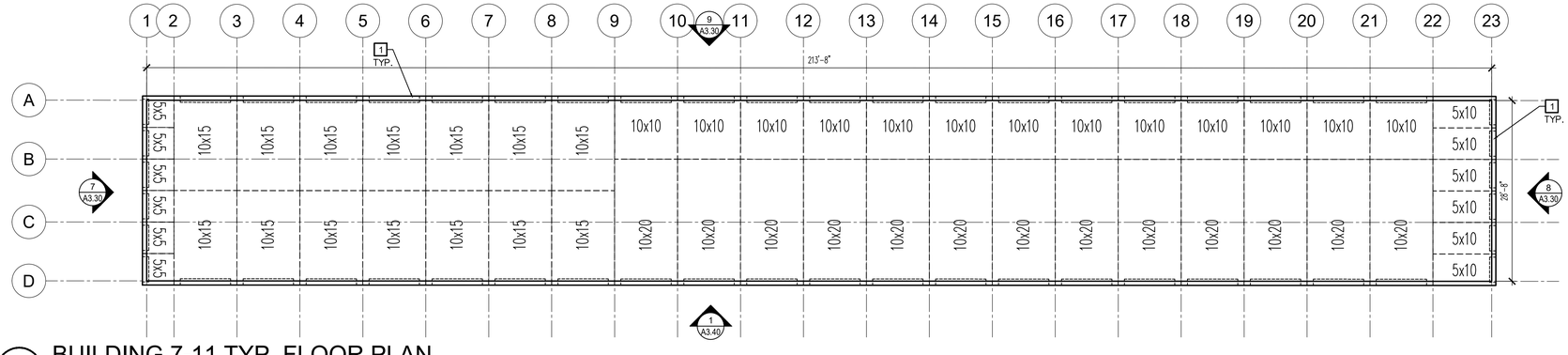
1 BUILDING 4 FLOOR PLAN

SCALE: 3/32"= 1'-0"



2 BUILDING 5 & 6 TYP. FLOOR PLAN

SCALE: 3/32"= 1'-0"



3 BUILDING 7-11 TYP. FLOOR PLAN

SCALE: 3/32"= 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR

UNIT MIX BREAKDOWN

front	depth	total SF	# of units	BLDG 4 RENTABLE SF
10	20	200	26	5200
20	20	400	8	3200
			34	8,400
			avg unit size	247.06
				8,400
			34 total units	247.1 net rentable avg unit size

front	depth	total SF	# of units	BLDG 5&6 RENTABLE SF
5	5	25	4	100
5	10	50	26	1300
10	10	100	16	1600
			46	3,000
			avg unit size	65.22
				3,000
			46 total units	65.2 net rentable avg unit size

front	depth	total SF	# of units	BLDG 7,8,9,10,11 RENTABLE SF
5	5	25	6	150
5	10	50	6	300
10	10	100	13	1300
10	15	150	14	2100
10	20	200	13	2600
			52	6,450
			avg unit size	124.04
				6,450
			52 total units	124.0 net rentable avg unit size

STORAGE AREA

-BLDG 4 STORAGE AREA: 8,400 SF
-BLDG 5&6 STORAGE AREA: 3,000 SF EACH
-BLDG 7-11 STORAGE AREA: 6,450 SF EACH

PLAN NOTES

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B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

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N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.

O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.

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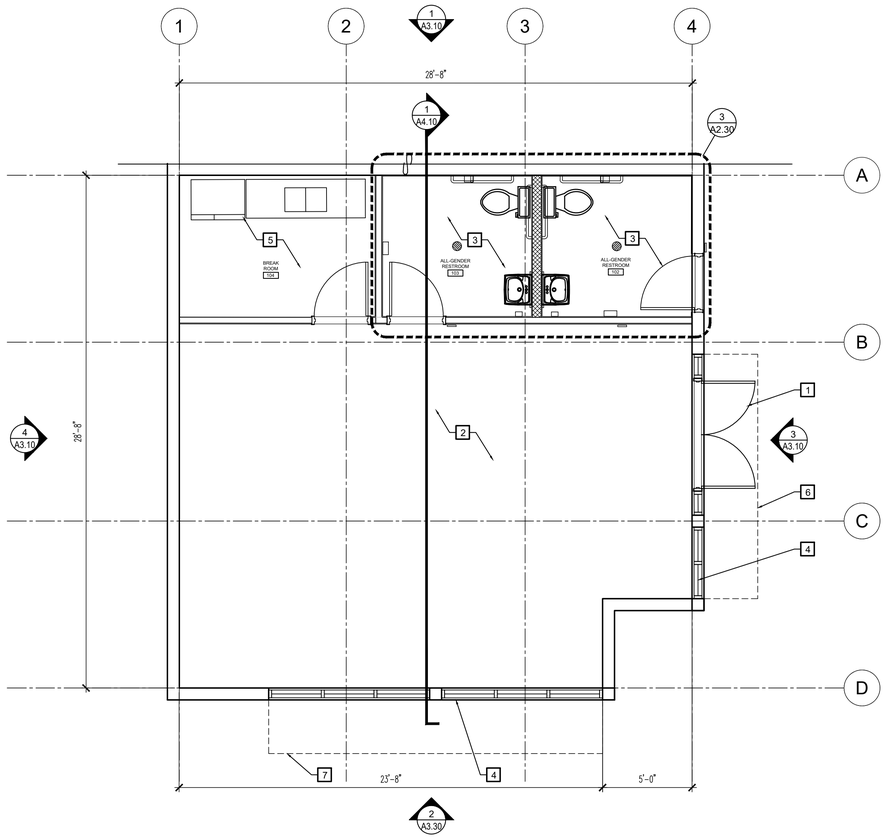
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BLDG 4-11
FLOOR PLANS
A2.20

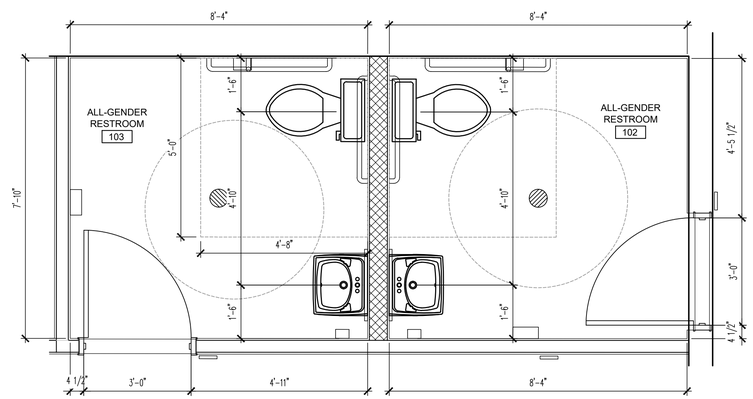


1 LEASING OFFICE FLOOR PLAN

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

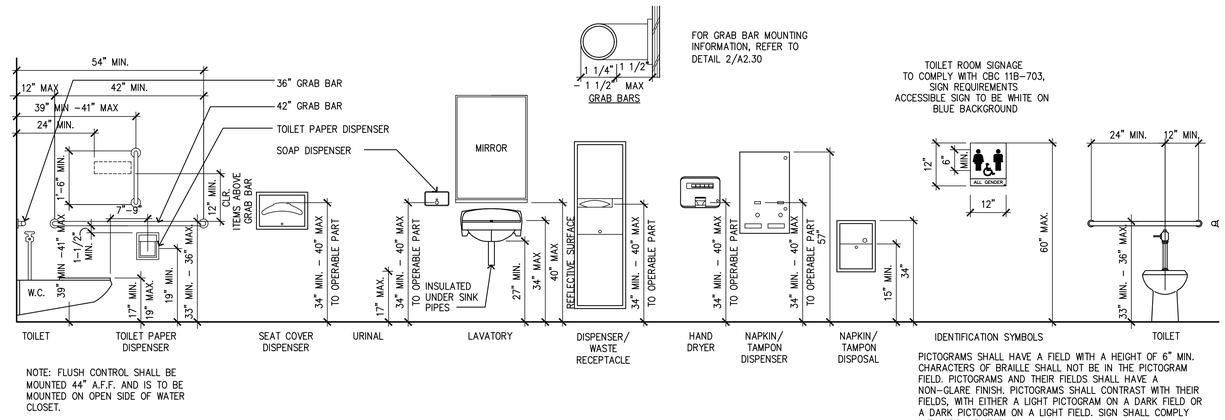
2 GRAB BAR BLOCKING

SCALE: 3" = 1'-0"



3 ENLARGED RESTROOM PLAN

SCALE: 1/2" = 1'-0"



NOTE: FLUSH CONTROL SHALL BE MOUNTED 44" A.F.F. AND IS TO BE MOUNTED ON OPEN SIDE OF WATER CLOSET.

PICTOGRAMS SHALL HAVE A FIELD WITH A HEIGHT OF 6" MIN. CHARACTERS OF BRAILLE SHALL NOT BE IN THE PICTOGRAM FIELD. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. SIGN SHALL COMPLY WITH CBC 11B-703.

4 TYPICAL DETAIL - RESTROOM MOUNTING HEIGHTS

SCALE: 1/2" = 1'-0"

KEYNOTES

1. LEASING OFFICE ENTRY DOOR
2. LEASING OFFICE
3. RESTROOMS
4. STOREFRONT SYSTEM
5. EMPLOYEE BREAKROOM
6. MAPES PRE-FABRICATED METAL CANOPY ABOVE – ALUMINIUM FINISH PER DETAIL 5/A4.10.
7. MAPES PRE-FABRICATED METAL CANOPY ABOVE – ALUMINIUM FINISH PER DETAIL 6/4.10.

STORAGE AREA

–LEVEL 1 LEASING OFFICE AREA:

PLAN NOTES

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LICENSED ARCHITECT — WILLIAM R. ANDREWS — No. C-34443 — Ren. 6-24 — STATE OF CALIFORNIA

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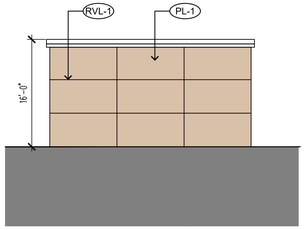
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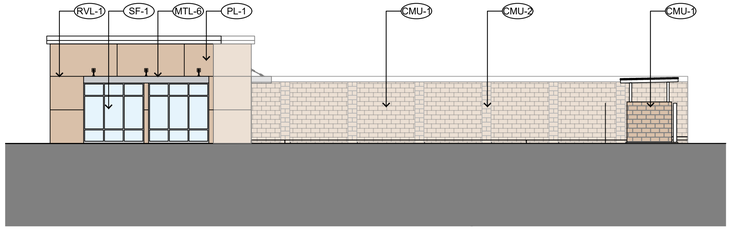
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LEASING OFFICE FLOOR PLAN

A2.30



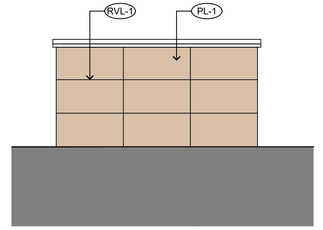
1 OFFICE NORTH ELEV.
SCALE: 3/32" = 1'-0"



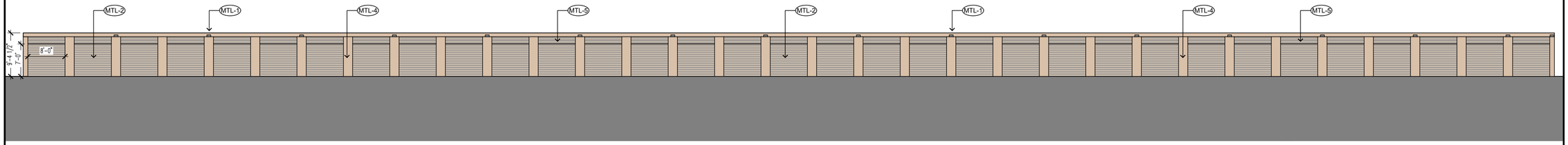
2 OFFICE SOUTH ELEV.
SCALE: 3/32" = 1'-0"



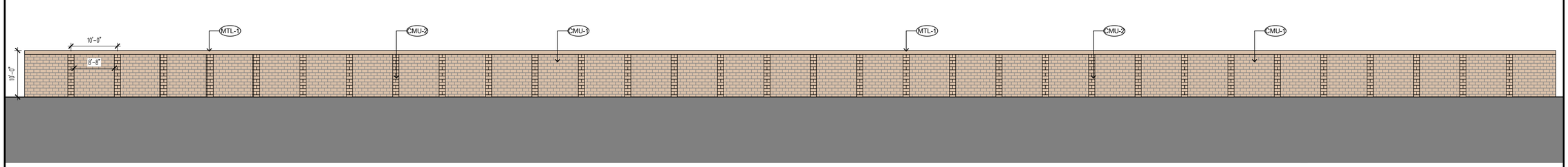
3 OFFICE EAST ELEV.
SCALE: 3/32" = 1'-0"



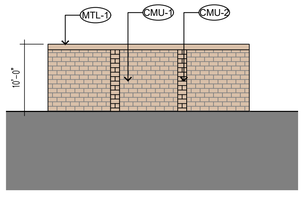
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SCALE: 3/32" = 1'-0"



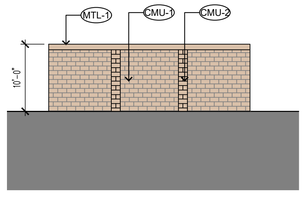
5 BUILDING 1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



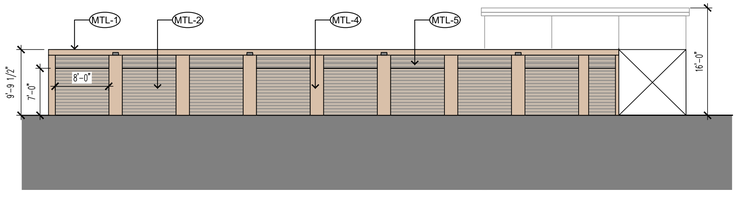
6 BUILDING 1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



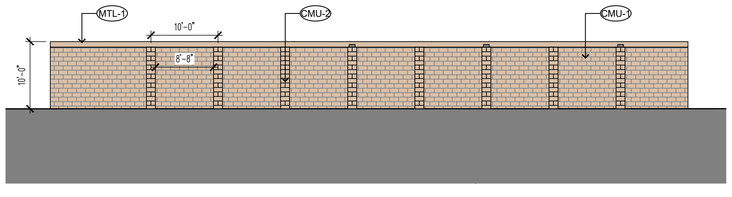
7 BUILDING 1 TYP. EAST ELEV.
SCALE: 3/32" = 1'-0"



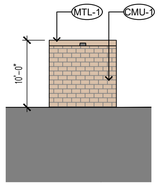
8 BUILDING 1 TYP. WEST ELEV.
SCALE: 3/32" = 1'-0"



9 BUILDING 2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



10 BUILDING 2 SOUTH ELEV.
SCALE: 3/32" = 1'-0"



11 BUILDING 2 EAST ELEV.
SCALE: 3/32" = 1'-0"

MAT'L I.D.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-6	MAPES PRE-FABRICATED METAL CANOPY	ALUMINUM FINISH	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

12 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S

LICENSED ARCHITECT — JENNIFER R. ANDREWS — STATE OF CALIFORNIA — Exp. 08-31-25

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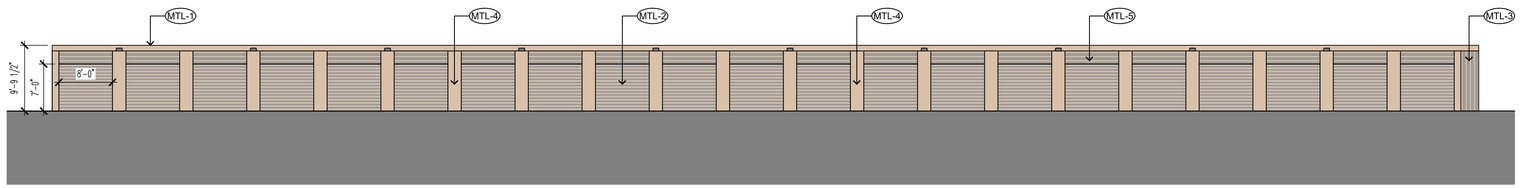
SUNRIDGE SELF-STORAGE EXPANSION

86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

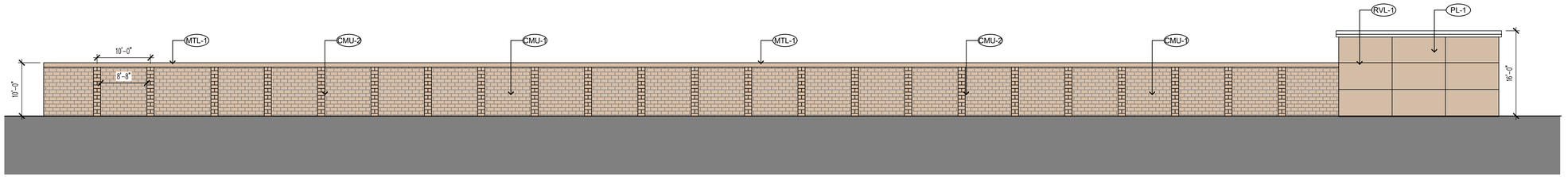
24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	21-022_xEL
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

COLORED EXTERIOR ELEVATIONS
A3.10



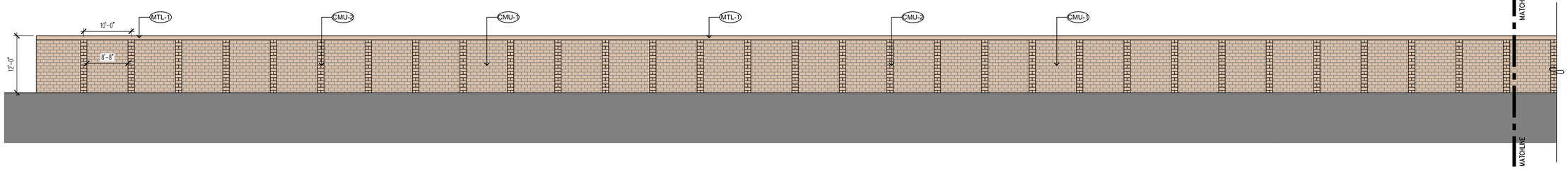
1 BUILDING 3 EAST ELEVATION

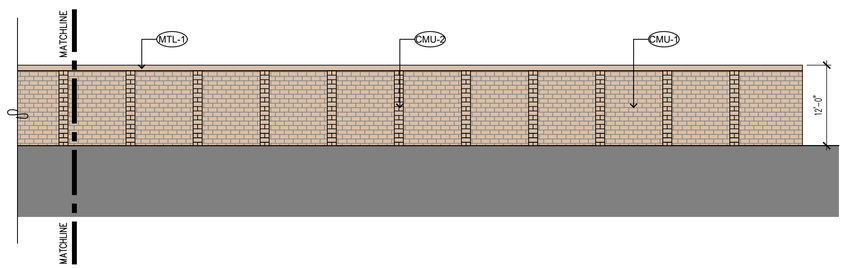
SCALE: 3/32" = 1'-0"



2 BUILDING 3 WEST ELEVATION

SCALE: 3/32" = 1'-0"





3 BUILDING 4 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

MAT'L I.D.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
CMU-1	WALL – ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
CMU-2	PILASTER – ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

4 EXTERIOR FINISH SCHEDULE

SCALE: N.T.S

LICENSED ARCHITECT ANDREW R. HENDERSON STATE OF CALIFORNIA Exp. 08-31-25

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SUNRIDGE SELF-STORAGE EXPANSION

86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

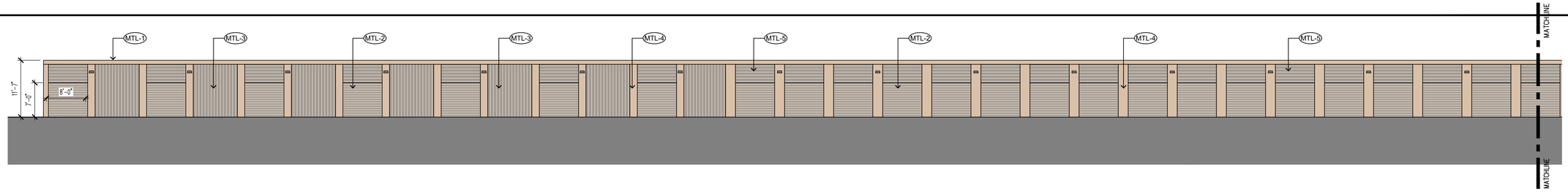
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NO.	DATE	BY
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2	09/13/23	CUP RESUBMIT.

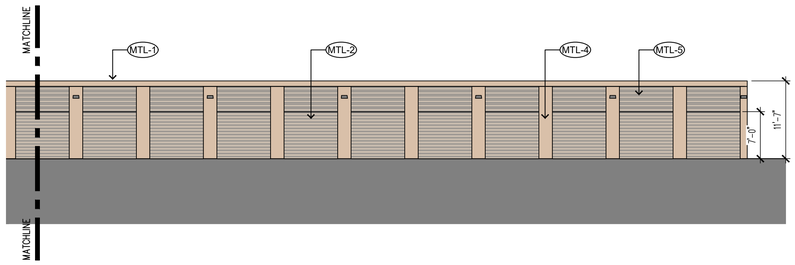
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DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
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CAD FILE:	21-022_xEL
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

COLORED EXTERIOR ELEVATIONS

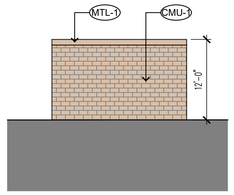
A3.20





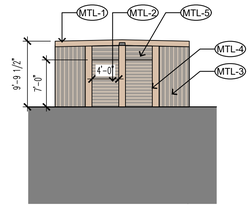
1 BUILDING 4 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



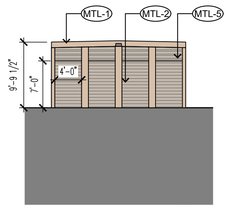
2 BUILDING 4 EAST ELEVATION

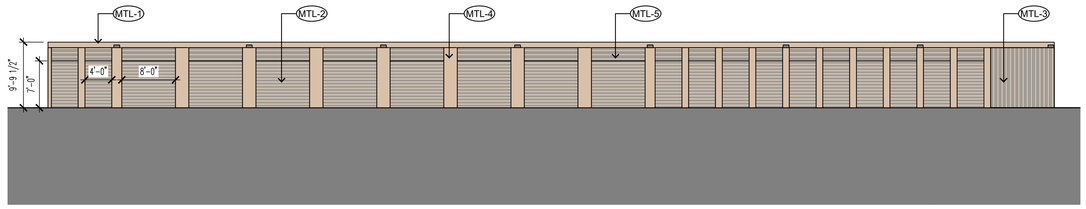
SCALE: 3/32" = 1'-0"



3 BUILDINGS 5 & 6 TYP. NORTH ELEV.

SCALE: 3/32" = 1'-0"



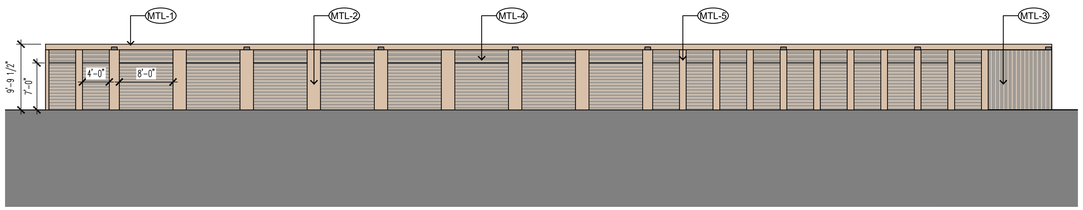


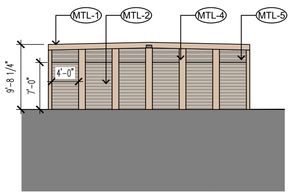
4 BUILDINGS 5 & 6 TYP. SOUTH ELEV.

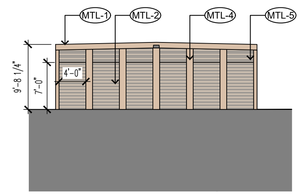
SCALE: 3/32" = 1'-0"

5 BUILDINGS 5 & 6 TYP. EAST ELEVATION

SCALE: 3/32" = 1'-0"







6 BUILDINGS 5 & 6 TYP. WEST ELEVATION

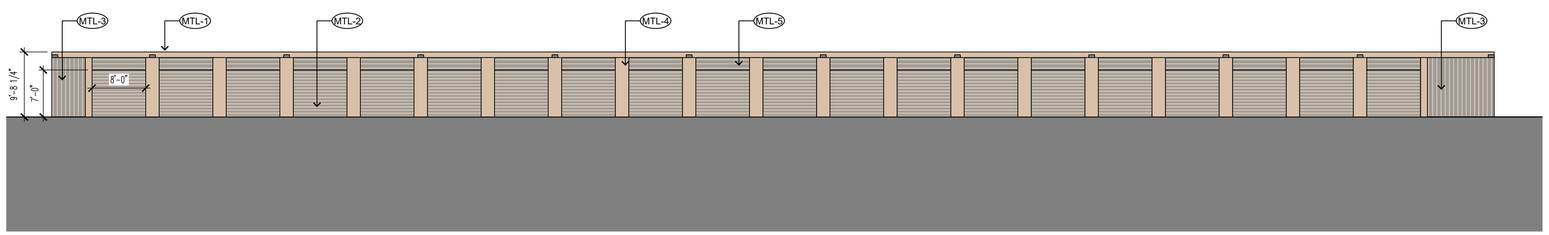
SCALE: 3/32" = 1'-0"

7 BUILDINGS 7-11 TYP. NORTH ELEV.

SCALE: 3/32" = 1'-0"

8 BUILDINGS 7-11 TYP. SOUTH ELEV.

SCALE: 3/32" = 1'-0"



9 BUILDINGS 7-11 TYP. EAST ELEVATION

SCALE: 3/32" = 1'-0"

MAT'L I.D.	DESCRIPTION	COLOR	FINISH
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MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

10 EXTERIOR FINISH SCHEDULE

SCALE: N.T.S

LICENSED ARCHITECT — ROBERT A. ANDERSEN — No. C-32425 — Rev. 3-31-25 — STATE OF CALIFORNIA

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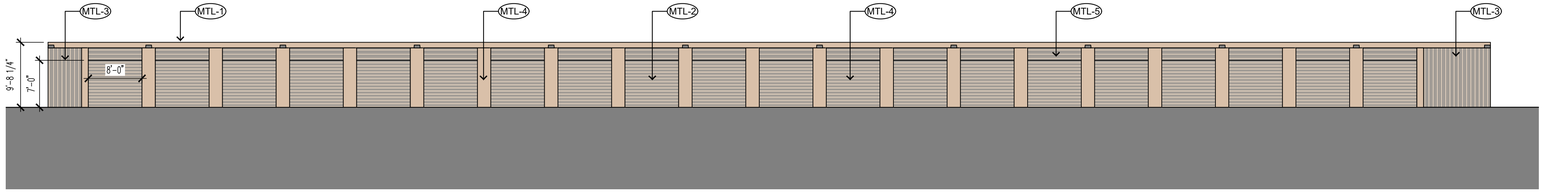
SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	21-022_xEL
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

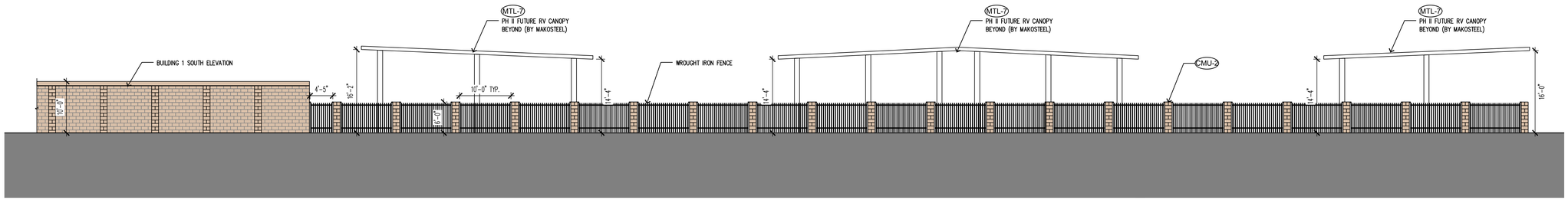
COLORED EXTERIOR ELEVATIONS

A3.30



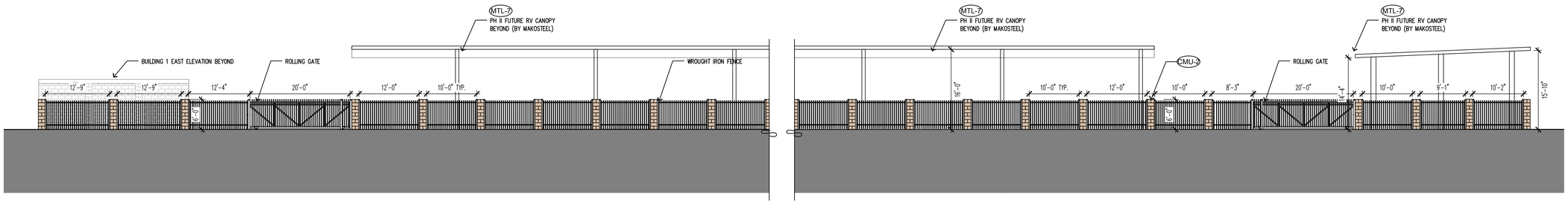
1 BUILDINGS 7-11 TYP. WEST ELEVATIONS

SCALE: 3/32" = 1'-0"



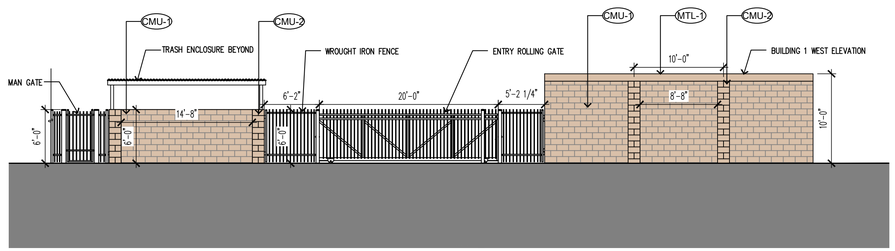
2 SOUTH SITE ELEVATION (RV CANOPY VIEW)

SCALE: 3/32" = 1'-0"



3 EAST SITE ELEVATION (RV CANOPY & ROLLING GATE VIEW)

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



4 WEST SITE ELEVATION (SITE ENTRY WALL & ROLLING GATE VIEW)

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



5 PH II FUTURE RV CANOPY - END RESULT EXAMPLE

SCALE: N.T.S

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MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-6	MAPES PRE-FABRICATED METAL CANOPY	ALUMINUM FINISH	PREFINISHED
MTL-7	RV CANOPY, BY MAKOSTEEL	DESERT TAN	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

6 EXTERIOR FINISH SCHEDULE

SCALE: N.T.S

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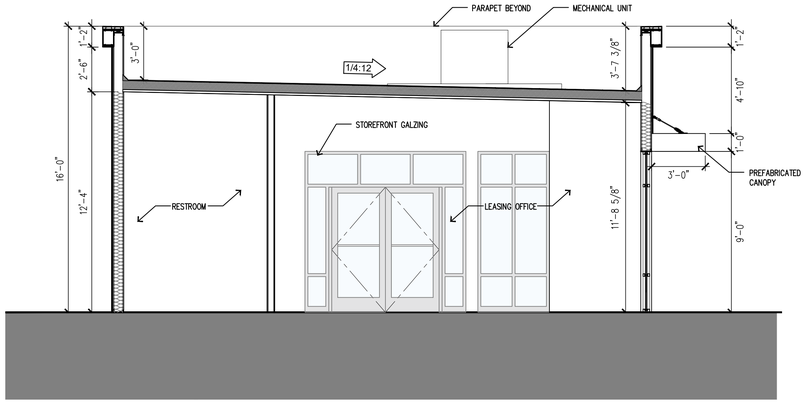
REVISIONS		
NO.	DATE	BY
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ISSUE DATES	
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CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

COLORED EXTERIOR ELEVATIONS

A3.40



1 LEASING OFFICE SECTION

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

LICENSED ARCHITECT
KEVIN ANDERSEN
No. C34471
Ren. 8-31-25
STATE OF CALIFORNIA

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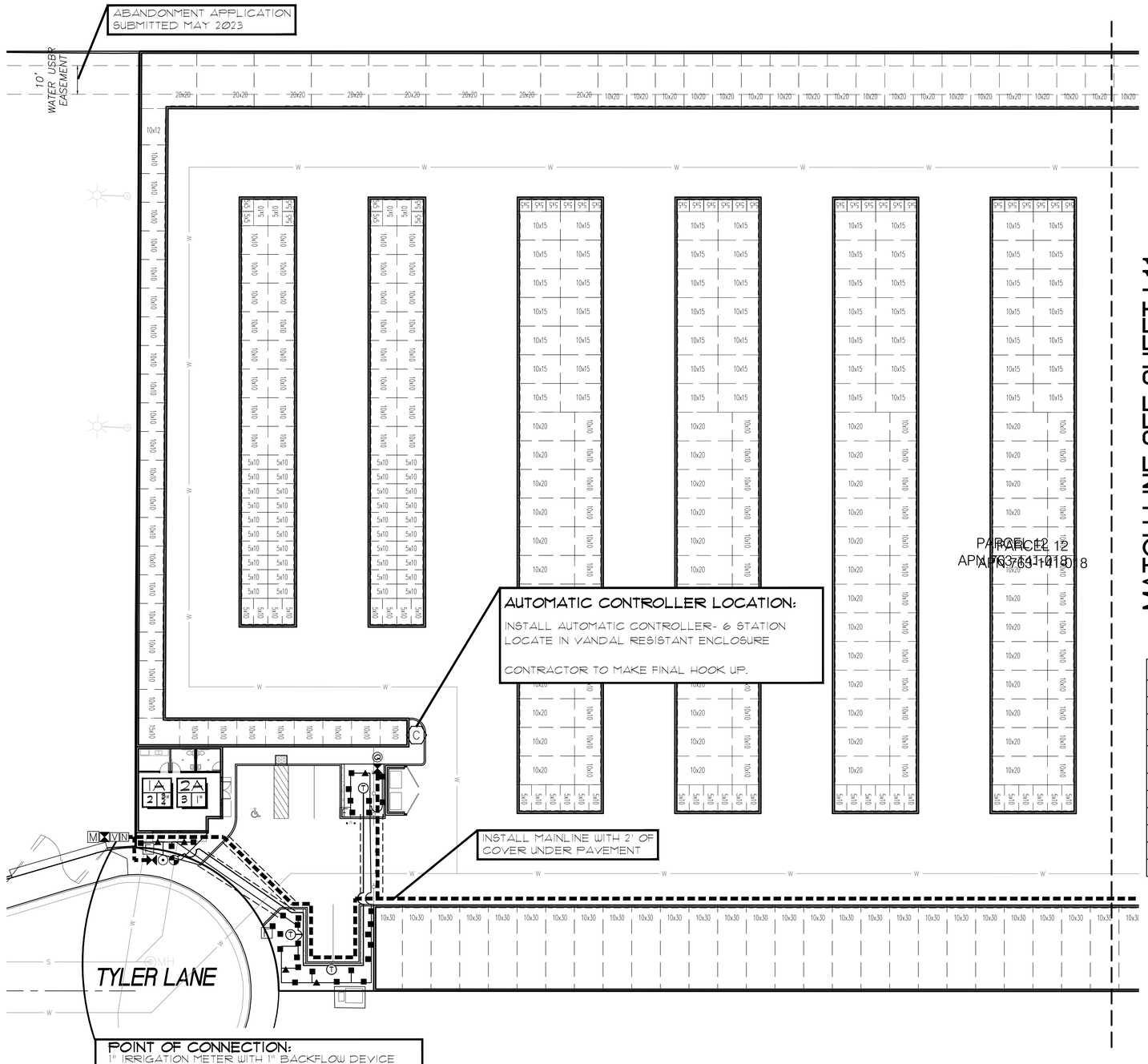
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ISSUE DATES	
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PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
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CAD FILE:	21-022_xSC
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

BUILDING SECTIONS & DETAILS

A4.10

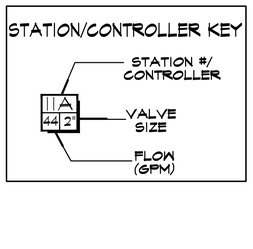


MATCH LINE SEE SHEET L1.1

IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PC-1032	DRIP EMITTER	N/A	2 - GPH	30	A / L1.2
▲	RAINBIRD	XB-10PC-1032	DRIP EMITTER	N/A	1 - GPH	30	A / L1.2
T	RAINBIRD	1402 BUBBLER	2 PER TREE		50 GPM	30	C / L1.2
⊙	RAINBIRD	XCZ-075-PRB-COM	REMOTE CONTROL DRIP VALVE, SIZE NOTED.				B / L1.2
◔	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE, SIZE NOTED.				F / L1.2
⋈	WILKINS	975XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
⋈	NIBCO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
N	HUNTER	HC-100-FLOW	1" SUB-WATER METER W/ FLOW SENSOR.				L / L1.3
F	SALCO	AFV-05H	AUTOMATIC FLUSH VALVE				H / L1.2
C	HUNTER	I-CORE 6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				K / L1.3
V	GRISWOLD	2000 SERIES	MASTER VALVE NORMALLY CLOSED				N / L1.3
M	WATER METER INSTALLED BY LOCAL AGENCY						
@	RAINBIRD	44-RC	QUICK COUPLING VALVE				O / L1.3
S	2 GREEN WIRES AND 1 WHITE SPARE WIRE IN A VALVE BOX						
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA. PILOT W/ PIPE SLEEVE						D / L1.2
▬▬▬	PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.						D / L1.2
———	3/4" PVC CLASS 200 NON-PRESSURE LATERAL LINE. 12" DEEP. SIZE NOTED.						D / L1.2
- - - - - - - - -	PVC SCH 40 WIRE AND PIPE SLEEVES - SIZE 2 TIMES DIAMETER OF PIPE						E / L1.2

STATION/CONTROLLER KEY



CLASS 200 PVC PIPE SIZING CHART

6 - 10	GPM	3/4"
11 - 15	GPM	1"
16 - 25	GPM	1-1/4"
26 - 40	GPM	1-1/2"
41 - 60	GPM	2"

PROJECT INFORMATION

PROJECT NAME **SUNRIDGE SELF-STORAGE**	PHONE NO. **(760) 777-9131**		
NAME OF PROJECT APPLICANT **FRANCISCO SANCHEZ**	FAX NO. **(760) 777-9132**		
TITLE **DESIGNER**	EMAIL ADDRESS **FRANCISCO@HDG-INC.COM**		
COMPANY NAME **HERMANN DESIGN GROUP**	STREET ADDRESS **77899 WOLF ROAD**		
CITY **PALM DESERT**	STATE **CA**	ZIP CODE **92211**	

IRRIGATION POINT OF CONNECTION DOMESTIC METER

CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD	AREA SF	PERCENT OF LANDSCAPE AREA
A	1	L/M	DRIP	985	12
A	2	L/M	BUBBLER	100	1
A	3	L	DRIP	7,105	87
TOTAL				8,190	100%

ZONE 4

ESTIMATED ANNUAL APPLIED WATER USE

TREE AND SHRUB LOW - DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAWU
76.0 X .20 X 5,651 X 0.62 / 748 / .90 = 79.11

TREE AND SHRUB MODERATE- DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAWU
76.0 X .50 X 2,539 X 0.62 / 748 / .90 = 88.86

MAXIMUM ANNUAL APPLIED WATER USE
ETO X .45 X LA X 0.62 / 748 = MAAWU
76.0 X .45 X 8,190 X 0.62 / 748 = 232.17

ESTIMATED ANNUAL APPLIED WATER USE TOTAL - 167.97
MAXIMUM ANNUAL APPLIED WATER USE TOTAL - 232.17
ESTIMATED LANDSCAPE SQUARE FT. TOTAL - 8,190

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

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754 EXP. 04/30/24
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

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

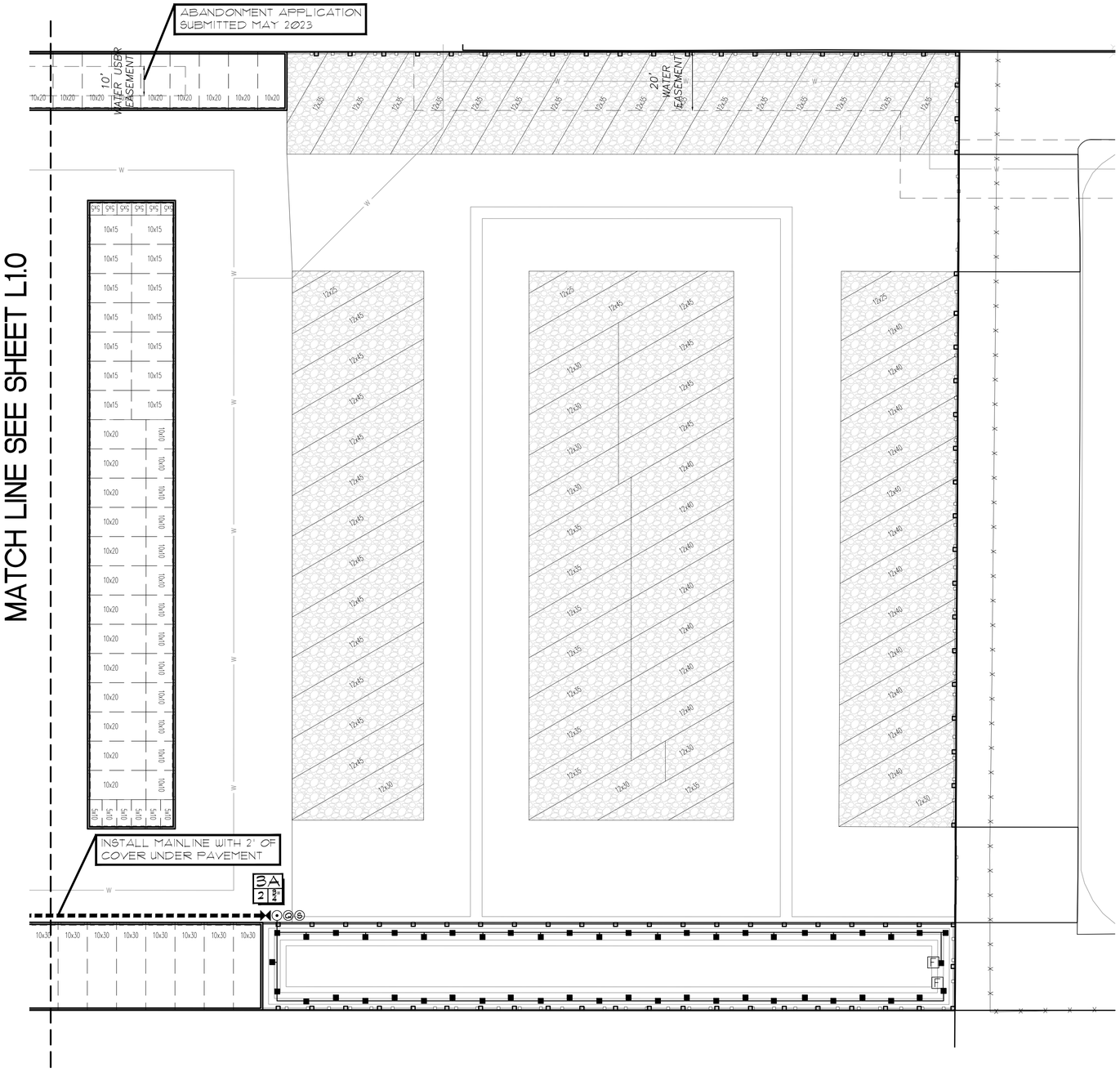
SHEET TITLE
IRRIGATION PLAN A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22037

SHEET
L1.0
OF 18 SHEETS

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IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PC-1032	DRIP EMITTER	N/A	2 - GPH	30	A / L1.2
▲	RAINBIRD	XB-10PC-1032	DRIP EMITTER	N/A	1 - GPH	30	A / L1.2
T	RAINBIRD	1402 BUBBLER	2 PER TREE		50 GPM	30	C / L1.2
⊙	RAINBIRD	XCZ-075-PRB-COM	REMOTE CONTROL DRIP VALVE, SIZE NOTED.				B / L1.2
	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE, SIZE NOTED.				F / L1.2
	WILKINS	975XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
	NIBCO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
N	HUNTER	HC-100-FLOW	1" SUB-WATER METER W/ FLOW SENSOR.				L / L1.3
F	SALCO	AFV-05H	AUTOMATIC FLUSH VALVE				H / L1.2
C	HUNTER	I-CORE 6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				K / L1.3
V	GRISWOLD	2000 SERIES	MASTER VALVE NORMALLY CLOSED				N / L1.3
M	WATER METER INSTALLED BY LOCAL AGENCY						
@	RAINBIRD	44-RC	QUICK COUPLING VALVE				O / L1.3
S	2 GREEN WIRES AND 1 WHITE SPARE WIRE IN A VALVE BOX						
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA. PILOT W/ PIPE SLEEVE						D / L1.2
▬▬▬	PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.						D / L1.2
———	3/4" PVC CLASS 200 NON-PRESSURE LATERAL LINE, 12" DEEP. SIZE NOTED.						D / L1.2
- - - - -	PVC SCH 40 WIRE AND PIPE SLEEVES - SIZE 2 TIMES DIAMETER OF PIPE						E / L1.2

STATION/CONTROLLER KEY

CLASS 200 PVC PIPE SIZING CHART

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16 - 25	GPM	1-1/4"
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41 - 60	GPM	2"

PROJECT INFORMATION

PROJECT NAME SUNRIDGE SELF-STORAGE		PHONE NO. (760) 777-9131	
NAME OF PROJECT APPLICANT FRANCISCO SANCHEZ		FAX NO. (760) 777-9132	
TITLE DESIGNER		EMAIL ADDRESS FRANCISCO@HDS-INC.COM	
COMPANY NAME HERMANN DESIGN GROUP		STREET ADDRESS 77899 WOLF ROAD	
CITY PALM DESERT		STATE CA	ZIP CODE 92211

IRRIGATION POINT OF CONNECTION DOMESTIC METER

CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD	AREA SF	PERCENT OF LANDSCAPE AREA
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ZONE 4

ESTIMATED ANNUAL APPLIED WATER USE

TREE AND SHRUB LOW - DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAWU
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0' 20' 40' 60'
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TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

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

SHEET TITLE
IRRIGATION PLAN B

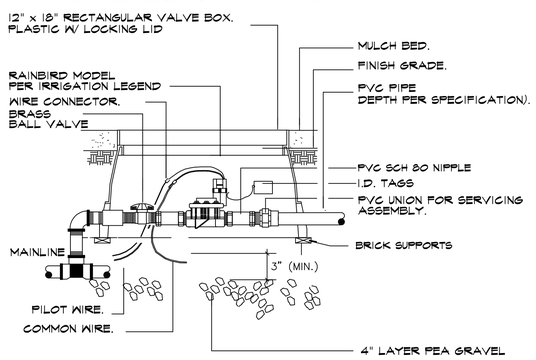
DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22037

SHEET
L1.1
OF 13 SHEETS

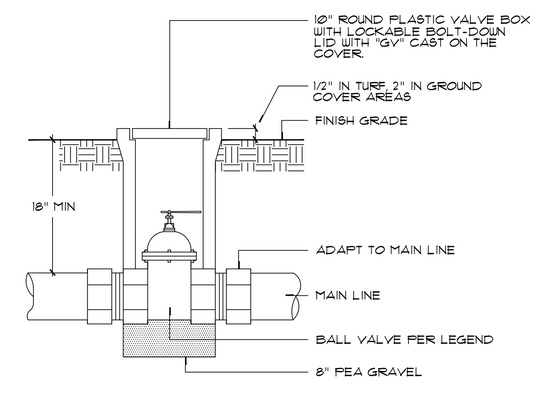
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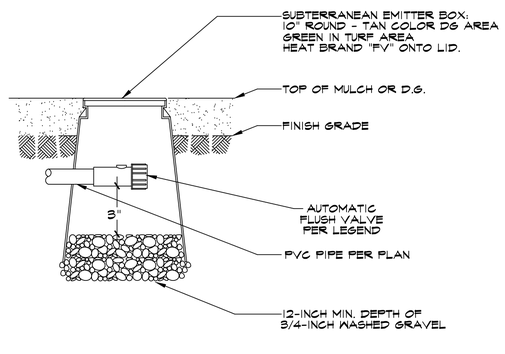
NOTE: INSTALL TAN COLOR LIDS IN D.G. AREAS AND GREEN COLOR LIDS IN TURF AREAS



F R.C. VALVE

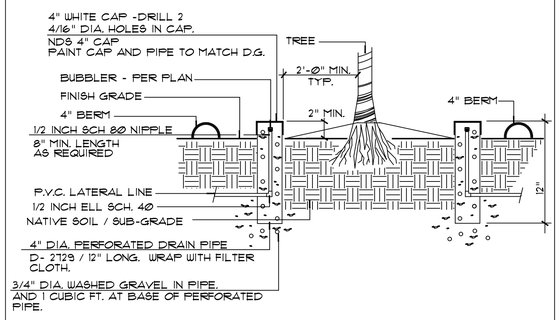


G BALL VALVE

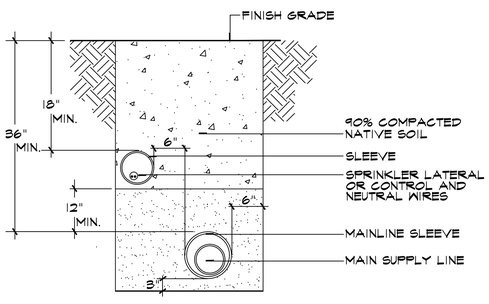


H FLUSH VALVE

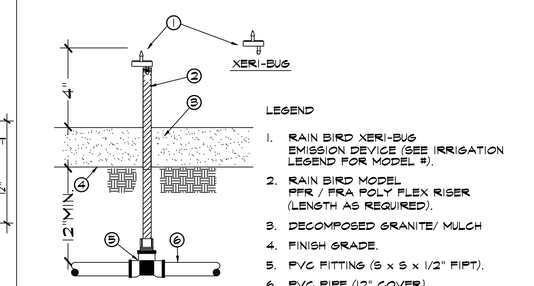
4" WHITE CAP -DRILL 2 4/16" DIA. HOLES IN CAP. NDS 4" CAP PAINT CAP AND PIPE TO MATCH D.G.



C TREE BUBBLER



D TRENCHING

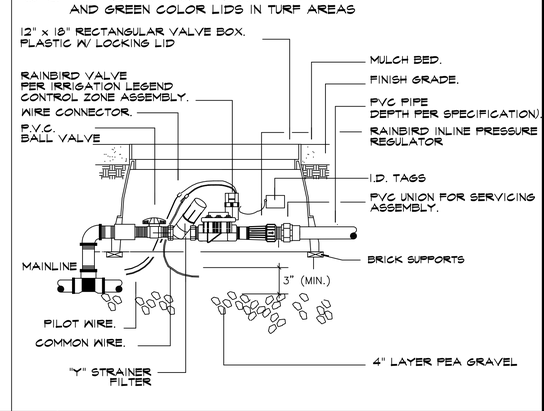


LEGEND

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

B DRIP VALVE

NOTE: INSTALL TAN COLOR LIDS IN D.G. AREAS AND GREEN COLOR LIDS IN TURF AREAS



A DRIP EMITTER

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REVISIONS	DATE	BY

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

SHEET TITLE
IRRIGATION DETAILS A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

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SHEET
L1.2
OF 18 SHEETS

WATER CONSERVATION CONCEPT STATEMENT

Project Site: SUNRIDGE SELF-STORAGE Tract or Parcel Number: _____

Project location: COACHELLA

Landscape Architect/Irrigation Designer/ Contractor: HERMANN DESIGN GROUP, INC.

Included in this project submittal package are: (Check to indicate completion)

X 1. Maximum Annual Applied Water allowance:
Conventional Landscape: 232.17 100 cubic feet/year
+ Recreational Turfgrass Landscape: 0 100 cubic feet/yard (if applicable)
Maximum Annual Applied Water Allowance: 232.17 100 cubic feet/year

X 2. Estimated Annual Applied Water Use by Hydrozone:
Turfgrass Hydrozones: 0 100 cubic feet/year
Recreational Turfgrass Hydrozones: 0 100 cubic feet/year
Very Low Plan Hydrozones: N/A 100 cubic feet/year
Low Plant Hydrozones: 79.11 100 cubic feet/year
Medium Plant Hydrozones: 88.86 100 cubic feet/year
High Plant Hydrozones: 0 100 cubic feet/year
Water Features: N/A 100 cubic feet/year
Other: N/A : N/A 100 cubic feet/year
Estimated Annual Total Applied Water Use: 167.97 100 cubic feet/year
REFER TO CALCULATIONS ON IRRIGATION PLAN

X 3. EATAWU < MAAWA

X 4. Landscape Design Plan

X 5. Irrigation Design Plan

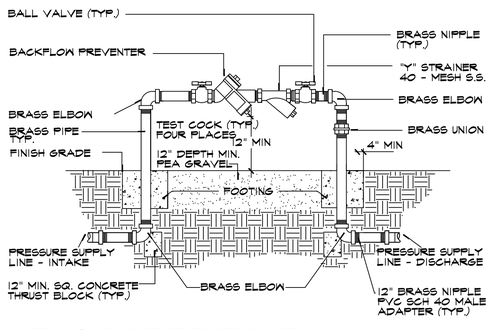
N/A 6. Grading Design Plan

N/A 7. Soil Chemical Analysis (optional)

Description of Project: (Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use.):

THE IRRIGATION SYSTEM IS DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MIND. POINT SOURCE DRIP / BUBBLER SYSTEMS PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.

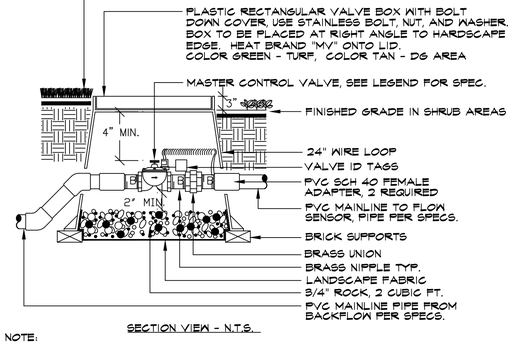
Date: 05/04/23 Prepared by: FRANCISCO SANCHEZ



NOTE: IF 4" AND LARGER SEE THRUST BLOCK DETAIL.

NOTE:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 12" FROM WALLS, BUILDINGS, ETC. INSTALL IN PLANTING AREA.
2. ALL ABOVE GROUND ASSEMBLY SHALL RECEIVE ONE (1) COAT RED LEAD PRIMER AND ONE (1) COAT PAINT.
3. WHEN UNIT IS NEXT TO BUILDING, WALL, ETC., TEST COCKS TO BE ON OUTSIDE.
4. VERTICAL BRASS RISERS AND UNION MAY BE CHANGED TO GALV. / SCH 40 PIPE WITH WRITTEN PERMISSION OF WATER PERVEYOR.

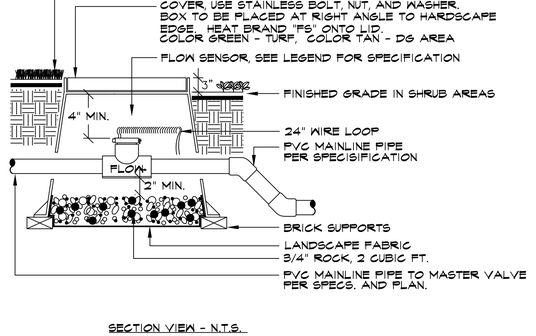
M BACKFLOW PREVENTER



SECTION VIEW - N.T.S.

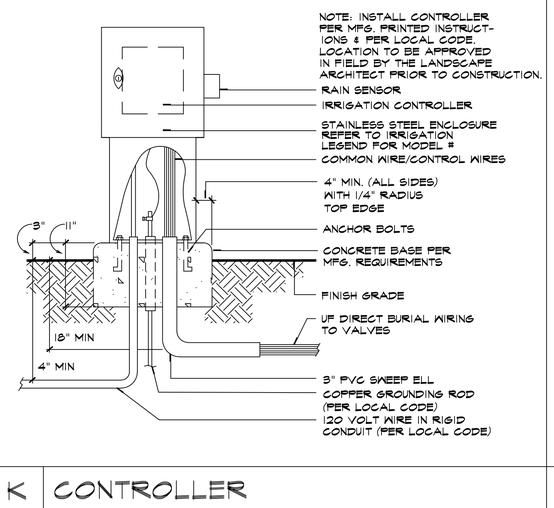
NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

K CONTROLLER

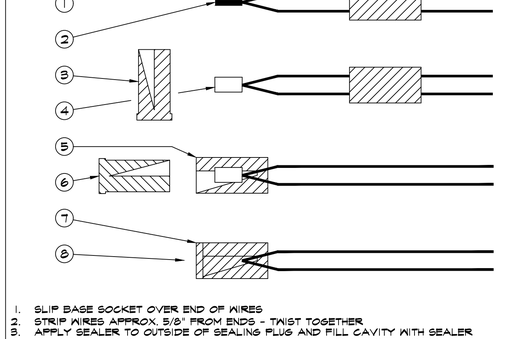


SECTION VIEW - N.T.S.

NOTE:
INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS, WIRE TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN-STREAM SIDE OF THE FLOW SENSOR.

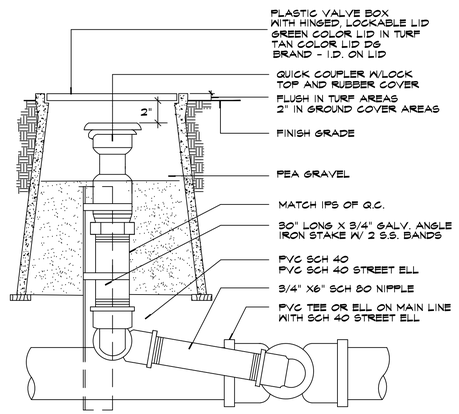


I QUICK COUPLER

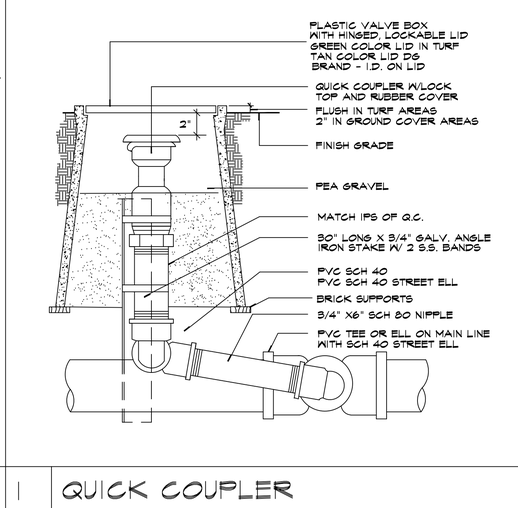


1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES APPROX. 5/8" FROM ENDS - TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING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

N MASTER VALVE



O QUICK COUPLER



L FLOW SENSOR

J WIRE CONNECTION

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REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER M. HERMANN
4/30/24
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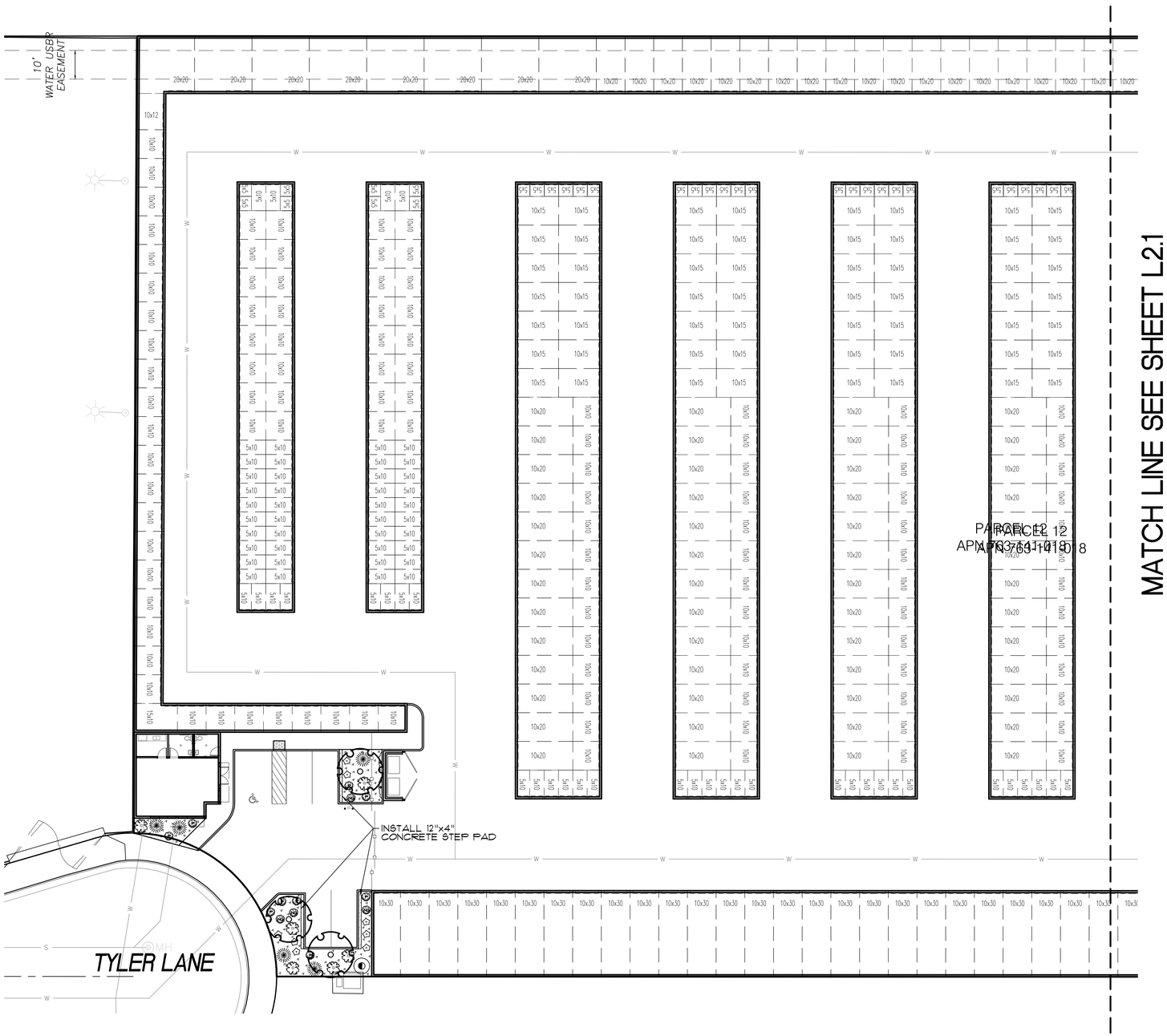
SHEET TITLE
IRRIGATION DETAILS B

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SCALE	N.T.S.
JOB NO.	22037

SHEET
L1.3
OF 18 SHEETS

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PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE / NOTES	WATER USE	DETAIL/ REF.
		TREES & PALMS			
	3	ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK. STANDARD	0.2 LOW	A/L2.2
		NOTE: TREES WITHIN WITHIN 5 FEET OF HARDSCAPE WILL INCLUDE DEEP ROOT BARRIERS.			
		ACCENTS			
	4	DASYLIRION WHEELERI "DESERT SPOON"	5 GAL.	0.2 LOW	C/L2.2
		SHRUBS (SEE DETAILS)			
	1	CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE"	5 GAL.	0.2 LOW	C/L2.2
	7	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL.	0.2 LOW	C/L2.2
	8	IXORA COCCINEA ' MAUI ORANGE' "IXORA"	5 GAL.	0.5 MOD	C/L2.2
		GROUNDCOVER & VINES			
	50	ACACIA REDOLENS 'DESERT CARPET"	5 GAL.	0.2 LOW	C/L2.2
	5	LANTANA 'NEW GOLD' 'NEW GOLD LANTANA'	5 GAL.	0.5 MOD	C/L2.2
	10	LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL.	0.5 MOD	C/L2.2
	10	BOUGAINVILLEA VINE "BARBARA KARST"	5 GAL. STK.	0.5 MOD	B/L2.2
		PAVING, STONE, & GRAVEL MATERIALS (SEE DETAILS)			
	8,190 S.F.	3/8" MINUS D.G. 'DESERT GOLD' - LAID 3" THICK			

0' 20' 40' 60'

SCALE: 1"=20'

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REVISIONS	DATE	BY

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

SHEET TITLE
PLANTING PLAN A

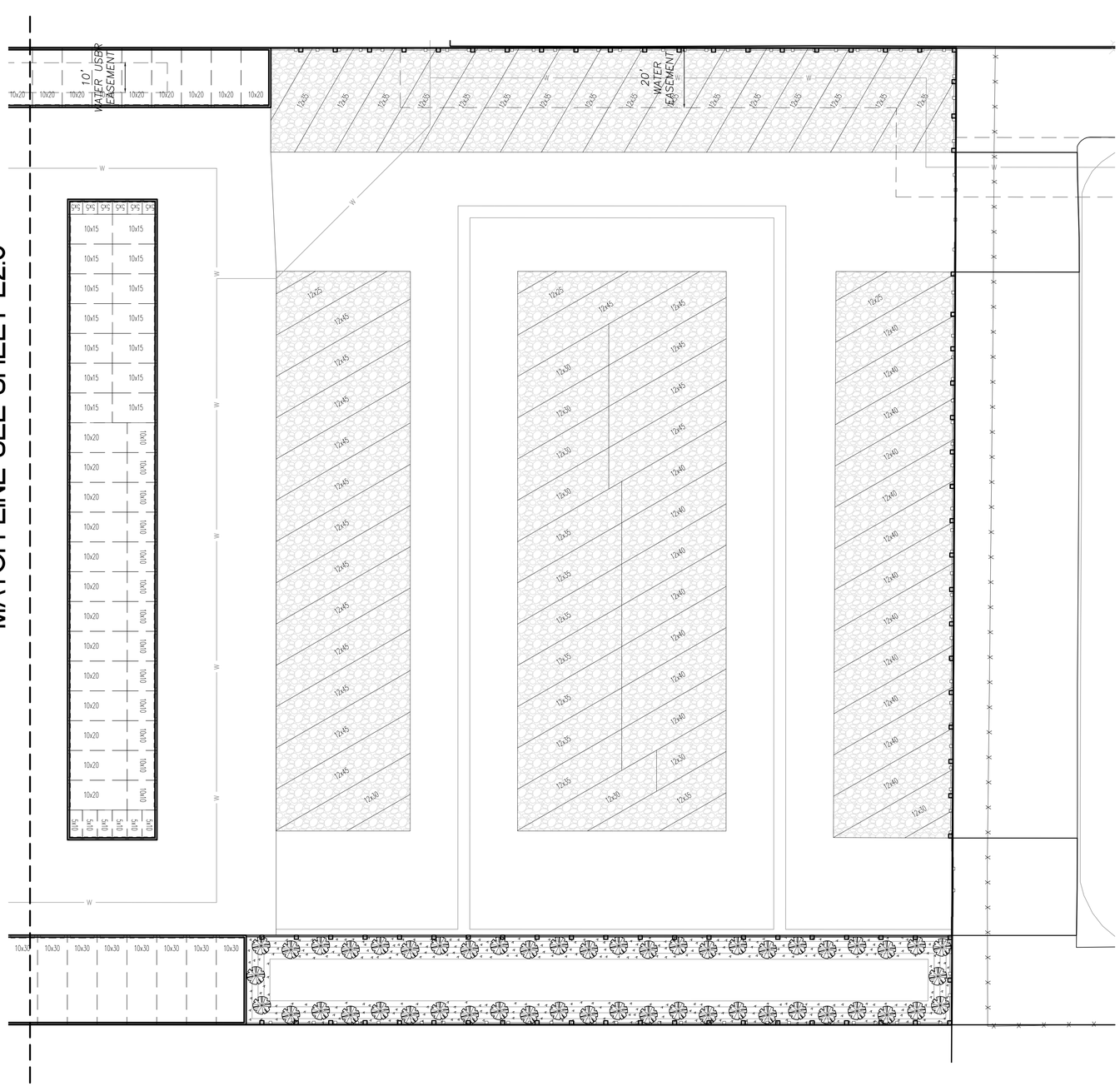
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DRAWN	JE
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DATE	8/25/23
SCALE	1"=20'
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MATCH LINE SEE SHEET L2.0



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE / NOTES	WATER USE	DETAIL/ REF.
		TREES & PALMS			
	3	ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK. STANDARD	0.2 LOW	A/L2.2
		NOTE: TREES WITHIN WITHIN 5 FEET OF HARDSCAPE WILL INCLUDE DEEP ROOT BARRIERS.			
		ACCENTS			
	4	DASYLIRION WHEELERI "DESERT SPOON"	5 GAL.	0.2 LOW	C/L2.2
		SHRUBS (SEE DETAILS)			
	1	CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE"	5 GAL.	0.2 LOW	C/L2.2
	7	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL.	0.2 LOW	C/L2.2
	8	IXORA COCCINEA ' MAUI ORANGE' "IXORA"	5 GAL.	0.5 MOD	C/L2.2
		GROUNDCOVER & VINES			
	50	ACACIA REDOLENS 'DESERT CARPET"	5 GAL.	0.2 LOW	C/L2.2
	5	LANTANA 'NEW GOLD' 'NEW GOLD LANTANA'	5 GAL.	0.5 MOD	C/L2.2
	10	LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL.	0.5 MOD	C/L2.2
	10	BOUGAINVILLEA VINE "BARBARA KARST"	5 GAL. STK.	0.5 MOD	B/L2.2
		PAVING, STONE, & GRAVEL MATERIALS (SEE DETAILS)			
	8,190 S.F.	3/8" MINUS D.G. 'DESERT GOLD' - LAID 3" THICK			

SCALE: 1"=20'

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PROJECT:
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REVISIONS	DATE	BY

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

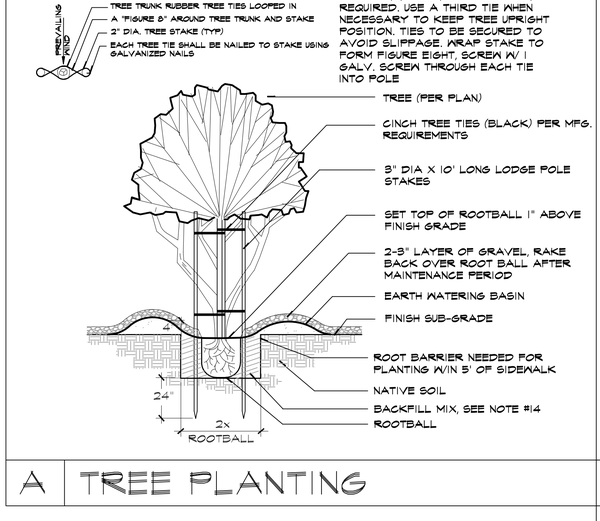
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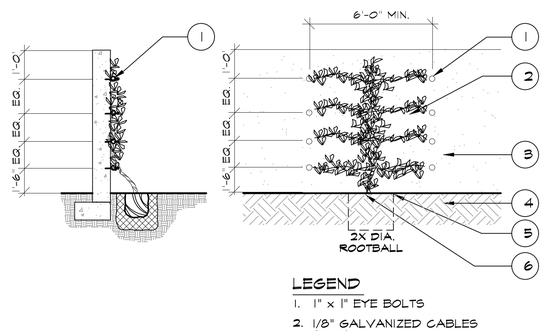
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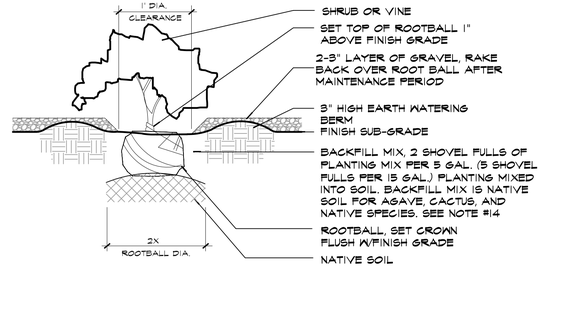
A | TREE PLANTING



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 #14
5. PLANT DIRECTLY ADJACENT TO VERTICAL GRADE
6. SEE SHRUB PLANTING DETAIL

B | VINE ON WALL



C | SHRUB/ VINE PLANTING

D | FINAL CRUSHED ROCK GRADE

MATERIALS:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ROOT BARRIER PANELS AT A MIN. DEPTH OF 18.5". THE ROOT CONTROL BARRIER SHALL BE ROOT BARRIER PANELS AS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714-632-7093), OR APPROVED EQUAL.

SECTION

NOTES:

1. ROOT BARRIER PANELS SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT. DO NOT CIRCLE ROOT BARRIER PANELS AROUND THE ROOTBALL.
2. ROOT BARRIER PANELS REQUIRED WHEN THE TREE TRUNK IS WITHIN 5' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS.

E | ROOT CONTROL BARRIER

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REVISIONS	DATE	BY

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

SHEET TITLE
PLANTING DETAILS A

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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. 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).
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES AS ILLUSTRATED ON THE PLANTING PLANS. QUANTITIES IN THE LEGEND MAY NOT BE ACCURATE.
11. 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.
12. CONTRACTOR SHALL REPLACE PLANTS WHICH ARE FOUND IN AN UNHEALTHY OR IMPAIRED CONDITION, MISSING 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.
13. 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.
14. FOR BIDDING PURPOSES, BACKFILL MIX SPECIFICATIONS: BACKFILL TREE AND SHRUB PITS (FOR NON-DESERT PLANTS) WITH A PREPARED MIX AS FOLLOWS:
    NOTE: (APPLIES TO NON-NATIVE PLANT MATERIAL ONLY. NATIVE PLANTS TO BE BACKFILLED WITH NATIVE SOIL) CONTACT LANDSCAPE ARCHITECT FOR LIST OF NATIVE PLANTS.
    - 8 PARTS (BY VOLUME) NATIVE ON-SITE SOIL
    - 4 PARTS (BY VOLUME) NITROLIZED SHAVINGS OR GREEN WASTE OR EQUAL
    - 18 LBS OF GRO-POWER OR EQUAL PER C.Y. OF MIX
    - 5 LBS GYPSUM PER C.Y. OF MIX
    - 1 LBS IRON SULFATE
15. CONTRACTOR SHALL INCLUDE AN ALLOWANCE OF $5,000 FOR ADDITIONAL PLANT MATERIAL REPLACEMENT NOT SHOWN ON DRAWINGS. PLANTS TO BE SELECTED AND LOCATED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. CRUSHED ROCK WILL BE AN IMPORTED MATERIAL ¾" MINUS D.G. IN DESERT GOLD. 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 OWNER/LANDSCAPE ARCHITECT. SPREAD CRUSHED ROCK OVER THE PLANTING AREA TO A 2" DEPTH. APPLY MOISTURE AFTER SPREADING AND RAKING TO COMPACT AND REMOVE DUST.

PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING

1. EXCAVATION: EXCAVATE SOIL FROM DESIGNATED AREA(S) AND STOCKPILE UNTIL AMENDED.
2. UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWNTH.
3. UNSUITABLE MATERIALS: CLEAN SOIL TO CONTAIN A MAXIMUM OF 10% BY DRY WEIGHT OF STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND.
4. SCREENING: PASS UNAMENDED SOIL THROUGH A 2" SIEVE TO REMOVE LARGE MATERIALS.

BLENDING PLANTING SOIL IN PLACE

1. MIX AMENDMENTS WITH IN-PLACE, UNAMENDED SOIL TO PRODUCE REQUIRED PLANTING SOIL. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
2. PREPARATION: TILL UNAMENDED, EXISTING SOIL IN PLANTING AREAS TO A MINIMUM DEPTH OF 8 INCHES, REMOVE STONES LARGER THAN 2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. MIXING: APPLY SOIL AMENDMENTS AND FERTILIZER, IF REQUIRED, EVENLY ON SURFACE, AND THOROUGHLY BLEND THEM INTO FULL DEPTH OF UNAMENDED, IN-PLACE SOIL TO PRODUCE PLANTING SOIL.
4. COMPACTION: COMPACT BLENDED PLANTING SOIL TO 85% PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D 698 EXCEPT WHERE A DIFFERENT CAMPACTION VALUE IS INDICATED ON DRAWINGS.
5. FINISH GRADING: GRADE PLANTING SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADE.

FIELD QUALITY CONTROL

1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
2. PERFORM THE FOLLOWING TESTS AND INSPECTIONS:
   A. COMPACTION: TEST PLANTING-SOIL COMPACTION AFTER PLACING EACH LIFT AND AT COMPLETION USING A DENSITOMETER OR SOIL-COMPACTION METER CALIBRATED TO A REFERENCE TEST VALUE BASED ON LABORATORY TESTING ACCORDING TO ASTM D 698. SPACE TESTS AT NO LESS THAN ONE FOR EACH 1,000 S.F. OF IN-PLACE SOIL OR PART THEREOF.
3. SOIL WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
4. PREPARE TEST AND INSPECTION REPORTS.
5. LABEL EACH SAMPLE AND TEST REPORT WITH THE DATE, LOCATION KEYED TO A SITE PLAN OR OTHER LOCATION SYSTEM, VISIBLE CONDITIONS WHEN AND WHERE SAMPLE WAS TAKEN, AND SAMPLING DEPTH.

MAINTENANCE

1. ADHERENCE TO SPECIFICATIONS
   A. CONTRACTOR SHALL ADHERE TO THE FOLLOWING MAINTENANCE SPECIFICATIONS DURING THE ESTABLISHED MAINTENANCE PERIOD.
2. SCOPE OF MAINTENANCE WORK
   A. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLICATION FOR WATER, WEEDING, CARING FOR, EDGING AND MOWING OF LAWNS AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK. PLANTING AREAS SHALL TO BE RAKED OF ALL LEAVES/DEBRIS.
   B. THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF APPROXIMATELY 90 CALENDAR DAYS, COMMENCING FROM THE TIME OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER'S AUTHORIZED REPRESENTATIVE WALKS PRELIMINARY WALK.
   C. DURING THE FINAL MAINTENANCE PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED FREE AT ALL TIMES. WEEDS, DALLAS & JOHNSON GRASS AND BERMUDA GRASS SHALL BE REMOVED.
   D. APPROXIMATELY 30 TO 45 DAYS AFTER INITIAL PLANTING, APPLY A SLOW RELEASE BALANCED FERTILIZER TO BOTH THE TURF AND SHRUB AREA AT A RATE OF ½ LBS. OF NITROGEN PER 1,000 S.F.
   E. CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST/VERMIN CONTROL DURING THE MAINTENANCE PERIOD AND A RECORD OF PESTICIDES USED SHALL BE FURNISHED TO OWNER'S AUTHORIZED REPRESENTATIVE.
   F. CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL AND SHALL ADJUST HEADS AS NEEDED FOR FULL COVERAGE.
   G. IN CASE OF NEGLIGENT OR IMPROPER MAINTENANCE, THE LANDSCAPE ARCHITECT SHALL STATE IN WRITING TO THE CONTRACTOR HIS OBSERVATIONS AND RECOMMENDATIONS. ANY CLAIM NOT IN WRITING SHALL NOT BE CONSIDERED.
   H. ALL PLANTS THAT SHOW SIGN OF FAILURE TO GROW AT ANY TIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, OR THOSE PLANS SO INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, SHALL BE REPLACED IN KIND WITHIN TEN (10) DAYS OF WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.

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TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER HERMANN
C. 5464
Signature
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

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LANDSCAPE SPECIFICATIONS

GENERAL

1.01 SPECIAL CONDITIONS

A. PERMITS AND SURVEYS

The Contractor shall establish all lot lines and restrictions. All other lines, grades and levels shall be established by the Subcontractor and he shall verify all dimension, lines and grades indicated on the drawings. The Contractor shall furnish all surveys. Permits and licenses required for execution of the work shall be procured and paid for by the Subcontractor. The Subcontractor shall give all notices, call for inspections and comply with all laws and ordinances bearing on the work.

B. CONTRACTOR'S RESPONSIBILITIES

The Contractor shall give efficient supervision to the work, using his best skill and attention. When absent from the job, he shall appoint a supervisor capable of discussing minor matters with the Contractor on the site. He shall carefully study and compare all drawings, specifications and other instructions for the work. Any work indicated in a manner which would make it difficult to produce first class work, or any discrepancies or conflicts which appear between drawings and specifications and local ordinances or restrictions shall be referred to the Contractor for interpretation or correction before proceeding with work. Any alleged extra shall be presumed to be part of the Contract without additional charge unless certified by Contractor.

C. HIDDEN OBSTACLES

Prior to cutting into the soil, the Subcontractor shall locate all cables, conduits, sewers, septic tanks and such other utilities as are commonly encountered underground and he shall take proper precaution as not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, he shall promptly notify the Contractor who will arrange for relocation. Subcontractor will proceed in the same manner if rock layers or any other condition encountered underground makes changes advisable.

D. FINAL INSPECTION

Upon completion of work in its entirety, Subcontractor shall notify the Contractor who will arrange for final inspection at which time the Subcontractor shall be present. Any assumed or existing variance or omission shall be noted at this time, and the Subcontractor shall stipulate when and how he will rectify said variance. When these changes, if any have been carried out and the areas of work cleaned, the job shall be considered completed and the General Contract executed.

E. RESPONSIBILITY AND WORKMANSHIP

Neither completion of the job nor final payment shall relieve the Subcontractor of responsibility for guaranteed stated in the Contract, or of responsibility for faulty materials or poor workmanship. The Subcontractor shall promptly remedy any defects which occur during the guarantee period. Notice of observed defects will be forwarded to the Subcontractor by the Contractor in duplicate. Subcontractor will return one (1) copy of the Contractor, noting thereon what action has taken. All questions arising under this article shall be decided by the Contractor.

F. TERMINATION OF CONTRACT

The Contractor reserves the right to terminate the Contract if in his reasonable opinion the Subcontractor is not performing the Contract as required. Contractor will remunerate Subcontractor for work to date of termination.

G. INSURANCE

Contractor as well as his Subcontractors, shall not commence work prior to obtaining the necessary insurance policies outlined in the Construction Agreement. These policies shall be maintained during the life of the Contract and should be produced to the General Subcontractor upon request.

H. COMPLIANCE WITH BUILDING CODES

All work under this Contract shall comply with all laws, ordinances, and regulations applicable.

I. INTERPRETATION OF DRAWINGS AND DOCUMENTS

1. Should a Subcontractor find discrepancies in, or omission from the drawings or specifications, or should he be in doubt as to their meaning, he shall at once notify the Landscape Architect, and immediately confirm same in writing.

2. Should a Subcontractor discover any points of conflict between the work and any rules, laws, or ordinances of the municipality in which the work is to be performed, he shall notify the Landscape Architect at once and immediately confirm same in writing.

3. Should the Contractor find it necessary to issue a clarification or change, a written Addendum will be delivered to all bidders.

J. ADDENDUM

Any and all Addenda issued by the Contractor during the time of bidding shall form a part of the drawings, specifications and Contract Documents, and shall be included by the Subcontractor in his proposal.

1.02 GENERAL CONDITIONS

A. GENERAL

1. The terms and definitions stated in these General Conditions shall apply to all sections of the specifications as set forth fully therein.

2. The indications on the drawings or the requirements of the specifications and listings shall be as binding as thought shown and/or required by both.

3. All part of the work specified herein and/or indicated on the plans, may be completed by separate Subcontractors and it shall be the reasonability of each Subcontractors to determine the effect of their work upon the work of others. The Landscape Subcontractor, however, is to coordinate the various trades under his jurisdiction.

B. DEFINITIONS

1. Subcontractor shall mean the Subcontractor or his Subcontractor or his Supplier performing work for the Contractor.

2. Work shall mean all labor, material, equipment, services, permits and licenses, necessary to furnish and/or install in place all materials, equipment and/or appliances specified in any one section and/or shown on the plans and/or specifications.

3. Furnish shall mean to purchase and deliver as directed by the Contractor, all materials, equipment, or appliances specified in any one section and/or shown on the plans and/or specifications.

4. Install shall mean all labor, material, equipment, services necessary to set in place, connect, hook-up and/or make ready for operation all materials, equipment and/or appliances furnished by the Subcontractor and/or by others.

5. Contract shall consist of the written agreement between Subcontractor and Contractor, Plans, General Conditions, and entire Specification Section for the work being performed and what is indicated in one part shall be as binding as if indicated in all parts.

6. Construction site shall mean the site as indicated by plans and specification.

C. GUARANTEE

Unless otherwise specified herein, the Subcontractor, upon completion of the entire work described in the Contract, shall provide the Contractor with a written guarantee stating that all work performed as a part to the Contract is fully guaranteed for a period of one 60 days from the date of acceptance, and that during said 60 day period, all defective workmanship and/or materials shall be repaired and/or replaced in place, including any work or other which has been damaged by such defective workmanship and/or materials and by the repair and/or replacement of same, at no additional cost to the Contractor.

D. ADD ON'S (EXTRAS)

A purchase order is to be issued to the Subcontractor prior to the execution of work other than specified in the Contract. The Contract cannot be amended or added to except by an Amendment or Purchase Order signed by the Contractor. Any work performed without such an executed writing shall be presumed to have been included in the Contract without additional charge.

GENERAL WORK PROCEDURES

2.01 SOILS

A. STOCKPILED NATIVE SOIL

1. Stockpiles of native soil may be available from Owner's stockpile for use in planting areas. Soils for turn beds are classified as "3/8 inch minus"; soils for general mounding are classified as "2 inch minus". See Contract Documents for availability.

2. Composition 3/8 inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 3/8" diameter, sticks, plaster, concrete oils, chemicals, and other deleterious materials.

3. Composition 2-inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 2' diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.

4. Analysis: If soil has not been tested, obtain an agricultural suitability and chemical analysis of the proposed soil from Naypoint Analytical or another consultant approved by Owner. Cost of testing will be paid for by the Contractor. Analysis to include:

   a. Element Analysis: Nitrate Nitrogen, Phosphorus, Potassium, Calcium, Magnesium, Sulfur, Sodium, Zinc, Iron, Copper, Manganese, Boron, free lime.

   b. Other: pH factor, % base saturation, electrical conductivity, mechanical analysis, % or organic content, cation exchange capacity (C.E.C).

   c. Recommendations: Type and quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring topsoil to satisfactory level for planting.

5. If required, the Owner's stockpiled soil will be amended; this work is not in the contract and the Contractor will not be compensated for it on a Time and Materials basis. Rates for labor and equipment will be charged according to the Construction Agreement.

B. IMPORTED SOIL

1. Composition: To match or exceed in quality the 3/8" minus native soil, as determined by analysis described. Submit test results to Owner's Representative and Landscape Architect prior to ordering material.

2. Sample: Deliver one half cubic foot sample of proposed import soil to Landscape Architect for approval. Owner reserves the right to reject soil delivered to the site that does not meet approved test results and/or the Specifications.

C. SOIL CONDITIONING

1. Deliver products in manufacturer's standard packaging. When bulk materials are made, provide Owner's Representative with Bill of Ladening for each delivery. Transport organic amendments directly from the source to the staging area and stockpile as directed by the Owner.

2. Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.

3. Coordinate work with other site work.

4. Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.

5. Trucks and vehicles shall not be permitted to pass over curbs, paving, etc., unless adequately protected against damage.

6. Landscape Architect reserves the right to take and analyze sample of materials for conformity to specifications at any time. Furnish samples upon request by Landscape Architect.

7. Immediately remove rejected materials from the site, at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.

8. Incorporate the following in areas to be planted. Thoroughly cultivate soil in two directions to a depth of 12" for shrub areas, and 4"-6" for lawn and ground cover areas, both by means of rototiller or equal.

Program Recommendations / Landscape Areas:
General Soil Preparation/1000 square feet

4 cubic yards compost approved by Landscape Architect

15 lbs. 16-20-0 ammonium phosphate

15 lbs. soil sulfur

NOTE: Raised planters shall be back filled with a site soil then amended as Landscape Architect to determine definition of raised planter.

9. Back fill (for plant holes - 4" around shrubs and 12" around trees):

Back Fill Mix

6 parts by volume on-site soil

4 parts by volume Compost approved by Landscape Architect.

1 lb. 16-20-0 per cubic yard of mix

2 lbs. iron sulfate per cubic yard of mix

The above materials should be thoroughly blended prior to use for backfill purposes. Also, the iron sulfate should not contact cement surfaces since severe staining could occur.

If the 10-20-0 is incorporated preplant as recommended, the postplant maintenance can consist primarily of a nitrogen-only fertilizer program. Beginning approximately 30 days after planting, ammonium sulfate, which will have an acidifying effect on the soil, should be applied at the rate of 5 lbs. per 1,000 square feet on a monthly basis. However, in order to ensure continuing adequate soil phosphorus and potassium nutrition Best Fertilizer Company 16-6-8 for equal should be substituted for the ammonium sulfate in early spring and again in late fall at the rate of 6 lbs. per 1,000 square feet. Also, when plants have been well established the frequency of fertilizer applications can be decreased.

10. Plant Packet fertilizer:

Use BEST PAKS 20-10-5 commercial fertilizer packets placed equally around the plant 6 - 8 inches deep near, but not direct contact with roots.

For trees, shrubs and vines in the following amounts:

Plant Size	No. of Packets
1 gallon	1
5 gallon	2
15 gallon	3
24" box	4
30" box	5
36" box	6
42" box	7
48" box	8

For Palm trees in the following amounts:

Plant Size	No. of packets
24" box	4
30" box	4
36" box	5
42" box	6
48" box	6
Bare Root	6

D. SAND BACKFILL FOR PALM TREES

1. Clean washed concrete sand from a source approved by the Owner's Representative.

2. Chemical Properties (by Saturation Extract Method):

   a. Soluble Salts/Salinity: Maximum 3.5 millimhos/centimeter at 25 degrees centigrade.

   b. Boron: Maximum concentration of 1.0 ppm.

   c. Sodium Absorption Rate (SAR): Maximum 6.0.

2.02 CHEMICAL COMPONENTS:

The following additives may be used depending on the outcome of the soils report.

A. Ground Limestone: Agricultural limestone containing not less than 85% of total carbonates, ground to such fineness that 50% will pass #100 sieve and 90% will pass #20 sieve.

B. Dolomite Lime: Agricultural grade mineral soil conditioner containing 35% minimum magnesium carbonate and 49% minimum calcium carbonate, 100% passing #65 sieve. "Kaiser Dolomite 65AG" as manufactured by Kaiser, Inc. Mineral Products Dept. or equal.

C. Gypsum: Agricultural grade product containing 80% minimum calcium sulfate.

D. Iron Sulfate (Ferric or Ferrous): Supplied by a commercial fertilizer, containing 20% to 30% iron and 35% to 40% sulfur.

E. Sulfate or Potash: Agricultural grade containing 50% to 53% of water-soluble potash.

F. Single Superphosphate: Commercial product containing 20% to 25% available phosphoric acid.

G. Ammonium Sulfate: Commercial product containing approximately 21% ammonia nitrogen.

H. Ammonium Formaldehyde: Granular commercial product containing 34% ammonia nitrogen.

I. Urea Formaldehyde: Granular Commercial product containing 38% nitrogen

J. I.B.D.U. (Iso Butyldiene Diurea): Commercial product containing 31% nitrogen.

K. Soil Sulfur: Agricultural grade sulfur containing a minimum of 96% sulfur.

2.03 TOP SOIL APPLICATION

A. General: Spread topsoil over accepted subgrades in designated areas prior to incorporating amendments.

B. Restrictions: Do not commence spreading topsoil prior to acceptance of soil cultivation. Do not place soil under muddy conditions.

C. Soil Depth: Topsoil depth indicated in the Construction Documents is after natural settlement and light rolling. Conform to finished grades on the Drawings.

PLANTING SPECS FOR TREES, SHRUBS & GROUNCOVER

3.01 QUALITY ASSURANCE

A. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment of plants and deliver certificates to the Owner. Inspections are to be performed in the state of origin.

B. Transport plant material in enclosed or tarped vehicles to minimize damage from wind.

C. All plants shall be true to name and one of each lot shall be tagged with the name and size of the plants in accordance with the standards of practice recommended by the American Association of Nurserymen.

D. Shipments of plants will be carefully inspected by the Owner and/or Landscape Architect at the site at the time of off-loading trucks to verify compliance with the above shipping requirements.

E. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

E. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

F. Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

G. Plants in containers specified for shade locations are to be protected from sun prior to planting.

H. Personnel: Employ only qualified personnel familiar with required work.

3.02 INSPECTIONS AND SUBMITTALS

A. The Owner's Representative reserves the right to inspect plant materials at the nursery or growing ground prior to loading and transporting. If Owner's Representative selects to inspect at the nursery, tag all trees and representative samples of shrubs and groundcover prior to the inspection and arrange with the Owner's Representative ten (10) days in advance for the inspection. Such approval shall not impair the right of inspection and rejection during progress of the work.

B. Submit photos of each tree with measurements of height, spread and caliper for review by Landscape Architect prior to ordering and delivery. Trees will be hand selected by the Landscape Architect after approval of photos. If trees are not hand selected by Landscape Architect then one representative sample of each size of tree and shrub species are to be delivered to the project site for Owner's Representative to review and approve, prior to ordering any plants. Accepted samples are to be maintained in good condition by the Contractor at the Contractor's storage yard during the construction period, and installed as the last plants on the project. Rejected plants are to be immediately replaced with acceptable samples. All plants delivered to the project will meet the standards of these representative samples.

C. File Certificates in inspection of plant materials by County, State and Federal authorities with Owner's Representative. All plants are to have a certificate of origin.

D. Submit within 30 days after Notice to Proceed a complete list of materials to be furnished and confirmed sources for same. Owner reserves the right to approve or reject suppliers and subcontractors.

E. Gravel Mulch: Submit within 30 days after Notice to Proceed a quart bag sample of specified gravel mulch to the Owner's Representative.

3.03 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. Balled and Burlapped (B & B) Plants: Dig and prepare shipment according to the accepted industry standards and in a manner, that will not damage roots, branches, shape, short and long-term health, and future development. Size of rootball shall be as defined in the American Standard for Nursery Stock (American Association of Nurserymen; latest edition). B & B plants may only be used if specified in the Contract Documents or if authorized in writing by the Landscape Architect.

2. Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.

3. At Contractor's option, spray evergreen plants and deciduous plants in full leaf with anti-desiccant immediately prior to shipment.

4. Pre-Delivery Inspection: Notify Owner's Representative minimum of two weeks prior to shipping to allow for Pre-Delivery inspection of plant materials at the nursery.

B. DELIVERY

1. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on project site.

2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sandust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.

2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sandust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.

3. Notify Owner's Representative of delivery schedule a minimum of 48 hours in advance so plant material can be inspected prior to unloading from trucks.

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OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

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

SHEET TITLE
LANDSCAPE SPECIFICATIONS A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

SHEET
L3.0
OF 18 SHEETS

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THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

LANDSCAPE SPECIFICATIONS

4. Remove rejected material immediately from site.

5. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems. (See paragraph 3.06 in this Section for special handling directions for palms).

3.04 PLANT STANDARDS

A. Use the following publications for qualifying plant material acceptable for installation:

1. "American Standard for Nursery Stock"; Edition approved 1985 by American National Standards Institute, Inc. (Z60.1) Plant materials.

2. "Hortus Third", 1976; Cornell University plant nomenclature.

3. Arizona Nursery Association Grower's Committee "Recommended Specifications", 1985, Arizona Nursery Association.

4. Refer to Section 02920, Soil Preparation and soil mixes, for portion of work required in this section.

B. Plants, other than palms, shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least two years unless specifically noted otherwise. Plants shall be exceptionally heavy, symmetrical, tightly knit, so trained or favored in development and appearance as to by superior in form, number of branches, compactness and symmetry.

C. Plants shall be sound, heavy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect, pests, eggs or larvae, and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Soil in the containers shall be free of disease and pathogens.

D. Plants shall be true to species and variety and shall conform to measurements specified, except that plants larger than specified may be used if approved by Landscape Architect. Use of such plants shall not increase Contract price. If larger plants are approved, the ball of earth shall be increased in proportion to the size of plant. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line. For trees over 4" in caliper, this measurement should be taken from a point 12" above the natural ground line. If a range of size is given, no plant shall be less than the minimum range of size and not less than 40% of the plants shall be as large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants not conforming to the requirements specified will be considered defective. Such plants, whether in place or not, will be marked as rejected and shall be immediately removed from the premises. These will be replaced with new acceptable plants.

E. Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

F. Under no conditions will there be any substitution of plants or sizes for those listed on the accompanying plans, except with the express written consent on the Landscape Architect.

G. Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples must prove no rootbound condition exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Landscape Architect.

H. Field dug plants may be used only if specifically approved in writing by the Landscape Architect prior to ordering. Unless otherwise authorized, field dug plants will be harvested with a two-step method, in which the four sides are cut and box sides installed for a minimum of four (4) months during the growth season prior to digging and boxing the bottom. Spray field dug trees immediately prior to boxing the bottom with antidesiccant. Ensure adequate coverage to trunks, branches and foliage.

I. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Trees with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts of limbs over 3/4" which have not completely calloused, will be rejected.

J. Palms: Shall conform to the following guidelines unless specifically approved in writing by the Owner's Representative.

1. Straight-trunked with maximum variation of 6". Curvatures will be reviewed on an individual basis; gradual curvatures over the length of trunk are in general more acceptable than short bends.

2. When specified, uniformly skinned with the same skinning tool prior to planting to a height of 5' below the base of the petiole of the green frond that is located, as near as possible, to a 45-degree angle from the top center of the tree. Palms that have lost their residual petioles higher than the 5' mark may not be accepted.

3. Trunk diameters for palms called out as washingtonia hybrids shall be a minimum of 18" in diameter measured 4' up from top of root ball.

4. Root balls conforming to industry standard size and capable of supporting trees without additional bracing; free of noxious or invasive weeds.

3.05 PREPLANTING

A. SITE PREPARATION

1. Examine subgrade and verify conditions under which work will be performed. Notify Owner's Representative if there is a discrepancy between site conditions and Contract Documents.

2. Do not begin soil preparation and planting until all work such as header installation, walks, paving, concrete work, electrical except for fixture location, fencing except where access is necessary, drainage work, gas line installation, irrigation work, and any other work required under plans and specifications around planting areas is completed and approved. Specimen trees twenty (20) inch, and larger box sizes or palm trees are exempt from this rule where access might be restricted by construction phases of landscaping or building. All plants and planting shall be continually maintained by the Landscape Subcontractor.

3. Soil Preparation: Do not commence planting work prior to completion and acceptance of soil preparation.

4. Irrigation: Do not commence planting work prior to installation and acceptance of irrigation system, unless approved in writing by Owner's Representative.

5. Weed before and during preliminary grading and finish grading. All weed and grasses shall be dug out by the roots and removed from site. Site shall be maintained and remain weed free until turnover to the Owner's Authorized Representative.

6. Layout and Staking: Lay out plants at locations shown on Drawings. Use steel sired flags, color coded for each species of plants, or set plants in containers on grade. Stake each tree.

7. Right is reserved to refuse on site review at any time if, in the opinion of the Landscape Architect, an insufficient quantity of plants is provided. Landscape Architect reserves the right to interchange or adjust the locations of plants prior to planting.

8. Equipment for digging plant pits: Use backhoe or hand work to dig tree pits. Scarify sides of the tree pit after excavation (see below). Do not use an auger or tree spade.

9. Containerized Plant Pits: Excavate square plant pits as follows:

Type	Min. Width	Depth
Boxed Trees	Box + 24"	Box + 12"
B & B	Root ball + 18"	Root ball + 12"
Palms	Root ball + 24"	Root ball + 12"
Canned Shrubs	Can + 12"	Can Deep + 6"

Remove excavated soil from project site and/or dispose of as directed by Owner's Representative.

B. DRAINAGE TEST OF PLANT PITS/ OBSTRUCTIONS

1. Pre-wetting of tree plant pits: Fill tree plant pits to the top with water within 72 hours of planting. Plant pits can be planted as soon as water is completely drained. If water is not 90% gone within 24 hours, do not plant and bring to the immediate attention of the Owner and Landscape Architect. Contractor may be required to either dig a substitute plant pit or to mitigate the existing plant pit with a drainage sump. Substitute plant pits and drainage sumps are not part of the basic services and compensation will be awarded to the Contractor.

2. Documentation: Submit written documentation of test pit drainage results, with locations, date and signature of tester.

3. Obstructions: If rock, caliche, underground construction work, tree roots or other obstructions are encountered in the excavation of plant pits, acceptable alternate locations may be used as directed by the Landscape Architect. Excavation of caliche is not part of the Contract price, and if authorized by the Owner's Representative, Contractor will be compensated for excavation pursuant to the Schedule of Labor and Equipment Rate.

3.06 PLANTING OPERATIONS- TREES, SHRUBS, & VINES

A. HANDLING AND DE-POTTING

1. Moisture Level: Thoroughly moisten root balls prior to planting to ensure soil cohesiveness, do not plant dry root balls.

2. Carefully remove plant from the container. Cut tin containers, other than knock-out can, on two sides with the proper type of can cutter to facilitate removal of plants with a minimum of root ball disturbance. Support root ball during installation to prevent cracking.

3. Pry off bottom boards of boxed trees rather than hammering boards off. Boxed plants may not be planted with the bottom or sides of the box in place, unless authorized in writing by the Landscape Architect.

B. SCARIFICATION

1. Plant Pit: Scarify sides of plant pit thoroughly breaking up surface and eliminating "glazed" areas.

2. Plant Root ball: After removing plant from container, scarify the sides of the root ball to a depth of 1 inch at four to six equally spaced intervals around the perimeter of the ball or at 12-inch intervals on the sides of the boxed material. Cut and removed circling roots over 3/8 inch diameter. Scarification should be performed with a sharp soil knife.

C. PLANTING

1. For trees, backfill plant pit to allow crown of root ball to settle to a position even with finished grade. Thoroughly tamp backfill under root ball to reduce setting, and on sides of root ball. Prepare a raised basin as wide as the root ball at each tree for watering prior to shrub and ground cover planting. Refer to detail.

2. Place fertilizer packets evenly in plant pits when backfilled.

3. All shrubs and vines shall be set so that when settled the root balls are 1" above finished grade. Provide basin, refer to detail.

4. When plant pits have been backfilled approximately 2/3 full, water thoroughly and saturate root ball, before installing remainder of the backfill mix on top of pit, eliminating air pockets.

5. Remove nursery type plant labels from plants.

6. For trees in lawn areas, keep a 2' diameter circle centered on the tree trunk free of turf and weeds. Use a precise template covering the area outside of the 2' circle if applying herbicide to prevent overspray dieback.

D. STAKING AND GUYING

1. Trees shall be able to stand upright without support, and shall return to the vertical after their tops have been deflected horizontally and released. Immediately stake trees which do not meet this qualification, as well as plants that are subject to breakage as a result of strong winds.

2. Trees shall remain plumb and straight from installation throughout the maintenance and warranty period.

3. Refer to standard details for staking and guying requirements.

4. Auxiliary Tree Stakes: Some tress may require an auxiliary or leader tree stake in addition to the stakes shown in the standard details. This will be determined by the Owner's Representative; this work is part of the Contract Price.

5. Multi-Trunk Trees: At the option of the Owner's Representative, an alternate form of staking on multi-trunk trees will consist of three tree stakes placed adjacent to the main trunks and at a similar angle. Existing nursery leader stakes or auxiliary tree stakes may or may not be required. An encircling tree tie may or may not be required. This alternate staking method is part of the Contract Price.

6. Staking Mock-Up: Prior to proceeding with staking, prepare for approval by the Owner's Representative one sample of each type of staking to be used on the project. These mock-ups will represent the standard that staking will be compared to. The Contractor will have his employees become thoroughly familiar with the mock-up prior to general staking operations.

4.01 PLANTING OPERATIONS - PALMS

A. PLANTING

1. Arrange delivery time so a minimum amount of time elapses between delivery site and installation (maximum of 3 days). Use necessary precautions to protect palms from weather or other conditions that would damage or impair vigor. Crowns and root balls should be protected from sun and reflected heat; avoid storing on paved surfaces. Covering material, such as 90% shade cloth or burlap, should permit air movement; do not use plastic or rubberized tarpaulins. Water root balls lightly as required during hot weather. Do not stack palms.

2. Measure and record brown trunk height on a tag firmly attached to each tree. These tags are to remain on the tree until approved by the Owner's Representative to remove them.

3. Segregate palms by height as they are delivered to the site if requested.

4. Do no bind or lift palms with rope, wire or chains, use only nylon or fabric sling/straps a minimum of 4" wide. Scarring caused by inappropriate handling and judged unacceptable by the Landscape Architect will cause rejection of the palms. Replacement will be at the expense of the Contractor.

5. Prepare proper size plant pit and test for drainage as described previously.

6. Backfilling: Tap moistened sand backfill at bottom of hole to compact. Insert tree and backfill palm with clean washed concrete sand as shown on the Drawings. Continuously adjust palm to ensure a plumb and securely planted condition. Solidly compact sand around the upper ball and portions of buried trunk while backfilling. Jet sand backfill as required to remove air pockets. Leave basins around each tree unless otherwise directed by Landscape Architect. Coordinate installation of irrigation sleeves, etc. with planting operations.

7. Water immediately and continuously as required to ensure optimum soil moisture levels. Soil moisture levels below grade to be checked regularly with soil probe or other approved method.

8. Staking of palms is not permitted without authorization of the Owner's Representative. If staking is permitted, stakes will be of similar size and stained in a color approved by Owner's Representative; cost of staking palms is not part of the work and will be covered by a Change Order.

9. Untying Fronds: The string trying the fronds should, in general, be cut 45-60 days after planting during the hot months and after 90 days during the winter months. Coordinate with Owner's Representative and palm supplier prior to untying fronds. Do not trim the palms for 30 days after untying them.

10. Exercise extreme caution when pruning, if any is performed to prevent spread of vascular diseases. Dip pruning tools in a sterilizing agent before pruning and before moving from one palm to another.

11. Contractor is to carefully coordinate with Owner's Representative to locate palms within palm groves so that variation in brown trunk height is graduated across the groves or lines of palms. In a grove with similar height palms, the maximum brown trunk height variation is adjacent palms is 12". Coordinate with Owner's Representative to adjust palms with acceptable trunk curvature so that visual impact is minimized.

12. Initial and on-going disease prevention is required; this may include drenching the crown with a fungicide such as "Benlate" and/or soil application of a fungicide such as "Subdue". Contractor is responsible for coordinating these treatments with palm suppliers and Owner's Representative, and for the cost of disease prevention techniques.

13. Apply 4 to 6 lbs. of fertilizer 45 days after planting. Do not fertilize at initial planting. Inject fertilizer below root zone of surrounding lawn area.

14. Palm trees specified as Washington hybrids are to be skinned and are to have a minimum trunk diameter of 16". Measure 4' high from top of root ball.

4.09 WATERING

Plantings shall be watered immediately after planting. After first watering, water shall be applied to plants as conditions may require to keep the plants in a healthy and vigorous growing condition until completion of the contract

4.10 PRUNING

Prune plants only at time of planting and according to standard horticultural practice to preserve the natural character of the plant. Pruning is to be done with the approval and under supervision of the Owner's Representative. Remove dead wood, suckers, broken or badly bruised branches or to develop a uniform appearance. Use only clean, sharp tools. Paint cuts over 3/4" diameter with tree paint, covering exposed, living tissue, if required by owner's Representative. Do not prune evergreen trees and shrubs after October 1st, except to remove dead or diseased tissue; wait until late winter or early spring after danger of significant freezing is past.

4.11 PROTECTION OF PROJECT

A. Do not store material or equipment, permit burning, or operate or park equipment under the branches of existing plants to remain.

B. protect pavement and other hard surfaces from staining by equipment or chemicals during storage and application.

C. provide barricades, fences or other barriers as necessary at the drip line to protect existing plants re remain from damage during construction.

D. The Contractor shall carefully and continuously protect and maintain all areas included in the contract, including lawn areas, plant materials, etc. until final acceptance of the work by Owner's Authorized Representative.

E. The maintenance foreman on the job shall be a competent English-speaking supervisor, experienced in landscape maintenance and capable of discussing matters on the job site.

F. Workman shall present a neat appearance at all times and shall conduct all work operations and dealings with the public in a courteous manner. Workman shall by fully clothed at all times.

G. Inspection
A final inspection shall be called at the end of planting operations and the maintenance period for the purpose of determining compliance with plan and specification intent, workmanship and clean-up. Owner's Authorized Representatives shall receive written verification of inspection dates, and corrections required to work and limits of inspected area before acceptance of corrective work.

4.12 GUARANTEES

A. The Contractor shall guarantee all plant material for a period of 90 days after final inspection and acceptance by the Landscape Architect. All box tress shall be guaranteed from date of acceptance for a period of one year or according to established through procedures by the Landscape Architect. Landscape Maintenance Contractor is to take appropriate action when any tree appears to be in stress. This action is to include soil and tissue samples to determine the nature of the problem.

B. The Contractor shall, within ten (10) days of written notification by landscape Architect, remove and replace all guaranteed plant material which for any reason fails to meet the requirements of the guarantee. Replacement shall be made with plant materials originally specified and shall meet original guarantees.

5.01 GROUNDCOVER

A. PLANTING

1 Ground cover plants shall have been grown in flats and shall remain in those flats until time for transplanting. At time of transplanting, the flat soil shall contain sufficient moisture so that the soil does not fall apart when lifting plants from the flat. Each plant shall be planted with it's proportionate amount of the flat soil in a manner that will insure a minimum of disturbance to the root system.

2. Ground cover plants shall be allowed to dry out before or while being planted specified in ground cover list on landscape plan.

3. Ground cover shall be planted sufficiently deep to cover all roots and spaced as specified in ground cover list on landscape plan.

4. Install in neat, evenly spaced rons in triangular layout, or as shown in the Drawings.

5. Top-dress Fertilizer (N-P-K ratio of 3:3:1): Apply at the rate of 1lb. Nitrogen per 1,000 sq. ft. immediately after completion of planting.

6. Watering: Immediately water groundcover areas after fertilizer application to wash fertilizer off leaves.

MAINTENANCE

A. Subcontractor shall adhere to the following maintenance specifications during the established period. Plant maintenance work shall consist of application of water, weeding, caring for, edging and moving of lawns and performing the following final plant establishment work.

1. The entire project is to be maintained for a period of approximately 60 calendar days, commencing from Owner's Representative and Contractor's Preliminary Walk.

2. During the final maintenance period, all plants and planted areas shall be kept well-watered and weed free at all times.

3. Approximately 30 to 45 days after initial planting, apply a slow release balanced fertilizer to both the turf and shrub area at a rate of 1/2# of nitrogen per 1,000 square feet.

4. Subcontractor shall be responsible for disease and pest control during the maintenance period and a record of pesticides used shall be furnished to Owner's Representative.

5. Subcontractor shall raise or lower sprinkler heads to proper level and shall adjust heads as needed for full coverage.

6. Grass is to be mowed before it exceeds 2^ in height. Collect visible grass clippings mowing operations and remove from site.

Item 2.

HDG

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PROJECT:
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REVISIONS	DATE	BY

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

SHEET TITLE
LANDSCAPE SPECIFICATIONS B

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

SHEET
L3.1
OF 18 SHEETS

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IRRIGATION SPECIFICATIONS

1.01 GENERAL CONDITIONS

The requirements of the "General Conditions of the Contract" shall apply to all work of this Section with the same force and effect as though repeated in full herein.

1.02 DESCRIPTION

A. SCOPE OF WORK:

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.03 QUALITY ASSURANCE & REQUIREMENTS

A. PERMITS AND FEES:

The Contractor shall obtain and pay for any and all permits and all inspections as required.

B. MANUFACTURER'S DIRECTIONS:

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. ORDINANCES AND REGULATIONS:

All local, municipal and state laws, and rules and regulations governing to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. EXPLANATION OF DRAWINGS:

1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of this work and plan his work accordingly, furnishing such fittings etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The Work shall be installed in such a matter as to avoid conflicts between irrigation systems, planting, and architectural features.

2. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

3. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation Contractor shall assume full responsibility of any revision necessary.

1.04 SUBMITTALS

A. MATERIALS LIST:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No Substitution will be allowed without prior written approval by the Owner's Authorized Representative.

2. A complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used. Irrigation submittal must be specific and complete. All items must be listed and should include solvent/primer, wire, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.

3. The Contractor may submit substitutions for equipment and materials listed on the irrigation drawings by following procedures as outlined in Section 6 of the Irrigation Specifications.

4. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

5. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.

6. Manufacturer's warranties shall not relieve the Contractor of this liability under the guarantee. Such warranties shall only supplement the guarantee.

B. RECORD AND AS-BUILT DRAWINGS:

1. The Contractor shall provide and keep up to date a complete "as-built" record set of blueline prints which shall be corrected daily and show every change from the original drawings and specifications and the exact @as-built^ locations, sizes, and kinds of equipment. Prints may be obtained from the Architect at cost. This set of drawings shall be kept on site and shall be used only as a record set.

2. The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc., the location of the following items:

   a. Connection to existing water lines.

   b. Connection to existing electrical power.

   c. Gate valves.

   d. Routing of sprinkler pressure lines (dimensions max. 100' along routing).

   e. Electric control valves.

   f. Routing of control wiring.

   g. Quick coupling valves.

   h. Other related equipment as directed by the Owner's Authorized Representative.

3. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed plans to the Owner's Authorized Representative. Delivery of the seplas will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. EQUIPMENT TO BE FURNISHED:

1. Supply as part of this contract the following:

   a. Two (2) keys for each field satellite to the controller

   b. Two (2) quick coupler keys

   c. Ten (10) emitters of each type in legend

   d. Six (6) bubblers

   e. Six (6) spray heads of each type in legend

2. The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received these items must be shown to the Owner's Authorized Representative.

1.05 PRODUCT DELIVERY STORAGE AND HANDLING

A. HANDLING OF PVC AND FITTINGS:

The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

1.06 SUBSTITUTIONS

A. If the Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information of the Owner's authorized representative for review:

   1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.

   2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.

   3. Provide the amount of cost savings if the substituted item is approved.

B. The Owner's authorized representative shall have the sole responsibility in accepting or rejecting any substituted item as an approved equal to those equipment and materials listed on the irrigation drawings and specifications.

1.07 GUARANTEE

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the following form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. A copy of the guarantee form shall be included in the operations and maintenance manual.

C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT:
LOCATION;

SIGNED:

ADDRESS:

PHONE: DATE OF ACCEPTANCE:

IRRIGATION PRODUCTS

2.01 MATERIALS

A. GENERAL:

Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. PVC PRESSURE MAIN LINE PIPE AND FITTINGS:

1. Pressure main line piping shall be PVC Schedule 40 (2", 3" - Class 315, 4" and larger - Class 200 Bell) with solvent welded joints. PVC pipe for irrigation systems serviced from the domestic water supply system shall be white in color. Refer to irrigation plans for additional information.

2. Schedule 40 pipe shall be made from NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specifications PS-22-70.

3. PVC solvent-weld fittings shall be Schedule 40, I-2, II-I NSF approved conforming to ASTM test procedure D2466.

4. Solvent cement and primer for PVC solvent- weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.

5. All PVC pipe must bear the following markings:

a. Manufacturer's name

b. Nominal pipe size

c. Schedule or class

d. Pressure rating in P.S.I.

e. NSF (National Sanitation Foundation) approval

6. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC NON-PRESSURE LATERAL LINE PIPING AND FITTINGS:

1. Non-Pressure buried lateral line piping shall be PVC Class 200 with solvent-weld joints in planted areas. PVC pipe for irrigation systems serviced from the local water agency's domestic water system shall be white in color. Refer to irrigation plans for additional information.

2. Pipe shall be made from NSF approved, Type I, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-70 with an appropriate standard dimension ratio.

3. Except as noted in paragraphs 1 and 2 of Section 2C, all requirements for non-pressure lateral line piping and fittings shall be the same as for the solvent-weld pressure main line pipe and fittings as set forth in Section 2B of these specifications.

D. BRASS AND PIPE FITTINGS:

1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification #WA-P-351.

2. Fittings shall be red brass conforming Federal Specification #WA-P-351.

E. COPPER PIPE FITTINGS:

1. Pipe: Type K Hard tempered

2. Fittings: wrought, copper, solder joint type

3. Joints shall be soldered with silver solder, 45% silver, 15% copper, 16% zinc, 24% cadmium, solidus at 1125 1/8 and liquids at 1145 1/8 F.

F. GATE VALVES:

1. Gate valves 3" and smaller shall meet the following requirements:

   a. Gate valve shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non-rising stem, and solid wedge disc.

   b. Gate valve shall have threaded ends and shall be equipped with a bronze handwheel.

   c. Gate valve shall be similar to those manufactured by NIBCO or approved equal. Refer to plans.

2. All gate valves shall be installed per installation details.

G. QUICK COUPLING VALVES:

1. Quick controlling valves shall have a brass, one or two-piece body designed for working pressure of 150 P.S.I.

2. Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.

3. Quick coupling valves used on domestic water systems shall be equipped with a thermoplastic rubber cover yellow in color.

H. BACKFLOW PREVENTION UNIT (DOMESTIC WATER SYS. ONLY)

1. Backflow prevention unit shall be of size and type indicated on the irrigation drawings. Install backflow prevention unit in accordance with irrigation construction details.

2. All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local code. The Contractor shall verify with the local governing body as to material type and installation procedures prior to start of construction. Submit shop drawing for approval.

I. CHECK VALVES:

Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drain-out from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. VALVE WIRING:

1. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

   Size: 10 GA - Common
   14 GA - Pilot

2. Where more that one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.

3. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching wire conductors.

4. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.

K. ELECTRIC CONTROL VALVE:

1. All electric control valves shall be the same size and type shown on the Drawings.

2. All electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

4. CHRISTY I.D. TAG NOTE: Landscape Contractor is to special order Christy's Maxi Tags. Tags shall be white in color and are to be marked with valve numbers.

L. VALVE BOX:

1. Refer to details.
   Extension sleeve shall be PVC with minimum size of six (6) inches.

2. Refer to details.
   Use 10A DIA deep round plastic valve box for all quick coupling valves.

M. BUBBLER HEAD:

1. Riser units shall be fabricated in accordance with the installation details.

2. Riser nipples shall be SCH 80 for all bubbler heads shall be the same size as the riser opening in the sprinkler body.

3. All bubbler heads of the same type shall be the same manufacturer.

N. DRIP EMITTERS, EMITTER TUBING AND FITTINGS:

1. Emitter body shall be manufactured of durable plastic construction resistant to ultra-violet rays and a highly inert silicone elastometer diaphragm which is resistant to chemicals. The emitter shall have a color-coded inlet barb to identify flow rate and shall be pressure compensating for a rated flow of + 10% over a pressure variant of 15 to 45 P.S.I. Emitters shall for irrigation legend.

2. Non-pressure lateral line piping for drip systems shall be Class 200, white in color for domestic water, with PVC tee fittings. Refer to details.

3. Install flush valves at terminus of each drip line run per plan.

4. Provide filtration and pressure regulation for each drip system. Refer to drawing for equipment types and sizes required.

O. MISCELLANEOUS IRRIGATION EQUIPMENT:

1. Refer to the Drawings for sizes and types of miscellaneous irrigation equipment.

2. All miscellaneous irrigation equipment shall be as specified or approved equal.

IRRIGATION - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the Owner's Authorized Representative prior to proceeding with work under this Section.

B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.

C. Coordinate installation of sprinkler irrigation materials including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.

D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.02 PREPARATION

A. PHYSICAL LAYOUT:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.

2. All layout shall be reviewed by the Owner's Authorized Representative prior to installation.

B. WATER SUPPLY:

1. The irrigation system shall be connected to residence meter as indicated on the drawings.

2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

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SHEET
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IRRIGATION SPECIFICATIONS

3.03 INSTALLATION:

A. TRENCHING

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.

2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of 2 1/2 - inch nominal diameter or smaller.

3. Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of 3-inch nominal diameter or larger.

4. Provide for a minimum of twelve (12) inches for all non-pressure lines.

5. Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. BACKFILLING:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Owner's Authorized Representative.

4. If settlement occurs and necessitates adjustments in pipe, valves sprinkler heads, lawn plantings, or other installed work, the Contractor shall make all required adjustments without cost to the General contractor.

C. TRENCHING AND BACKFILL UNDER PAVING:

1. Trenches located under areas where paving, asphaltic concrete, or concrete will be installed, shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Owner's Authorized Representative. No hydraulic driving will be permitted under concrete paving.

3. Provide for a minimum cover of eighteen (18) inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

D. ASSEMBLIES:

1. Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per the Drawings.

2. Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Owner's Authorized Representative.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use the threaded PVC adapters into which the pipe may be welded.

E. LINE CLEARANCE:

1. All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. CONTROLLERS:

1. Refer to Irrigation Plans for controller information.

G. QUICK COUPLER / GATE VALVES:

1. Install quick coupler and gate valves in a separate 10" DIA round box. Where possible, locate valves shall be located in shrub areas.

2. Each quick coupler and gate valve box is to be branded with "QV" for quick couple and "GV" for gate valve 2" letters.

H. ELECTRIC CONTROL VALVES:

1. Install each electric control valve in a separate valve box. Where possible, electric control valves shall be located in shrub areas, not in turf or annual color areas. Refer to Detail.

2. Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes.

3. Each valve number shall be heat branded on valve box lid with 2" tall letters.

I. FLUSHING OF SYSTEM:

1. After all new sprinkler pipe lines are risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Authorized Representative.

J. SPRINKLER HEADS:

1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.

2. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.

3.04 TEMPORARY REPAIRS

The Owner's Authorized Representative reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right by the Owner's Authorized Representative shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with tow coats of Tree Seal, or equal. Trenches adjacent to tree should be closed within twenty-four (24) hours; and where this not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. ADJUSTMENT OF THE SYSTEM:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contractor shall be accomplished with ten (10) days after notification by the Owner's Authorized Representative or Landscape Architect.

4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.

B. TESTING OF THE IRRIGATION SYSTEM:

1. The Contractor shall request the presence of the Owner's Authorized Representative in writing at least 48 hours in advance of testing.

2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.

NOTE: Testing of pressure main lines shall occur prior to installation of the electric controls valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.

4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Owner's Authorized Representative. No pipe shall b backfilled until it has been observed, tested and approved in writing.

6. Furnish necessary force pump and all other test equipment.

7. When the irrigation system is completed, perform a coverage test in the presence of the Owner's Authorized Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations form the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Authorized Representative. This test shall be accomplished before any ground cover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting. (With the exception of areas irrigated by drip.)

B. The Owner's Authorized Representative reserves the right to wave or shorten the operation period.

3.08 CLEAN- UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage occurring to the work of others shall be repaired to original conditions.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

A. The Contractor shall operate each system in its entirety for the Owner's Authorized Representative and the Maintenance Contractor at time of final observation. Any items deemed not acceptable by the owner's Authorized Representative shall be reworked to the complete satisfaction of the Owner's Authorized Representative.

B. The Contractor shall show evidence to the owner's Authorized Representative that the Owner has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Owner's Authorized Representative in advance for the following observation meetings, according to the time indicated:

1. Pre-Job Conference - 7 days
2. Pressure supply line installation and testing - 48 hours
3. Control wire installation - 48 hours
4. Lateral line and sprinkler installation - 48 hours
5. Emitter system installation - 48 hours
6. Coverage test - 48 hours
7. Final site observation - 48 hours

B. When site observations have been conducted by a party other than the Owner's Authorized Representative, show evidence in writing of when and by whom these observations were made.

C. No site observations will commence without record drawings. In the event the Contractor calls for a site visit without record drawings, without completing previously noted corrections, or without preparing the system for said visit, he shall be responsible for reimbursing the owner's Authorized Representative at his current hourly billing rate, portal to portal (plus transportation costs), for the inconvenience. No further site observations will be scheduled until this charge has been paid and received.

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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER HERMANN
Signature
4/30/24
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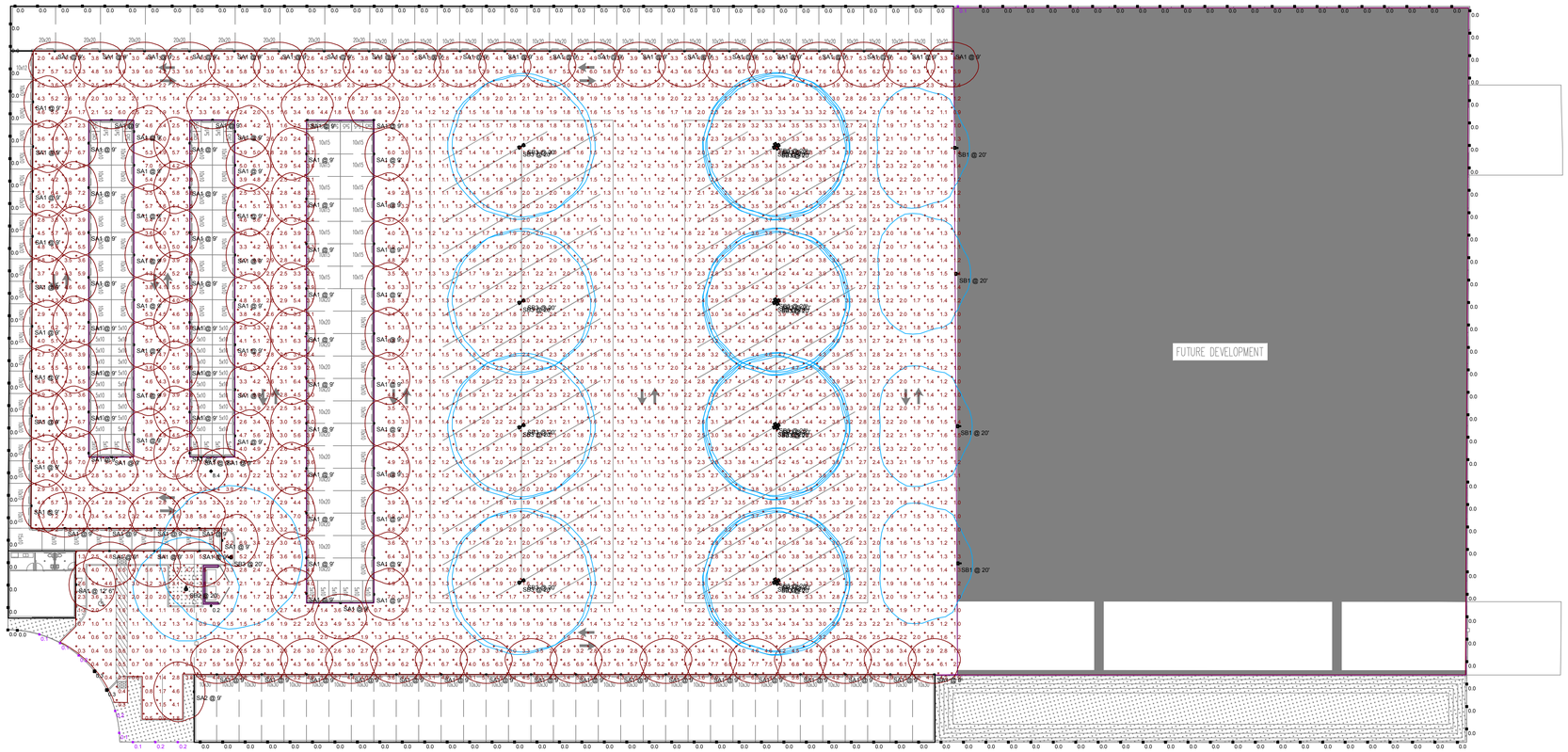
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DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

SHEET
L3.3
OF 13 SHEETS

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

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PHOTOMETRIC PLAN - PHASE I

1"=30'-0"

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	SA1	119	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1	1376	1	10.8751
	SA2	1	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	1	16.7843
	SB1	4	Lithonia Lighting	DSXO LED P1 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	1	3644	1	33.21
	SB2	1	Lithonia Lighting	DSXO LED P1 30K 80CRI TSM	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	4358	1	33.21
	SB3	25	Lithonia Lighting	DSXO LED P2 30K 80CRI TSM	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	5621	1	45.14

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	2.8 fc	8.4 fc	0.2 fc	42.0:1	14.0:1
Property Line	X	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

ELECTRICAL POWER DEMAND 208 /120V, 1PHASE, 3W

LIGHTING LOAD:	2.61	KVA
NET TOTAL DEMAND LOAD:	**2.61**	KVA
AT 240/120V, 1-PHASE, 3-WIRE:	**12.54**	AMPS

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SUNRIDGE SELF-STORAGE EXPANSION

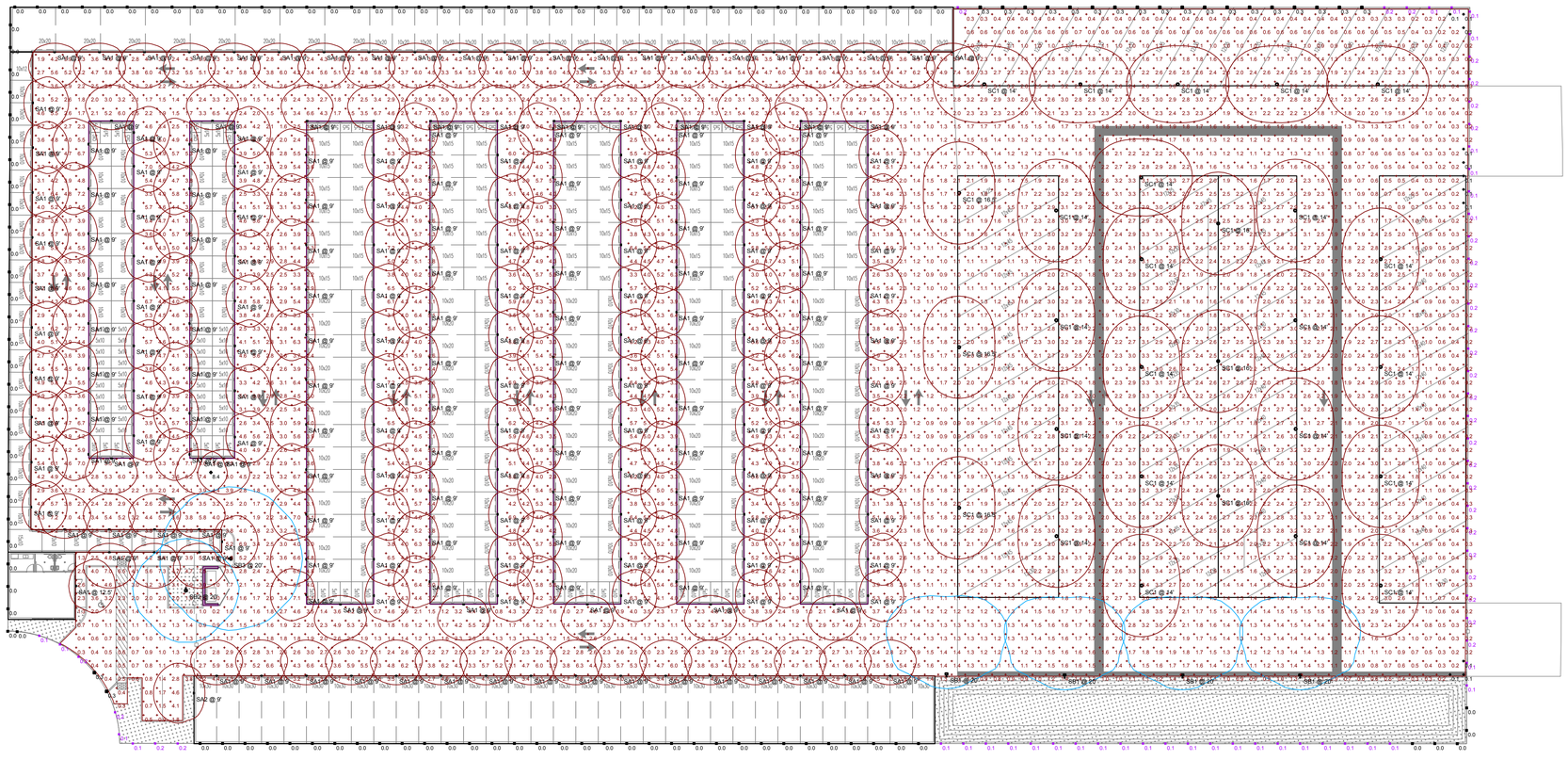
TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
0	XX/XX/XX	CUP SUBMIT.
1		
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5		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"X36" SCALE:	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	
STATUS:	PLANN.

PH-1



Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	SA1	218	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1	1376	1	10.8751
	SA2	1	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	1	16.7843
	SB1	4	Lithonia Lighting	DSX0 LED P1 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	1	3644	1	33.21
	SB2	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI TSM	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	4358	1	33.21
	SB3	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI TSM	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	5621	1	45.14
	SC1	28	Lithonia Lighting	VCPG LED P2 30K TSR MVOLT	VCPG LED WITH P2 - PERFORMANCE PACKAGE, 3000K, TSR OPTIC TYPE	1	4426	1	33.96

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	2.9 fc	8.4 fc	0.1 fc	84.0:1	29.0:1
Property Line	X	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

ELECTRICAL POWER DEMAND 208 /120V, 1PHASE, 3W

LIGHTING LOAD:	3.53	KVA
NET TOTAL DEMAND LOAD:	**3.53**	KVA
AT 240/120V, 1-PHASE, 3-WIRE:	**16.99**	AMPS

PHOTOMETRIC PLAN - PHASE II

1"=30'-0"

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SUNRIDGE SELF-STORAGE EXPANSION

TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
1	XX/XX/XX	CUP SUBMIT.
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	
STATUS:	PLANN.

PH-2



ARC1 LED
Architectural Wall Luminaire

DLC Premium · DLC · DLC Outdoor · Nightime Friendly · IDA

WHAT'S NEW IN 20

Catalog Number

Notes

Type SA1 & SA2

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: (without options) 7 lbs



ARC LED Family Overview

Luminaire	Standard E4W, 0° C	Cold E4W, -20° C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT[1] 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[2] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[3] SPDSKV 6kV surge protection FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[4]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 347V not available with E4WH.
2 FAO not available with DMG.

Accessories

Ordered and shipped separately.
W5BBW DDBXD U Surface - mounted back box (specify finish)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Optics	Lumens
E4WH	620

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate L77, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND
0.25 fc
0.5 fc
1.0 fc
3.0 fc



MH = 10ft
Grid = 10ft x 10ft

ARC1 LED P3 40K

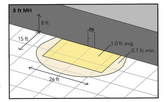
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

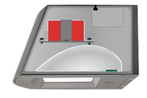
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.



Grid – 10ft x 10ft

ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup
D = 6.5"
H = 5"
W = 11"



BBW – Standard Back Box
D = 1.5"
H = 4"
W = 5.5"
For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nightime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 0
LED Area Luminaire

DLC Premium · DLC · Nightime Friendly · IDA · Wireless

d⁰series

Catalog Number

Notes

Type SB1, SB2, SB3

Hit the Tab key or mouse over the page to see all interactive elements.

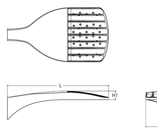
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P2 P5 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V-480V)[5,6]	**Shipped included** SPA Square pole mounting (Ø3 drilling, 3.5" min. SQ pole) RPA Round pole mounting (Ø3 drilling, 3" min. RND pole) SPA5 Square pole mounting (Ø5 drilling, 3" min. SQ pole)[7] RPA5 Round pole mounting (Ø5 drilling, 3" min. RND pole)[7] SPABN Square narrow pole mounting (Ø6 drilling, 3" min. SQ pole) WBA Wall bracket[8]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,14]	HS	Houseside shield (black finish standard)[8]	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,14,15]	FAO	Field adjustable output[12,15]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[16]	BL30	Bi-level switched dimming, 30%[14,15]	DWHXD	White
PERS	Five-pin receptacle only (controls ordered separate)[14,15]	BL50	Bi-level switched dimming, 50%[14,15]	DDBTXD	Textured dark bronze
		DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[3]	DBLBXD	Textured black
		Shipped separately		DNATXD	Textured natural aluminum
		EGS	External Glare Shield (reversible, field install required, matches housing finish)	DWHGXD	Textured white
		BS	Bird Spikes (field install required)		

PER7 Seven-pin receptacle only (controls ordered separate)[14,15]

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate L77, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

Electrical Load

Performance Package	System Watts	LED Count	Drive Current (mA)	Wattage	Current (A)				
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

70 CRI		80CRI		90CRI	
Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	77%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

FAO Dimming Settings

FAO Position	% Wattage	% Lumens Output
8	100%	100%
7	93%	93%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Motion Sensor Default Settings

Option	Unoccupied (Restored) Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DCL Elite or advanced control nodes such as NSRAM.	Pins 4 & 5 to dimming leads on driver. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Ecbyte.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the GWA by Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)				40K (4000K, 70 CRI)				50K (5000K, 70 CRI)			
					Lumens	B	U	G	Lumens	B	U	G	Lumens	B	U	G
20	530	P1	33W	T1S	4,906	1	0	1	5,113	1	0	1	5,213	1	0	1
				T2M	4,545	1	0	2	4,736	1	0	2	4,829	1	0	2
				T3M	4,597	1	0	2	4,793	1	0	2	4,885	1	0	2
				T3LG	4,107	1	0	1	4,280	1	0	1	4,363	1	0	1
				T4M	4,666	1	0	2	4,863	1	0	2	4,957	1	0	2
				T4LG	4,244	1	0	1	4,423	1	0	1	4,509	1	0	1
				TFTM	4,698	1	0	2	4,896	1	0	2	4,992	1	0	2
				T5M	4,851	3	0	1	5,053	3	0	1	5,151	3	0	1
				T5W	4,878	3	0	1	5,084	3	0	2	5,183	3	0	2
				T5LG	4,814	2	0	1	5,018	2	0	1	5,115	2	0	1
				BLC3	3,344	0	0	1	3,485	0	0	1	3,553	0	0	1
				BLC4	3,454	0	0	2	3,599	0	0	2	3,670	0	0	2
				RCCO	3,374	0	0	1	3,517	0	0	1	3,585	0	0	1
				LCCO	3,374	0	0	1	3,517	0	0	1	3,585	0	0	1
				AFR	4,906	1	0	1	5,113	1	0	1	5,213	1	0	1
		P2	45W	T1S	6,328	1	0	1	6,595	1	0	1	6,724	1	0	1
				T2M	5,862	1	0	2	6,109	1	0	2	6,228	1	0	2
				T3M	5,930	1	0	3	6,180	1	0	3	6,301	1	0	3
				T3LG	5,297	1	0	1	5,521	1	0	1	5,628	1	0	1
				T4M	6,018	1	0	3	6,272	1	0	3	6,395	1	0	3
				T4LG	5,474	1	0	1	5,705	1	0	1	5,816	1	0	1
				TFTM	6,060	1	0	3	6,316	1	0	3	6,439	1	0	3
				T5M	6,192	3	0	1	6,453	3	0	2	6,579	3	0	2
				T5W	6,293	3	0	2	6,558	3	0	2	6,686	3	0	2
				T5LG	6,210	2	0	1	6,472	3	0	1	6,598	3	0	1
				BLC3	4,313	0	0	2	4,495	0	0	2	4,583	0	0	2
				BLC4	4,455	0	0	2	4,643	0	0	2	4,733	0	0	2
				RCCO	4,352	0	0	2	4,536	0	0	2	4,624	0	0	2
				LCCO	4,352	0	0	2	4,536	0	0	2	4,624	0	0	2
				AFR	6,328	1	0	1	6,595	1	0	1	6,724	1	0	1
		P3	69W	T1S	9,006	1	0	2	9,386	1	0	2	9,569	1	0	2
				T2M	8,343	2	0	3	8,694	2	0	3	8,864	2	0	3
				T3M	8,439	2	0	3	8,795	2	0	3	8,967	2	0	3
				T3LG	7,539	1	0	2	7,857	1	0	2	8,010	1	0	2
				T4M	8,565	2	0	3	8,926	2	0	3	9,100	2	0	3
				T4LG	7,790	1	0	2	8,119	1	0	2	8,277	1	0	2
				TFTM	8,624	1	0	3	8,988	1	0	3	9,163	2	0	3
				T5M	8,812	3	0	2	9,184	4	0	2	9,363	4	0	2
				T5W	8,955	4	0	2	9,333	4	0	2	9,515	4	0	2
				T5LG	8,838	3	0	1	9,211	3	0	1	9,390	3	0	1
				BLC3	6,139	0	0	2	6,398	0	0	2	6,522	0	0	2
				BLC4	6,340	0	0	3	6,607	0	0	3	6,736	0	0	3
				RCCO	6,194	1	0	2	6,455	1	0	2	6,581	1	0	2
				LCCO	6,194	1	0	2	6,455	1	0	2	6,581	1	0	2
				AFR	9,006	1	0	2	9,386	1	0	2	9,569	1	0	2
		P4	93W	T1S	11,396	1	0	2	11,877	1	0	2	12,109	2	0	2
				T2M	10,557	2	0	3	11,003	2	0	3	11,217	2	0	3
				T3M	10,680	2	0	3	11,130	2	0	3	11,347	2	0	3
				T3LG	9,540	1	0	2	9,942	1	0	2	10,136	1	0	2
				T4M	10,839	2	0	3	11,296	2	0	3	11,516	2	0	4
				T4LG	9,858	1	0	2	10,274	1	0	2	10,474	1	0	2
				TFTM	10,914	2	0	3	11,374	2	0	3	11,596	2	0	3
				T5M	11,152	4	0	2	11,622	4	0	2	11,849	4	0	2
				T5W	11,332	4	0	3	11,811	4	0	3	12,041	4	0	3
				T5LG	11,184	3	0	1	11,656	3	0	2	11,883	3	0	2
				BLC3	7,768	0	0	2	8,096	0	0	2	8,254	0	0	2
				BLC4	8,023	0	0	3	8,362	0	0	3	8,524	0	0	3
				RCCO	7,838	1	0	2	8,169	1	0	2	8,328	1	0	2
				LCCO	7,838	1	0	2	8,169	1	0	2	8,328	1	0	2
				AFR	11,396	1	0	2	11,877	1	0	2	12,109	2	0	2

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Item 2.

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SUNRIDGE SELF-STORAGE EXPANSION

TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
1	XX/XX/XX	CUP SUBMIT.
2		
3		
4		
5		
6		

ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE:	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	
STATUS:	PLANN.

PH-3



VCPG LED
Parking Garage

Catalog Number

Notes

Type SC1

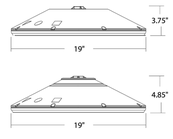
Fill the full-key or status-sensitive fields in the top-right corner of all interactive elements.

Specifications

Diameter: 19"

Height: 3.75" (4.85" with Up-Light)

Weight (max, with no options): 18 lbs



A+ Capable options indicated by this color background.

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

VCPG LED								
Series	**LED/Light Engines**	**Package**	**Color Temperature**	**Color Rendering Index**	**Distribution**	**Voltage**		**Mounting**
VCPG LED	V4 4 Light Engines V8 8 Light Engines	P1 P2 P3 P4 P5 P6 P7	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	70CRI 80CRI	T1M Type V, medium T1R Type V, rectangular T5W Type V, wide T5E Type V entry LANE[1] Drive lane	MVOLT[2] 347 480	For ordering with fuse 120 208 240 277 347 480	**Shipped included** PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSXWBA accessory to mount to a wall) **Shipped separately** YK Yoke/trunnion mount[3]

Options				Finish (required)		Packaging	
Shipped installed		**Standalone Sensors/Controls[5]**		DNAXD	Natural aluminum	(blank)	Job Pack/Units (ships as job pack of 10pcs per; balance in units)
UPL1	Up-Light: 500 lumens	PIR	Motion/ambient sensor for 8-15' mounting heights	DDBXD	Dark bronze	U	Unit packs only
UPL2	Up-Light: 700 lumens	PIRH	Motion/ambient sensor for 15-30' mounting heights	DBLXD	Black		
E8WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (8W, -20°C min)[4,6,9]	PIR8FCSV	Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output				
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)[4,6,9]	PIRH15FCSV	Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output				
HA	High ambient (50°C, only P1-P4)[1]						
SF	Single fuse (120V, 277V, 347V)	**Networked Sensors/Controls[7]**					
DF	Double fuse (208V, 240V, 480V)	NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights				
SPD10KV	10KV Surge Pack	NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights				
L053A	50in (3ft) lead length	NLTAIR2 PIR924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights[9]				
L057A	72in (6ft) lead length	NLTAIR2 PIRH924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15'-30' mounting heights[9]				
L058A	108in (9ft) lead length						
DMG	External 0-10V leads (no controls)[1]						
TP	Tamper proof screws						
Shipped Separately							
WG	Wire Guard						
BDS	Bird Shroud						
HS	House Side Shield						
BSW	Bird Spikes						

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Ordering Information Cont.

Accessories

Ordered and shipped separately.

VCPGBDS DWHXD U	Bird shroud for PM (specify finish)	VCPGWG U	Wire guard
VCPGBDS YK DWHXD U	Bird shroud for YK (specify finish)	SLVSQ	Quick mount pendant swivel kit, square
VCPGBDS DWHXD U	Bird shroud for PM with Up-Light (specify finish)	SLVRD	Quick mount pendant swivel kit, round
VCPGBDS YK DWHXD U	Bird shroud for YK with Up-Light (specify finish)	VCPG YK DWHXD U	Yoke mount kit (specify finish)
VCPGSRM U	Surface mount kit, with no Up-Light	RSXWBA DWHXD U	RSXWBA wall bracket (specify finish)
VCPGSFRM U	Surface mount kit, with Up-Light	VCPGHS DWHXD U	House side shield (specify finish)
VCPGSCY20	Safety cable 120"		

NOTES
1. P1-P6 not available with V8. P7 not available with V4.
2. Not available with P7.
3. YK is for vertical height adjustment. No angle adjustment. Use PM and SLVSQ or SLVRD for mounting to angled ceiling or canopies.
4. Not available with 347V or 480V.
5. E8WC and E10WH only rated up to 35°C ambient.
6. E8WC & E10WH only available with P1-P4 packages.
7. DMG option not available with standalone or networked sensors/ controls.
8. Needs an nLight Air Normal Power Sensing (NPS) device in the network. VCPG NLTAIR2 PIR and PIRH devices cannot act as NPS devices.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	Watts	Distribution Type	30K (3000K, 70 CRI)		35K (3500K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	27W	T1E	3,581	133	3,670	136	3,815	144	3,876	146
		T1M	3,620	136	3,710	140	3,856	145	3,917	147
		T1W	3,592	135	3,681	139	3,827	144	3,888	146
		T1R	3,464	130	3,550	134	3,690	139	3,749	141
		LANE	3,507	132	3,594	135	3,736	141	3,796	143
P2	34W	T1E	4,577	135	4,691	138	4,876	144	4,954	146
		T1M	4,626	136	4,741	140	4,928	145	5,007	147
		T1W	4,591	135	4,705	139	4,891	144	4,968	146
		T1R	4,427	130	4,537	134	4,716	139	4,791	141
		LANE	4,482	132	4,594	135	4,775	141	4,851	143
P3	43W	T1E	5,808	134	5,952	137	6,187	143	6,286	145
		T1M	5,870	135	6,015	139	6,253	144	6,353	146
		T1W	5,825	134	5,970	138	6,205	143	6,304	145
		T1R	5,617	130	5,757	133	5,984	138	6,079	140
		LANE	5,688	131	5,829	134	6,059	140	6,155	142
P4	56W	T1E	7,391	131	7,575	135	7,874	140	7,999	142
		T1M	7,470	133	7,656	136	7,958	141	8,085	144
		T1W	7,414	132	7,597	135	7,898	140	8,023	143
		T1R	7,149	127	7,326	130	7,615	135	7,737	137
		LANE	7,238	129	7,418	132	7,711	137	7,834	139
P5	82W	T1E	10,189	124	10,442	127	10,854	132	11,027	134
		T1M	10,298	125	10,553	128	10,970	134	11,145	136
		T1W	10,220	124	10,473	128	10,887	133	11,060	135
		T1R	9,855	120	10,099	123	10,498	128	10,665	130
		LANE	9,978	121	10,226	124	10,629	129	10,799	131
P6	108W	T1E	12,878	120	13,197	123	13,719	127	13,937	129
		T1M	13,015	121	13,338	124	13,865	129	14,086	131
		T1W	12,917	120	13,237	123	13,760	128	13,979	130
		T1R	12,455	116	12,764	119	13,268	123	13,480	125
		LANE	12,611	117	12,924	120	13,435	125	13,649	127
P7	122W	T1E	15,503	125	15,887	128	16,515	133	16,778	135
		T1M	15,668	126	16,057	129	16,691	135	16,957	137
		T1W	15,549	125	15,935	129	16,564	134	16,828	136

Up-light Lumen Output

Up-light Option	Watts	Lumens
UPL1	6.5W	519
UPL2	8.5W	715

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.926
35K	0.945
40K	0.967
50K	0.965

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0 °C	32 °F	1.03
10 °C	50 °F	1.02
20 °C	68 °F	1.01
25 °C	77 °F	1
30 °C	86 °F	0.99
40 °C	104 °F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.94	0.89

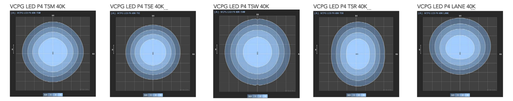
Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	27W	0.22	0.13	0.12	0.10	0.08	0.06
P2	34W	0.28	0.16	0.14	0.13	0.10	0.08
P3	43W	0.37	0.21	0.18	0.16	0.13	0.09
P4	56W	0.48	0.28	0.24	0.21	0.16	0.12
P5	82W	0.68	0.40	0.35	0.30	0.24	0.18
P6	108W	0.91	0.52	0.45	0.39	0.32	0.23
P7	124W	1.03	0.59	0.51	0.44	0.37	0.27

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VCPG LED Rev. 02/22/23

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting VCPG LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards



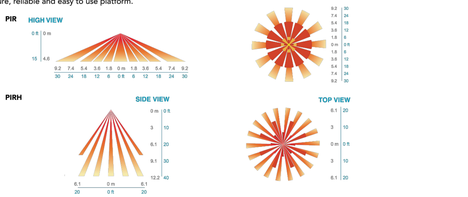
Control/Sensor Options

Motion/Ambient Sensor (PIR_, PIRH)

Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

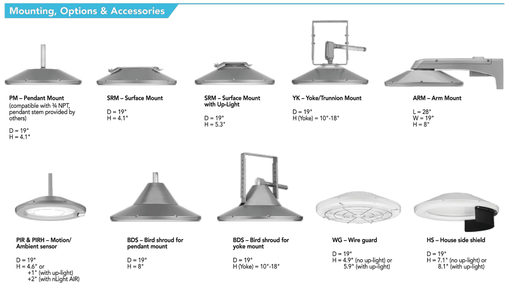


Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Dwell Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR5FCSV or PIR5FCSV	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec

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Mounting, Options & Accessories



PM – Pendant Mount (compatible with ¾ NPT, pendant stem provided by others)
D = 19"
H = 4.1"

SRM – Surface Mount
D = 19"
H = 4.1"

SRM – Surface Mount with Up-Light
D = 19"
H = 5.3"

YK – Yoke/Trunnion Mount
D = 19"
H (Yoke) = 10"-18"

ARM – Arm Mount
L = 28"
W = 19"
H = 8"

PIR & PIRH – Motion/ Ambient sensor
D = 19"
H = 4.6" or
+1" (with up-light)
+2" (with nLight AIR)

BDS – Bird shroud for pendant mount
D = 19"
H = 8"

BDS – Bird shroud for yoke mount
D = 19"
H (Yoke) = 10"-18"

WG – Wire guard
D = 19"
H = 4.5" (no up-light) or 5.9" (with up-light)

HS – House side shield
D = 19"
H = 7.1" (no up-light) or 8.1" (with up-light)

FEATURES & SPECIFICATIONS

INTENDED USE
The visually comfortable optics, energy savings, and long life of the VCPG LED Parking Garage luminaire make it an ideal choice for new commercial installations and retrofit parking garage opportunities. It is designed to meet or exceed recommended illuminance criteria when installed as a direct replacement of most HID parking garage luminaires. Its modern dayform and aesthetics also make it appealing for indoor low-bay applications.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is separated from the heat generating light engines and mounted in direct contact with the casting to promote low operating temperatures, higher lumen maintenance and long life. The housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Light guide technology provides a diffused light source, reducing glare from direct view of the LEDs. The light source is recessed into the luminaire, further reducing the high angle glare from the luminaire. A combination of precision molded micro prismatic acrylic lenses and back reflectors provide five different photometric distributions tailored specifically to parking garage applications. Up-light option comes with a dedicated light engine and custom optic designed to efficiently spread light on to the ceiling, thus reducing the cave effect.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L89/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 6.0 KV surge rating. When ordering the SPD10KV option, a separate 10kV (3kA) surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). Luminaire is 0-10V dimmable down to 10% or lower.

INSTALLATION
Standard configuration accepts a rigid or free-swinging 3/4" NPT stem for pendant mounting. The surface mount option attaches to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with set screws. Also, available with a yoke/trunnion mount option with 3/4" NPT provision for flexible conduit entry (conduit by others); height can be adjusted from 10-18". Supply leads are 24" in length as standard. Longer supply leads are available as additional options. Design can withstand up to a 3.0 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. IP66 rated for outdoor applications. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy American(h) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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VCPG LED Rev. 02/22/23

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SUNRIDGE SELF-STORAGE EXPANSION

TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
1	XX/XX/XX	CUP SUBMIT.
2		
3		
4		
5		
6		
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	
STATUS:	PLANN.

PH-4

RESOLUTION NO. PC 2023-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 369 TO ALLOW THE CONSTRUCTION OF A MINI STORAGE WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY; ARCHITECTURAL REVIEW NO. 23-06 FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS AND ENVIRONMENTAL ASSESSMENT NO. 23-05 THAT WAS PREPARED TO ADDRESS THE DIRECT, INDIRECT AND CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT; ON A 4.85 ACRE SITE LOCATED AT THE END OF TYLER LANE, NORTH OF AVENUE 54, WEST OF GRAPEFRUIT BOULEVARD, AND EAST OF TYLER STREET; APN 763-141-018; SUNRIDGE SELF-STORAGE LLC, JAMES DELHAMER, APPLICANT,

WHEREAS, James Delhamer (on behalf of Sunridge Self-Storage LLC) filed applications for a Conditional Use Permit No. 369, Architectural Review No. 23-06, and Environmental Assessment 23-05, to allow 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office on a vacant 4.85 acre project site located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street; APN 763-141-018, and,

WHEREAS, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on CUP No. 369, AR No. 23-06, EA No. 23-05 in the Coachella Civic Center, 53990 Enterprise Way, Coachella, California; and,

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

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit, Architectural Review to allow the Project; and,

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

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

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

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a

significant effect on the environment; and,

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act.
As the advisory body for the Project, the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration Initial Study for Environmental Assessment No. 23-05, comments received, and other documents contained in the administrative record for the Project. The Planning Commission find that the Mitigated Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further find that the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) as provided in "Exhibit B" have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

SECTION 3. Findings of Environmental Impacts. Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project as outlined in the Mitigated Negative Declaration and Initial Study can be mitigated to a level of less than significant. The Planning Commission further find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The Planning Commission find that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

SECTION 4.Adoption of the Negative Declaration. The Planning Commission hereby finds adequacy in the environmental review documents and adopts the Mitigated Negative Declaration as provided in "Exhibit B."

SECTION 5. Conditional Use Permit, Architectural Review Findings

With respect to Conditional Use Permit No. 369 and Architectural Review No. 23-06, the Planning Commission finds as follows for the proposed for the 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office project:

1. The proposed conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 4.85-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Industrial District land use designation of the General Plan and Manufacturing Service Zoning Designation. The proposed project also is permissible within the limits for min-storage and RV storage in the M-S Zone. The project will substantially comply with the General Plan 2035 document which calls for a "Industrial District" encouraging a range of light and heavy commercial and industrial businesses.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The mini storage warehouse and recreational vehicle storage facility would be located in an existing manufacturing service area and is compatible with other existing manufacturing service and industrial businesses in the vicinity, including an existing adjacent mini storage warehouse and recreational vehicle storage facility immediately adjacent to the east of the proposed project.

3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office are compatible uses with existing similar uses in the area.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed mini storage warehouse and recreational vehicle storage facility is anticipated to add an amenity to City residents and to the entire Coachella Valley in providing a mini storage warehouse and recreational vehicle storage facility within the limits permitted in the Coachella Zoning Ordinance. The proposed project is also anticipated to increase economic development in the City of Coachella.

SECTION 6. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

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

SECTION 8. Planning Commission Approval Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Conditional Use Permit No. 369 , and

Architectural Review 23-06 for the Sunridge Self-Storage facility and subject to the Conditions of Approval as set forth in "Exhibit A" and the plans set forth in "Exhibit C."

PASSED APPROVED and ADOPTED this 15th day of November 2023.

Ruben Gonzalez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2023-31, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15th day of November, by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Commissioner Arvizu, Chair Gonzalez, Vice Chair Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.

Gabriel Perez
Planning Commission Secretary

Exhibit A – Resolution No. PC2023-31

CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 369, ARCHITECTURAL REVIEW NO. 23-06
SUNRDIGE SELF-STORAGE PROJECT

General Conditions

1. CUP 369 and AR 23-06 is approved for the construction of a mini storage warehouse and recreational vehicle storage facility on a 4.85 acre parcel at APN 763-141-018, a CUP that permits the mini storage warehouse and recreational vehicle storage use; and an Architectural Review that includes 62,979 square feet of self-storage units, covered parking stalls, and a 900 foot leasing office.

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

3. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. Prior to issuance of building permits, a final landscape plan shall be submitted and approved by the Development Services Director or his/her designee. Proposed 5/8 inch decomposed granite shall be modified to ¾ inch decorative gravel. All landscaping shall be maintained in a first-class condition and per standards of care identified in the final landscape plan.

4. All new proposed signage shall comply with the guidelines established under Chapter 17.56 of the City of Coachella Municipal Code. The applicant shall modify the proposed sign plan to include individual channel lettering and logos in lieu of the proposed cabinets or painted signs. A detailed sign plan shall be submitted to the Development Services Director and the final design shall be approved by the Development Services Director or his/her designee.

5. The applicant will be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.

Building Division

6. Access from the public right of way to the office shall be made from the North side of Tyler Relocate proposed accessible path of travel from the public right of way. Sidewalk

improvements have been made on the North side of Tyler Street and no sidewalk improvement have been made to the South side of Tyler Street.

7. Landscaping shall meet minimum requirements of the California Green Building Standards Code sections 5.106.12 through section 5.106.12.3- Shade Trees.

Utilities Department

8. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system

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

10. Project to install 4G AMI master meters

11. Backflows required on all meters

12. Above ground DCDAs required on fire lines

13. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

14. A title report is required to verify easements

15. Lines may need to be relocated if structures are proposed to be built over them

16. Potholing will be required to verify existing pipe alignments, concerns about water lines being along the north property line adjacent to the cvwd easement.

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

18. Access to the well site highlighted needs to be addressed. See Agency Comments from Utilities Department.

Riverside County Fire Department

19. Fire Protection Water Supplies/Fire Flow - Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering 1,250 gallons per minute at 20 psi for 2 hours. Specific design features may increase or decrease the required fire flow.

20. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24: 7.2.3

21. Fire Department Access - The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Where parking is not permitted

along one OR both sides of a fire apparatus access road, the no parking area shall be identified by painted red curbing or by installation of signs along one or both sides of the fire apparatus access road as applicable. Parallel parking is permitted on both sides of a required fire apparatus access road when the clear width is a minimum of 36 feet. Parallel parking is permitted on one side of a required fire apparatus access road when the clear width is a minimum of 30 feet. Reference the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002

22. Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1

23. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger, including shade canopies for vehicles, are required to be protected with a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside

24. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2

25. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be reviewed and approved by the Office of the Fire Marshal before construction. Reference CFC 503.4.1

26. Driveway Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Reference CFC 506.1

Coachella Valley Water District

27. The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. Coachella Valley Water District (CVWD) requests review of said flood protection measures for compliance with California Drainage Law from a regional valley floor drainage perspective

28. Design for retention basins for this area must consider high groundwater levels and clay soils.

29. There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The USB conflicts include but are not limited to

Irrigation Lateral 119.64-2.6-3.7. Developer should contact CVWD to obtain drawings of these facilities. A permit from CVWD and/or USBR may be necessary for any encroachments or modifications.

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

31. Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the wells) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

32. The Sustainable Groundwater Management Act (SGMA) is a law requiring that groundwater basins are managed to achieve sustainability. In accordance with the SGMA, CVWD submitted the Coachella Valley Water Management Plan as an alternative to a Groundwater Sustainability Plan (Alternative Plan) for the Indio Subbasin. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the Alternative Plan. The goal of the Alternative Plan is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the subbasin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.

ENGINEERING DEPARTMENT

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

GENERAL:

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

34. 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.

35. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the

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

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

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

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

43. 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.

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

ROUGH GRADING:

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

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

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

PRECISE GRADING:

48. 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.

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

50. 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.

51. 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.

52. All permanent onsite parking, ingress/egress paths and areas subject to vehicular traffic shall have an engineered hard surface, such as asphalt concrete or engineered pavers and shall include engineered cross sections and subgrade preparation recommendations in compliance with the findings of an approved soils report.

53. All temporary onsite parking, ingress/egress paths and areas subject to vehicular traffic that are not proposed to have a hard surface shall have at a minimum an engineered gravel surface, and shall include engineered cross sections and subgrade preparation recommendations in

compliance with the findings of an approved soils report.

STREET IMPROVEMENTS:

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

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

56. Applicant shall construct the street improvements to conform to the General Plan and/or requirements of Traffic Study.

    1) Tyler lane Public Roadway as shown on the RAC and per these comments shall include the following:

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

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

        c. Applicant shall remove and replace existing curb and gutter that is not on good shape condition such as, but not limited to: crack, deteriorated or any kind of concrete fractures to the satisfaction of the City Engineer

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

SEWER and WATER IMPROVEMENTS:

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

58. 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:

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

60. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R), or an equivalent document for review and approval. The proposed document shall contain the Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way private streets, and ingress and egress areas. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

61. 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.

62. 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:

63. 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.

Planning Conditions

64. Final Landscape Plans shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."

65. Final Landscape Plans shall incorporate water-efficient and targeted irrigation systems including drip irrigation.

66. The Project Biologist, Vincent Scheidt, shall report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB).

67. Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella prior to Certificate of Occupancy.

68. Applicant shall provide ¾ gravel material in all landscaped areas.

Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration

Application for Conditional Use Permit and Architectural Review

Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC)
86-220 Tyler Lane
Coachella, California

Prepared for Lead Agency:

City of Coachella
Community Development Department
1515 Sixth Street
Coachella, CA 92236

Prepared by:

Coachella Valley Engineers
77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

November 21, 2023
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Appendices

Appendix A Mitigation Monitoring Program
Appendix B Air Quality and Global Climate Change Impact Analysis

City of Coachella
Development Services Department
1515 6th Street
Coachella, CA 9223
(760) 398-3102
Fax (760) 398-5421

Chapter 1 Introduction

1.1 Environmental Initial/Mitigated Negative Declaration Study Overview

Project Title: Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC)

Case No: Conditional Use Permit No. 369/Architectural Review No. 23-06/ EA No. 23-05

Lead Agency And Address: City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Contact Person Adrian Moreno
Associate Planner
(760) 398-3102

Sponsor's Name And Address: Sunridge Self- Storage (Formerly AAA Storage of Coachella, LLC)
86-220 Tyler Lane, Coachella, CA 92236

Engineer: Coachella Valley Engineers
77-933 Las Montanas Road, Suite 101, Palm Desert CA, 92211

Project Location: Adjacent to Northeastern end of Tyler Lane, West of Hwy 111, and North of Avenue 54
APN: 763-141-018

Project Description: The applicant, Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC), is proposing an expansion of their existing RV and Self-Storage facility at Hwy 111 on an adjacent vacant 4.85-acre parcel to the west. Phase I of the Project proposes approximately 34,821 square feet of self-storage units, configured into various sizes, and 60 uncovered RV storage spaces. Phase II of the Project proposed approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes, and 71 covered RV storage spaces. The Project also includes a 900 square foot office and five parking spaces, all accessed from Tyler Lane.

General Plan Designations: Industrial District

Zoning Classifications: M-S (Manufacturing Service)

Onsite and Surrounding Land Uses Setting: The Project site is a graded flat vacant parcel that was farmed for row crops up to the 1970's/80's. The property is regularly plowed for weed abatement purposes and the site supports no native vegetation. There are no structures or other improvements and there is no business activity taking place. Immediate surrounding properties include vacant land, RV storage, vehicle and piping materials storage and an electrical contractor. South beyond the adjacent vacant parcel is Imperial Western Products, a long-time recycling operation.

1.2 Authority

The City of Coachella is the lead agency for the proposed Project. The City Council is the governing body for the approval of the proposed Project and adoption of the Mitigated Negative Declaration (MND). Because the proposed Project involves a change to the existing site, the City Council's consideration of the Project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Initial Study (IS) and its appendices have been prepared in accordance with the CEQA (Statute) and the State's Guidelines for Implementation of CEQA (Guidelines) (as amended, 2018. This IS, when combined with the Notice of Intent (NOI) to Adopt a MND, serves as the environmental document for the proposed Project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

1.3 Determination

This Initial Study determined that development of the proposed Project would not have significant impacts on the environment, with the implementation of mitigation measures.

1.4 Public Review Process

This IS/MND will be circulated for public review to responsible and trustee agencies and interested parties for a period of 20 days. Following the public review and comment process, the City plans to issue a Mitigated Negative Declaration and prepare and file a Notice of Determination.

1.5 Scope of Environmental Review

The IS evaluates the proposed Project's potential environmental impacts on the following topics:

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

1.6 Impact Assessment Terminology

The Environmental Checklist identifies potential impacts using four levels of significance as follows:

- No Impact. A finding of no impact is made when it is clear from the analysis that the proposed Project would not affect the environment.
- Less than significant. A finding of less than significant is made when it is clear from the analysis that a proposed Project would cause no substantial adverse change in the environment and no mitigation is required.
- Less than significant with mitigation incorporated. A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a proposed Project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the Project proponent.
- Potentially Significant. A finding of potentially significant is made when the analysis concludes that the proposed Project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of the Initial Study*.

1.7 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a MND may incorporate by reference all or portions of another document that is generally available to the public. The document used must be available for public review for interested parties to access during public review of the IS and NOI to Adopt a Mitigated Negative Declaration for this Project. The following documents are incorporated by reference.

- City of Coachella General Plan 2035.
- City of Coachella General Plan Final EIR.
- City of Coachella Municipal Code (online content January 2023).

These documents are also available for review at the City's Development Services Department, located at 1515 Sixth Street, Coachella, CA 92236. Project specific studies are attached to this report.

Chapter 2 Project Description

2.1 Project Location and Setting

The Target Property is located in the southeast area of the City of Coachella in south-central Riverside County. The Target includes one (1) assessor's parcel totaling 4.85 Acres adjacent to the northeastern end of Tyler Lane west of Hwy 111 and north of Avenue 54. Hwy 111 is a major arterial road traversing the County. The Target Property is vacant land that was farmed for row crops up to the 1970's/80's. There are no structures or other improvements and there is no business activity taking place. Immediate surrounding properties include vacant land, vehicle and piping materials storage and an electrical contractor. South beyond the adjacent vacant parcel is Imperial Western Products, a long-time recycling operation.

Surface and groundwater generally drain to the southeast. The water table is within about 25 to 45 feet of the surface. The Target Property lies at an elevation of 96 feet below sea level. The depth to bedrock is several hundreds of feet. The property lies in the northwestern area of the mid Coachella Valley, between the Santa Rosa Mountains and the Little San Bernardino Mountains. The Valley is seismically active. The San Andreas Fault is active and lies approximately seven miles to the north of the property. The Target Property is a undeveloped vacant land with no improvements and no business activity taking place. There were no visible signs of migration of hazardous substances from off-site.

2.2 Project Description

The applicant, Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC), is proposing an expansion of their existing RV and Self-Storage facility at Hwy 111 on an adjacent vacant 4.85-acre parcel to the west. Phase I of the Project proposes approximately 34,821 square feet of self-storage units, configured into various sizes, and 60 uncovered RV storage spaces. Phase II of the Project proposed approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes, and 71 covered RV storage spaces. The Project also includes a 900 square foot office and five parking spaces, all accessed from Tyler Lane.

EXISTING AND PROPOSED GENERAL PLAN AND ZONING

	GENERAL PLAN	ZONING
EXISTING	Industrial District	M-S (Manufacturing Service)

COACHELLA SURROUNDING LAND USES AND ZONING

	GENERAL PLAN	ZONING	CURRENT LAND USE
NORTH	Industrial District	M-S (Manufacturing Service)	Vacant property with pipes and materials storage and an auto repair yard
SOUTH	Industrial District	M-H (Heavy Industrial)	Vacant undeveloped industrial property
EAST	Industrial District	M-S (Manufacturing	Self-storage/vehicle storage

		Service)	
WEST	Urban Employment	U-E (Urban Employment)	Electrical contractor facility

Table 1: Land Use and Zoning for Project and Surrounding Area

2.3 Actions and Approvals

Required Entitlements:

- Architectural Review
- Approval of Mitigated Negative Declaration and adoption of the Monitoring Plan

The Lead Agency has primary authority for the approval and supervision of the proposed Project. As such, the City of Coachella is the Lead Agency for this Project pursuant to CEQA. This Initial Study/Mitigated Negative Declaration (IS/MND) is intended to serve as the CEQA document for all necessary discretionary approvals by the Lead Agency and other agencies, including, but not limited to the following:

Government	Agency	Permit/Approval Required
FEDERAL	No federal agencies identified	
STATE	State Water Resources Control Board	Construction Stormwater General Permit Notice of Intent to Comply with Section 402 of the Clean Water Act Construction Stormwater Pollution Prevention Plan (SWPPP)
REGIONAL	South Coast Air Quality Management District	PM-10 Plan for compliance with Rule 403.1, Dust control in the Coachella Valley
	Regional Water Quality Control Board Region 7	Water Quality Management Plan (WQMP)
	Riverside County Airport Land Use Commission	Review of Project for consistency with the Airport Land Use Compatibility (ALUC) Plan
LOCAL	City of Coachella	Approval of the following entitlements: • Architectural Review • Approval of Mitigated Negative Declaration

Table 2: Agencies and Permit Approvals required for Project

2.4 Utilities and Service Providers

The following agencies and companies will provide service to the project site:

1. Sanitary Sewer: Coachella Sanitary District (CSD)
2. Water: Coachella Water Authority (CWA)
3. Electricity: Imperial Irrigation District (IID)
4. Gas: Southern California Gas Company
5. Telephone: Frontier Communications, Spectrum
6. Trash disposal: Burrtec Waste and Recycling Services

Existing facilities for these utilities occur adjacent to the Project site. All extensions to these facilities occur onsite and existing disturbed right-of-way. Connections will therefore not impact the native environment.

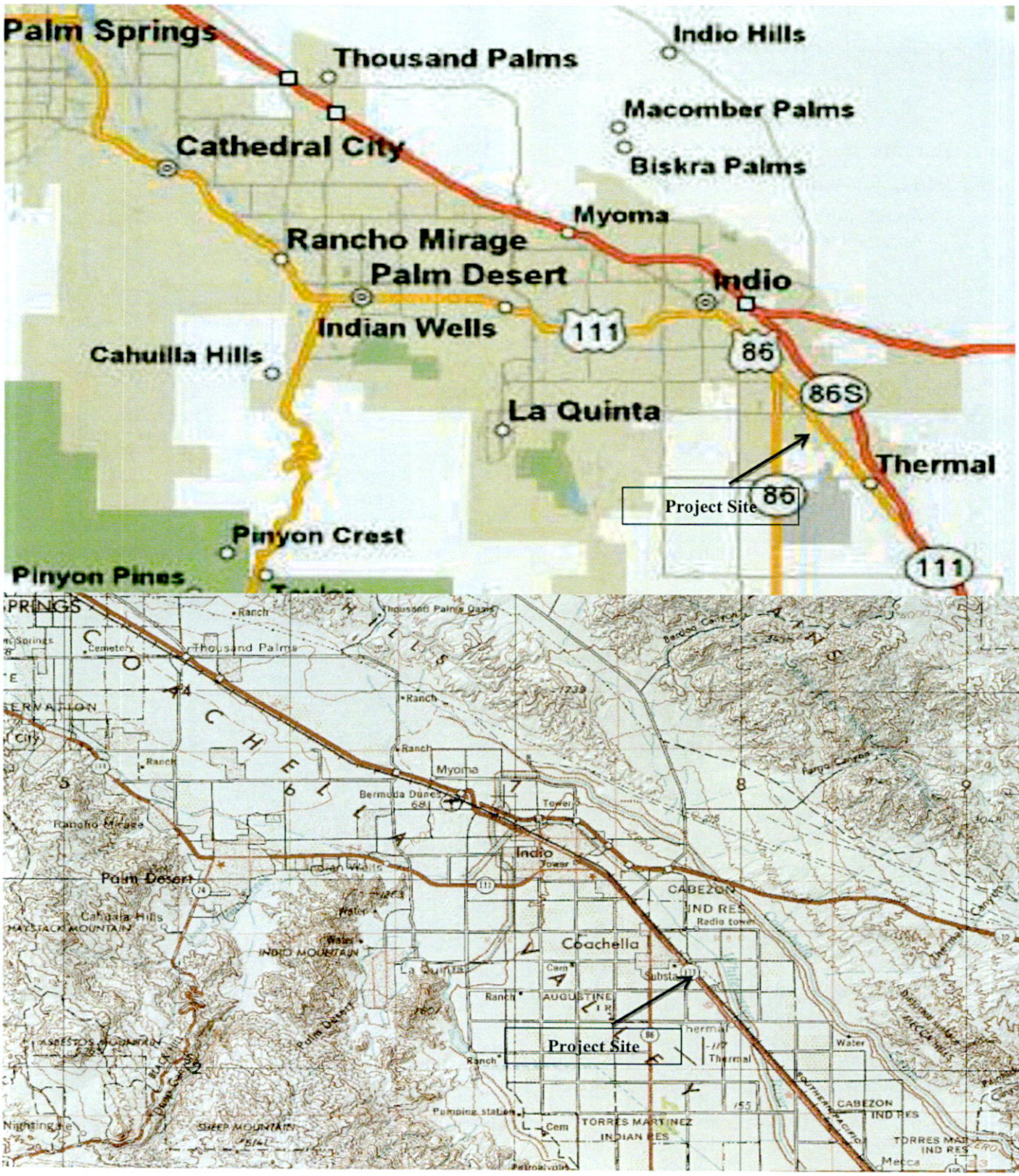


Exhibit 2-1 Regional Context + Regional Topo

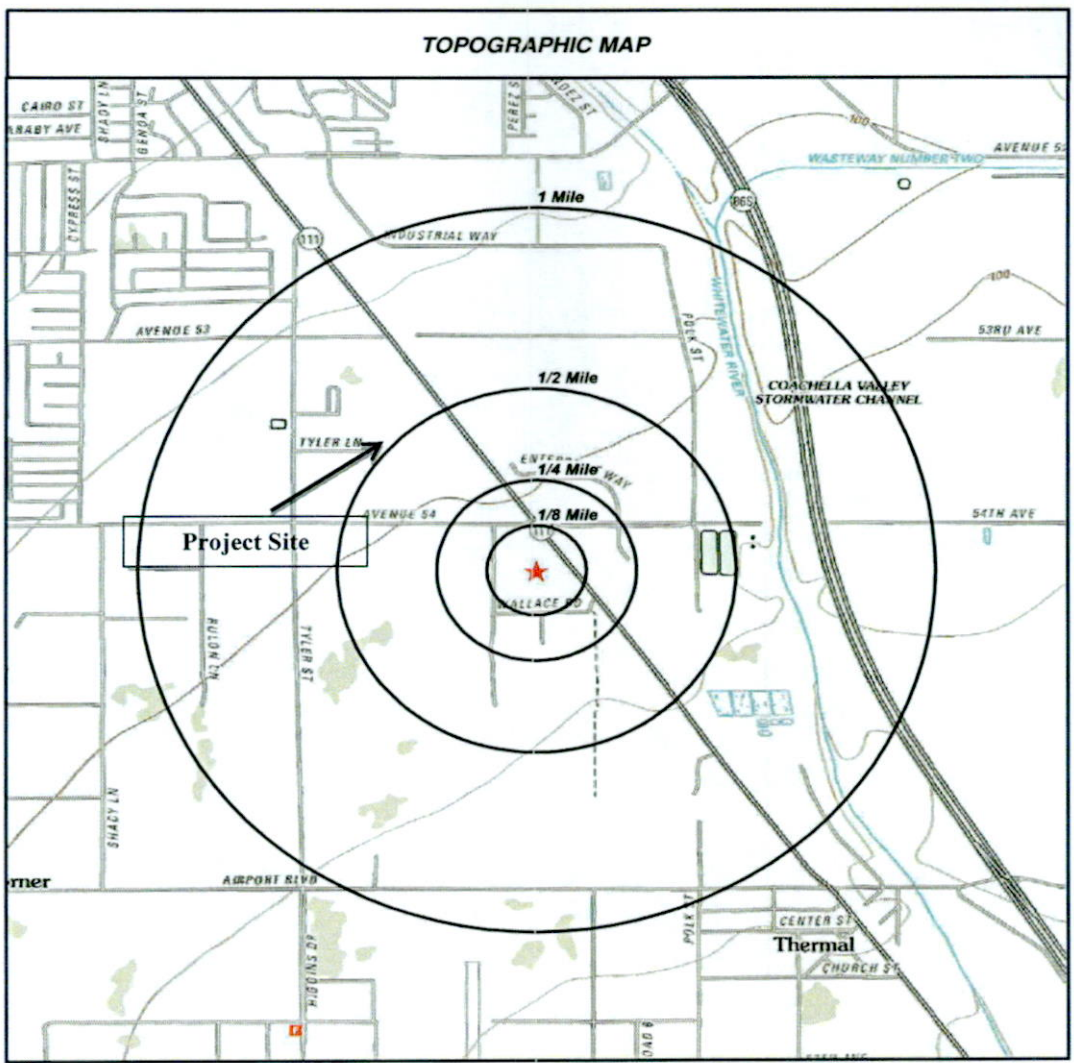


Exhibit 2-2 Topo Map

CVE
Coachella Valley Engineers



Exhibit 2-3 Site Aerial



View west from west end Target



View north at west boundary Target



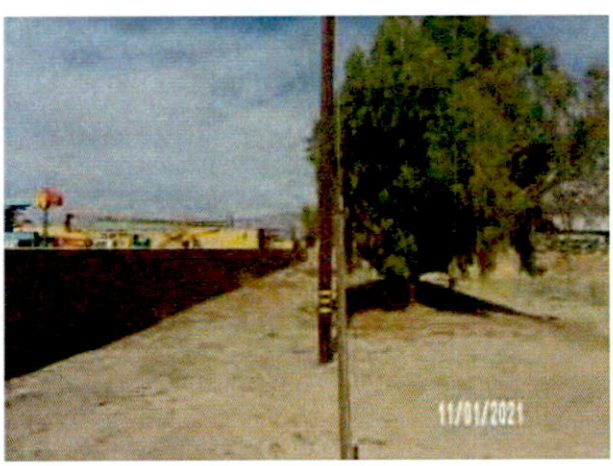
View south on Target



View east along north Target boundary



View east on Target



View east from north side Target

Exhibit 2-4 Site Photos



View north from Target



View south on Target



View south on Target



View west from Target



View on Target



View at southwest corner Target

Exhibit 2-4 Site Photos

CVE
Coachella Valley Engineers

Chapter 3 Environmental Evaluation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

Signature _____ Date _____

Gabriel Perez _____ Director Department of Development Services _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

3.1 Aesthetics

3.1.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035
- Final EIR for the City of Coachella 2035 General Plan Update

3.1.2 Environmental Setting

The City of Coachella, including the Project site, is located in Coachella Valley, which is a desert valley that extends approximately 45 miles in Riverside County, southeast from the San Bernardino Mountains to the northern shore of the Salton Sea. The Project site occurs in an urban environment in the center of the City of Coachella. The current urban environment includes the existing Sunridge Self-Storage, and other industrial businesses.

The City of Coachella has scenic resource elements of both the natural and the built environment such as open space, areas of native vegetation, mature trees, rural lands, and historic landmarks. The Little San Bernardino and Santa Rosa Mountain ranges and Mecca Hills provide scenic views throughout the City. The Little San Bernardino range extends to the north and northwest of the City. The Mecca Hills are located east of the City, and the Santa Rosa Mountains occur to the west and southwest of the City.

There are no state-designated scenic highways in proximity to the Project site. The project site is an "infill" site, currently vacant and adjacent to the existing Sunridge Self-Storage. The site is also adjacent to industrial uses. Ultimate development of the project site will result in an infill development compatible with the existing "Industrial District" environment.

3.1.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Aesthetics Would the Project				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion/Analysis

a) Less Than Significant Impact. The Project site has distant and limited views of the Little San Bernardino Mountains to the northwest; the Mecca Hills to the east and southeast; and the Santa Rosa Mountains to the west and southwest. The property is generally located in the southern part of the City of Coachella, within a designated Industrial District that is formed by vacant and developed properties, a majority of which formerly supported agricultural uses.

The Project site is presently characterized as vacant, predominantly flat land with scattered scrub vegetation, lying at approximately 96 feet below mean sea level. Views from the property to west and east are developed. Prominent structures visible to the west include an electrical contractor's yard and to the east the existing RV

and self-storage operation. To the north is a partially vacant site used for pipes and materials storage. South of the Project site is a vacant industrial property with Imperial Western Products recycling facility beyond. These developed properties include mostly outdoor operations and outdoor staging activities within fenced limits. The site is not adjacent or located near any residential uses.

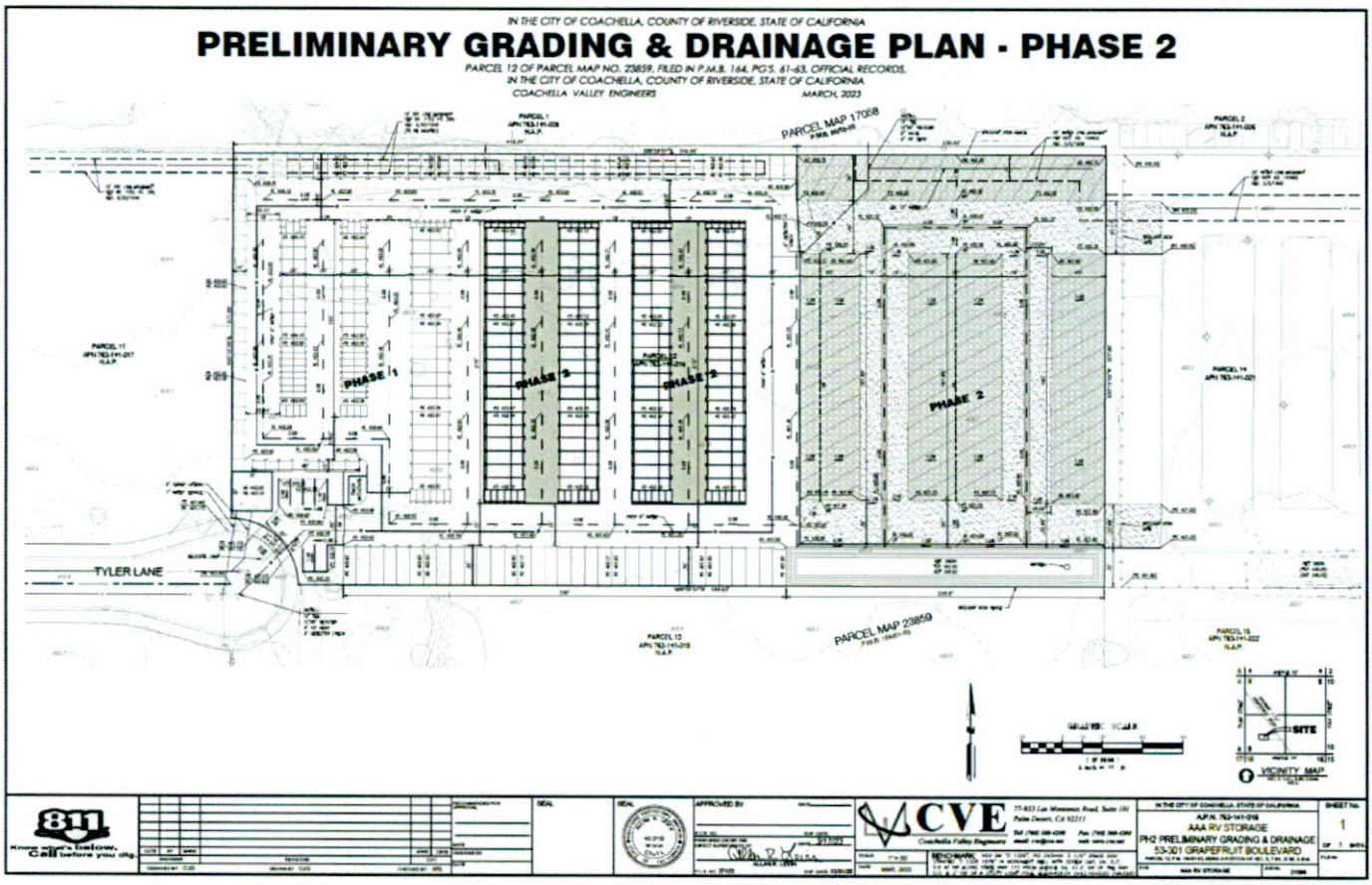


Exhibit 2-5 Site Plan

Project implementation is not expected to result in adverse effects on the local scenic setting. Contrastingly, it will result in the development of a vacant property into an RV and Self-Storage facility that will conform to the City's Zoning and Land Use regulations, as intended for the Industrial District. The three proposed primary buildings and outdoor operations within fenced limits would not be uncharacteristic to the existing local setting and development pattern. Therefore, less than significant impacts are expected to result from Project implementation relative to scenic vistas.

A PM10 Dust Mitigation Plan required during Project grading would also improve aesthetics during Project grading. The design of this proposed storage development will be compatible with the existing environmental and surrounding setting. Project implementation is not expected to result in adverse effects on the local scenic setting. With the construction of the proposed Project, views of most of the foothills, the mid-range and tops of the surrounding mountains will remain, and impacts will be less than significant.

b) No Impact. The 4.85-acre Project site is completely disturbed and does not contain or is located near any scenic resources, such as trees, rock outcroppings, historic buildings or other features that could be damaged by Project implementation. Accordingly, the proposed development will not involve any form of structural demolition. The infill Project is located on Tyler Lane, behind existing RV and Self-Storage and is not connected to any designated County or State scenic highways. The purpose of the State Scenic Highway Program is to preserve and protect scenic State Highway corridors from change that would diminish the aesthetic value of lands adjacent to highways.

Scenic resources, including trees, rock outcroppings, and scenic highways within the viewsheds of State Scenic Highways provide aesthetic and visual appeal for residents and visitors of the City's Planning Area. Similarly, scenic routes provide valuable visual relief to travelers. The State Scenic Highway Program was established to preserve and enhance the natural beauty of California. It not only adds to the pleasure of the residents, but also encourages the growth of recreation and tourism in the State. The California Department of Transportation (Caltrans) manages the State Scenic Highway Program. To be listed as a Scenic Highway, the road must traverse an area of outstanding scenic quality, containing striking views, flora, geology, or other unique natural attributes. There are three officially designated State Scenic Highways in Riverside County. They include Highway 273, 62 and the closest, Highway 74, which is approximately 14.50 miles northwest of the project site. The northern section Highway 111 (Palm Springs to Palm Desert) and the southern section (Mecca to the Salton Sea) is categorized as an eligible State Scenic Highway, but it is not officially designated.

There are no designated, or eligible, State Scenic Highways within the Planning Area. According to the Coachella General Plan Update Environmental Impact Report (EIR), certain sections of Old Highway 99 (now Dillon Road between Grapefruit Boulevard and Interstate 10), Old Highway 86 (Harrison Street south of Grapefruit Boulevard), Old Highway 111 (Grapefruit Boulevard), and Highway 86-S Expressway (south of Interstate 10) represent visual corridors and serve as an aesthetic resource for the City. The project lies approximately 0.20 miles southwest of the closest City designated visual corridor, Highway 86-S. Due to the distance from the project to Highway 86-S, the project will not obstruct the scenic resources viewed by motorists driving along the roadway.

Conclusively, the proposed project is not located adjacent to a designated Scenic Highway, as identified by Caltrans or the City. Additionally, there are no significant trees, rock outcroppings, or historical buildings due to the cleared and disturbed character of the site. Therefore, the proposed project would not result in adverse impacts to scenic resources adjacent to or near a State Scenic Highway. No impact.

c) No Impact. According to the Coachella General Plan Update Environmental Impact Report (EIR), the City has a unique visual characteristic in its scenic geographical location, agricultural and rancho history, and quality architecture of historic buildings. Although the alteration of the existing landscape is unavoidable due to future development, the views of the mountains, rural, agricultural character should be respected, maintained and preserved.

The Draft EIR presents policies to help preserve the existing visual character of the City where it is deemed valuable, or direct future development to either enhance the existing visual character in the City or create a new, complementary visual character. Specifically, these policies direct new developments to maintain the existing small-town character and cultural diversity of Coachella, preventing development not compatible with the existing character from being constructed. The policies identify specific urban design practices, such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design, and sustainable development practices, as methods of achieving the preservation of this character. Further, the policies specify that the City's natural resources should be retained to help preserve visual character, which will further preserve the existing character. Finally, the policies require high-quality and long-lasting building materials and quality architecture, which will also ensure quality visual character in the community by preventing the construction of bland, poor quality buildings.

The existing visual conditions of the project site and surrounding area are presently defined by industrial uses. Views of the Santa Rosa Mountains, Little San Bernardino Mountains, and Mecca Hills from the Project site are limited. Following the local development standards will ensure that the visual qualities of the proposed development demonstrate positive aesthetics. Project design, including architecture, landscape architecture, and fencing, will require Architectural review approval by the City's Planning Commission. The future development design and construction shall be in full compliance with the design guidelines, community design standards contained in the City General Plan and applicable regulations in the City Zoning Code. No impacts to the existing visual character are expected to result from future project development.

d) Less than Significant Impact. The site is located in an urban environment that includes existing sources of light and glare associated with nearby land uses. Nearby sources of light include exterior lighting on commercial and residential buildings, street lighting on nearby Hwy 111, passing vehicle headlights, and

outdoor lighting on surface parking lots and buildings. Currently, there are no existing sources of light on the immediate Project site.

Short-Term (Construction-Related) Impacts

During the construction phase, there would be no need to add security lighting for construction areas or construction staging areas, because nighttime construction is not anticipated. Therefore, impacts related to new sources of light and glare during construction would be less than significant.

Long-Term (Operations-Related) Impacts

At Project buildout, the site can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site during the day and nighttime, however, it would not require use of high intensity lighting. Glare can also be expected from building lighting during the day and nighttime. However, lighting and glare levels are not expected to exceed typical levels within the surrounding urban environment with little or no light escaping upward from the site.

Light and glare are determined to have a significant environmental impact if a project would create substantial glare or if the project lighting would exceed the City lighting standards or those typical of the Project vicinity. The proposed development, which includes three primary buildings and outdoor staging areas within fenced limits, will introduce a new source nighttime illumination only to help ensure the safety and security of the proposed RV and self-storage site in accordance with the local development standards. The proposed site design will provide nighttime illumination in the form of post-mounted and/or wall-mounted light fixtures to properly illuminate strategic areas of the Project, including the parking lots, driveways and staging areas for security purposes. The use of exterior, downward facing light fixtures will be made compatible with the architectural style and materials of the buildings. Such lighting is not expected to blink, change color, or have other characteristics deemed not essential for security purposes. Furthermore, the proposed buildings in the Project are not expected to involve construction materials with highly reflective properties that would disrupt day-time views. Less than significant impacts are anticipated.

3.1.4 Cumulative Impacts

None.

3.1.5 Mitigation and Monitoring Measures

None required.

3.2 Agriculture and Forestry Resources

3.2.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035
- Final EIR for the City of Coachella 2035 General Plan Update
- Riverside County Important Farmland 2016 map. California Department of Conservation website http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx.
- California Department of Conservation, *Land Conservation Act Maps, Riverside Williamson Act FY 2015/2016.*

3.2 Environmental Setting

As a part of Riverside County, the City of Coachella's agricultural lands are a key aspect of the County and its character. Agricultural land covers approximately 40 percent of the City's General Plan area. Though, most of the agricultural land is located in and around the unincorporated areas of Coachella, with the more centralized areas being converted into or being used for urban or industrial use.

The California Land Conservation Act, also known as the Williamson Act, was adopted in 1965 in order to encourage the preservation of the State's agricultural lands and to prevent its premature conversion to urban uses. The Williamson Act creates an arrangement whereby private landowners' contract with counties and cities to voluntarily restrict land to agricultural and open space uses. Under the Williamson Act, an agricultural preserve must consist of no less than 100 acres, any development on the property must be related to the primary use of the land for agricultural purposes, and development must be in compliance with local uniform rules or ordinances. Williamson Act contracts are estimated to save agricultural landowners from 20 to 75 percent in property taxes each year.

The vehicle for these agreements is a rolling-term, 10-year contract (i.e., unless either party files a "notice of nonrenewal", the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value (California Department of Conservation, 2006). If a "notice of nonrenewal" is filed by a landowner, a nine-year nonrenewal period commences. Over this period of time, the annual tax assessment gradually increases. At the end of the nine-year nonrenewal period, the contract is terminated. Only the landowner can petition to cancel a Williamson Act contract.

3.2.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Agriculture and Forestry Resources Would the Project				
a) a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion/Analysis

a) Less than Significant Impact. Preservation of agriculture is considered integral to the City's future. Agricultural land is one of several predominant land uses within Coachella, covering approximately 29 percent (11,139 acres) of the City's planning area. Approximately 5,112 acres of the total agricultural land within the Planning Area is located within the City's incorporated area. Most of the agricultural land is located in the unincorporated areas (6,058 acres). Of this agricultural land, much of it is Important Farmland as defined by the State.

The project's property land use designation is "Industrial" as determined in the Coachella General Plan 2035. The entire property is disturbed, including clearing and grading. Based on historical aerial imagery, the property operated as farmland prior to 1953. According to the most recent Riverside County Important Farmland Map, the entire property is designated as Farmland of Local Importance. Farmland of Local Importance is defined by the Department of Conservation as farmland that is important to the local economy. In the County of Riverside, Farmland of Local Importance includes (1) land where the soils would be classified as Prime or Statewide Farmland, but lack available irrigation water; (2) lands producing major crops for the County but are not listed as unique crops; (3) dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more; or (4) lands identified by the city or county ordinance as agricultural zones or contracts.

Although the site is designated as Farmland of Local Importance, the City designated land uses established for the site intends for the development of industrial uses. Additionally, the project site is surrounded by developed uses including industrial uses such as outside storage and recycling. The project is located in Coachella General Plan's Industrial District land uses, which emphasize the development of jobs producing industrial and manufacturing uses. The project is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the California Department of Conservation. The project is not in use as Farmland of Local Importance and is not planned for such use in the General Plan. Therefore, impacts are less than significant.

b) No Impact. The Project site is currently designated as "Industrial District" on both the zoning and General Plan land use maps. The Project site is not under a Williamson Act Contract as shown on the 2015/2016 Williamson Act Lands map for Riverside County. Therefore, implementation of the Proposed Project will have no impacts on Agricultural or Forestry Resources.

c) No Impact. The City of Coachella contains no land zoned as forest land. Development of Project will not conflict with the existing zoning or result in the rezoning of forest land, timberland or timberland zoned timberland production. No impacts are anticipated related to this resource.

d) No Impact. The City of Coachella contains no forest land. Development of Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts are anticipated related to this resource.

e) No Impact. The proposed Project would not involve changes in the existing environment that would result in conversion of active farmland to non-agricultural use or conversion of forest to non-forest use. The Project site is not zoned for agricultural uses, and it is designated Urban and Built-Up Land under the 2010 Riverside County Important Farmland Map. Therefore, the proposed Project would have no impact on the conversion of agricultural land within the City of Coachella.

3.2.4 Cumulative Impacts

None.

3.2.5 Mitigation and Monitoring Measures

None required.

3.3 Air Quality

3.3.1 Sources

The following sources were utilized to support the conclusions made in this section:

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan.

3.3.2 Environmental Setting

The project is located within the City of Coachella and is within the Salton Sea Air Basin (SSAB). The middle part of Riverside County (between San Gorgonio Pass and Joshua Tree National Monument), belongs in the Salton Sea Air Basin (SSAB), along with Imperial County. Air quality conditions in this portion of the County, although in the SSAB, are also administered by the SCAQMD. The SCAQMD is responsible for the development of the regional Air Quality Management Plan and efforts to regulate pollutant emissions from a variety of sources.

The SSAB portion of Riverside County is separated from the South Coast Air Basin region by the San Jacinto Mountains and from the Mojave Desert Air Basin to the east by the Little San Bernardino Mountains. During the summer, the SSAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The SSAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist, and unstable air masses from the south. The SSAB averages between three and seven inches of precipitation per year.

The Coachella Valley is a geographically and meteorologically unique area wholly contained within the Salton Sea Air Basin. The region is currently impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, and locally generated PM10. The mountains surrounding the region isolate the Valley from coastal influences and create a hot and dry low-lying desert. As the desert heats up, it draws cooler coastal air through the narrow San Gorgonio Pass, generating strong and sustained winds that cross the fluvial (water caused) and aeolian (wind) erosion zones in the Valley. These strong winds suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat.

The City of Coachella, in relation to other areas in Southern California, has good air quality. In the past few decades, however, noticeable deterioration of air quality has occurred due to increased development and population growth, traffic, construction activity, and various site disturbances. It is apparent that although air pollution is emitted from various sources in the Coachella Valley, substantial degradation of air quality may be attributed primarily to sources outside of the Valley.

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect public health and welfare. Monitoring stations are located in Indio, Palm Springs, and Mecca. To maintain compliance with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted a series of Air Quality Management Plans (AQMPs). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In December of 2022, SCAQMD released the most current Final Air Quality Management Plan (2022 AQMP), which is a regional blueprint for achieving the federal air quality standards. The 2022 AQMP is the most recently adopted air quality plan, which includes both stationary and mobile source strategies to ensure that the approaching attainment deadlines are met, and public health is protected to the maximum extent feasible. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. Land use designation adopted by local jurisdictions are important considerations in the AQMP development. The 2022 AQMP provides local guidance for the State Implementation Plans (SIP), which establishes the framework for the air quality basins to achieve attainment of the state and the National Ambient Air Quality Standards (NAAQS).

3.3.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Air Quality Would the Project				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial point source emissions?	☐	☐	☒	☐
d) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion/Analysis

An Air Quality Impact Analysis was conducted by Ganddini utilizing the California Emissions Estimator Model (CalEEMod) Version 2022.1.0 (Appendix B) to project air quality emissions that will be generated by the proposed Project (discussed below). The purpose of this air quality impact analysis was to provide an assessment of the impacts resulting from development of the proposed Project and to identify mitigation measures that may be necessary to reduce those impacts.

a) No Impact. Under CEQA, a significant air quality impact could occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would obstruct the implementation of the policies or hinder reaching the goals of that plan. The Project site is located within the SSAB and will be subject to SCAQMD's 2022 AQMP and the 2003 CV PM10 SIP. The 2022 AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The project site is designated for "Industrial District" in the General Plan, which allows for residential and commercial development. The proposed Project is consistent with the land use designation and will result in the development of retail storage buildings and RV parking and is therefore compatible with the 2022 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) to comply with the metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The Proposed Project would be implemented in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards, because the mixed land use was included in the SCAG analysis.

The proposed Project is consistent with the land use designation established for it in the City's General Plan and will marginally increase the amount of industrial development in the City. The proposed RV and self-storage uses are permitted in the Manufacturing Service zone, so it is expected that the proposed Project will result in emissions consistent with those anticipated in the 2022 AQMP.

Improvements in technology and reductions in emissions associated with improved building standards in the 2019 Building Code will further improve Project-related air quality by imposing stringent standards for the reduction of energy use. The proposed Project will be subject to rules and guidelines set forth in the AQMP.

The proposed Project is consistent with the intent of the AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. In conclusion, although the proposed Project would contribute to impacts to air quality, as discussed below, it would not conflict with or obstruct the implementation of an applicable air quality plan because its Industrial District characteristics were included in the development of regional plans. No impact is anticipated.

b) Less Than Significant Impact. A project is considered to have significant impacts if there is a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. As previously stated, the SSAB is currently a non-attainment area for PM10 and ozone. Therefore, if the project's construction and/or operational emissions exceed SCAQMD thresholds for PM10 and ozone precursors, which include carbon monoxide (CO), nitrous oxides (NOx), and volatile/reactive organic compounds (VOC or ROG), then impacts would be cumulatively considerable and significant.

The phases of the construction activities which have been analyzed below for each phase are: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) application of architectural coatings. Building construction, paving and painting phases may overlap during construction. Details pertaining to the project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix A.

Construction-Related Regional Impacts

The construction-related criteria pollutant emissions for each phase are shown below in Table 3. Table 3 shows that none of the project's emissions will exceed regional thresholds. A less than significant regional air quality impact would occur from construction of the proposed project.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain the following parameters:

(1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
(2) The maximum number of acres disturbed on the peak day.
(3) Any emission control devices added onto off-road equipment.
(4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix B shows the equipment used for this analysis.

As shown in Table 4, the maximum number of acres disturbed in a day would be 4.85 acres during grading. The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Coachella Valley source receptor area (SRA) 30 and a disturbance value of two acres per day. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-

meter thresholds. The nearest sensitive receptors are the existing residential dwelling units located approximately 400 feet northwest of the project site; therefore, to be conservative, the SCAQMD Look-up Tables for 25 meters was used. Table 6 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

The data provided in Table 6 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. A less than significant local air quality impact would occur from construction of the proposed project.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to the Office of Environmental Health Hazard Assessment (OEHHA) 6 and the SCAQMD *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* (August 2003), 7 health effects from TACs are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and mid-term construction schedule (approximately 8 months), the Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds.

The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, impacts from TACs during construction would be less than significant.

Construction-Related Odor Impacts

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

Pollutant Emissions (Pounds per Day)	ROG	NOx	CO	SO2	PM10	PM2.5
Total for overlapping phases3	1.63	6.81	7.62	0.01	.59	0.37
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.14
(1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site site preparation and grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
(2) Off-site emissions from equipment operated on public roads.
(3) Construction, painting and paving phases may overlap.

Table 3 Construction-Related Regional Pollutant Emissions

Activity	Equipment	Number	Acres/8-Hour Day	Total Acres
Site Preparation	Crawler Tractor	3	0.5	4.85
Total for Phase		-	-	4.85
Grading	Rubber Tire	1	0.5	4.85

	Dozer			
	Graders	1	0.5	
	Crawler Tractor	3	0.5	
Total for Phase				4.85

Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.
(1) Tractor/loader/backhoe is a suitable surrogate for a crawler tractor per SCAQMD staff.

Table 4 Maximum Number of Acres Disturbed Per Day

Pollutant Emissions (Pounds per Day) Activity	NOx	CO	PM10	PM2.5
Site Preparation	13.7	11.6	.60	.55
Grading	17.5	16.3	0.83	0.77
Building Construction	11.20	11.90	0.46	0.42
Paving	6.44	8.26	0.31	0.29
Architectural Coating	0.91	1.15	0.03	0.03
SCQMD Thresholds	225	1,931	22	7
Exceeds Thresholds?	No	No	No	No

Source: CalEEMod Version 2011.1
(1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site site preparation and grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
(2) Off-site emissions from equipment operated on public roads.
(3) Construction, painting and paving phases may overlap.

Table 5 Local Construction Emissions at the Nearest Receptors

LONG-TERM OPERATIONAL EMISSIONS

The on-going operation of the proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed Project. The following section provides an analysis of potential long-term air quality impacts due to regional air quality and local air quality impacts with the ongoing operations of the proposed Project.

Operations-Related Regional Air Quality Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutants Analysis

The operations-related criteria air quality impacts created by the proposed Project have been analyzed through the use of the CalEEMod model. The operating emissions were based on the year 2024, which is the anticipated opening year for the proposed Project. The operations daily emissions printouts from the CalEEMod model are provided in Appendix B. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed project have been analyzed by inputting the project-generated vehicular trips from the Sunridge Self Storage expansion into the CalEEMod Model. The Traffic Impact

Analysis found that the proposed project will generate approximately 15 daily vehicle trips, including a trip generation rate of 0.24 trips per thousand square foot per day for the Sunridge Self Storage units. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Area Sources

Per the CAPCOA Appendix A Calculation Details for CalEEMod, area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment. No changes were made to the default area source parameters. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Project Impacts

The worst-case summer or winter criteria pollutant emissions created from the proposed project's long-term operations have been calculated and are shown below in Table 6. Table 6 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations per SCAQMD LST methodology, and odor impacts.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented above in Section 2.

To determine if the proposed Project could cause emission levels in excess of the CO standards discussed above in Section 2, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The Traffic Impact Analysis showed that the proposed Project would generate a maximum of approximately 142 daily vehicle trips. Primary access would be off Tyler Lane with the nearest intersection at Tyler Street (a regional arterial) with secondary access from the existing RV and self-storage facility via Hwy 111. Project PM peak hour volume is negligible. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as both the intersection and ADT volumes fall far short of 100,000 vehicles per day, no CO "hot spot" modeling was performed, and no significant long-term air quality impact is anticipated to local air quality due to the on-going use of the proposed Project.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, onsite usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The nearest sensitive receptors to the project site include the existing single-family and mobile home residential dwelling units located approximately 400 feet northwest of the Project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site, such as industrial warehouse/transfer facilities. The proposed project is for commercial use and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from diesel vehicle emissions and trash storage areas. The project consists of RV and self-storage use and will not attract a significant amount of heavy-duty truck traffic. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project. This Project will create no objectionable odor levels at the nearest sensitive receptors.

Pollutant Emissions (Pounds per Day) Activity	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources	1.65	0.02	2.30	<0.05	<0.05	<0.05
Energy Usage	0.01	0.27	0.23	<0.05	0.02	0.02
Mobile Sources	0.42	0.45	4.58	0.01	0.32	0.06
Total Emissions	2.08	0.74	7.11	0.01	0.34	0.09
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.4; the higher of either summer or winter emissions.
(1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
(2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
(3) Mobile sources consist of emissions from vehicles and road dust.

Table 6 Regional Operational Pollutant Emissions

CUMULATIVE AIR QUALITY IMPACTS

There are a number of cumulative projects in the Project area that have not yet been built or are currently under construction. Since the timing or sequencing of the cumulative projects is unknown, any quantitative analysis to ascertain daily construction emissions that assumes multiple, concurrent construction projects would be speculative. Further, cumulative projects include local development as well as general growth within the Project area. However, as with most developments, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. The SCAQMD recommends using two different methodologies: (1) that Project-specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a project's consistency with the current AQMP be used to determine its potential cumulative impacts.

Project Specific Impacts

The Project area is out of attainment for ozone and in 2018 was out of attainment for PM10. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

Project operations would generate emissions of NOx, ROG, CO, PM10, and PM2.5, which would not exceed the SCAQMD regional or local thresholds and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. Since the Project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. As indicated earlier, no violations of the state and federal CO standards are projected to occur for the Project, based on the magnitude of traffic the Project is anticipated to create. Therefore, operation of the Project would not result in a cumulatively considerable net increase for nonattainment of criteria pollutants or ozone precursors. As a result, the Project would result in a less than significant cumulative impact for operational emissions.

Air Quality Compliance

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed Project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed Project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed Project is inconsistent, the lead agency may consider Project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

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

Both of these criteria are evaluated in the following sections.
Criteria 1 – Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that long-term operation impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance.

Therefore, the proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criteria 2 – Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2016) includes chapters on the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the City Land Use Plan defines the assumptions that are represented in the AQMP.

The Project site is currently designated as "Industrial District" on the City's Land use map in the General Plan. The Project proposes to develop the site to a RV and self-storage facility. The proposed Project would not result in an inconsistency with the current land use designation in the City's General Plan. Therefore, the proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion. Based on the above, the proposed Project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

c) Less Than Significant Impact. The nearest sensitive receptors to the project site include the existing single-family residential dwelling units located approximately 400 feet northwest of the Project site. To determine if the proposed Project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used. Based on the Project's size and proximity to existing housing, overall, the impacts will be less than significant.

Health Impacts

As shown in Tables 3, 4, 5, and 6, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

With today's technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical pre-dispositions and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants, it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

d) Less Than Significant Impact. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to distress among the public and often generating citizen complaints to local governments and regulatory agencies.

The SCAQMD identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, transfer stations, and fiberglass molding. The proposed Project will be developed with RV

and self-storage land uses and is not expected to generate objectionable odors during any phase of construction or at Project buildout. Short term odors associated with paving and construction activities could be generated; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases. At completion, the Project will generate typical odors, including truck odors, but will not generate objectionable odors. Therefore, impacts from objectionable odors are expected to be less than significant.

3.3.4 Cumulative Impacts

None.

3.3.5 Mitigation and Monitoring Measures

None required.

3.4 Biological Resources

3.4.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan Update;
- "Coachella Valley Multiple Species Habitat Conservation Plan," 2007; and
- "Biological Resources Survey Report," Vincent N. Scheidt Biological Consultant 2022.

3.4.2 Environmental Setting

The Coachella Valley is located within the Sonoran Desert which is a subdivision of the Colorado Desert. The Sonoran Desert contains a wide range of biological resources that are highly specialized and endemic to the region. According to the Coachella Valley Association of Governments (CVAG), vegetation communities in the City range from active desert dunes to urban environments. The proposed Project is within the boundaries of and subject to the provisions of the Coachella Valley Multiple Species Conservation Plan (CVMSHCP). The CVMSHCP is a comprehensive regional plan that balances growth in the Coachella Valley with the requirements of federal and State endangered species laws. The Project site is not located within or adjacent to a CVMSHCP Conservation Area.

Sunridge Self Storage (formerly AAA RV and Mini-storage Project) ("Project") site is located in the southern central part of the City of Coachella, immediately east of and fronting Tyler Lane. Highway 111 is a short distance to the east, about 670 feet from the eastern property line. The Project site is nearly flat with a very poorly defined gully running along the northern edge of the property. Existing modifications to the site (from its natural configuration) are heavy, and include regular plowing of the property and some limited signs of dumping near the end of Tyler Lane. The site shows a history of agricultural use since some time before 1972 (Figure 5), although it is now fallow land. It appears to be regularly plowed for weed abatement purposes, and the site supports no native vegetation. Access to the Project will be provided from the cul-de-sac at the terminus of Tyler Lane to the west. This is a public road that approaches the site from Tyler Street, west of the site. The site supports entirely disturbed vegetation with mostly bare dirt and a few weeds. A significant number of arrow weed plants have migrated onto the heavily disturbed soils. Elevations onsite range between approximately 399 feet MSL and 405 feet MSL. The soil-type found onsite consist of Indio very fine sandy loam, wet (It). The Project as proposed would result in the creation of a series of parallel RV spaces and a mini-storage facility with associated improvements, including paving and fences, and possibly other site amenities.

Coachella Valley Engineers analyzed potential impacts to biological resources associated with the proposed development and are discussed below.

3.4.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Biological Resources Would the Project				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Discussion/Analysis

a) Less Than Significant Impact with Mitigation Incorporated. Development of the Project site, as currently proposed, will result in measurable losses of biological resource values found in association with this property. These losses would be a direct result of site development and related activities. All anticipated losses would be associated with the conversion of vacant land to RV and self-storage uses, including grading to construct storage areas and any City-required infrastructure. No offsite improvements are proposed at this time. Impacts are assessed at a level which is either "significant" or "less than significant" as defined by CEQA. Also, an assessment is made as to whether or not Project-related impacts are fully mitigable, and whether the Project is consistent with the goals and objectives of the CVMSHCP. In this instance, all anticipated Project impacts are considered "less than significant", requiring no mitigation, and the Project is consistent with the CVMSHCP, assuming the adoption of specific wildlife avoidance measures detailed subsequently in this report.

With respect to biological resources, the Project as proposed will result in the following less than significant impacts:

1. A loss of approximately 4.85 acres of Disturbed Habitat vegetation; and

2. A loss of habitat for the various common native and non-native plants and animals presently occurring on the Project site.

However, in order to avoid potential impacts to native wildlife that could nest on the Project site, California Department of Fish and Wildlife (CDFW) recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided any time birds are nesting on-site. To further protect biological resources that may be encountered during Project construction, CDFW has recommended restrictions on clearing and grading that should be implemented as detailed in Mitigation BIO-MM 1. CDFW also recommends that the City include an additional mitigation measure for the burrowing owl. The MND has been revised to address this issue as BIO-MM 2 and is adequately addressed by the conditions of approval. Implementation of theses mitigation measures will ensure that any potential impact to potential wildlife nursery sites and burrowing owls remains less than significant.

Artificial nighttime lighting can negatively impact biological resources in a variety of ways. CDFW has requested that the MND be revised to include design plans for artificial nighttime lightning and lightning specifications. The applicant, Sunridge Self Storage agrees and has instructed the Project Architect, Magellan Architecture to provide the design plans for artificial nighttime lightning and lightning specifications to both the Planning Department and to the Project Biologist Vincent Scheidt, for addressing in the design of the Biological Surveys (Nesting Birds, Burrowing Owls and MBTA covered birds) required as mitigation measures to be implemented prior to ground disturbance on the site.

To support the City in reducing impacts of artificial nighttime lighting on biological resources to less than significant, CDFW recommends that the City add a mitigation measure addressing same to a revised MND. The MND has been revised to address this issue as BIO-MM 3 which will be adequately address by the condition of approval.

To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). CDFW also recommends that the DEIS include recommendations regarding landscaping from Section 4.0 of the CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" (pp. 4-180 to 4-182; https://cvmshcp.org/plan-documents/). The project employs the use of water-efficient and targeted irrigation systems including drip irrigation. Additionally, it is understanding of the Applicant that the landscape design for the Project largely utilizes local (Colorado Desert) designs and plant species. The Landscape Designer shall incorporate the following:

1. Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."

2. Water-efficient and targeted irrigation systems including drip irrigation.

CDFW also requested that the Project Biologist report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). (BIO-MM 6).

Additionally, the responsible agency (City of Coachella) added the further mitigation conditions from the evaluation of landscaping and associated impacts; Landscape Maintenance Agreement (BIO-MM 7) and Gravel Materials (BIO-MM 8).

b) No Impact. No riparian, sensitive, or undisturbed native habitats were documented within the Project site as outlined in Table 7 *Project Site Vegetation Community Impacts*. The Project site is characterized as 4.85-acres of vacant and previously farmed land. Therefore, the proposed Project would not cause impacts on any riparian habitat or other sensitive natural community. No impacts would occur.

Vegetative Community	Total Acres	Permanent/Temporary Impact Acres
Developed	0	0
Vacant/Previously Developed No Native Vegetation	4.85	4.85
Total	4.85	**4.85**

Table 7 Project Site Vegetation Community Impacts

c) No Impact. No wetlands or jurisdictional resources regulated by the USACE, CDFW, or RWQCB were documented within the Project site. No wetlands are located within the Project site and therefore the proposed Project would have no impact on wetlands.

d) Less Than Significant Impact. The Project site is not located within or adjacent to a CVMSHCP designated conservation area, biological corridor, or linkage area. The Project site is vacant previously farmed land and does not represent a wildlife movement corridor or route between extensive open space habitats. The lands adjacent to the Project site are primarily characterized as industrial development.

e) No Impact. The City of Coachella has not established a policy or ordinance for the protection of tree species on private properties. Therefore, no mitigation is required or proposed.

f) Less Than Significant Impact with Mitigation Incorporated. The Project site is located within the CVMSHCP planning boundary/fee area and outside of a designated conservation area, biological corridor, or linkage area. The Project applicant shall pay a local development mitigation fee established by the City of Coachella Development Services Department (BIOMM 9).

3.4.4 Cumulative Impacts: The direct and/or indirect impacts of the Project would not result in significant cumulative impacts (CEQA Section 15310) to environmental resources within the region of the Project site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The proposed action is a redevelopment of existing developed lands and the CVMSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the City of Coachella. The proposed Project has been designed and mitigated to remain in compliance with all CVMSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact.

Mitigation Measures: Following

3.4.5 Mitigation and Monitoring Measures

BIO-MM 1 Restrictions on Site Clearing

Nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

BIO-MM 2 Burrowing Owl Avoidance

Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according to the *Staff Report on Burrowing Owl Mitigation*. If burrowing owls are detected during the focused surveys, the qualified biologist and Project Applicant shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions.

The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

BIO-MM 3 Artificial Nighttime Lighting

Throughout the lifetime operations of the Project, the Applicant shall eliminate all non-essential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The Applicant shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The Applicant shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

BIO-MM 4 Xeriscaping

Final Landscape Plans shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."

BIO-MM 5 Targeted Irrigation

Final Landscape Plans shall incorporate water-efficient and targeted irrigation systems including drip irrigation.

BIO-MM 6 Special Status Species/Natural Communities Reporting

The Project Biologist, Vincent Scheidt, shall report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB).

BIO-MM 7 Landscape Maintenance Agreement

Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella prior to Certificate of Occupancy.

BIO-MM 8 Gravel Materials

Applicant shall provide ¾ gravel material in all landscaped areas.

BIO-MM 9 CVMSHCP Local Development Mitigation Fee

The Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department. The CPI for the Riverside-San Bernardino-Ontario metropolitan area rose by 2.1% for calendar year 2020. The LDMF based on the size of the Project is thus $31,075. This is based on a categorization of Commercial/Industrial and a fee of $6,215 per acre as of 1 July 2021.

Mitigation Monitoring:

BIO-MM A Prior to the issuance of any permit to allow ground disturbance on the site, the Project applicant:

1. To conduct a preconstruction nesting survey of the site regardless of the time of year.
2. Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance.
3. Final Landscape Plans shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."
4. Shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" into Final Landscape Plans.
5. Shall incorporate water-efficient and targeted irrigation systems including drip irrigation into the Final Landscape Plans.

BIO-MM B During the Project Surveys, the Project Biologist, Vincent Scheidt, shall report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB).

BIO-MM C Prior to Certificate of Occupancy, Project applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella.

BIO-MM D Throughout the lifetime operations of the Project applicant:

1. Shall eliminate all non-essential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active.
2. Shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky.
3. Shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.
4. Applicant shall provide ¾ gravel material in all landscaped areas.

BIO-MM E Prior to the issuance of any permit to allow ground disturbance on the site, the Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department.

Responsible Parties: Project applicant, Project biologist, Planning Department, City Engineer.

3.4.5 Level of Significance After Mitigation

Implementation of Mitigation Measures BIO-MM1 through BIO-MM9 would reduce all potential significant unavoidable impacts on biological resources below a level of significance.

3.5 Cultural Resources

3.5.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan; and
- Cultural Resources Survey, Laguna Mountain Environmental, Inc. April, 2022.

3.5.2 Environmental Setting

The City of Coachella sits on the shoreline of ancient Lake Cahuilla, a large intermittent freshwater lake created by the Colorado River. Its shorelines continually changed as the lake was filled and emptied by the river, and when it was full, it attracted human settlement with its plentiful resources. Settlement along the lakeshore in the Coachella Valley was particularly intensive, with evidence of large-scale, multi-seasonal occupation. The first known human inhabitants of the Coachella Valley included the Cahuilla Indians, whose occupancy spread from the Banning Pass to the Salton Sea. Anthropologists divided the Cahuilla into three groups based on their geographic setting: (1) the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area; (2) the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains; and (3) the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley. The Cahuilla Indians developed a seasonal mobility system, which utilized the lake when it was full and benefited from the available terrestrial resources once the lake desiccated. They also migrated to higher elevations to utilize the resources and cooler temperatures.

The City of Coachella contains a significant amount of archeological resources due to its rich cultural history and historical settlements within its boundaries. It was once the site of Native Americans tribal land, and some tribal land still exists there. While having a rich Native American historical background, the Native American population is still present in Coachella. Due to its historical, cultural, and archaeological resources, most of the City is designated as "medium sensitivity to historical resource sensitivity" (Coachella 2035 General Plan Final EIR, Figure 4.4-2).

The Project property occupies approximately 4.85 acres of disturbed, vacant infill land north of Avenue 54 and west and Hwy 111. The site is surrounded by Industrial uses and vacant industrial land on all sides of the Project site. The site previously operated as agricultural land, and has been subject to grading, clearing, and harvesting since at least the 1950's, according to historical aerial imagery. The Project is currently zoned for Manufacturing Services. The applicant, Sunridge Self- Storage (Formerly AAA Storage of Coachella, LLC) is proposing an expansion of their existing RV and Self-Storage facility at Hwy 111 on an adjacent east vacant 4.85 acre parcel. The project proposes approximately 60,627 square feet of self-storage units configured into various sizes and 71 RV storage spaces. The project also includes a 900 square foot office and six parking spaces all accessed from Tyler Lane.

A standard Cultural Resources Survey was completed by Laguna Mountain Environmental, Inc. April 2022. The cultural resource survey did not identify any cultural resources that impact cultural resources eligible for the California Register of Historic Resources and significant under the CEQA. No significant impacts to cultural resources are anticipated to result from this project. Because Project impacts are limited to shallow grading and excavation, impacts to potentially buried cultural resources are not anticipated to occur. No further cultural resources work was recommended. However, Native American consultation and archaeological monitoring is recommended due to sensitivity of the Project location for subsurface cultural remains of prehistoric origin. P

3.5.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cultural Resources Would the Project				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion/Analysis

a) No Impact. Historic Resources Section 15064.5 of the CEQA Guidelines generally define a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code).

The archaeological inventory includes archival and other background studies conducted prior to performing the field survey of the Project. The archival research consisted of a literature and records search at the regional archaeological repository. This information was used to identify previous studies associated with the property and previously recorded resources. A one-mile radius of the Project was requested in the record search to determine the types of resources that might occur in the survey vicinity.

The records and literature search for the project was requested from the Eastern Information Center (EIC) at the University of California, Riverside on February 23, 2022. The records search results indicate that the Project area has not been previously surveyed and that no cultural resources have previously been recorded in the current Project area. At least 32 cultural investigations have been documented within a one-mile radius of the Project area. Nine cultural resources have been recorded within one mile of the Project as a result of this investigation. These cultural resources consist of four historic structures, a historic railway, a historic stormwater channel, a historic sewage treatment plant, a prehistoric habitation site, and a prehistoric isolate artifact.

Historic research included an examination of a variety of resources. The current listings of the National Register of Historic Places were checked through the National Register of Historic Places website. The California Inventory of Historic Resources (State of California 1976) and the California Historical Landmarks (State of California 1992) were also checked for historic resources.

There are no officially listed historic sites or features in the vicinity of the project site as indicated in the General Plan EIR, Figure 4.4-1. Therefore, there are no recognizable potential historical resources as defined in Section 15064.5 of the CEQA Guidelines that would be adversely affected by future development. No impacts are anticipated relative to the proposed Project.

b) Less Than Significant Impact. The City of Coachella defines an archeological resource as places where human activity has measurably altered the earth or left deposits of physical remains and may be either prehistoric-era (before European contact) or historic-era (after European contact). Archaeological resources are important for scientific historic, and/or religious reasons to cultures, groups, or individuals. Given the sheer number of recorded resources and Native American or EuroAmerican locations throughout the Coachella

Valley, the City of Coachella can be considered sensitive for archaeological resources (2035 Coachella General Plan EIR).

Based on the cultural resource analysis prepared for the Project, potential impacts to archaeological resources are expected to be less than significant. However, the potential exists for resources to be buried on-site which could be uncovered by Project grading activities. To further protect cultural resources that may be encountered during Project construction, standard archaeological monitoring is recommended as detailed in Mitigation CUL-MM1. Implementation of this mitigation measure will ensure that any potential impact on buried archaeological resources remains less than significant.

Mitigation Measures: Below

c) Less Than Significant Impact. The Project site does not contain any known human remains. The Project's mass grading and excavation activities would disturb the entire site and there is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest is required by law to comply with State Health and Safety Code Section 7050.5. Compliance with State Health and Safety Code Section 7050.5, as required by law, would reduce impacts to human remains to less than significant levels. Nonetheless, Mitigation Measure CUL MM-2 is provided to further ensure compliance with the mandatory regulatory requirements.

3.5.4 Cumulative Impacts

None.

3.5.5 Mitigation and Monitoring Measures

CUL-MM 1 Grading Monitoring Program

For monitoring of the Sunridge Self-Storage Project (formerly AAA Storage of Coachella, LLC) during ground-disturbing activities, if buried archaeological deposits are discovered, Mitigation Measure CUL-MM 1 will require all work to be halted or diverted within 50 feet of the discovery until a qualified archaeologist can evaluate the nature and significance of the find(s).

Grading Monitoring Program

A Grading Monitoring Program to mitigate potential impacts to undiscovered buried archaeological resources within the Sunridge Self-Storage Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.

2) The certified archaeologist/historian shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground-disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead

agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the National American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and deposition of the remains.

6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered via a "non-invasive" analysis on artifacts discovered. The Tribal resources Monitor is to concur with the archaeological monitor's determination of the amount of material to be recovered for an adequate artifact sample for analysis.

7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

CUL-2 MM: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the NAHC shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation Monitoring:

CUL-MM A Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed monitoring agreement to the City.

Responsible Parties: Project applicant, Project Archaeologist, Tribal Monitor, Planning Department.

CUL-MM B Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.

CUL MM-C: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98.

Responsible Parties: Project applicant, Project archaeologist, Tribal monitor, Planning Department, City Engineer.

3.5.5 Level of Significance after Mitigation

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

3.6 Energy

3.6.1 Sources

The following sources were utilized to support the conclusions made in this section:

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035.

3.6.2 Environmental Setting

California is one of the nation's leading energy-producing states, and California per capita energy use is among the nation's most efficient. Nuclear energy, fossil fuels (oil, coal, and natural gas) and renewable sources like wind, solar, geothermal and hydropower are various sources of energy. Given the nature of the proposed Project, the remainder of this discussion will focus on the three sources of energy that are most relevant to the project—namely, electricity and natural gas for building uses, and transportation fuel for vehicle trips associated with the proposed Project.

According to the City of Coachella's Climate Action Plan (CAP), energy is used for heating and cooling, transportation, manufacturing, and producing food. The most common sources of energy include fossil fuels like oil, gasoline, natural gas, and coal. The consumption of these energy sources leads to the production of greenhouse gas (GHG) emissions. In 2010, total GHG emissions in Coachella were approximately 382,787 metric tons (MTCO2e), a 22 percent increase over 2005 emissions of 312,628 MTCO2e. This number accounts for direct emissions from the on-site combustion of fuels and the combustion of fuel in vehicles, as well as indirect emissions associated with community electricity consumption, and emissions from solid waste generated, crop management and water consumed by Coachella. The residential sector was the third largest producer of GHG emissions within the City, after transportation and commercial/industrial. The City of Coachella established various methods to reduce energy related GHG emissions produced by the City in their CAP.

Electricity

Electricity would be provided to the project by the Imperial Irrigation District (IID). The IID energy service territory covers 6,471 square miles, including all Imperial County along with parts of Riverside and San Diego counties. IID derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, and solar power generation. IID also purchases from independent power producers and utilities, including out-of-state suppliers. The 2018 IID Power Mix has renewable energy at 29 percent of the overall energy resources, of which biomass and waste is at 10 percent, geothermal is at 4 percent, eligible hydroelectric is at 4 percent, solar energy is at 11 percent, and wind power is at zero percent; other energy sources include coal at zero percent, natural gas at 27 percent, nuclear at 3 percent and unspecified sources at 37 percent.

IID is the sixth-largest utility in California, serving more than 150,000 customers and controlling more than 1,100 megawatts (MW) of energy. Electricity is delivered through high voltage transmission and low voltage distribution power lines. Distribution power lines transport anywhere from 4 kV to 69 kV, while transmission lines can transport 69 kV to 765 kV of electricity. Transmission and distribution power poles are located on the western boundary of the project at Tyler Lane.

Natural Gas

Natural gas would be provided to the project by Southern California Gas (SoCalGas). The following summary of natural gas resources and service providers, delivery systems, and associated regulation is excerpted from information provided by the California Public Utilities Commission (CPUC). The CPUC regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from Pacific Gas and Electric (PG&E), Southern California Gas (SoCalGas), San Diego Gas & Electric (SDG&E), Southwest Gas, and several smaller investor-owned natural gas utilities. The CPUC also regulates independent storage operators Lodi Gas Storage, Wild Goose Storage, Central Valley Storage and Gill Ranch Storage. The vast majority of California's natural gas customers are residential and small commercial customers, referred to as "core" customers, who accounted for approximately 32 percent of the natural gas delivered by California utilities in 2012. Large consumers, like electric generators and industrial customers, referred to as "noncore" customers, accounted for approximately 68 percent of the natural gas delivered by California utilities in 2012.

The PUC regulates the California utilities' natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipeline systems, storage, procurement, metering, and billing. Most of the natural gas used in California comes from out-of-state natural gas basins. In 2012, California customers received 35 percent of their natural gas supply from basins located in the Southwest, 16 percent from Canada, 40 percent from the Rocky Mountains, and 9 percent from basins located within California. California gas utilities may soon also begin receiving biogas into their pipeline systems."

The closest high-pressure distribution lines provided by the Gas Company are located adjacent west of the project site in Tyler Lane. High pressure distribution pipelines operate at pressures above 60 psi and deliver gas in smaller volumes to the lower pressure distribution system. Energy consumption of the Project is analyzed in this Energy discussion. The Project is expected to consume energy in the form of electricity, natural gas, and petroleum during project construction and operation. The latest version of CalEEMod v2016.3.2 was utilized to calculate construction-source and operational-source energy use for the future development. The discussion of the findings is provided below.

Transportation Energy Resources

The Project would attract additional vehicle trips with resulting consumption of energy resources, predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the Project patrons and employees via commercial outlets. The most recent data available (2016) shows the transportation sector emits 41 percent of the total GHG in the state and about 84 percent of smog-forming oxides of nitrogen (NOx). Petroleum comprises about 92 percent of all transportation energy use, excluding fuel consumed for aviation and most marine vessels.

3.6.3 Impacts

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

Discussion/Analysis

PROJECT IMPACTS

Construction Energy Demands

The construction schedule is anticipated to occur between May 2024 and the end of December 2024 and be completed in two (2) phases. Staging of construction vehicles and equipment will occur on-site. The approximately seven-month schedule is relatively short owing to the type of storage buildings and the project site is relatively small at approximately 4.85 acres.

Construction Equipment Electricity Usage Estimates

As stated previously, Electrical service will be provided by IID. The focus within this section is the energy implications of the construction process, specifically the power cost from on-site electricity consumption during construction of the proposed Project. Based on the 2021 National Construction Estimator, the typical power cost per 1,000 square feet of building construction per month is estimated to be $3.32. The Project plans to develop the site with 62,979 square feet of new buildings over the course of approximately seven months. The total power cost of the on-site electricity usage during the construction of the proposed Project is estimated to be approximately $1,255.00.

Construction Equipment Fuel Estimates

Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

- Construction schedule of 7 months.
- All construction equipment was assumed to run on diesel fuel.
- Typical daily use of 8 hours, with some equipment operating anywhere from 6 to 7 hours.
- Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day.
- Diesel fuel would be the responsibility of the equipment operators/contractors and would be sourced within the region.
- Project construction represents a "single event" for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

Average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal. Project construction activities would consume an estimated 36,195 gallons of diesel fuel. As stated previously, Project construction would represent a "single event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 41,069 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analyses using information generated using CARB's EMFAC model. An aggregate fuel efficiency of 28.57 miles per gallon (mpg) was used to calculate vehicle miles traveled for construction worker trips. An estimated 1,437 gallons of fuel would be consumed for construction worker trips.

Operational Energy Demands

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

Using the CalEEMod output from the air quality and greenhouse gas analyses, it is assumed that an average trip for autos and light trucks was assumed to be 12.5 miles and 3-4-axle trucks were assumed to travel an average of 5.4 miles. To present a worst-case scenario, it was assumed that vehicles would operate 365 days per year rather than the more likely 253 days (excluding weekends and up to 8 holidays). The proposed Project would generate approximately 146 trips per day. The vehicle fleet mix was used from the CalEEMod output. An estimated 1,482 gallons of fuel would be consumed per year for the operation of the proposed Project.

Facility Energy Demands (Electricity and Natural Gas)

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by IID) and natural gas (provided by SoCalGas). The annual natural gas and electricity demands were provided per the CalEEMod output from the air quality and greenhouse gas analyses. Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

RENEWABLE ENERGY AND ENERGY EFFICIENCY PLAN CONSISTENCY

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

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by IID and SoCalGas.

Regarding Pavley (AB 1493) regulations, an individual project does not have the ability to comply or conflict with these regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources.

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

Also, demonstrated in the Greenhouse Gas Section of the report and this study, the proposed Project is consistent with the applicable strategies of the City of Coachella CAP.

CONCLUSIONS

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Notwithstanding, the proposed Project use will not have any long-term effects on an energy provider's future energy development or future energy conservation strategies.

a) Less Than Significant Impact. The proposed Project consists of the construction and operation of 11 new buildings totaling 62,979 square feet and 71 RV storage spaces for RV and self-storage facility. The proposed buildings would be built to current Building Code standards, including the installation of insulation and high efficiency HVAC systems.

During construction, there would be a temporary consumption of energy resources for operation of construction equipment and the manufacturing of construction materials. However, the duration is limited due to the small scale of the Project. Compliance with local, state, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during Project construction to the extent feasible, and Project construction would not result in wasteful or inefficient use of energy.

During operation of the RV and self-storage facility, there are no unusual Project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.

The Project will generate 146 trips per day which will not result in high fuel consumption. Furthermore, through compliance with applicable requirements, including the California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, as well as the City's Climate Action Plan (CAP) discussed below, individual Project elements (e.g., building design, HVAC equipment, etc.) would be consistent with state and local energy reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner. Therefore, impacts will be less than significant.

b) No Impact. State and local agencies regulate the use and consumption of energy through various methods and programs (e.g. Assembly Bill 32 (AB 32)), California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). Per the latest CALGreen (2019) requirements for non-residential construction, the Project buildings will be constructed to be ready for zero-net-energy (ZNE) by 2030.

At the local level, the City's Building & Zoning Compliance Departments enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. In addition, the City's General Plan 2035 identifies specific strategies and measures for the conservation of the energy within the City. The Project would be required to comply with City policies and programs. No impact related to compliance with applicable energy standards would result because the proposed Project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

3.6.4 Cumulative Impacts

None.

3.6.5 Mitigation and Monitoring Measures

The Project was found to have a less than significant impact on Energy Resources. Therefore, no mitigation is required.

3.7 Geology and Soils

3.7.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan; and
- Geotechnical Investigation AAA Storage Facility, Sladden Engineering, March, 2022.

3.7.2 Environmental Setting

Coachella defines its city as highly diverse both physically and geologically. The multiple faults that traverse the area and climate help define the Coachella Valley region as a low and relatively flat desert basin bounded by mountainous terrain. The surrounding mountain ranges specifically include the Little San Bernardino Mountains to the northeast, the Santa Rosa Mountains to the south, and the San Jacinto Mountains to the west. The topographic variety in the Coachella Valley establishes elevations from 1,000 feet in the Mecca Hills to the east, to approximately 160 feet below sea level south of Thermal. Although the elevation varies widely, the City of Coachella is relatively flat, with a gentle slope from northwest to southeast. The project site is located in the southeast portion of the City on previously disturbed and relatively flat land.

The City of Coachella, including the Project site, is located within a northwest-southeast structural depression extending from the Banning Pass to the Gulf of California. This region is designated as the Salton Trough, which was inundated by the Colorado River's water, forming ancient Lake Cahuilla. Since that time, the floor of the Trough has been repeatedly flooded with other "fresh" water lakes, the most recent being the current Salton Sea. The Trough is an internally draining area with no readily available outlet to the Gulf of California portions well below sea level. The sole outlet for these waters is evaporation, leaving behind vast amounts of terrestrial sediment materials.

The Project proposes a "light industrial" development on the 4.85-acre property that consists of self-storage warehouse units and RV parking. Analysis of this project development on geology and soils is provided in this discussion. In 2014 the City of Coachella published a Technical Background Report to the Safety Element Update, which analyzes various hazards that can possibly occur in the City. The various hazards addressed within the Technical Background Report include seismic, geologic, flood, fire, hazardous material, and severe weather hazards. The seismic and geologic hazards sections of the Technical Background Report were consulted for this Geology and Soils Section.

3.7.3 Impacts

Geology and Soils Would the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
Iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994),	☐	☐	☐	☒

creating substantial risks to life or property.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion/Analysis

ai) No Impact. The City of Coachella recognizes the potential of seismic hazards in the region. 2035 Coachella General Plan Update (CGPU) states that because the San Andreas Fault passes through the northeastern portion of the City, the potential for primary surface fault rupture and strong ground shaking are very high. For this reason, a project's location relative to the Alquist-Priolo Earthquake Fault Zone is evaluated to determine the project's susceptibility to seismically induced rupture. The Alquist-Priolo Earthquake Fault Zone is a northwest-southeast descending zone established in 1971 to reduce losses from surface fault rupture on a statewide basis. The intent of the zone is to ensure public safety by prohibiting the sitting of most structures for human occupancy across traces of active faults that constitute potential hazards to structures from surface faulting or fault creep.

According to the City of Coachella's Technical Background Report, the maximum magnitude recorded from the San Andreas Fault was 7.2, and the Coachella section is the only section of the southern San Andreas Fault that has not produced a major earthquake in historic times. Surface rupture is expected to occur along pre-existing, known active fault traces, however, it could potentially splay or step from the known active faults or rupture along unidentified traces. The Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist determined that the subject Property lies approximately 3.70 miles southwest of the closest Alquist-Priolo Earthquake Fault Zone.

The City of Coachella's Municipal Code reflects the possible impacts of potential seismic hazards in Chapter 15.66, Seismic Hazards Mitigation. New buildings are required to follow these codes in order to be theoretically stronger and more likely to survive an earthquake, with the main purpose to prevent the collapsing of structures. Therefore, risks to future development associated with fault rupture at the Project site is considered low since the Project site is not located within the Alquist-Priolo Earthquake Fault Zone and will comply with the requirements outlined in the Coachella Municipal Code. No impacts are expected in association with the development of the Project.

aii) Less Than Significant Impact. The Project site is located in a seismically active region where earthquakes originating on local and regional faults can produce severe ground shaking. Like most of the Coachella Valley, the Project site has been subjected to past ground shaking by nearby faults. In order to reduce hazards associated with ground shaking impacts on people and buildings, the City of Coachella implements the latest seismic safety design standards outlined in both the Coachella General Plan Technical Background Report, and the most recent (2019) edition of the updated California Building Code (CBC). The City of Coachella requires new buildings to be constructed in accordance with the most recent edition of the CBC and City Municipal Code. The Coachella Municipal Code provides regulations for collapse-resistant design, which will be enforced during structure design and construction. Remedial grading and construction will work to reduce exposure of people or structures to adverse effects to the greatest extent possible against seismic hazards.

The buildings and structures proposed for the future development will be required to follow all applicable building standards outlined in the CBC and the City's Municipal Code, in order to ensure the safety of the residents. All grading and construction plans will be reviewed by the City. Additionally, the Project will follow the recommendations of the "Geotechnical Investigation AAA RV Storage Facility", prepared by Sladden Engineering regarding soil stability and construction. As a result of these standards, Project related impacts associated with seismic ground shaking will be less than significant.

aiii) Less Than Significant Impact. The General Plan's Technical Background Report addresses the different forms of ground failure that the City of Coachella may be susceptible to after the event of an earthquake, including liquefaction, settlement, and slope failure. Liquefaction, according to the Technical Background Report, typically occurs in saturated, loose, fine- to medium-grained sandy to silty soils in the presence of ground accelerations of 0.2g, and groundwater within 50 feet below the ground surface. In the event of an earthquake, the increase of subsurface water pressure may fill the pores and increase subsurface water pressure, causing the soil to lose strength and behave like a liquid, and potentially compromising the ground. According to the General Plan Seismic Hazard Zones Map in the Technical Background Report (Plate 1.3), the Project site is located in an area with high liquefaction susceptibility due to the youthful, unconsolidated sediments, and historically shallow groundwater within 30 feet of the ground surface.

The Coachella Water Authority and Sanitary District operates and maintains the water distribution system for the Project property and the City of Coachella. According to the California Department of Water Resources Groundwater Information Center, one of the nearest monitored public wells to the Project is identified as State Well 05S08E33D001S, located approximately 2.35 miles northwest of the Project. Based on the most recent monitoring information, reported on May 26, 2020, the depth to groundwater at this well site was approximately 27.2 feet. Additional wells in proximity to the Project include State Well 06S08E22D002S, approximately 1.50 miles southeast of the site, and 06S07E13J003S, approximately 1.90 miles southwest of the site. Groundwater depths at these sites were measured at 18.8 feet below ground surface (measured June 24, 2020), and 58.54 feet below ground surface (measured November 18, 2020), respectively. Due to the shallow groundwater depths in the area, the site is susceptible to seismically induced liquefaction.

Settlement is a potential consequence of seismic activity and liquefaction, where the excess pore pressure generated by ground shaking and leading to liquefaction is associated with the tendency for loosely compacted, saturated soil to rearrange into a denser configuration during shaking. Dissipation of that excess pore pressure will produce volume decreases (termed consolidation or compaction) within the soil that may be manifested at the ground surface as settlement. Unconsolidated young alluvial deposits are especially susceptible to this hazard. Artificial fills may also experience seismically induced settlement. Damage to structures typically occur as a result of local differential settlements. Plate 2-1a (Geologic Map) in the Technical Background Report indicates that the Project site, and a majority of the City's valley floor is underlain by young, unconsolidated alluvial and lacustrine sediments, locally mantled with wind deposits (map symbols Qg and Ql/Qa). These sediments are susceptible to seismically induced settlement.

Per the Technical Background Report, mitigation for seismically induced settlement is similar to those used for liquefaction. Over-excavation and re-compaction are the most commonly used methods to densify soft soils susceptible to settlement. Deeper over-excavation below final grades, especially at cut/fill, fill/natural, or alluvium/bedrock contracts may be recommended to provide a more uniform subgrade. Over excavation should also be performed so that large differences in fill thickness are not present across individual lots. In some cases, specially designed deep foundations, strengthened foundations, and/or fill compaction to a minimum standard that is higher than that required by the applicable building codes may be recommended. The potential for seismic related ground failure at the Project site is projected to be less than significant with the efforts established in the California Building Code and Coachella Municipal Code.

Seiches can occur in bodies of water both near and far from the earthquake epicenter. Given that there are canals, ponds, and pools in the Coachella area, seiches, as a result of ground shaking, can be expected to occur in the region. The amplitude of these waves cannot be predicted but these are typically less than about 1.6 feet (0.5 meters) high. The amplitude of the seiche waves that could occur in these water bodies cannot be predicted given that several parameters combine to form these waves, although, given the relatively shallow depth of these bodies of water, the seiches are anticipated to be relatively minor. Water in swimming pools is known to slosh during earthquakes, but in most cases, the sloshing does not lead to significant damage, according to the Technical Background Report. Given its distance from the ocean, Coachella does not have a tsunami hazard.

The buildings and structures proposed for the future development will be required to follow all applicable building standards outlined in the CBC and the City's Municipal Code, in order to ensure the safety of the residents. All grading and construction plans will be reviewed by the City. Additionally, the Project will follow

the recommendations of the "Geotechnical Investigation AAA RV Storage Facility", prepared by Sladden Engineering regarding soil stability and construction. As a result of these standards, Project related impacts associated with Seismic-related ground failure, including liquefaction will be less than significant.

aiv) No Impact. The City defines landslides as movements of relatively large landmasses, either as nearly intact bedrock blocks, or as jumbled mixes of bedrock blocks, fragments, debris, and soils. The potential for landslides is dependent on various factors including slope height, slope steepness, shear strength, and orientation of various weak layers underground. Strong ground shaking can cause existing slopes to become unstable, which may lead to landslides or rockfalls that can overrun structures, harm people or damage property, sever utility lines, and block roads. According to the City of Coachella's Technical Background Report to the Safety Element Update, the majority of the City has a 0 to 10 percent grade, including the Project site (Plate 2-2). Areas with a 10 percent grade or greater involves the areas along the San Andreas Fault northeast of the Project site. In the Technical Background Report, the City recognizes and maps the various landslide and rockfall hazard areas in Coachella (Plate 1-3). These areas are also located where the percent grade is higher than 10 percent.

Rockfalls and landslides are more likely to occur in the northeastern and eastern portions of the Coachella General Plan area due to the steep slopes located in those regions. Protection from rockfalls or surficial slides can often be achieved by protective devices such as barriers, retaining structures, catchment areas, or a combination of the above. According to Plate 1-3, in the Technical Background Report, the Project property is not located in an area that is susceptible to seismically induced rockfalls, rock slides, soil falls, soil slides, and soil slumps. This is due to the Project's location in a generally developed and urban area, as well as its distance from the nearest sloped areas. The subject site is located on relatively level ground and is not located immediately adjacent to any mountains or hillsides. As such, the site is not susceptible to any forms of slope instability. Therefore, no impacts are anticipated.

b) Less Than Significant Impact. The Coachella Technical Background Report states that climate, topography, soil, and rock types and vegetation are all influential factors of erosion, runoff, and sedimentation in the Coachella Valley. Human activities, such as grading and construction, are also a large contributor to erosion in the region. The soils most susceptible to erosion include the unconsolidated sediments in the canyon bottoms and valley floor, as well as the granular semi-consolidated sediments forming the hills. Windborne, waterborne, and human-borne erosion are concerns for the City of Coachella, especially because wind-blown sand causes soil loss, dryness and deterioration of soil structure, nutrient and productivity losses, air pollution, sediment transport and deposition, and health problems.

Windborne erosion is a widespread concern in Riverside County, especially in the Coachella Valley. Approximately 20 percent of land area in the County is vulnerable to "high" and "very high" wind erosion. The Coachella Valley floor is highly susceptible to wind erosion due to the high winds funneled from the west (Riverside County 2016 General Plan Figure S-8). As previously stated, windborne erosion not only causes physical and structural damage, but also damages to the public health by causing respiratory problems.

Development of the Project site will require activities such as clearing onsite vegetation, grading, construction, and other ground disturbances by heavy machinery that could result in the loss of some topsoil and generate particulate matter. The City of Coachella requires mitigation of this hazard with the implementation of a Fugitive Dust Control Plan (Coachella Municipal Code Chapter 8.20, Fugitive Dust Control). The Fugitive Dust Control Plan is a document that describes fugitive dust sources at a site and the corresponding control measures. Pursuant to SCAQMD Rules 403 and 403.1, the future development is required to implement the Fugitive Dust Control Plan and the use of best management practices (BMPs) during operations capable of generating fugitive dust in the Coachella Valley.

In addition to windborne erosion, the City of Coachella determines that a majority of the City, including the Project site, is susceptible to water erosion due to the distal fan and lake deposits. According to the Federal Emergency Management Agency (FEMA) Map Panel Number 06065C2270H, revised March 6, 2018, the entire Project is located within the FEMA Flood Zone X, protected by levee. Flood Zone X are areas determined to have moderate to low flood risk, and corresponds to areas of 500-year flood, areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas

protected by levees from 100-year flood. North and east of the Project property is the Coachella Valley Stormwater Channel, which FEMA designates as Flood Zone A. This flood zone is defined as an area subject to inundation by the 1-percent-annual-chance flood event and likely to create erosion within the zone.

The mitigation of waterborne erosion at the Project site during future construction activities includes the developer's compliance with the State's most current Construction General Permit (CGP) (Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). Compliance with the CGP involves the development and implementation of a project-specific Stormwater Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction. The required plan will identify the locations and types of construction activities requiring BMPs and other necessary compliance measures to prevent soil erosion and stormwater runoff pollution. The plan will also identify the limits of allowable construction-related disturbance to prevent any exceedances or violations. Waterborne erosion and the City's Standard Conditions associated with it are thoroughly discussed in the Hydrology and Water Quality Section of this document.

To reduce the amount of soil erosion created, future development shall provide adherence to SCAQMD Rule 403.1 including implementing a Fugitive Dust Control Plan, a SWPPP, and best management practices, which are required not only by Coachella but also by the Riverside County. Impacts would be less than significant.

c) Less Than Significant Impact. The proposed Project site is located on the southeastern side of the City, on previously disturbed land. The majority of the City has a grade of 0 to 10 percent, meaning that Coachella is relatively flat. Per the Coachella's General Plan Technical Background Report, Quaternary River channel deposits (Qg), alluvial fan and stream deposits (Qa), and interbedded lake and distal fan deposits (Ql/Qa) sediments are cohesionless and loose in the upper sections, and thus susceptible to liquefaction. According to Figure 4.5-7 in the Coachella General Plan Draft EIR, Soils Classification, the surficial sediments at the Project site includes lake and distal deposits (Ql/Qa). These sediments are fine-grained sand, silt, and clay of the valley floor. The various soil components are vital to the stability of the Project site specifically regarding landslides, lateral spreading, subsidence, liquefaction, or collapse.

As previously stated in discussion 3.7.3 .a.iii, above, the Project site is located in an area susceptible to liquefaction due to the youthful, unconsolidated sediments, and historically shallow groundwater. Since the site is potentially susceptible to liquefaction, it may also be susceptible to lateral spreading, which also requires a shallow water table or proximity to a water source that could cause inundation of onsite soils. However, ground improvement (such as over-excavation and re-compaction of low-density soils) and foundation design can mitigate the potential effects of liquefaction, lateral spread, and settlement. The site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes and, although tectonic subsidence has been documented in the Coachella Valley, it is not known to occur in the Project vicinity.

Settlement or collapsible soils, as the Safety Element of the Coachella GPU states, typically occur in recently deposited sediments that accumulated in arid or semi-arid environments. Collapsible soils do not appear to be widespread in the planning area, but most likely do occur in localized areas, especially in those with distal fan and lake deposits. However, settlement resulting from the anticipated foundation loads should be minimal, provided that foundation design and construction complies with the applicable California Building Code and the Coachella Municipal Code standards. No impacts are expected associated with the Conditional Use Permit (CUP). Overall, no impacts of liquefaction, lateral spread, landslides and rockfall, settlement, or collapsible soils to the Project site are anticipated relative to the proposed CUP.

When the Project site is developed, grading will be conducted in compliance with City's standards. All grading and construction plans will be reviewed by the City. Additionally, the Project will follow the recommendations of the "Geotechnical Investigation AAA RV Storage Facility", prepared by Sladden Engineering regarding soil stability and construction. Recommendations provide for the excavation of the site prior to construction, including moisture conditioning and recompaction. These recommendations will be integrated into grading and building plans that the City will review and approve prior to the issuance of grading and building permits, which will assure that impacts associated with the soils remain less than significant.

d) No Impact. Expansive soils typically contain large amounts of clay that expand when water is absorbed and shrink when they dry. As described in Section 3.7.3 a.iii, above, the site's underlying soil consists of silty sand and sand, which has low shrink-swell potential. Therefore, no impact associated with expansive soils will occur.

e) No Impact. Currently, the site is vacant and located in an area served by existing sewage infrastructure. The Project's wastewater demand would be accommodated by connections to existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

f) Less Than Significant Impact. Coachella Valley Engineers reviewed recent Paleontological Studies for the area in addition to City of Coachella General Plan 2035 and Final EIR for the City of Coachella 2035 General Plan. A review of maps, reports on other sites in the vicinity and published literature was also conducted. A paleontological sensitivity map generated by the Riverside County Land Information System in March of 2020 ranks the subject property as having a "High (High A)" paleontological sensitivity by the Riverside County Land Information System. The category "High A" indicates that fossils are likely to be encountered at the surface and may be impacted during excavation by construction activities. Areas mapped as young alluvial valley deposits in the vicinity of the Project are indicated as having a High Potential/Sensitivity to yield nonrenewable paleontological resources (*i.e.,* fossils).

According to Riverside County's paleontological sensitivity map, while most of the western and southern portion of the Coachella Planning Area is located within a high sensitivity area for paleontological resources, the proposed Project site has an undetermined sensitivity for paleontological resources.

The proposed Project site is predominately underlain by Gilman fine sandy loam and Indio fine sandy loam (Sladden, 2022). According to the Geologic Map of the Palm Desert & Coachella 15-minute quadrangles (Sladden, 2022), the project area is underlain by surficial sediments of the Holocene period (alluvial sand and clay, alluvial sand and gravel, and clay with some miscellaneous silt), which are generally too young to contain fossilized material. In addition, Project Grading is expected to reach a maximum depth of six feet below the ground surface and is, therefore, not expected to reach depths where sensitive paleontological resources would be expected to occur. As a result, the potential for encountering fossil resources during project excavation, trenchless installation, or ground disturbance is low and impacts on paleontological resources would be less than significant.

3.7.4 Cumulative Impacts

None.

Mitigation Measures:

None.

3.8 Greenhouse Gas Emissions

3.8.1 Sources

The following sources were utilized to support the conclusions made in this section:

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan.

3.8.2 Environmental Setting

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth's atmosphere include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone, and chlorofluorocarbons to a lesser extent. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects

solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO2 as byproducts, thereby impacting the levels of GHG in the atmosphere. Carbon dioxide equivalent (CO2e) is a metric used to compare emissions of various GHG. It is the mass of carbon dioxide that would produce the same estimated radiative forcing as a given mass of another GHG. CO2 equivalents are computed by multiplying the mass of the gas emitted by its global warming potential. Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity.

To address the long-term adverse impacts associated with GCC, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of GHG to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze GHG and assess the potential significance and impacts of GHG emissions. On July 11, 2018, CARB announced in a press release (No. 18-37) that GHG pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California GHG Emissions for 2000 to 2016, which tracks the trends of GHG emissions, California's GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State's climate policies.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a GHG significance threshold of 10,000 MTCO2e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. It was recommended by SCAQMD staff that a project's GHG emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO2e/year for industrial projects; 3,000 MTCO2e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

3.8.3 Impacts

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

Discussion/Analysis

a) Less Than Significant Impact. CalEEMod Version 2022.4.0 was used to quantify GHG emissions associated with the Project. As previously mentioned, this software was developed in conjunction with the California Air Pollution Control Officers Association (CAPCOA) to estimate air emissions, including GHGs. CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle.

The Project's total building area and parking lot uses were factored into the model to evaluate whether the estimated criteria pollutants and GHG emissions would exceed the established thresholds and therefore conflict with the plans and efforts of reducing the emissions of GHG. Construction-related GHG emissions were amortized over a 30-year period and added to the Project's annual operational GHG emissions.

Construction

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in Table 8, the Project will generate 245 CO2e metric tons during the 8-month construction period. There is currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 8, below).

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. The proposed Project is an industrial development and comparable to the Tier 3SCAQMD's industrial thresholds of 10,000 MTCO2e/yr. Table 8 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project.

The operational GHG emissions can be attributed to the following sources:

Area Sources: Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the developed site.

Energy Sources: GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels, these emissions are considered to be indirect emissions.

Mobile Sources: GHG emissions will also result from mobile sources associated with the Project, which include the typical daily operation of motor vehicles by employees and visitors. Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the local vicinity.

Solid Wastes: The proposed land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG

emissions associated with the disposal of solid waste associated with the proposed project were calculated by the CalEEMod model using default parameters.

Water Supply, Treatment and Distribution: Indirect GHG emissions result from the production of electricity used to convey, treat, and distribute water and wastewater. The amount of electricity required to convey, treat, and distribute water depends on the volume of water as well as the sources of the water.

The proposed Project will generate GHG emissions during both construction and operation. The GHG emissions have been calculated based on the parameters described above. A summary of the results is shown below in Table 8 and the CalEEMod Model run for the proposed Project is provided in Appendix B.

Phase	CO2e (MT/YR)
Construction (2024)	
Construction Total	245
Construction: 30 years amortized	8.16
Operation (2024)	
Annual Operation	627
Total Operation	627
SCAQMD Threshold	10,000
Threshold Exceeded?	**No**

Table 8 Project-Related Greenhouse Gas Emissions

Notes: Source: CalEEMod Version 2016.3.2 for Opening Year 2022.
(1) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
(2) Energy usage consist of GHG emissions from electricity and natural gas usage (mitigated values used to show compliance with 2019 Title 24 Standards).
(3) Mobile sources consist of GHG emissions from vehicles.
(4) Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills (mitigated values used to show compliance with AB 341).
(5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater (mitigated values used to show compliance with CalGreen requirements).
(6) Construction GHG emissions CO2e based on a 30 year amortization rate.
(7) CO2 sequestration from the planting of ~45 trees (31.86/20 years [trees' lifetime])

As shown in the table above, the Project complies with the Tier 3 threshold because emissions will not exceed the SCAQMD threshold. Per the 2019 California Green Building Standards Coded (Title 24 of California Code of Regulations), the Project will be constructed to be zero-net-energy ready by 2030. As shown in Table 8 resulting from the CalEEMod calculations, future construction is expected to generate approximately 635.16 MTCO2e per year from construction, area, energy, stationary, waste, and water usage sources. As such, future development GHG emissions would not exceed the threshold of significance set at 10,000 MTCO2e per year. Having been evaluated against the regionally accepted thresholds, which are part of the State's regulations aimed at addressing climate change, future development is not expected to interfere with the plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Project impacts will be less than significant.

b) Less Than Significant Impact: The City of Coachella has prepared and adopted Climate Action Plan (CAP) in conjunction with a General Plan Update as a roadmap for achieving community wide GHG emission reductions. The CAP builds on the 2013 General Plan Update, quantifying emissions from the build-out of the proposed plan and includes additional policies and implementation actions to help Coachella further reduce emissions. It also includes strategies to protect public health and make the community more resilient to climate

change. Coachella's CAP is designed to provide clear policy guidance to the City staff and decision-makers on how to reduce GHG emissions. It identifies a pathway to reduce emissions within a range of voluntary, state-level emissions reduction targets. This path includes strategies for improving connectivity and land use patterns, transportation modes and systems, incorporating energy efficiency standards, increasing the City's renewable energy supply, and reducing waste and consumption. By providing an emissions inventory, emissions targets, and strategies for reducing GHG emissions, the City of Coachella has established a framework evaluating and mitigating GHG emissions. Part of these emission reductions will need to be achieved through better environmental performance of new development.

As previously discussed, future development on the Project property may result in GHG emissions totaling 635.16. As such, the proposed RV and self-storage development is not expected to conflict with the applicable plan for the purposes of reducing GHG emissions. Project impacts will be less than significant.

3.8.4 Cumulative Impacts

None.

3.8.5 Mitigation and Monitoring Measures

No mitigation measures are required.

3.9 Hazards and Hazardous Materials

3.9.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.
- *Phase I Environmental Site Assessment AAA Storage*, Coachella, CA 92201 Coachella Valley Engineers, November 2021.

3.9.1 Environmental Setting

The proper management of hazardous materials is a common concern for all communities including the City of Coachella. Beginning in the 1970s, governments at the federal, state, and local levels became increasingly concerned about the effects of hazardous materials on human health and the environment. Numerous laws and regulations were developed to investigate and mitigate these effects. As a result, the storage, use, generation, transport, and disposal of hazardous materials are highly regulated by federal, state, and local laws and regulations.

In the City of Coachella, there are only a few identified hazardous/toxic material generators associated with commercial, quasi-industrial, and medical operations which have the potential to be associated with accidental spills, purposeful illegal dumping, air emissions, and other uncontrolled discharges into the environment. Currently, there are several potentially hazardous waste users that are generally restricted to the "small quantity generators." These include medical clinics and facilities, gasoline service stations, equipment and fuel storage yards, and waste haulers. The City of Coachella is responsible for coordinating with the appropriate agencies in the identification of hazardous material sites, and the active regulation of their timely cleanup.

The Phase I Environmental Site Assessment prepared for the Project site accessed "Geo Tracker" among the databases searched. "GeoTracker" is the State Water Resources Control Board's Internet-accessible database system used by the State Board, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. The GeoTracker online database provides access to statewide environmental data and tracks regulatory data for the following types of sites:

1. Leaking Underground Storage Tanks (LUST) cleanup sites;

2. Cleanup Program Sites (CPS, also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites);
3. Military sites (including Military UST sites, Military Privatized sites, and Military Cleanup sites);
4. Land Disposal sites (Landfills, Surface Impoundments, Waste Piles, Land Treatment Units, Mining Units);
5. Permitted Underground Storage Tank (UST) facilities (Note: Permitted UST information is now being maintained by California Environmental Reporting System (CERS) (http://cers.calepa.ca.gov/); information in GeoTracker related to Permitted USTs is no longer current);
6. Composting Operations;
7. Waste Discharge Requirement (WDR) sites;
8. Confined Animal / Concentrated Animal Feed Lots facilities;
9. Irrigated Lands Regulatory Program (ILRP) sites; and
10. Oil and Gas Monitoring sites (Aquifer Exemption, Produced Water Ponds, Underground Injection Control, Well Stimulation Projects).

According to GeoTracker, there is one (1) hazardous materials Cleanup Site within a one-half mile radius of the Project site.

According to the Phase I Environmental Site Assessment prepared for the Project site, the site has no recognized environmental conditions. This includes the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the target of an enforcement action if brought to the attention of the appropriate governmental agencies. Coachella Valley Engineers did not consider further environmental study or investigation of the Target Property as necessary.

3.9.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Hazards and Hazardous Materials Would the Project				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard	☐	☐	☐	☒

for people residing or working in the Project area?				
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas of where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion/Analysis

a/b. Less than Significant Impact. The Project site is a vacant infill site and lies adjacent to industrial and vacant industrial land. The site has been farmed since the 1950's and has been vacant for several years. The property is cleared annually for weed abatement. There is one (1) cleanup site located within one-half mile of the Project site (State Water Resources Control Board's online database), however, this site is east of Hwy 111 and would have no impact on the Project site. The proposed Project does not involve sensitive receptors or residential development on the site.

The proposed Project does not involve the use of chemical or petroleum products aside from minor cleaning and similar materials.

The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxic properties. The State of California defines hazardous materials as substances that are toxic, ignitable, or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing state, federal and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications also dictate the proper use, handling, and disposal methods for the specific substances.

The construction phase would involve the use of heavy equipment that has a potential of fuel and oil spills due to the usage of fuel, oil, lubricants, and other potential flammable substances. The contractor will be required to identify a staging area for storing these materials, as well as other practices to prevent any hazardous discharge or release into the environment, in their Storm Water Pollution Prevention Plan (SWPPP). The SWPPP requires a list of pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being discharged. Best management practices (BMPs) are necessary for proper material delivery and storage, material use, and spill prevention and control. The measures will outline the required physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example, all construction materials including paints, solvents, and petroleum products must be stored in controlled areas and according to the manufacturer's specifications. Additionally, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls or silt fencing), and access restrictions (gates) would help prevent temporary impact to the public and environment. Impacts would be less than significant.

In addition, State and federal laws (e.g. the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and Title 49 of the Code of Federal Regulations implemented by Title 13 of the California Code of Regulations) also impose strict regulation for the safe transportation of hazardous materials. The Project will be subject to these state, federal, and local laws and regulations during construction and operation. Overall, limited usage and compliance with all applicable laws and regulations during Project construction and operation would reduce the potential impacts associated with the routine transport, use, storage, or disposal of hazardous materials to less than significant levels. No mitigation is required.

c) No Impact. The nearest school is Valley view Elementary High School, located approximately 2,750 feet northwest of the project site in the City of Coachella. The proposed Project will result in the development of RV and self-storage space, which is not expected to emit any hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste to jeopardize schools. During the construction of the Project, proper safety measures will be implemented. These standard operational procedures and protocols as well as the BMPs, will minimize any potential public exposure to hazardous materials. Operation of future residential and commercial property will not include the use, transportation, or storage of hazardous materials in quantities that would pose a significant hazard to schools. The Project property is located more than one-half mile from the closest elementary school and impacts are anticipated.

d) No Impact. The Project site is currently vacant. There are no hazardous materials or waste sites located on or near the site, and the site is not included on a list compiled pursuant to Government Code Section 65962.5. The proposed Project will not create a significant hazard to the public or environment. No impact is anticipated.

e) No Impact. The Jacqueline Cochran Regional Airport is located approximately 1.20 miles south of the Project site. The proposed Project is located within Zone D of the airport's land use compatibility plan. Zone D limits non-residential development (Light Industrial and Warehouse) uses to 100 people per acre. However, airspace review is required for objects greater than 100 feet in height. Additionally, physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, otherwise referred to as "Hazards to flight", are prohibited. The Project will not result in safety hazards or excessive noise for people living or working in the area. No impact is anticipated.

f) No Impact. The Project is not within the vicinity of a private airstrip. No impacts are expected related to this issue. No impact is anticipated.

g) No Impact. The City of Coachella's Technical Background Report to the Safety Element Update analyzes various safety hazards within the City. These potential hazards include seismic hazards, geologic hazards, fire hazards, hazardous materials management, and severe weather hazards. The preparation, response and recovery of these hazards are outlined within Chapter 7 of the Technical Background Report. According to Chapter 7, the City of Coachella is a participant member of the Riverside County Operational Area Multi-Jurisdictional Hazard Mitigation Plan (HMP) approved by FEMA in 2005 and ongoing updates to the document.

The Coachella Fire Department Station is located approximately 1.25 miles northwest of the project site, at 1377 6th Street. The closest police station to the project site is the Riverside County Sheriff Department Thermal Station at 86625 Airport Boulevard, approximately 1.2 miles south of the project property. The Police Department typically serves as the lead organization in carrying out evacuations, supported by the Fire Department as appropriate. The Public Works Department typically assists in the identification of the best evacuation routes and in barricading the evacuated areas.

As depicted in Plate 7-2 in the Technical Background Report, major evacuation routes within the City of Coachella include 48th Avenue, 50th Avenue, 52nd Avenue, Route 86, Harrison Street, Grapefruit Boulevard, and Interstate 10 (I-10) freeway. The closest evacuation route to the project property Grapefruit Boulevard (Highway 111) and Avenue 52, lying approximately 0.21 miles east and 0.85 miles north of the proposed Project, respectively.

The proposed Project will not significantly alter the existing circulation pattern in the project area or adversely impact evacuation plans, considering that the site is currently surrounded by industrial development and existing paved improvements. The Project lies within the City's General Plan Industrial land use designation. This land use designation permits the development of industrial and storage uses. As previously discussed, the proposed storage use is on approximately 4.85 acres of disturbed land. Primary ingress and egress will be located along the existing paved roadways, Tyler Street and Tyler Lane. These roadways will also provide emergency access to the Project site. Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that the Project's ingress/egress driveways and roads are adequate for accommodating emergency vehicles. In order to ensure that the Project development does not interfere with emergency access during development, a construction traffic plan may be required to be submitted to the Fire Department for review prior to development. No Project-related impact is expected. The Project will not impact existing evacuation routes.

The Fire and Police Departments will review the proposed parking and circulation plan for the Project to assure that driveways and roads are adequate for emergency vehicles. In addition, construction traffic management plans will be required to assure that the proposed Project will not interfere with an adopted emergency response plan or emergency evacuation plan.

h) No Impact. Large areas of Southern California are susceptible to wildfires all year around due to the region's weather, topography, and vegetation conditions. The Coachella Valley's hot, dry summer with the dry brush vegetation creates ideal conditions to fuel most wildfires. The California Board of Forestry considers wildland as important sources of water, timber, minerals, wildlife, recreation, and forage. Wildland fire protection in California is the responsibility of either the State, local government, or federal government. Local responsibility areas include incorporated cities where fire protection is typically provided by City fire departments, fire protection districts, counties, and by CAL Fire under contract to local government.

The Project site is located in the Coachella General Plan's industrial land use designation. It is located in an urbanized area of the City with existing industrial development and industrial designated vacant land on all sides. The Riverside County General Plan and the CAL Fire Maps for Western Riverside County indicate that the Project and its surroundings are not located within the Very High Fire Hazard Severity Zone for both State or Federal Responsibility Areas and Local Responsibility Areas. With the foregoing, the Project would not expose people or structures to significant injury, loss, or death due to wildfires. See the Wildfire Section of this Initial Study for further discussion. No impacts are anticipated.

3.9.4 Cumulative Impacts

None.

3.9.5 Mitigation and Monitoring Measures

No mitigation measures are required.

3.10 Hydrology and Water Quality

3.10.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan Update;
- City of Coachella, 2015 Urban Water Management Plan, 2016); and
- Flood Insurance Rate Map #06065C2270H, Federal Emergency Management Agency, March 6, 2018.

3.10.2 Environmental Setting

The Clean Water Act (CWA) of 1972 was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating the discharge of pollutants to waters of the U.S. from point sources. As part of the National Pollutant Discharge Elimination System (NPDES) program, subsequent amendments to the CWA established a framework for regulating non-point source discharges from urban land runoff and other diffuse sources that were also found to contribute to runoff pollution. Under CWA, the Environmental Protection Agency (EPA) authorized the NPDES permit program to various state, tribal, and territorial governments, enabling them to perform many of the permitting, administrative, and enforcement aspects of the program. California is a delegated NPDES state and has authority to administer the NPDES program within its limits.

The Porter-Cologne Act is the principal law governing water quality regulation for surface waters in California. It established a comprehensive program to protect water quality and the beneficial uses of water. Presently in the state of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) regulate and protect water quality pursuant to NPDES. Their regulations

encompass storm water discharges from construction site, municipal separate storm sewer systems (MS4s), and major industrial facilities.

The approved Colorado River Basin Water Quality Control Plan (Basin Plan) identifies the beneficial water uses, describes the water quality which must be maintained to support such uses, and describes the programs, projects, and other actions necessary to achieve the standards and protect water quality. The proposed project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). As a component of Region 7, the Whitewater River Watershed MS4 established a compliance program that covers approximately 1,645 square miles, including the City of Coachella and the proposed project.

The Regional Basin Plan establishes water quality standards for surface waters within the Colorado River region, which include designated beneficial uses of those water bodies and the levels of water quality that must be met and maintained to protect those uses. Based on the project's location and setting, the nearest receiving water to the project is the Coachella Valley Stormwater Channel (CVSC), located north of the project property. CVSC is the primary regional flood control facility in the eastern Coachella Valley and City of Coachella. As an unlined, engineered extension of the Whitewater River, CVSC accepts agricultural irrigation return water and conveys treated wastewater, urban runoff, and stormwater runoff to the Salton Sea. The project is physically and hydrologically separated from this facility by the existing engineered levee system that is operated and maintained by CVWD.

Water bodies where the assessed water quality does not meet the standards to support the beneficial uses are regionally listed pursuant to Section 303(d) of the CWA. The most current 2014 and 2016 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report) indicates that portions of the CVSC are impaired by DDT (Dichlorodiphenyltrichoroethane), Dieldrin, Indicator Bacteria, PCBs (Polychlorinated Biphenyls), and Toxaphene. These water quality impairments are not known to be associated with or caused by development.

Chapter 13.16 (Water Quality Control) of the Coachella Code of Ordinances serves as the local stormwater management standard, aligning with CWA, NDPES, and MS4 provisions.

3.10.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Water Quality Would the Project				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would:				
i. result in substantial erosion or siltation on- or off site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of	☐	☐	☒	☐

surface runoff in a manner which would result in flooding on- or off-site;				
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion/Analysis

An Updated Hydrology Report and a preliminary Water Quality Management Plan (WQMP) will be required for the Project site. Implementation of the proposed Project will result in the alteration of the site's use and will introduce structures which will impede percolation of storm water as it travels across the Project site. This will result in the alteration of the existing drainage patterns onsite as well as downstream from the site; the impervious surfaces proposed by the Project will reduce infiltration of rainfall and increase storm water runoff volumes. In the existing condition some offsite would sheet flow into the site.

a) Less Than Significant Impact. The size and nature of the proposed development prompts compliance with the existing regulations pertaining to water quality standards and waste discharge requirements during and after construction. As a result, the project proponent must comply with the State's most current Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality during the period of construction. The required plan will identify the limits of disturbance during construction, indicating specific locations where activities will require implementation of storm water Best Management Practices (BMPs). Storm water BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or reduce the pollution of water of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks. Consistent with Section XIV of the CGP, the required SWPPP will also specify the necessary recordkeeping, relevant good site housekeeping requirements, proper waste management, proper handling and storage within the allowable construction limits.

Based on the Project location and setting, the compliant SWPPP is expected to identify temporary sediment track-out prevention BMPs at each construction entrance/exit point that eventually exits to a public street. This type of BMP will provide temporary stabilization to prevent sediment track-out and fugitive dust emissions from exiting the site. Linear sediment barriers may be warranted along portions of the construction perimeter to prevent soil erosion impacts and sediment impacts. As construction progresses, any on-site catch basin inlets that become operational will require temporary protection to prevent sediment or pollutants from entering the on-site storm drain system. As a standard condition, any ground surface area disturbed by construction activities must be entirely covered by the SWPPP and must be properly re-stabilized to satisfy the City and NPDES requirements. The BMPs will be regulated by the plan review process prior to obtaining a grading permit and will be enforced as part of the agency site inspection protocols during construction.

During construction, future development will also be required to comply with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1 and the City's Fugitive Dust Control policies, which establish the minimum requirement for construction and demolition activities and other specified sources in order to reduce man-made fugitive dust and the corresponding PM10 emissions. Implementation of Fugitive Dust Control Plan primarily pertains to air quality, but also supports water quality protection through the requirement of soil stabilization measures to prevent sediment erosion and track-out. The concurrent implementation of the required SWPPP and Dust Control Plan plans will prevent the potential construction-

related impacts to water quality at the site and its surroundings, therefore, resulting in less than significant impact.

The proposed Project will be designed with an on-site stormwater retention system that during the life of the Project will comply with the City's drainage requirements by preventing site discharge and transport of untreated runoff. The proposed storm drain system will include facilities sized to provide sufficient storage for the 100-year controlling storm event. As a standard requirement, the Project development proponent must develop and implement a Project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit.

The Project specific WQMP and Hydrology Report will identify a strategy of site design, source controls, and treatment controls with a required operation and maintenance program to address post-construction runoff quality and quantity. To achieve this, future development will be divided into multiple drainage management areas with corresponding underground retention facilities. Runoff from the impervious areas of the Project (building buildings, hardscape, asphalt) will be conveyed to a corresponding retention facility sized to collect and percolate the entire stormwater volume resulting from the controlling 100-year storm event. The site plan, grading design, catch basin design, and retention facilities of the Project must be factored in the Project specific WQMP development and documentation. The Project design will be subject to City review and approval. During construction and operation, the proposed Project will be required to comply with CWA, NPDES, and local regulations to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters. No impacts are anticipated relative to the Conditional Use Permit. The imposition of conditions of approval and adherence to local, state, and federal requirements will assure that impacts associated with water quality standards are less than significant.

b) Less Than Significant Impact. The Coachella Water Authority (CWA) is the primary domestic water purveyor for the City of Coachella and the Project area, primarily relying on groundwater as the primary supply. The Project area and City of Coachella are underlain by the East (Lower) Whitewater River Subbasin, which forms part of the Coachella Valley groundwater basin. The East (Lower) Whitewater River Subbasin is managed regionally by a collaborative effort by multiple agencies. The collaboration among CWA, CVWD, and other local water districts has resulted in an established water conservation, water reuse, and groundwater recharge strategy to ensure water availability and system capacity to meet the growing needs of the City. These planning efforts include residential and commercial landscape and irrigation upgrade rebates, water audits, water conservation kits, budget-tiered rate structure, water conservation workshops, and a Memorandum of Understanding between the City and CVWD to help ensure a sufficient and reliable water supply for development projects within the City and in its Sphere of Influence.

In 2014, the California Legislature signed a three-bill legislative package into law, collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA allows local agencies to manage groundwater resources in a sustainable manner, with management efforts tailored to the resources and needs of their specific communities. Groundwater management is described as the planned and coordinated monitoring, operation, and administration of a groundwater basin sustainability. As part of this effort, the Coachella Water Authority was elected to serve as a groundwater sustainability agency (GSA) to develop and implement the Groundwater Sustainability Plan. Since groundwater management has been a historic effort in the Coachella Valley, local agencies, including Coachella Water Authority, have been able to adapt their current measures as part of their sustainability plan.

Local groundwater resources are managed under the 2015 City of Coachella Urban Water Management Plan (2015 UWMP). The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands.

The 2015 UWMP indicates that the Coachella Valley groundwater basin historically has been in a state of overdraft. An overdraft condition occurs when the outflows (demands) exceed the inflows (supplies) to the groundwater basin over a period of time. To address this condition, the Coachella Water Authority and other domestic water suppliers like CVWD have implemented water conservation measures and groundwater

replenishment efforts to stabilize the groundwater levels and eliminate the overdraft condition. Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Ground Replenishment and Imported Water, local agencies have percolated over 650 billion gallons of water back into the aquifer to date. In the eastern Coachella Valley, Thomas E. Levy Groundwater Replenishment Facility is the primary site for groundwater recharge. This facility operates by recharging water obtained from the Coachella Canal at a capacity of 40,000-acre feet per year (AFY).

Combined with water conservation and efficiency requirements, individual development projects can contribute to groundwater sustainability by implementing the required stormwater runoff retention and infiltration facilities.

The Project's location and setting will not impede any existing or planned groundwater recharge facility, such that it would impede sustainable groundwater management in this manner. The proposed Project aligns with the local and regional groundwater recharge strategies by implementing on-site retention, infiltration and low impact development improvements as part of the site design. Project's stormwater management design includes a system of on-site retention basins designed to collect and infiltrate storm water runoff resulting from the controlling 100-year event. Based on the preliminary engineering estimates, the proposed underground retention structures will have a combined capacity of approximately 60,524 cubic feet. As such, the entire volume of stormwater runoff generated on-site up to the 100-year event will be percolated onsite, contributing to groundwater recharge.

The Project will connect to existing water lines adjacent to Tyler Lane. No new wells or additional water infrastructure are proposed. The Project will be required to comply with the CWA's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Implementation of these and other applicable requirements will ensure that water-related impacts remain at less than significant levels.

c.i) Less Than Significant Impact. The Project property consists of fallow farmland and a relatively flat terrain absent of any on-site natural drainage features or courses attributed to any stream or river. The Project sites surroundings include man-made drainage controls, including fully improved curb and gutter improvements along its southerly and westerly portions. Runoff resulting from precipitation events would have the propensity to follow the elevation gradient toward the southeast, but no defined drainage paths, depressions, or basins are present. The nearest defined drainage feature to the Project is the engineered Coachella Valley Stormwater Channel (CVSC), located approximately 4,500 feet to the east. This channel accepts urban runoff from developed and undeveloped areas throughout the City of Coachella and other upstream jurisdictions. The CVSC facility is physically and hydrologically separated from the Project site by a system of engineered levees.

As previously mentioned, the proposed conditional use permit does not involve development entitlement or physical improvement on the vacant land that would result in the alteration of any drainage course or stream, such that would raise concerns about erosion or siltation. As a standard condition, future development of the site, whether under the existing or proposed land use policy, would require a proper and thorough review of the existing hydrologic conditions for site planning decisions that avoid drainage alterations. The proposed land use policy change would not preclude future development from undergoing environmental review and implementing the appropriate site design considerations to prevent substantial erosion or siltation impacts.

The proposed Project will be required to comply with the City's storm water retention requirements, including the approval of a project-specific final hydrology study and water quality management plan prior to the issuance of building permits. Implementation of these and other applicable requirements will assure that the Project will not create or contribute water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Approval of the WQMP, SWPPP, and the required BMPs will reduce impacts to surface waters by reducing siltation and eliminating pollutants in storm flows. With the implementation of this standard requirement, the impacts associated with surface water pollution will be less than significant.

c.ii) Less Than Significant Impact. The proposed Project does involve the physical alterations to the existing undeveloped land. Project development on this site is considered under the General Plan designation for

Industrial. The portion of impervious cover (buildings, hardscape, pavement) allowable under the development standards of this designation would typically result in a potential increase in surface runoff rates and amounts. Therefore, the Project will be required to implement the appropriate storm drain and retention facilities to prevent controlling the volume and rate of stormwater runoff, as stipulated in Chapter 13.16 of the Coachella Municipal Code (Ordinance #1152). On-site stormwater retention systems of the Project will be adequately sized to protect the proposed buildings and facilities from flooding conditions up to the controlling 100-year storm event. As such, the Project's storm drains and flood control improvements are not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts are anticipated to be less than significant.

c.iii) Less Than Significant Impact. Runoff from the impervious surfaces introduced by the Project will not be directly connected to the municipal stormwater system, such that it would exceed its capacity or introduce additional sources of runoff pollution. The City is currently in the process of developing its stormwater master plan, which will factor land use projects with and without on-site retention facilities. In complying with the applicable retention requirements, the Project is not expected to interfere with the City's stormwater master planning efforts currently underway. Impacts are anticipated to be less than significant.

c.iv) No Impact. As previously discussed, the Project is absent of any mapped natural drainage courses or designated FEMA zones with flood flow concerns. The site is not situated in an area where flood flows could be impeded, redirected, or increased as a result of the implementation of the proposed Project. However, the Project's storm drain system will meet the local MS4 and City requirements by including the properly sized retention facilities. No impacts are anticipated.

d) No Impact. Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying potential flood hazards. According to FIRM panel 06065C2270H, effective March 6, 2018, the entire Subject Property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. The Project is not located near any coastal areas and therefore is not prone to tsunami hazards. The Project is not located near any body of water and therefore is not prone to seiche hazards. The Project will be required to design a storm drain system designed to properly capture the site's urban runoff to prevent any risk of uncontrolled pollutant discharge. The proposed Project typically does not host the storage of pollutants, petroleum products, or other hazardous materials in conditions which would be deemed a risk of release in an inundation condition. Therefore, no impacts are anticipated.

e) No Impact. As discussed previously, the Project proponent for future development is required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff, Whitewater River Watershed MS4 Permit, and the City of Coachella's Water Quality Control regulations outlined in the Code of Ordinances (Chapter 13.16). The WQMP will incorporate grading, hydrology, and other plans to document the site design, source controls, and treatment controls with a required operation and maintenance program to comply with the hierarchy water quality objectives. Moreover, storm water retention facilities will ensure that urban runoff is recharged into the ground via infiltration. Combined with the required water conservation practices, the Project is expected to contribute to the groundwater sustainability efforts implemented for the Coachella Valley region. No impacts are anticipated.

3.10.4 Cumulative Impacts

None.

3.10.5 Mitigation and Monitoring Measures

None required.

3.11 Land Use and Planning

3.11.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan Update;
- *Municipal Code,* City of Coachella; and
- Land Use Map and Zoning Map, City of Coachella.

3.11.2 Environmental Setting

The Project site is governed by the policies and land use designations of the Coachella General Plan and Zoning Ordinance. Currently, the site is designated as Industrial District in the 2035 General Plan Land Use Map and be zoned M-S (Manufacturing Service) on the City's Zoning Map. The surrounding area is comprised of existing RV and Self-Storage facility, industrial storage, and vacant industrial designated land. The City of Coachella participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), as discussed above under Biological Resources. The Project would not impact Land Use and Planning, as discussed below.

3.11.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use and Planning Would the Project				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion/Analysis

a) No Impact. The Project site is currently vacant and undeveloped. The site is within an area designated for industrial development and adjacent to industrial uses and vacant industrial designated land. The proposed Project is an extension of the existing RV and Self-Storage facility which is a "permitted use" subject to "Architectural Review." The Project area is partially developed with industrial buildings, industrial parcels including outside storage. There are no residences in the immediate area but there is a residential neighborhood northwest of the Project site. That neighborhood is a "stand alone" community, independently accessed via Tyler Street and not divided by the surrounding industrial uses and vacant land. It is not part of a planned development. The proposed Project will not physically divide an established community and no impacts are anticipated.

b) Less Than Significant Impact The subject site is designated as Industrial District Specific Plan in the City's General Plan Land Use and M-S (Manufacturing Service) on the Zoning Map, respectively. The designations allow for the Project's proposed use as a "Conditional Use," subject to "Architectural Review" and a "Conditional Use Permit." The proposed Project is consistent with existing zoning and land use plans with regard to use, size, and scale. Therefore, the proposed Project will be consistent with adopted plans and programs and less than significant impacts to land use policy are expected.

3.11.4 Cumulative Impacts

None.

3.11.5 Mitigation and Monitoring Measures

None required.

3.12 Mineral Resources

3.12.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.12.2 Environmental Setting

Riverside County emphasizes the importance of mineral resources and its protection. For this reason, the State Mining and Geology Board (SMGB) listed and prioritized the mineral deposits in Riverside County. These Mineral Resource Zones (MRZ) help identify mineral deposits that need to be protected from encroaching urbanization and land uses incompatible with mining. The SMGB categorized the mineral resources into six zones and identifies designation as having either a regional or a statewide economic significance. The purpose of these designations is to identify those areas that are of prime importance in meeting the future needs of the study region and protect these areas from a land use perspective.

The City's important mineral resources include sand and gravel (known as aggregate). Sand and gravel are an important component of asphalt, concrete, road base, stucco, and plaster, such that 80 percent to 100 percent of these materials can be comprised of aggregate. The City's aggregate mineral resources (sand and gravel) provide necessary materials for the local economy. Mining generally occurs north of the City, in its Sphere of Influence. The majority of City lands have been classified as Mineral Zone MRZ-1 "Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources."

3.12.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mineral Resources Would the Project				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion/Analysis

a/b. No Impact. The Project site is designated as Mineral Resource Zone 1 (MRZ-1) by the State Mining and Geology Board. Available geological information indicates that areas within this designated zone have little likelihood of significant mineral resources (Riverside County General Plan 2015). There are no permitted mining operations in the vicinity of the Project site, nor does this area of the City lend itself to mining activities, as described in the General Plan. The Project site is located in an urbanized area designated for mixed use development and is not zoned for mineral resource extraction. No impact is expected.

3.12.4 Cumulative Impacts

None.

3.12.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Mineral Resources. Therefore, no mitigation is required.

3.13 Noise

3.13.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.13.2 Environmental Setting

Noise is simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, causing physical harm or adverse effects on health. Noise is measured on a logarithmic scale of pressure level known as a decibel (dB). An A-weighted decibel (dBA) is an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency. Excessive noise or prolonged exposure to noise can contribute to temporary and permanent impairments, such as hearing loss, fatigue, stress, sleep deprivation, anxiety, and annoyance. Although noise has been accepted as a necessary by-product of urban development, it can become an environmental hazard. A variety of components of the urban environment generate noise; these include construction equipment and activities, motor vehicles, air traffic, mechanical equipment, household appliances, and other sources. Figure 4.10-1 in the Coachella General Plan Update (CGPU) Environmental Impact Report (EIR) outlines common indoor and outdoor noise levels.

The main sources of noise in an urban environment include road traffic, aircraft, railroads, construction, industry, noise in buildings, and consumer products. According to the United States Environmental Protection Agency (US EPA), in any city, the main sources of traffic noise are the motors and exhaust systems of autos, trucks, buses, and motorcycles. Temporary noise sources include landscape maintenance activities, home stereo systems, and barking dogs, and are governed by the provisions of the City Noise Ordinance and Municipal Code.

Noise levels are generally low in agricultural and rural areas, and higher in more urbanized areas. Noise in eastern Coachella Valley is generally related to linear sources, or "noise corridors," such as roadways and railroads, or to aircraft. Within the General Plan area, principal noise corridors are major roadways such as Highway 111 and Highway 86/86S; Southern Pacific Railroad; Harrison Street and Polk Street; and the Jacqueline Cochran Regional Airport. Other sources of vehicular noise include the local streets in the General Plan area. Transportation noise is concentrated along these roadways and can vary with the volume of traffic, the vehicular speed, the vehicular mix, and the roadway cross-section.

The City of Coachella has established goals, policies, and programs to limit and reduce the effects of noise intrusion on sensitive land uses and to set acceptable noise levels for varying types of land uses. For the General Plan 2035 EIR analysis, ambient noise levels were measured to characterize the variability of noise and to assist in determining constraints and opportunities to avoid noise conflicts. Noise level measurements were taken by RECON Environmental, Inc. at nine locations throughout the City on July 29, 2015. The results of the short-term noise measurements are summarized in Table 4.12-1. The dominant source of noise in Coachella is motor vehicles traveling along regional freeways, major highways, arterials, collector, and local streets. Traffic noise is directly related to the traffic volume, speed, and mix of vehicles. The vehicle type also has a significant effect on traffic noise; for instance, electric vehicles generate much lower noise levels than internal combustion engines. The noisiest roads in Coachella include Hwy 111, approximately 500 feet east of the proposed Project. The existing noise contours from Hwy 111 range between 60 and 70 dBA and do not reach the proposed Project site.

3.13.2 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Noise Would the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	☐	☐	☐	☒

Discussion/Analysis

a) Less Than Significant Impact. The Project site is currently undeveloped. The main noise source is vehicular traffic from nearby roadways (Hwy 111). The nearest sensitive receptors are the residential neighborhood located northwest of the site, which is approximately 400 feet away from the subject property line.

PROJECT IMPACTS

Construction Impacts

Based upon similar projects, modeled unmitigated construction noise levels could reach 71.8 dBA Leq at the existing adjacent industrial property. FTA daytime construction noise levels should not exceed 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses. However, these requirements do not include industrial land. Therefore, project construction would not be anticipated to exceed the FTA thresholds for either residential or commercial uses. Further, with compliance with the City's Municipal Code, it is assumed that construction would not occur during the noise-sensitive nighttime hours.

Construction noise impacts would be less than significant. Less than significant impacts will be further minimized with adherence to applicable Municipal Ordinances and implementation of the measures presented in addition to adherence to the City of Coachella Municipal Code which limits the construction hours of operation, the following measures are recommended to reduce construction noise and vibrations, emanating from the proposed Project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

6. The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.

7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

Groundborne Vibration Impacts

Construction equipment is anticipated to be located at a distance of at least 200 feet or more from any receptor. Temporary vibration levels associated with Project construction would be less than significant. Therefore, impacts associated with construction activities would be less than significant. No mitigation is required.

b) Less Than Significant Impact. Ground-borne vibration and/or ground-borne noise would be produced during construction of the proposed Project. The human threshold of perception for vibration is 0.0018 inches/second, and Caltrans set significant thresholds for human annoyance at 0.2 inches/second PPV and 0.3 inches/second PPV for structures. Construction of the proposed Project would not necessitate the use of pile drivers, which are known to generate substantial construction vibration levels. The highest degree of ground-borne vibration would be generated during the paving phase from the operation of a vibratory roller.

Based on Federal Transit Administration (FTA) data, vibration velocities from vibratory roller operations are estimated to be approximately 0.1980 inches/second PPV at 26 feet from the source of activity. Therefore, the vibration levels beyond a 26-feet distance from the construction site would be below the Caltrans threshold for human annoyance and impact on structures. The nearest sensitive receptor is a single-family dwelling located approximately 400 feet northwest of the Project site; therefore, no construction would occur within 26 feet of the dwelling. As such, no structure or people in the Project vicinity would experience levels of groundborne vibration or noise above the Caltrans thresholds. Construction-related impacts will be temporary and only occur during the less sensitive daytime hours. Long-term operation of the Project is not expected to generate groundborne vibrations or noise. Overall, impacts would be less than significant regarding generation of ground-borne vibration and noise.

c) No Impact. The Project is located approximately 1.3 miles from the Jacqueline Cochran Regional Airport and is located outside of the 70, 65, and 60 CNEL noise contours associated with this facility. No impacts are expected relative to the proposed Project.

3.13.4 Cumulative Impacts

None.

3.13.5 Mitigation and Monitoring Measures:

None required.

3.14 Population and Housing

3.14.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan (Interim Final Draft – April 2019);
- Final EIR for the City of Coachella 2035 General Plan Update (March 2019); and
- E-5, E-8 Population and Housing Estimates prepared by the California Department of Finance; SCAG: Profile of the City of Coachella [2019]).

3.14.2 Environmental Setting

According to the California Department of Finance (DOF), the City of Coachella had a total population of 40,704 people in 2010. Based on the 2020 DOF population and housing estimates, the City of Coachella's current total population is approximately 47,186, which is an approximately 16 percent increase from the City's population in 2010. The City of Coachella's population accounts for approximately 1.9 percent of the County of Riverside's total population of 2,442,304 people (2020). In 2018 the median age in the City of Coachella was 30.8, while the median age in Riverside was 35 (SCAG Local Profiles, Coachella). Additionally, the number of jobs in Coachella in 2017 was 9,785; an approximately 9.2 percent increase in jobs since 2016.

Between 2000 and 2020, according to the DOF Population and Housing Estimates. In 2000, Coachella had 5,024 total households which increased to 10,631 total households by 2020, representing a 111.6 percent increase in 20 years.

The CGPU Environmental Impact Report analyzed future growth under Chapter 4.13, Population and Housing. Figure 4.13-2 in the EIR forecasts a population of 135,000 by year 2035. As of January 2020, the City of Coachella had a population of 47,186 (California Department of Finance). As a result of Project build-out, the future development could add up to approximately 6,110 new residents to the City, for an approximate City population of 53,296. This is an increase of 13 percent and still below the projected 2035 population forecast of 135,000. Although future development would contribute to the growth within the City of Coachella, significant growth to the population, housing and employment is already anticipated in the City's General Plan and EIR.

There are three housing types in the City of Coachella. Total Dwelling Units by Type of Structure, 2000 to 2020, these housing units include single family units, consisting of both detached and attached units; multifamily units, consisting of apartments, duplexes, triplexes, fourplexes, plus; and mobile homes.

In 2020, the City of Coachella had a total of 10,631 total housing units, of which 10,126 units (approximately 95 percent of units), were occupied. Conversely, 505 units, or 5 percent, were registered as vacant in 2020 by the DOF. This vacancy rate may be due to the seasonal, recreational, or occasional use of homes that are popular in the Coachella Valley. The average household size in the City of Coachella is 4.65 persons.

3.14.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Population and Housing Would the Project				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Analysis

a) Less Than Significant Impact. Construction of the proposed Project is expected to occur over an eight-month period. Due to the small scale of the Project, construction labor is expected to be derived from the local work force within the Coachella Valley, with the potential for supplemental workers from the greater Riverside County areas. Project construction is not expected to induce population growth.

During operation, the proposed Project is expected to have up to three employees, which are likely to be existing residents in the City and Coachella Valley. As discussed above, the City is expected to have a total

population of 61,000 in 2045. The proposed Project would generate limited employment opportunities in the City and the anticipated population growth will be considerably greater than that needed to supply employees to the facility. The Project will benefit from anticipated population growth and is not expected to induce it.

Furthermore, the Project site is within an area that is fully served by existing infrastructure, public services, and utilities. As a result, development of the Project would not cause potential growth inducing effects by extending utilities into an undeveloped area. The Project will pave and improve existing roadways and connect to existing utility services and will not result in the construction or expansion of new infrastructure. Overall, less than significant impacts are anticipated.

b) No Impact. The subject property is vacant, and the proposed Project would not displace any existing housing or require replacement housing elsewhere. No impact will occur.

3.14.4 Cumulative Impacts

None.

3.14.5 Mitigation and Monitoring Measures

The proposed Project was found to have a less than significant impact on Population and Housing Resources. Therefore, no mitigation is required.

3.15 Public Services

3.15.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.15.2 Environmental Setting

Fire Protection

The City of Coachella contracts with Riverside County Fire Department (RCFD) for a full range of fire protection services provided 24-hours a day, 7-days a week. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. They operate 96 fire stations that serve 1,360,000 residents over 6,970 miles of Riverside County. The City of Coachella has one Fire station, Battalion 6, Coachella Fire Station No. 79, located at 1377 6th Street and approximately 1.3 miles from the Project site. Fire Station No. 79 is staffed by 18 full-time personnel, 10 volunteer firefighters, and 10 explorer cadets. Six firefighters are on duty at times. The Station is equipped with two Type 1 fire engines which includes a staff of three people per engine per day.

It is the goal of the RCFD fire service to have the first engine company arrive on the scene within five minutes 90 percent of the time. Response times to emergency calls within the City average approximately four minutes or less 80% of the time.

Police Protection

Law enforcement services are provided to the City of Coachella through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. The Sheriff's station is located at 86-625 Airport Boulevard, approximately 1.4 miles southeast of the subject property. Per the City's General Plan EIR, the Coachella Police Department has 36 sworn officers and 2 non-sworn, totaling 38 positions. 24 of these positions are dedicated to the patrol division with the remaining deputies dedicated to special assignments such as the Community Action Team, a School Resources Officer, and Gang and Narcotics Enforcement. The Coachella

Police Department divides the City into three beats. The Patrol Division of the department covers an area of 30 square miles.

Schools

The Project site falls within the boundary of the Coachella Valley Unified School District (CVUSD). The nearest elementary school is Valley View Elementary School located approximately .75 miles northwest of the Project site, at 85270 Valley Road. Bobby Duke Middle School located at 85358 Bagdad Avenue is the closest secondary school, approximately 1 mile from the Project site. Coachella Valley High School is approximately 2 miles southwest of the Project site.

Parks

The Coachella Valey Recreation and Park District (CVRPD) provide park and recreational services to the City. Per the City of Coachella General Plan EIR (2015), there are seven public parks located within the City of Coachella, totaling approximately 60.3 acres.

3.15.3 Impacts

Public Services Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire Protection?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☐	☒
e) Other Public Services?	☐	☐	☐	☒

Discussion/Analysis

a) Less Than Significant Impact. Based on proximity to Coachella Fire Station No. 79, located at 1377 6th Street and approximately 1.3 miles from the Project site, the proposed Project would not require new or expanded facilities. Moreover, to ensure adequate emergency fire protection services, the City of Coachella maintains a mutual aid agreement with surrounding City and County jurisdictions. There are three other existing stations that are within proximity of the City. These include Fire Station No. 39, located outside of the City limits at the Jacqueline Cochran Airport in Thermal, Fire Station No. 70 located at Avenue 54 and Madison Street in La Quinta, and Fire Station No. 86, located at Jackson Street and Dr. Carreon Boulevard in Indio. Fire Station 39 is approximately 1.5 miles away from the Project site, Fire Station 70 is approximately 4.3 miles away and Fire Station 86 is approximately 4.9 miles away. Through the Regional Fire Serve System, the City of Coachella received an immediate response from the outlying stations, including personnel and equipment for any major event or multiple events that may occur within the City. The City also participates in a cost sharing agreement with the Cities of Indio, La Quinta, and Riverside County for the use of the 100' ladder truck located at Fire Station 86 in Indio.

The proposed Project will marginally increase the potential demand for fire services in the City. The Project proponent will be required to pay the City's development impact fees for fire facilities and apparatus and required to annex into the City's Communities Facilities District for Fire Services, which is a special tax used to pay for public services. This fee is designed to allow new development to pay its fair share of future facilities. In accordance with standard City practices, the Fire Department would review Project plans before permits are issued to ensure compliance with all applicable fire and building code standards and to ensure that adequate fire and life safety measures are incorporated into the Project in compliance with all applicable state and city fire safety regulations. Emergency access will be provided to the site via the existing public roadway network, and a continuous driveway through the site will provide access to the building structures.

Because the proposed Project would be required to comply with City standards and the proposed Project is not anticipated to generate substantial additional demand for fire protection services and would not result in the need for new or expanded facilities, the Project's potential impact on fire protection services would be less than significant. The impact would be less than significant.

b) Less Than Significant Impact. Development of the Project site will result in a marginal increase in demand for police services. However, this demand is not expected to hinder the City's ability to provide police services or create demands that would require the construction of a new police station. The Project is located in an urban area, surrounded by existing development that is currently served by the Riverside County Sheriff's Department. The Project will be required to comply with the City's Development Impact Fees in place at the time of construction. These fees on new development allow the City to continue to finance public facilities which goes towards the funding of various public services, including police. It also assists in offsetting impacts by providing enough revenue for necessary emergency service improvements to ensure acceptable police and fire response times, equipment, and personnel are maintained. Future development will be required to annex into the City's Communities Facilities District for Police Services, which is a special tax used to pay for public services. Impacts will be less than significant.

c) Less Than Significant Impact. The Project is located within the Coachella Valley United School District (CVUSD). The proposed Project's storage buildings will not generate permanent population and, therefore, will have no impact on schools. The proposed Project will be subject to the CVUSD developer fees in place at the time development occurs, which currently stand at $0.51 per square foot of commercial. Payment of the developer fee would mitigate potential significant impacts to school resources to less than significant levels.

d/e) No Impact The proposed Project's storage buildings and small number of employees is unlikely to induce population growth in the area, therefore, will have no impact on existing local or regional parks or other public facilities. Overall, Project build out is expected to have no impact on local regional parks or other public facilities.

3.15.4 Cumulative Impacts

None.

3.15.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Public Services. Therefore, no mitigation is required.

3.16 Recreation

3.16.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.16.2 Environmental Setting

Parks and open space provide for the preservation, continued growth and enhancement of Coachella's parklands, recreational areas, and surrounding open spaces. Open spaces are areas intended to remain essentially open with limited or no development. This includes spaces used for passive recreation, resource protection, and/or hazard avoidance. Parks include greenways, developed parks and other areas primarily used for recreation. Typically, these areas are characterized by a high degree of open area and a limited number of buildings. Parks frequently include sports fields, playground equipment, and picnic areas, sitting areas, concession businesses, open turf, natural areas, trails, and public golf courses. The City provides a variety of recreation facilities and currently has eight parks, one tot lot, two community centers, one boxing club and a swimming pool. The parks are funded by the Coachella parks and recreation foundation.

3.16.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Recreation Would the Project				
a) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion/Analysis

a/b) No Impact. The proposed Project is an RV and Self-Storage operation and does not include any residential development. The proposed development will not induce substantial population growth that will result in significant impacts to existing neighborhood and regional parks or other recreational facilities. The proposed Project will not require the construction or expansion of recreational facilities. No impacts are anticipated.

3.16.4 Cumulative Impacts

None.

3.16.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Recreational Resources. Therefore, no mitigation is required.

3.17 Transportation and Traffic

3.17.1 Sources

The following sources were utilized to support the conclusions made in this section:

- Ganddini Group, Transportation Study Screening Assessment, August, 2022; and
- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update, Traffic Section.

3.17.2 Environmental Setting

The proposed Project is situated as a vacant internal industrial parcel, not adjacent to any arterial roadway and entirely accessible from existing adjacent connections from both the east and west. From the east, the Project site is accessed from the adjacent existing Sunridge Self-Storage facility located at 53-301 Hwy 111. That facility receives access from one (1) driveway on Hwy 111, approximately 1,400 feet north of Avenue 54. The second and primary access leading directly into the Project is from the existing Tyler Lane cul-de-sac adjacent west. Tyler Lane is reached from Tyler Street to the west, connecting to Hwy 111 to the north and Avenue 54 to the south. The proposed Project is within the City of "Industrial" land use designation, specifically zoned Manufacturing Service (M-S).

The Transportation Study Screening Assessment prepared by the Ganddini Group determined that based upon the low projected trip generation (122 daily trips) from the proposed Project, the proposed project does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established exemptions as adopted by the City of Coachella.

The following analysis evaluated the potential circulation system deficiencies that may result from potential development of the site within the proposed zoning designations. Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012) rates were used to determine trip generation of the proposed project.

Level of Service

Level of Service (LOS) is a measure of transportation system performance based upon the ratio of traffic volume relative to the capacity of the roadway or intersection. The volume-to-capacity ratio (V/C) indicates the overall performance of the roadway segment or intersection and corresponds to a rating of A through F identifying its level of capacity utilization and relative level of congestion. LOS A represents free-flow traffic with little or no delay whereas LOS F represents a breakdown of traffic flow and a high incidence of delay. According to the City of Coachella Traffic Impact Study, the City of Coachella has established LOS D as the acceptable LOS for its intersections. Therefore, any intersection operating at LOS E or F will be considered deficient for the purposes of the analysis.

Vehicle Miles Travelled (VMT)

Vehicle Miles Traveled (VMT) is a measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. The analysis of VMT (SB743) attributable to a project in CEQA went into full effect statewide on July 1, 2020. According to the Governor's office of Planning and Research (OPR) proposed CEQA Guideline Implementing SB 743, projects that decrease vehicle miles traveled in a project area compared to existing conditions should be considered to have a less than significant transportation impact. The California Air Pollution Control Officers Association (CAPCOA) publishes a resource for Local Government to assess emission reductions from GHG Mitigation Measures. The CAPCOA report recognizes that land use planning provides the best opportunity to influence GHG emissions through a reduction in overall VMT.

Goals for reducing GHG have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality, and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

The City's Climate Action Plan (CAP) includes the following Reduction Target/Goal: Establish a per service population 2020 emissions reduction target of 15% below 2010 levels and a 2035 emissions reduction target of 49% below 2010 levels. The CAP states that the combustion of gasoline and diesel fuels by the transportation sector contributed the largest proportion of emissions in Coachella. Transportation gasoline use resulted in 41% of the community total of GHG emissions in 2010. The CAP further states that lowering transportation emissions requires making vehicles and their fuels cleaner, reducing the length of driving trips, managing the demand for travel, and providing alternatives such as walking, biking, and transit for travel.

According to the National Center for Sustainable Transportation, a number of cities, regions, and states across the United States have begun to deemphasize vehicle delay metrics such as LOS. In their place, policymakers are considering alternative transportation impact metrics that more closely approximate the true environmental impacts of driving. VMT is one metric that is increasingly being utilized.

Goals for reducing GHG have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality, and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

TUMF

The Transportation Uniform Mitigation Fee (TUMF) Ordinance became effective July 1, 1989. The TUMF program is a component of the twenty-year Measure A, sales tax program managed by the Coachella Valley Association of Governments (CVAG) and approved by voters in November 1988. In 2002, a thirty-year extension was approved by Riverside County voters and resulted in an expiration date of 2039.

Under the TUMF, developers of residential, industrial, and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. TUMF will be required as a Condition of Approval for any future development project.

The City of Coachella implements a Development Impact Fee (DIF.) The proposed Project is located within the City of Coachella and any proposed future development will therefore be subject to the DIF. Eligible facilities for funding the City DIF program are identified on the County of Riverside's Public Needs List.

3.17.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Transportation and Traffic Would the Project				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Discussion/Analysis

a) Less Than Significant. To analyze the Project's potential impacts, an analysis was conducted to examine the expansion of the existing RV and Self-Storage facility by the Ganddini Group. The analysis was based upon a variety of sources, including the General Plan EIR Traffic Section and the Institute of Transportation Engineers' Trip Generation Manual.

Existing Traffic Conditions in the Project Vicinity

The Project site is currently vacant and generates no traffic. The surrounding main roads include Hwy 111 (operating at acceptable LOS), Tyler Street, and Tyler Lane, local streets which have not been studied. The

proposed Project is projected to generate 102 daily trips. This would have no impact on any roadway intersections that would be operating at unacceptable levels of service. Therefore, the proposed Project would result in a less than significant impact on roadways.

Existing Traffic Conditions

The Project site is currently vacant and generates no traffic.

Land Use	ITE LU Code	Quantity	AM Peak Hour Total	PM Peak Hour Total	Daily
Mini-Warehouse (Storage Units)	151	59,624[1] TSF	5	9	86
Mini-Warehouse (RV Parking)	151	0.870 HSU	1	1	16
Total Trips Generated	___	4.85 Acres	6	10	102

Table 9 Project Trip Generation

1 Traffic Study Screening Assessment prepared by Ganddini Group in August, 2022 analyzed a smaller square footage, however, Conclusions remain the same.

Future Traffic Impacts

The Project will result in the construction of 62,979 square foot self-storage units and 71 RV storage spaces for an RV and Self-Storage use. To determine the trip generation by the proposed Project, the ITE land use category 151 was utilized for self-storage and RV units. Based on the analysis results, the site is expected to generate approximately 102 new trips per day with six (6) AM peak hour trips and ten (10) PM peak hour trips (Table 9). The proposed use is consistent with the General Plan designation for the property and would have been considered in the traffic analysis for the General Plan. According to the General Plan EIR, intersections in the vicinity of the Project will operate at acceptable levels (LOS D or better) at General Plan build out. Overall, impacts would be less than significant.

Alternative Transportation

There are currently no bike lanes, transit routes, or other multi-modal facilities within the Project area. SunLine Transit Agency provides bus transit services to the Coachella Valley, including the City Coachella. There are established bus routes to the west and south of the Project area on Van Buren Street and Airport Boulevard. While employees will have limited access to alternative transportation, the impacts are expected to be less than significant.

The proposed project is forecast to generate a total of approximately 102 daily trips, including 6 trips during the AM peak hour and 10 trips during the PM peak hour. According to the Traffic Study Screening Assessment, the proposed project does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established exemptions as adopted by the City of Coachella. The proposed project satisfies the County-established screening criteria for small projects as adopted for use by the City of Coachella impacts to VMT will result in a less than significant VMT impact.

b) No Impact. CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743). SB 743 requires amendments to the CEQA Guidelines (pre-2020) to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (Public Resources Code Section 21099(b)(1).) Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated." CEQA Guidelines were amended to require all lead agencies to adopt vehicle miles traveled (VMT) as a replacement for automobile delay-based level of service (LOS) for identifying transportation impacts. This statewide mandate went into effect July 1, 2020.

Regulations or thresholds pertaining to VMT and the reduction of GHG emissions have not been adopted by the Coachella. Therefore, the following Project VMT analysis is based on the adopted County of Riverside's Transportation Analysis Guidelines for Level of Service & Vehicle Miles Traveled (December 2020), which the City utilizes for this analysis.

The Riverside County's VMT Guidelines describe specific screening criteria based on the location/project type that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed project level VMT analysis. A land use project need only meet one of the screening thresholds to result in a less than significant impact:

- Small Projects, which includes General Light Industrial buildings with area less than or equal to 179,000 SF
- Projects Near High Quality Transit
- Low VMT Area

The Project proposes self-storage building uses with a total building area of 62,979 square feet. The proposed storage uses are consistent with the City's General Plan Industrial designation and Manufactured Service zoning designation. Therefore, the Project meets the threshold of Small Projects in the County VMT guidelines and can be determined to have less than significant impact on circulation. The Project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

c/d) No Impact. As described above, primary access to the proposed Project will be provided from Tyler Lane via Tyler Street. Secondary access will be provided via the adjacent existing RV and Self-Storage facility via Hwy 111. Regional access to the site will be provided via Hwy 111, I-10 freeway, major arterials, secondary arterials, and a variety of local roads. Prior to construction, both the Fire Department and Police Department will review the site plan to ensure safety measures are addressed, including emergency access and geometric design. As is the case for any roadway design, the City of Coachella should periodically review traffic operations in the vicinity of the project once the Project is constructed to assure that the traffic operations are satisfactory.

Adequate emergency access is generally assured with two proposed points of access; however, the final project site plan, including internal roadway widths and access, should be reviewed by the City of Coachella emergency services provider(s) to ensure adequate emergency access is provided. Therefore, the proposed Project will not result in inadequate emergency access or increase hazards due to a geometric design feature.

3.17.4 Cumulative Impacts

None.

3.17.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Transportation/Traffic. Therefore, no mitigation is required.

3.18 Tribal Cultural Resources

3.18.1 Sources

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.18.2 Environmental Setting

As discussed in the Cultural Section of this Initial Study, the Coachella Valley is a historical center of Native American settlement, where U.S. surveyors noted large numbers of Indian villages and rancherías, occupied by the Cahuilla people, in the mid-19th century. The Takic-speaking Cahuilla are generally divided by anthropologists into three groups, according to their geographic setting: the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley.

The Cahuilla were primarily hunters and gatherers who exploited nearly all the resources available in a highly developed seasonal mobility system. They were adapted to the arid conditions of the desert floor, the lacustral cycles of Holocene Lake Cahuilla, and the environments of the nearby mountains. When the lake was full, or nearly full, the Cahuilla would take advantage of the resources presented by the body of fresh water. Once the lake had desiccated, they utilized the available terrestrial resources. They also migrated to the higher elevations of the nearby mountains to take advantage of the resources and cooler temperatures available in that environment.

The City of Coachella contains a significant amount of archaeological resources due to its rich cultural history and historical settlements within its boundaries. It was once the site of Native Americans tribal land, and some tribal land still exists there. The Native American population is still present in Coachella. Per Figure 4.4-2 in the Coachella General Plan Update (CGPU) Final Environmental Impact Report (EIR), most of the City is designated as "medium sensitivity to historical resources sensitivity". This is due to the City's historical, cultural, and archaeological resources. The proposed Project site occupies approximately 4.85 acres of vacant land previously used for agricultural operations. The site has been graded and disturbed since before 1953, according to historical aerial imagery.

3.18.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Tribal Cultural Resources Would the Project				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion/Analysis

a.i) Less Than Significant Impact with Mitigation Incorporated. As analyzed in Section 3.5,*Cultural Resources,* the Project site is included in areas of Medium Sensitivity for Prehistoric/Ethnohistoric Cultural Resources within the General Plan 2035 EIR. The City of Coachella has an extensive past and present Native American population. The Coachella General Plan 2035 requires the preservation of historic and prehistoric archaeological resources and requires development to implement strategies to protect or reduce impacts on

these resources. According to a cultural resources study conducted by Laguna Mountain Environmental, Inc. April 2022, the surrounding area, including the Project site does not contain any resources identified as historically significant by the Riverside County Historical Commission, National Register of Historic Places, California Register of Historical Resources, or the City.

Additionally, as part of the Plan for Tribal Consultation, a further Request for a File Sacred Lands File & Native American Contacts List will file with the California Native American Heritage Commission for the Project site.

The Project site does not contain any tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), as confirmed by the City of Coachella as the lead agency. As previously mentioned, the Project site has been disturbed by grading. However, the lack of surface evidence of archaeological resources does not preclude their subsurface existence. Excavation at the site could extend to 4 feet deep, which could result in uncovering buried resources. During grading, any discovered cultural resources would be qualified as a resource defined under Public Resources Code section 5020.1(k).

Therefore, following implementation of the recommended mitigation measure outlined in the Cultural Resources Section of this Initial Study, if buried archaeological deposits are discovered, Mitigation Measure CUL-MM 1 will require all work to be halted or diverted within 50 feet of the discovery until a qualified archaeologist can evaluate the nature and significance of the find(s). With implementation of Mitigation Measure CUL-MM 1, the Project would have a less than significant impact on listed or eligible historic resources.

a.ii. Less Than Significant Impact with Mitigation Incorporated. Public Resource Code 21074 identifies "Tribal Cultural Resources" as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" and that are either included or determined to be eligible for inclusion on the national, state, or local register of historic resources, or that are determined by the lead agency, in its discretion, to be significant when taking into consideration the significance of the resource to a California Native American Tribe.

To ensure that all significant Tribal Resources are identified and fully considered, AB 52 Tribal Consultation will be implemented by the City prior to the Project going before the Planning Commission. This includes contacting the California Native American Heritage Commission to identify Local Government Tribal Consultation List Request CEQA Tribal Consultation List (AB 52) and obtaining the City of Coachella list of Tribes on file and preparing the 14-day notification letters including Project description, Project location, and must stating that the tribe has 30 days to request consultation. (PRC, § 21080.3.1(d)). The Lead agency must then begin the consultation process within 30 days of consultation request. (PRC, § 21080.3.1(b)). After conclusion of the Consultation process, the City will make the determination of significance of impacts to tribal cultural resources. The results of the consultation process (if not already included) will also be incorporated into the Tribal Cultural Resources Mitigation Measures.

Based on a review of other Tribal Consultations undertaken recently for similar Projects in the area, as well as other standard Tribal Cultural Resources Mitigation Measures, these measures, including use of Tribal Monitoring can be determined. With the presence of a Cultural Resources Monitor during ground disturbing activities, the compliance with standard environmental/tribal mitigation conditions, and additional coordination with the tribes prior to and during Project construction, the Project will result in less than significant impacts to tribal cultural resources. These mitigation measures are indicated as **TCR-1** through **TCR-7** and discussed below.

3.18.4 Cumulative Impacts

None.

3.18.5 Mitigation and Monitoring Measures

The following mitigation from Section 3.5, *Cultural Resources*, is required to ensure impacts are less than significant.

CUL-MM 1 Grading Monitoring Program

Additional Mitigation Measures

TCR-MM 1: Tribal Consultation. Prior to the proposed Project going before the Planning Commission, the City will consult with all interested tribes and incorporate all measures deemed necessary to protect TCRs during development of the proposed Project as conditions of approval.

TCR-MM 2: The applicant/developer shall adhere to all mitigation measures and monitoring program requirements mandated by the City of Coachella.

TCR-MM 3: "The Cultural Resource Monitor(s) for this Project shall be approved by Tribal Offices of the Agua Caliente Band of Cahuilla Indians for any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, requesting Tribal Historic Preservation Office (if requested), and other consulting tribal preservation offices requesting same."

TCR-MM 4: If requested, the applicant/developer shall provide tribe(s) which have initiated formal consultation under AB 52 the following:

- Cultural resources inventory of the Project area (by a qualified archaeologist) prior to any development activities in the area.
- Copy of the records search with associated survey reports and site records from the information center.
- Copies of any cultural resource documentation (report and site records) generated in connection with this Project.

TCR-MM 5: Prior to grading and permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant shall contact the consulting tribes to provide an electronic copy of the revised plans for reviewed. Additional consultation shall occur between the City of Coachella, Applicant, and consulting tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the Project site if the site design and/or proposed grades should be revised in consultation with the City of Coachella. In specific circumstances where existing and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resources to a nearby open space or designated location on the property that is not subject to any future development, erosion, or flooding.

TCR-MM 6: The City and the consulting tribe(s) shall develop an archaeological monitoring plan to address details, timing, and responsibilities of all archaeological activities that will occur at the Project site, when it is determined by either the City or the consulting tribe(s) to be necessary. Details of the plan may include:

a) Project grading and development scheduling;
b) The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground disturbing activities on the site including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
c) The protocols and stipulations that the Developer, City of Coachella, the consulting tribes, and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation; and
d) Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts.

TCR-MM 7: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources, items of cultural patrimony, or Tribal Cultural Resources are inadvertently discovered during the course of grading for this Project.

a) Temporary Curation and Storage: During the course of construction, all discovered resources shall be curated onsite, and a Conex be onsite with the keys to be secured by the tribal cultural resources monitor and archaeologist. If not, feasible artifacts shall be curated at the Tribal Historic preservation Office.

b) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Coachella with evidence of same:

   i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

   ii. A curation agreement with an appropriately qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:

   iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Agua Caliente Cultural Museum.

3.19.5 Level of Significance after Mitigation

With implementation of Mitigation Measures CUL-MM 1 and TCR-MM 1-7, the proposed Project would have a less than significant impact on Tribal Cultural Resources.

3.19 Utilities and Service Systems

3.19.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035); and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.19.2 Environmental Setting

Domestic Water

The Project site is located within the Coachella Water Authority (CWA) service area for domestic water. CWA's primary sources of water supply include groundwater produced by local potable water supply wells. Water supplies for the City of Coachella are primarily from the lower aquifer in the Lower Whitewater River Subbasin. Because the Whitewater River Basin is an un-adjudicated basin, CWA does not hold specific water rights, but rather pumps supplies from the aquifer as needed to meet demands within its service area. The Coachella

Water Authority (CWA) provides over 8,000 municipal water service connections and over 2,128 million gallons (MG) of water to customers in their service area.

CWA's existing water system consists of different pressure zones, groundwater wells, storage reservoirs, booster pumping stations, and distribution facilities. Groundwater is pumped from six wells within the City's distribution system. The total capacity of active wells is approximately 11,400 gallons per minute (gpm). CWA has three storage reservoirs within the City with a total reservoir capacity of approximately 10.5 MG. CWA's distribution system network consists of approximately 120 miles of pipeline, which ranges from 4-inches to 36-inches in diameter.

Wastewater

Wastewater services are provided to the City by Coachella Sanitary District. The City of Coachella's sewer system consists of approximately 90 mils of sanitary sewers that collect local flows generated from the City's residential, commercia, and industrial areas and discharge to the City's Avenue 54 wastewater treatment plant (WWTP) with a capacity of 4.5 million gallons per day (MGD).

Floodplain Management

In the City of Coachella, local drainage facilities generally convey runoff from local streets and lots to the regional facilities. The local storm drain system consists of gutters, engineered storm drains, and channels. There are limited existing storm drainage facilities in the City. Regional drainage is managed by the Coachella Valley Water District, which maintains the Coachella Valley Stormwater Channel and the White Water Evacuation Channel.

Solid Waste

Residential and commercial areas in the City of Coachella are served by Burrtec Waste and Recycling Services. Residential garbage and recyclables are collected on a weekly basis. For commercial areas, more than one service per week is available. Trash is taken to the Coachella/Coachella Valley Waste Transfer Station in Coachella. That transfer station currently has a permitted maximum tonnage of 1,100 tons per day (tpd) of solid waste and a maximum capacity of 12,685 cubic yards per day. The facility can receive agricultural, construction and demolition, green material, industrial, inert, metal, mixed municipal, and tire wastes. Once waste enters the Coachella/Coachella Valley Waste Transfer Station, it enters the Riverside County waste stream, is sorted, and sent to one of the Riverside County landfills (Badlands, Blythe, Desert Center, El Sobrante, Lamb Canyon, Mecca Landfill II, and Oasis), which have a remaining combined capacity of 181,783,284 cubic yards.

Electricity

The Project will provide local connections to the existing IID infrastructure in the Project area. The Project will not require the addition or expansion of electric power facilities.

Natural Gas

The Project will provide local connections to the existing SoCalGas infrastructure in the Project area. The Project will not require the addition or expansion of natural gas facilities.

Telecommunications

The Project will provide local connections to the existing Frontier Communications infrastructure in the Project area. The Project will not require the addition or expansion of telecommunication facilities.

3.19.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Utilities- Services Would the Project				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
h) Other:	☐	☐	☐	☒

Discussion/Analysis

a/b) Less Than Significant Impact. The Project site is located within Coachella Sanitary District's (CSD) service area. The proposed RV and Self-Storage use has minimal requirements for water and thus wastewater discharge. Additionally, the Project site is immediately adjacent to existing facilities. The proposed Project will be required to comply with all requirements of the City of Coachella relating to sewer system connection. The applicant will be required to pay sewer connection fees at the rate set by the District which serves to offset. The proposed Project will be required to comply with all rules, regulations, and other requirements of Coachella Water Authority (CWA) and CSD in order to provide water and sewer services to the site. Treatment of the additional residential effluent from the Project is anticipated to be routine and would not exceed the wastewater treatment requirements of the RWQCB. Anticipated Impacts will be less than significant.

b) Less Than Significant Impact. The proposed Project involves the use of existing facilities for the purpose of an event facility and therefore there would be no new requirements to connect to existing City water and wastewater infrastructure to provide the necessary construction and domestic water/sewer needs for the Project. Anticipated Impacts will be less than significant.

c) No Impact. Storm water drainage infrastructure within the City consists of a network of natural and improved streams, storm drains, storm channels, and catch basins intended to manage stormwater that flows into Whitewater Storm Water Channel. Existing drainage onsite runs in a northwest-to-southeastern fashion. Future onsite drainage improvements must include the installation of a series of catch basin/inlets and storm drain piping that will collect and convey the site runoff to a proposed underground retention storage facility. No impacts are anticipated.

d) No Impact. Coachella Water Authority (CWA) will provide domestic water services to the proposed Project. Implementation of this Project will result in the consumption of additional amounts of water through domestic usage at the office. The Coachella Valley, as a region, has experienced groundwater overdraft in recent years. Typically, the water agencies require new projects to apply water conservation practices to the maximum extent practical including water efficient plumbing fixtures which comply with Title 20, California Administrative Code, Section 1604(f), the installation of drought tolerant plants in landscaped areas and the use of reclaimed water for irrigation when available. No impacts are anticipated.

e) No Impact. The Coachella Sanitary Division WWTP has a capacity of 4.9 MGD after the completion of its Phase 2 expansion in 2012. The WWTP currently treats approximately 2.9 mgd of wastewater, resulting in an available capacity of approximately 2 mgd. The Coachella WWTP implements all requirements of the Regional Water Quality Control Board (RWQCB), State Water Resource Control Board and City of Coachella 2015 Sewer System Master Plan pertaining to water quality and wastewater discharge. No impacts are anticipated.

f) Less than Significant Impact. As discussed above, Burrtec Waste and Recycling Services (Burrtec) provide solid waste services to the City of Coachella. Solid waste generated by the City is either recycled, reused, or transformed at a waste-to-energy facility, or disposed of at one of county's landfills. County landfills have a combined remaining capacity of 181,783,284 cubic yards, with a maximum permitted capacity of 266,159,998 cubic yard. The Project will generate 55.35 tons of solid waste per year as shown below. Impacts are anticipated to be less than significant.

Proposed Land Use	CIWMB Disposal Rates	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Commercial	0.0024 tons/sf/year	53,900 sq ft	607	129.36
Total	.		(with 50% diversion)	**64.68**

Table 10 – Estimated Solid Waste Disposal at Project Buildout

g) No Impact. The project will be required to comply with all applicable federal, state, and local statutes and regulations related to solid waste. The Project will not impact any statutes or regulations that relate to solid waste compliance because the solid waste generated by the Project will be collected and recycled as required the City's Source Reduction and Recycling Element. No impacts are anticipated.

h) No Impact. There are no other public utilities associated with or potentially impacted by the Project. All public utilities are immediately adjacent to the proposed Project site and no new facilities will be required. No impacts will apply.

3.19.4 Cumulative Impacts

None.

3.17.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Utilities/Services. Therefore, no mitigation is required.

3.20 Wildfire

3.20.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General 2040; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.20.2 Environmental Setting

Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface is an area where urban development is located in proximity to open space or "wildland" areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. The California Department of Forestry and Fire Protection (Cal Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP). The City of Coachella is not affected by wildfires and risk is generally considered "moderate" throughout the City.

3.20.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Wildfire If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion/Analysis

a) No Impact. The primary emergency evacuation routes in the City include Interstate 10, State Route 86, Highway 111, Harrison Street, and Jackson Street. The Project site is located behind Hwy 111, which provides access in an emergency. Development on the subject property would not substantially impair the City's adopted emergency evacuation and response plans as the Project is not proposing to amend these routes to impede emergency evacuation. No impact is anticipated.

b/c) No Impact. The Project area is not located within a wildfire hazard severity zone nor a wildland-urban interface (WUI). The Project is located in an urban environment, and miles from an area of wildland fire potential. Urban roadways exist surrounding the Project, and no new wildfire risk infrastructure will be required. No impact is anticipated.

d) No Impact. The Project site is located on the valley floor where there is no potential for flooding, landslide, or post-fire slope instability. Therefore, the proposed Project would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impact is anticipated.

3.20.4 Cumulative Impacts

None.

3.20.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Wildfire. Therefore, no mitigation is required.

3.21 Mandatory Findings of Significance

3.21.1 Sources

All sources previously listed were used to support the conclusions made in this section.

3.21.2 Environmental Setting

The environmental setting for the Project site is summarized within Sections 3.1 through 3.20 of the Initial Study for each environmental issue.

3.21.3 Impacts

Mandatory Findings of Significance				
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	☐	☐	☒	☐
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Analysis

a) Less Than Significant Impact with Mitigation Incorporated. As concluded in the Biological, Cultural Resources, Geotechnical and Tribal Cultural Resource sections of this Initial Study, the Project would result in no impacts or less than significant impacts with mitigation to these resources. The Project is compatible with the City of Coachella Zoning and its surroundings. The Project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat if a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or pre-history. Based upon the information and mitigation measures

provided within this Initial Study and the independent studies for previously prepared Biological and Cultural Resources in the area that were analyzed, approval and implementation of the Project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources.

Overall, there will be no significant environmental impacts which cannot be mitigated. Project related impacts, including cumulative impacts, are considered less than significant. Following the mitigation measures outlined in the Biological, Cultural Resources, Geotechnical, and Tribal Cultural Resource sections less than significant impacts are expected.

b) Less Than Significant Impact. A significant impact could occur if the proposed Project, in conjunction with related projects, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. Here, however, the impacts of the proposed Project are individually limited and not cumulatively considerable. The proposed Project is consistent with the development envisioned for this area of the City in the City's General Plan. All environmental impacts that could occur as a result of the proposed Project would be less than significant with the implementation of mitigation measures included herein, and when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, would not be significant.

c) Less Than Significant. The proposed Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of the City's Municipal Code, other standard requirements and requirements of law, and the mitigation measures included in this document.

3.21.4 Mitigation and Monitoring Measures

See Biological, Cultural Resources, Geotechnical and Tribal Cultural Resource sections.

Chapter 4 References

Aesthetics

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Agriculture and Forestry Resources

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Air Quality

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Biological Resources

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;
- "Biological Resources Survey Report," Vincent N. Scheidt Biological Consultant 2022;

Cultural Resources

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;
- Cultural Resources Survey, Laguna Mountain Environmental, Inc. April, 2022.

Energy

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Geology and Soils

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;
- Geotechnical Investigation AAA Storage Facility, Sladden Engineering, March, 2022

Greenhouse Gas Emissions

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Hazards and Hazardous Materials

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Pl
- *Phase I Environmental Site Assessment AAA Storage"*, Coachella, CA 92201 Coachella Valley Engineers, November, 2021.

Hydrology and Water Quality

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Land Use and Planning

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Mineral Resources

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Noise

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Population and Housing

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;
- *Municipal Code,* City of Coachella;
- E-5 Population and Housing Estimates prepared by the California Department of Finance;
- E-8 Historical Population and Housing Estimates prepared by the California Department of Finance;

SCAG: Profile of the City of Coachella [2019])

Public Services

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Recreation

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Transportation and Traffic

- Ganddini Group, Traffic Study Screening Assessment, 2022;
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Tribal Cultural Resources

- Brian F. Smith and Associates, Inc., *PHASE I CULTURAL RESOURCES ASSESSMENT FOR THE*
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Utilities and Services

- City of Coachella General Plan 2035;

- Final EIR for the City of Coachella 2035 General Plan;

Wildfire

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Appendices

Appendix A Mitigation & Monitoring Program
Appendix B California Emissions Estimator Model (CalEEMod) Version 2022.4.0

MITIGATION MONITORING AND REPORTING PROGRAM AAA RV & SELF-STORAGE AR

The following mitigation measures must be implemented for this Project in order to mitigate environmental impacts to a less than significant level. The responsible party must sign and date this form where provided when each measure is completed. A fully executed form fulfills the City's monitoring requirements under Public Resources Code Section 21081.6.

Mitigation Measures	Responsible Party	Timing of Compliance	Impact After Mitigation
3.4 Biological Resources			
BIO-MM 1 Restrictions on Site Clearing Nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. **BIO-MM 2 Burrowing Owl Avoidance** Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according to the *Staff Report on Burrowing Owl Mitigation*. If burrowing owls are detected during the focused surveys, the qualified biologist and Project Applicant shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be	Project applicant, Project Archaeologist Planning Department, City Engineer	Prior to the issuance of a grading permit	Less than significant.

avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

BIO-MM 3 Artificial Nighttime Lighting

Throughout the lifetime operations of the Project, the Applicant shall eliminate all non-essential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The Applicant shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The Applicant shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

BIO-MM 4 Xeriscaping

Final Landscape Plans shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."

BIO-MM 5 Targeted Irrigation

Final Landscape Plans shall incorporate water-efficient and targeted irrigation systems including drip irrigation.

BIO-MM 6 Special Status Species/Natural Communities Reporting

The Project Biologist, Vincent Scheidt, shall report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB).

BIO-MM 7 Landscape Maintenance Agreement

Applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella prior to Certificate of Occupancy.

BIO-MM 8 Gravel Materials

Applicant shall provide ¾ gravel material in all landscaped areas.

BIO-MM 9 CVMSHCP Local Development Mitigation Fee

The Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department. The CPI for the Riverside-San Bernardino-Ontario metropolitan area rose by 2.1% for calendar year 2020. The LDMF based on the size of the Project is thus $31,075. This is based on a categorization of Commercial/Industrial and a fee of $6,215 per acre as of 1 July 2021.

Mitigation Monitoring:

BIO-MM A Prior to the issuance of any permit to allow ground disturbance on the site, the Project applicant:

1. To conduct a preconstruction nesting survey of the site regardless of the time of year.
2. Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance.
3. Final Landscape Plans shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."
4. Shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" into Final Landscape Plans.
5. Shall incorporate water-efficient and targeted irrigation systems including drip irrigation into the Final Landscape Plans.

BIO-MM B During the Project Surveys, the Project Biologist, Vincent Scheidt, shall report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB).

BIO-MM C Prior to Certificate of Occupancy, Project applicant shall enter into a Landscape Maintenance Agreement with the City of Coachella. **BIO-MM D** Throughout the lifetime operations of the Project applicant: 1. Shall eliminate all non-essential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. 2. Shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky. 3. Shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler. 4. Applicant shall provide ¾ gravel material in all landscaped areas. **BIO-MM E** Prior to the issuance of any permit to allow ground disturbance on the site, the Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department.			
3.5 Cultural Resources			
CUL-MM 1 Grading Monitoring Program For monitoring of the Sunridge Self-Storage Project (formerly AAA Storage of Coachella, LLC) during ground-disturbing activities, if buried archaeological deposits are discovered, Mitigation Measure CUL-MM 1 will require all work to be halted or diverted within 50 feet of the discovery until a qualified archaeologist can evaluate the nature and significance of the find(s). <u>Grading Monitoring Program</u> A Grading Monitoring Program to mitigate potential impacts to undiscovered buried archaeological resources within the Sunridge Self-Storage Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions: 1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. 2) The certified archaeologist/historian shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the	Project applicant Project Archaeologist Tribal Monitor Planning Department	1) Prior to the issuance of a grading permit 2) During ground disturbing activities	Less than significant.

monitoring program.

3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground-disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the National American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and deposition of the remains.

6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered via a "non-invasive" analysis on artifacts discovered. The Tribal resources Monitor is to concur with the archaeological monitor's determination of the amount of material to be recovered for an adequate artifact sample for analysis.

7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

8) A report documenting the field and analysis results and interpreting the artifact and research

data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms. **CUL-2 MM**: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the NAHC shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	Project applicant Project archaeologist Tribal monitor Planning Department City Engineer	Prior to the issuance of a grading permit	Less than significant
Mitigation Monitoring: **CUL-MM A** Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed monitoring agreement to the City. **CUL-MM B** Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds. **CUL MM-C**: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98.	Project Applicant, Project Archaeologist Tribal Monitor Planning Department,	Within 30 days of the completion of ground disturbing activities on the project site	Less than significant
	Project Applicant, Project Paleontologist, Planning Department, City Engineer	Within 30 days of the completion of ground disturbing activities on the project site	Less than significant.

3.18 Tribal Cultural Resources **TCR-MM 1: Tribal Consultation.** Prior to the proposed Project going before the Planning Commission, the City will consult with all interested tribes and incorporate all measures deemed necessary to protect TCRs during development of the proposed Project as conditions of approval. **TCR-MM 2:** The applicant/developer shall adhere to all mitigation measures and monitoring program requirements mandated by the City of Coachella.	Planning Department Consulting Tribes	Prior to Planning Commission Hearing	Less than significant
TCR-MM 3: "The Cultural Resource Monitor(s) for this Project shall be approved by Tribal Offices of the Agua Caliente Band of Cahuilla Indians for any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, requesting Tribal Historic Preservation Office (if requested), and other consulting tribal preservation offices requesting same."	Planning Department Tribal Monitor	Prior to Planning Commission Hearing	Less than significant
TCR-MM 4: If requested, the applicant/developer shall provide tribe(s) which have initiated formal consultation under AB 52 the following: - Cultural resources inventory of the Project area (by a qualified archaeologist) prior to any development activities in the area. - Copy of the records search with associated survey reports and site records from the information center. - Copies of any cultural resource documentation (report and site records) generated in connection with this Project.	Planning Department Consulting Tribes	Prior to Planning Commission Hearing	Less than significant
TCR-MM 5: Prior to grading and permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant shall contact the consulting tribes to provide an electronic copy of the revised plans for reviewed. Additional consultation shall occur between the City of Coachella, Applicant, and consulting tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the Project site if the site design and/or proposed grades should be revised in consultation with the City of Coachella. In specific circumstances where existing and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resources to a nearby open space or designated location on the property that is not subject to any future	Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant

development, erosion, or flooding.			
TCR-MM 6: The City and the consulting tribe(s) shall develop an archaeological monitoring plan to address details, timing, and responsibilities of all archaeological activities that will occur at the Project site, when it is determined by either the City or the consulting tribe(s) to be necessary. Details of the plan may include: a) Project grading and development scheduling; b) The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground disturbing activities on the site including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; c) The protocols and stipulations that the Developer, City of Coachella, the consulting tribes, and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation; and d) Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts.	Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant
TCR-MM 7: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources, items of cultural patrimony, or Tribal Cultural Resources are inadvertently discovered during the course of grading for this Project. a) Temporary Curation and Storage: During the course of construction, all discovered resources shall be curated onsite, and a Conex be onsite with the keys to be secured by the tribal cultural resources monitor and archaeologist. If not, feasible artifacts shall be curated at the Tribal Historic preservation Office. b) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Coachella with evidence of same: i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions	Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant

to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. ii. A curation agreement with an appropriately qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation: iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Agua Caliente Cultural Museum.			
See **CUL-MM 1 Grading Monitoring Program** (Above)	Planning Department	1) Prior to the issuance of a grading permit 2) During ground disturbing activities	Less than significant

Sunridge RV & Storage Detailed Report

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1.1. Basic Project Information

Data Field	Value
Project Name	Sunridge RV & Storage
Lead Agency	City of Coachella
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	8.80
Location	33.6601824045305, -116.16065575460337
County	Riverside-Salton Sea
City	Coachella
Air District	South Coast AQMD
Air Basin	Salton Sea
TAZ	5667
EDFZ	19
Electric Utility	Imperial Irrigation District
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Unrefrigerated Warehouse-No Rail	53.0	1000sqft	1.22	53,000	—	—	—	—
Parking Lot	39.0	1000sqft	0.90	0.00	—	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-3	Use Local Construction Contractors
Construction	C-4*	Use Local and Sustainable Building Materials
Construction	C-12	Sweep Paved Roads
Energy	E-7*	Require Higher Efficacy Public Street and Area Lighting
Energy	E-15	Require All-Electric Development
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan
Area Sources	AS-2	Use Low-VOC Paints

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.18	50.4	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	—	2,833	2,833	0.11	0.07	2.15	2,857
Mit.	2.18	50.4	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	—	2,833	2,833	0.11	0.07	2.15	2,857
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	—	2,780	2,780	0.11	0.07	0.06	2,

Mit.	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	—	2,780	2,780	0.11	0.07	0.06	2,803
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.97	1.63	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	—	1,467	1,467	0.06	0.03	0.44	1,479
Mit.	0.97	1.63	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	—	1,467	1,467	0.06	0.03	0.44	1,479
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.18	0.30	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	—	243	243	0.01	0.01	0.07	245
Mit.	0.18	0.30	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	—	243	243	0.01	0.01	0.07	245
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	2.18	1.84	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	—	2,833	2,833	0.11	0.07	2.15	2,857
2024	0.98	50.4	6.53	9.81	0.01	0.31	0.20	0.51	0.29	0.05	0.33	—	1,472	1,472	0.06	0.02	0.85	1,479
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	—	2,780	2,780	0.11	0.07	0.06	2,803
2024	1.70	1.42	11.7	13.4	0.03	0.46	0.37	0.83	0.42	0.09	0.51	—	2,768	2,768	0.11	0.07	0.05	2,791

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.97	0.82	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	—	1,467	1,467	0.06	0.03	0.44	1,479
2024	0.30	1.63	2.03	2.44	< 0.005	0.08	0.06	0.15	0.08	0.02	0.09	—	482	482	0.02	0.01	0.15	486
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.18	0.15	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	—	243	243	0.01	0.01	0.07	245
2024	0.05	0.30	0.37	0.45	< 0.005	0.01	0.01	0.03	0.01	< 0.005	0.02	—	79.7	79.7	< 0.005	< 0.005	0.02	80.4

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	2.18	1.84	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	—	2,833	2,833	0.11	0.07	2.15	2,857
2024	0.98	50.4	6.53	9.81	0.01	0.31	0.20	0.51	0.29	0.05	0.33	—	1,472	1,472	0.06	0.02	0.85	1,479
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	—	2,780	2,780	0.11	0.07	0.06	2,803
2024	1.70	1.42	11.7	13.4	0.03	0.46	0.37	0.83	0.42	0.09	0.51	—	2,768	2,768	0.11	0.07	0.05	2,791
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.97	0.82	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	—	1,467	1,467	0.06	0.03	0.44	1,479
2024	0.30	1.63	2.03	2.44	< 0.005	0.08	0.06	0.15	0.08	0.02	0.09	—	482	482	0.02	0.01	0.15	486
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.18	0.15	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	—	243	243	0.01	0.01	0.07	245
2024	0.05	0.30	0.37	0.45	< 0.005	0.01	0.01	0.03	0.01	< 0.005	0.02	—	79.7	79.7	< 0.005	< 0.005	0.02	80.4

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.90	2.08	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	50.3	2,233	2,284	5.22	0.11	1,416	3,864
Mit.	0.90	2.06	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	13.3	2,164	2,178	1.45	0.06	1,416	3,647
% Reduced	—	1%	—	—	—	—	—	—	—	—	—	74%	3%	5%	72%	50%	—	6%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.40	1.62	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,106	2,156	5.22	0.11	1,413	3,733
Mit.	0.40	1.60	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,037	2,050	1.45	0.06	1,413	3,516
% Reduced	—	1%	—	—	—	—	—	—	—	—	—	74%	3%	5%	72%	49%	—	6%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.62	1.83	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,157	2,207	5.22	0.11	1,414	3,785
Mit.	0.62	1.81	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,088	2,101	1.45	0.06	1,414	3,569
% Reduced	—	1%	—	—	—	—	—	—	—	—	—	74%	3%	5%	72%	49%	—	6%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	8.33	357	365	0.86	0.02	234	627
Mit.	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	2.19	346	348	0.24	0.01	234	591
% Reduced	—	1%	—	—	—	—	—	—	—	—	—	74%	3%	5%	72%	49%	—	6%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	1,041	1,041	0.04	0.05	3.76	1,059
Area	0.41	1.65	0.02	2.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.48	9.48	< 0.005	< 0.005	—	9.51
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,110	1,110	0.09	0.01	—	1,115
Water	—	—	—	—	—	—	—	—	—	—	—	23.5	72.6	96.1	2.41	0.06	—	174
Waste	—	—	—	—	—	—	—	—	—	—	—	26.8	0.00	26.8	2.68	0.00	—	93.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	0.90	2.08	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	50.3	2,233	2,284	5.22	0.11	1,416	3,864
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	923	923	0.04	0.05	0.10	938
Area	—	1.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,110	1,110	0.09	0.01	—	1,115
Water	—	—	—	—	—	—	—	—	—	—	—	23.5	72.6	96.1	2.41	0.06	—	174
Waste	—	—	—	—	—	—	—	—	—	—	—	26.8	0.00	26.8	2.68	0.00	—	93.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	0.40	1.62	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,106	2,156	5.22	0.11	1,413	3,733
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.39	0.35	0.47	3.51	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	969	969	0.04	0.05	1.62	986
Area	0.20	1.46	0.01	1.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.67	4.67	< 0.005	< 0.005	—	4.69
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,110	1,110	0.09	0.01	—	1,115
Water	—	—	—	—	—	—	—	—	—	—	—	23.5	72.6	96.1	2.41	0.06	—	17

Waste	—	—	—	—	—	—	—	—	—	—	—	26.8	0.00	26.8	2.68	0.00	—	93.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	0.62	1.83	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,157	2,207	5.22	0.11	1,414	3,785
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	161	161	0.01	0.01	0.27	163
Area	0.04	0.27	< 0.005	0.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.77	0.77	< 0.005	< 0.005	—	0.78
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	184	184	0.01	< 0.005	—	185
Water	—	—	—	—	—	—	—	—	—	—	—	3.89	12.0	15.9	0.40	0.01	—	28.8
Waste	—	—	—	—	—	—	—	—	—	—	—	4.45	0.00	4.45	0.44	0.00	—	15.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	234	234
Total	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	8.33	357	365	0.86	0.02	234	627

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	1,041	1,041	0.04	0.05	3.76	1,059
Area	0.41	1.63	0.02	2.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.48	9.48	< 0.005	< 0.005	—	9.51
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,110	1,110	0.09	0.01	—	1,115
Water	—	—	—	—	—	—	—	—	—	—	—	1.17	3.63	4.81	0.12	< 0.005	—	8.68
Waste	—	—	—	—	—	—	—	—	—	—	—	12.1	0.00	12.1	1.21	0.00	—	42.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	0.90	2.06	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	13.3	2,164	2,178	1.45	0.06	1,416	3,647
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	923	923	0.04	0.05	0.10	9

Area	—	1.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,110	1,110	0.09	0.01	—	1,115
Water	—	—	—	—	—	—	—	—	—	—	—	1.17	3.63	4.81	0.12	< 0.005	—	8.68
Waste	—	—	—	—	—	—	—	—	—	—	—	12.1	0.00	12.1	1.21	0.00	—	42.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	0.40	1.60	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,037	2,050	1.45	0.06	1,413	3,516
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.39	0.35	0.47	3.51	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	969	969	0.04	0.05	1.62	986
Area	0.20	1.44	0.01	1.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.67	4.67	< 0.005	< 0.005	—	4.69
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,110	1,110	0.09	0.01	—	1,115
Water	—	—	—	—	—	—	—	—	—	—	—	1.17	3.63	4.81	0.12	< 0.005	—	8.68
Waste	—	—	—	—	—	—	—	—	—	—	—	12.1	0.00	12.1	1.21	0.00	—	42.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	0.62	1.81	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,088	2,101	1.45	0.06	1,414	3,569
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	161	161	0.01	0.01	0.27	163
Area	0.04	0.26	< 0.005	0.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.77	0.77	< 0.005	< 0.005	—	0.78
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	184	184	0.01	< 0.005	—	185
Water	—	—	—	—	—	—	—	—	—	—	—	0.19	0.60	0.80	0.02	< 0.005	—	1.44
Waste	—	—	—	—	—	—	—	—	—	—	—	2.00	0.00	2.00	0.20	0.00	—	7.00
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	234	234
Total	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	2.19	346	348	0.24	0.01	234	591

3. Construction Emissions Details

3.1. Demolition (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.07	1.74	17.0	16.9	0.02	0.76	—	0.76	0.70	—	0.70	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.10	0.93	0.93	< 0.005	0.04	—	0.04	0.04	—	0.04	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.08	0.07	0.08	1.42	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	195	195	0.01	0.01	0.78	198
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.71	9.71	< 0.005	< 0.005	0.02	9.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.61	1.61	< 0.005	< 0.005	< 0.005	1.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Demolition (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.07	1.74	17.0	16.9	0.02	0.76	—	0.76	0.70	—	0.70	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.10	0.93	0.93	< 0.005	0.04	—	0.04	0.04	—	0.04	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	1.42	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	195	195	0.01	0.01	0.78	198
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.71	9.71	< 0.005	< 0.005	0.02	9.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.61	1.61	< 0.005	< 0.005	< 0.005	1.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.63	1.37	13.7	11.6	0.03	0.60	—	0.60	0.55	—	0.55	—	2,716	2,716	0.11	0.02	—	2,725
Dust From Material Movemen:	—	—	—	—	—	—	1.59	1.59	—	0.17	0.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.11	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.3	22.3	< 0.005	< 0.005	—	22.4
Dust From Material Movemen:	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.70	3.70	< 0.005	< 0.005	—	3.71
Dust From Material Movemen:	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.85	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	117	117	< 0.005	< 0.005	0.47	119
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

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Item 2.

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.63	1.37	13.7	11.6	0.03	0.60	—	0.60	0.55	—	0.55	—	2,716	2,716	0.11	0.02	—	2,725
Dust From Material Movemen:	—	—	—	—	—	—	1.59	1.59	—	0.17	0.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.11	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.3	22.3	< 0.005	< 0.005	—	22.4
Dust From Material Movemen:	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.70	3.70	< 0.005	< 0.005	—	3.71
Dust From Material Movemen:	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.85	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	117	117	< 0.005	< 0.005	0.47	119
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.12	1.78	17.5	16.3	0.02	0.83	—	0.83	0.77	—	0.77	—	2,453	2,453	0.10	0.02	—	2,462

Dust From Material Movemen:	—	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.29	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	40.3	40.3	< 0.005	< 0.005	—	40.5
Dust From Material Movemen:	—	—	—	—	—	—	0.12	0.12	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.68	6.68	< 0.005	< 0.005	—	6.70
Dust From Material Movemen:	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	1.13	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	156	156	0.01	< 0.005	0.62	158
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.33	2.33	< 0.005	< 0.005	< 0.005	2.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.39	0.39	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.12	1.78	17.5	16.3	0.02	0.83	—	0.83	0.77	—	0.77	—	2,453	2,453	0.10	0.02	—	2,462
Dust From Material Movemen:	—	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.29	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	40.3	40.3	< 0.005	< 0.005	—	40.5
Dust From Material Movemen:	—	—	—	—	—	—	0.12	0.12	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.68	6.68	< 0.005	< 0.005	—	6.70
Dust From Material Movemen:	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	1.13	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	156	156	0.01	< 0.005	0.62	158
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.33	2.33	< 0.005	< 0.005	< 0.005	2.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.39	0.39	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.66	1.38	11.7	12.0	0.02	0.50	—	0.50	0.46	—	0.46	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.66	1.38	11.7	12.0	0.02	0.50	—	0.50	0.46	—	0.46	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	0.62	5.25	5.39	0.01	0.23	—	0.23	0.21	—	0.21	—	986	986	0.04	0.01	—	990
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.14	0.11	0.96	0.98	< 0.005	0.04	—	0.04	0.04	—	0.04	—	163	163	0.01	< 0.005	—	164
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.14	2.52	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	347	347	0.01	0.01	1.39	352
Vendor	0.02	0.01	0.32	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	284	284	< 0.005	0.04	0.76	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.16	1.44	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	295	295	0.01	0.01	0.04	299
Vendor	0.02	0.01	0.35	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	284	284	< 0.005	0.04	0.02	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.06	0.80	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.27	143
Vendor	0.01	< 0.005	0.15	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	127	127	< 0.005	0.02	0.15	132
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.4	23.4	< 0.005	< 0.005	0.04	23.7
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	21.0	21.0	< 0.005	< 0.005	0.02	21.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	C

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.66	1.38	11.7	12.0	0.02	0.50	—	0.50	0.46	—	0.46	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.66	1.38	11.7	12.0	0.02	0.50	—	0.50	0.46	—	0.46	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	0.62	5.25	5.39	0.01	0.23	—	0.23	0.21	—	0.21	—	986	986	0.04	0.01	—	990
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.96	0.98	< 0.005	0.04	—	0.04	0.04	—	0.04	—	163	163	0.01	< 0.005	—	164
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.14	2.52	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	347	347	0.01	0.01	1.39	352
Vendor	0.02	0.01	0.32	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	284	284	< 0.005	0.04	0.76	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.16	1.44	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	295	295	0.01	0.01	0.04	299
Vendor	0.02	0.01	0.35	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	284	284	< 0.005	0.04	0.02	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.06	0.80	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.27	143
Vendor	0.01	< 0.005	0.15	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	127	127	< 0.005	0.02	0.15	132
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.4	23.4	< 0.005	< 0.005	0.04	23.7
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	21.0	21.0	< 0.005	< 0.005	0.02	21.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.58	1.32	11.2	11.9	0.02	0.46	—	0.46	0.42	—	0.42	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	0.21	1.76	1.87	< 0.005	0.07	—	0.07	0.07	—	0.07	—	345	345	0.01	< 0.005	—	346
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.32	0.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	57.1	57.1	< 0.005	< 0.005	—	57.2
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.09	0.14	1.31	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	287	287	0.01	0.01	0.03	291
Vendor	0.01	0.01	0.33	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	280	280	< 0.005	0.04	0.02	292
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	48.1	48.1	< 0.005	< 0.005	0.09	48.8
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	43.8	43.8	< 0.005	0.01	0.05	45.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.96	7.96	< 0.005	< 0.005	0.01	8.07
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.25	7.25	< 0.005	< 0.005	0.01	7.56
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.58	1.32	11.2	11.9	0.02	0.46	—	0.46	0.42	—	0.42	—	2,201	2,201	0.09	0.02	—	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	0.21	1.76	1.87	< 0.005	0.07	—	0.07	0.07	—	0.07	—	345	345	0.01	< 0.005	—	346
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.32	0.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	57.1	57.1	< 0.005	< 0.005	—	57.2
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.11	0.09	0.14	1.31	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	287	287	0.01	0.01	0.03	291
Vendor	0.01	0.01	0.33	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	280	280	< 0.005	0.04	0.02	292
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	48.1	48.1	< 0.005	< 0.005	0.09	48.8
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	43.8	43.8	< 0.005	0.01	0.05	45.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.96	7.96	< 0.005	< 0.005	0.01	8.07
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.25	7.25	< 0.005	< 0.005	0.01	7.56
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.89	0.75	6.44	8.26	0.01	0.31	—	0.31	0.29	—	0.29	—	1,244	1,244	0.05	0.01	—	1,248
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.89	0.75	6.44	8.26	0.01	0.31	—	0.31	0.29	—	0.29	—	1,244	1,244	0.05	0.01	—	1,248

Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	34.1	34.1	< 0.005	< 0.005	—	34.2
Paving	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.64	5.64	< 0.005	< 0.005	—	5.66
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.09	1.55	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	228	228	0.01	0.01	0.85	231
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.06	0.09	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.67	5.67	< 0.005	< 0.005	0.01	5.

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.94	0.94	< 0.005	< 0.005	< 0.005	0.95
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.89	0.75	6.44	8.26	0.01	0.31	—	0.31	0.29	—	0.29	—	1,244	1,244	0.05	0.01	—	1,248
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.89	0.75	6.44	8.26	0.01	0.31	—	0.31	0.29	—	0.29	—	1,244	1,244	0.05	0.01	—	1,248
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	34.1	34.1	< 0.005	< 0.005	—	34.2

Paving	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.64	5.64	< 0.005	< 0.005	—	5.66
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.09	1.55	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	228	228	0.01	0.01	0.85	231
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.06	0.09	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.67	5.67	< 0.005	< 0.005	0.01	5.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.94	0.94	< 0.005	< 0.005	< 0.005	0.95
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	50.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	—	1.38	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61

Architectural Coatings	—	0.25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.03	0.46	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	67.6	67.6	< 0.005	< 0.005	0.25	68.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.68	1.68	< 0.005	< 0.005	< 0.005	1.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.28	0.28	< 0.005	< 0.005	< 0.005	0.28
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Item 2.

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	50.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	—	1.38	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	—	0.25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.03	0.46	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	67.6	67.6	< 0.005	< 0.005	0.25	6

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.68	1.68	< 0.005	< 0.005	< 0.005	1.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.28	0.28	< 0.005	< 0.005	< 0.005	0.28
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	1,041	1,041	0.04	0.05	3.76	1,059

Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	1,041	1,041	0.04	0.05	3.76	1,059
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	923	923	0.04	0.05	0.10	938
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	923	923	0.04	0.05	0.10	938
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	161	161	0.01	0.01	0.27	163
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	161	161	0.01	0.01	0.27	163

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	1,041	1,041	0.04	0.05	3.76	1,059
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	1,041	1,041	0.04	0.05	3.76	1,059
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	923	923	0.04	0.05	0.10	938
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	—	923	923	0.04	0.05	0.10	938
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	161	161	0.01	0.01	0.27	163
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	161	161	0.01	0.01	0.27	163

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	743	743	0.05	0.01	—	747
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	42.7	42.7	< 0.005	< 0.005	—	42.9
Total	—	—	—	—	—	—	—	—	—	—	—	—	786	786	0.06	0.01	—	790
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	743	743	0.05	0.01	—	747
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	42.7	42.7	< 0.005	< 0.005	—	42.9
Total	—	—	—	—	—	—	—	—	—	—	—	—	786	786	0.06	0.01	—	790
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	123	123	0.01	< 0.005	—	124
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	7.07	7.07	< 0.005	< 0.005	—	7.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	743	743	0.05	0.01	—	747
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	42.7	42.7	< 0.005	< 0.005	—	42.9
Total	—	—	—	—	—	—	—	—	—	—	—	—	786	786	0.06	0.01	—	790
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	743	743	0.05	0.01	—	747
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	42.7	42.7	< 0.005	< 0.005	—	42.9
Total	—	—	—	—	—	—	—	—	—	—	—	—	786	786	0.06	0.01	—	790
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	123	123	0.01	< 0.005	—	124
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	7.07	7.07	< 0.005	< 0.005	—	7.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.7	53.7	< 0.005	< 0.005	—	53.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.7	53.7	< 0.005	< 0.005	—	53.8

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	—	0.02	0.02	—	0.02	—	324	324	0.03	< 0.005	—	325
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.7	53.7	< 0.005	< 0.005	—	53.8

Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.7	53.7	< 0.005	< 0.005	—	53.8

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.41	0.38	0.02	2.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.48	9.48	< 0.005	< 0.005	—	9.51
Total	0.41	1.65	0.02	2.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.48	9.48	< 0.005	< 0.005	—	9.51
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	1.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	0.03	< 0.005	0.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.77	0.77	< 0.005	< 0.005	—	0.78
Total	0.04	0.27	< 0.005	0.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.77	0.77	< 0.005	< 0.005	—	0.78

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.41	0.38	0.02	2.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.48	9.48	< 0.005	< 0.005	—	9.51
Total	0.41	1.63	0.02	2.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.48	9.48	< 0.005	< 0.005	—	9.51
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer	—	1.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	1.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	0.03	< 0.005	0.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.77	0.77	< 0.005	< 0.005	—	0.78
Total	0.04	0.26	< 0.005	0.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.77	0.77	< 0.005	< 0.005	—	0.78

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	23.5	72.6	96.1	2.41	0.06	—	174

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	23.5	72.6	96.1	2.41	0.06	—	174
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	23.5	72.6	96.1	2.41	0.06	—	174
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	23.5	72.6	96.1	2.41	0.06	—	174
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	3.89	12.0	15.9	0.40	0.01	—	28.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	3.89	12.0	15.9	0.40	0.01	—	28.8

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	—	—	—	—	—	—	—	—	—	—	—	1.17	3.63	4.81	0.12	< 0.005	—	8.68
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.17	3.63	4.81	0.12	< 0.005	—	8.68
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1.17	3.63	4.81	0.12	< 0.005	—	8.68
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.17	3.63	4.81	0.12	< 0.005	—	8.68
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	0.19	0.60	0.80	0.02	< 0.005	—	1.44
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.19	0.60	0.80	0.02	< 0.005	—	1.44

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

214

Item 2.

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	26.8	0.00	26.8	2.68	0.00	—	93.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	26.8	0.00	26.8	2.68	0.00	—	93.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	26.8	0.00	26.8	2.68	0.00	—	93.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	26.8	0.00	26.8	2.68	0.00	—	93.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	4.45	0.00	4.45	0.44	0.00	—	15.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	4.45	0.00	4.45	0.44	0.00	—	15.6

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	12.1	0.00	12.1	1.21	0.00	—	42.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	12.1	0.00	12.1	1.21	0.00	—	42.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	12.1	0.00	12.1	1.21	0.00	—	42.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	12.1	0.00	12.1	1.21	0.00	—	42.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	2.00	0.00	2.00	0.20	0.00	—	7.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.00	0.00	2.00	0.20	0.00	—	7.00

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	234	234
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	234	234

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,412	1,412
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	234	234
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	234	234

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	4/4/2023	5/2/2023	5.00	20.0	—
Site Preparation	Site Preparation	5/3/2023	5/7/2023	5.00	3.00	—
Grading	Grading	5/8/2023	5/16/2023	5.00	6.00	—
Building Construction	Building Construction	5/17/2023	3/20/2024	5.00	220	—

Paving	Paving	3/21/2024	4/4/2024	5.00	10.0	—
Architectural Coating	Architectural Coating	4/5/2024	4/19/2024	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36

Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36

Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	22.3	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	8.69	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	4.45	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT

Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	22.3	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	8.69	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	4.45	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	79,500	26,500	2,340

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	—	—	4.50	0.00	—
Grading	—	—	6.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.90

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Unrefrigerated Warehouse-No Rail	0.00	0%
Parking Lot	0.90	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	457	0.03	< 0.005
2024	0.00	457	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year

Unrefrigerated Warehouse-No Rail	92.2	92.2	92.2	33,660	1,137	1,137	1,137	414,921
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Unrefrigerated Warehouse-No Rail	92.2	92.2	92.2	33,660	1,137	1,137	1,137	414,921
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	79,500	26,500	2,340

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	594,364	457	0.0330	0.0040	1,011,573
Parking Lot	34,164	457	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	594,364	457	0.0330	0.0040	1,011,573
Parking Lot	34,164	457	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	12,256,250	0.00
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	612,813	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	49.8	0.00
Parking Lot	0.00	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	22.4	0.00
Parking Lot	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Unrefrigerated Warehouse-No Rail	Cold storage	R-404A	3,922	7.50	7.50	7.50	25.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

Unrefrigerated Warehouse-No Rail	Cold storage	R-404A	3,922	7.50	7.50	7.50	25.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.2	annual days of extreme heat
Extreme Precipitation	0.40	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.06	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	88.7
AQ-PM	8.80
AQ-DPM	53.3

Drinking Water	18.1
Lead Risk Housing	34.9
Pesticides	46.9
Toxic Releases	6.19
Traffic	10.4
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	65.3
Haz Waste Facilities/Generators	92.9
Impaired Water Bodies	77.3
Solid Waste	59.2
Sensitive Population	—
Asthma	54.3
Cardio-vascular	75.6
Low Birth Weights	45.1
Socioeconomic Factor Indicators	—
Education	88.2
Housing	98.0
Linguistic	99.9
Poverty	91.1
Unemployment	98.6

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	10.03464648

Employed	28.69241627
Median HI	10.22712691
Education	—
Bachelor's or higher	4.824842808
High school enrollment	8.135506224
Preschool enrollment	7.198768125
Transportation	—
Auto Access	63.41588605
Active commuting	6.544334659
Social	—
2-parent households	91.89015783
Voting	11.48466573
Neighborhood	—
Alcohol availability	73.0784037
Park access	19.64583601
Retail density	18.06749647
Supermarket access	15.03913769
Tree canopy	3.528807905
Housing	—
Homeownership	78.22404722
Housing habitability	29.87296292
Low-inc homeowner severe housing cost burden	7.891697677
Low-inc renter severe housing cost burden	24.79147953
Uncrowded housing	18.95290645
Health Outcomes	—
Insured adults	2.887206467
Arthritis	0.0

Asthma ER Admissions	54.4
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	47.0
Cognitively Disabled	74.6
Physically Disabled	57.4
Heart Attack ER Admissions	55.4
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	7.3
Elderly	97.6
English Speaking	7.1

Foreign-born	91.0
Outdoor Workers	2.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	68.8
Traffic Density	17.7
Traffic Access	23.0
Other Indices	—
Hardship	92.5
Other Decision Support	—
2016 Voting	20.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	76.0
Healthy Places Index Score for Project Location (b)	9.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	EasternCoachellaValley

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

Measure Title	Co-Benefits Achieved
CE-3: Post a Clear, Visible Enforcement and Complaint Sign	—

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Operations: Water and Waste Water	Minimal water usage

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-017-2023-004

July 24, 2023

[VIA EMAIL TO:amoreno@coachella.org]
City of Coachella
Adrian Moreno
53990 Enterprise Way
Coachella, CA 92236

Re: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Dear Adrian Moreno,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP 369, AR 23-06, Variance 23-02, EA 23-05 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area.A records check of the ACBCI registry indicates this area has not been surveyed for cultural resources. In consultation, the ACBCI THPO requests the following:

*Formal government to government consultion under California Assembly Bill No. 52 (AB-52).

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

*A copy of the records search with associated survey reports and site records from the information center.

*A map that clearly delineates the project area.

*The presence of an approved Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer.

*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1134. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Claritsa Duarte

Claritsa Duarte
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-017-2023-004

October 02, 2023

[VIA EMAIL TO:amoreno@coachella.org]
City of Coachella
Adrian Moreno
53990 Enterprise Way
Coachella, CA 92236

Re: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Dear Adrian Moreno,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP 369, AR 23-06, Variance 23-02, EA 23-05 project. We have reviewed the documents and have the following comments:

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

*Please provide our office with updates or a status report of the project as it progresses. Also, please inform our office if there are changes to the scope of this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1137. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Luz Salazar
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

From: Adrian Moreno
Sent: October 02 23 8:43 AM
To: 'cduarte@aguacaliente.net'
Cc: 'Kline, Anthony (TRBL)'; 'THPO Consulting'
Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Claritsa,

I am following up on the below email. If possible, please let me know if the Initial Study revisions address those comments discussed during tribal consultation by the end of **today, Monday, Oct 2, 2023.**

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

Office Hours: Monday - Thursday 7:00 AM to 6:00 PM
Closed Fridays
Website | Map

From: Adrian Moreno
Sent: September 25 23 4:11 PM
To: 'cduarte@aguacaliente.net' <cduarte@aguacaliente.net>
Cc: 'Kline, Anthony (TRBL)' <akline@aguacaliente.net>; 'THPO Consulting' <ACBCI-THPO@aguacaliente.net>
Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Claritsa,

I am following-up on the tribal consultation meeting between the City of Coachella and Agua Caliente Band of Cahuilla Indians on Thursday, August 10, 2023, regarding CUP 369, AR 23-06, Variance 23-02, EA 23-05 – Sunridge Self Storage project.

At this meeting the Tribe had comments regarding the Initial Study. Attached to this email is the original initial study presented during the tribal consultation meeting for this project, and attached is the cultural resources survey study. During the meeting, the tribe requested the records search from the EIC, highlighted in the attached Cultural Resources Survey Report are those records search results.

I sent through a separate email the updated Initial Study that addresses the Agua Caliente Tribe's comments discussed during the tribal consultation meeting.

If possible, please let me know if the Initial Study revisions address those comments discussed during tribal consultation by **Monday, Oct 2, 2023.** Please reach out if you have any questions

Thanks,

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



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM
Closed Fridays
Website | Map

From: Adrian Moreno
Sent: August 08 23 1:34 PM
To: 'Kline, Anthony (TRBL)' <akline@aguacaliente.net>; THPO Consulting <ACBCI-THPO@aguacaliente.net>
Cc: 'cduarte@aguacaliente.net' <cduarte@aguacaliente.net>
Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Tribal Historic Preservation Office,

Attached for your review is the site plan, Initial Study, and Cultural Resources Survey Report prepared for the Sunridge Self Storage project at the City of Coachella. I am looking forward to the government to government consultation meeting for this project scheduled for **Thursday, August 10, 2023 at 3pm**. Let me know if you would like me to provide any more information on the project.

Project:
Self Storage CUP 369, AR 23-06, Variance 23-02, EA 23-05, for the construction of a mini storage warehouse and recreational vehicle storage of a parcel of land (APN: 763-141-018 on 4.85 acres) located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St.

Thanks,

Adrian Moreno
Associate Planner| City of Coachella
53390 Enterprise Way
Coachella CA, 92236
Office: 760-398-3502

From: Kline, Anthony (TRBL) <akline@aguacaliente.net>
Sent: August 01 23 4:49 PM

To: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Cc: Adrian Moreno <amoreno@coachella.org>
Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Adrian,

Thanks for reaching out to ACBCI-THPO. It looks like our best time to meet you will be **Tuesday August 8th 3:30PM-5:00PM.**

Warm regards,

Anthony Kline
Admin Coordinator THPO
akline@aguacaliente.net
C: (760) 413-5836 | D: (760) 883-1139
5401 Dinah Shore Drive, Palm Springs, CA 92264

From: THPO Consulting
Sent: Tuesday, August 1, 2023 4:46 PM
To: Kline, Anthony (TRBL) <akline@aguacaliente.net>
Subject: FW: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

From: Adrian Moreno <amoreno@coachella.org>
Sent: Tuesday, August 1, 2023 4:44 PM
To: THPO Consulting <ACBCI-THPO@aguacaliente.net>; Duarte, Claritsa (TRBL) <cduarte@aguacaliente.net>
Cc: Gabriel Perez <gperez@coachella.org>
Subject: FW: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

** This Email came from an External Source **

Hello Tribal Historic Preservation Office,

The City of Coachella would like to set up a meeting for the formal government to government consultation requested for the Sunridge Self Storage CUP 369, AR 23-06, Variance 23-02, EA 23-05, for the construction of a mini storage warehouse and recreational vehicle storage of a parcel of land (APN: 763-141-018 on 4.85 acres) located at the end of Tyler Lane, north of

Avenue 54, west of Grapefruit Boulevard, and east of Tyler St. The project involves environmental review and preparation of an Initial Study by the applicant.

Please let me know what time works best for you.
Thursday, August 3rd, 9am-12pm, 3:30pm-5pm
Tuesday, August 8th, 8am-12pm, 3:30pm - 5pm

Let me know if you would prefer a separate date and time.

Thanks,
Adrian Moreno
Associate Planner| City of Coachella
53390 Enterprise Way
Coachella CA, 92236
Office: 760-398-3502

-----Original Message-----
From: Adrian Moreno
Sent: July 24 23 5:40 PM
To: 'THPO Consulting' ; 'cduarte@aguacaliente.net'
Cc: Gabriel Perez
Subject: FW: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Tribal Historic Preservation Office,

The City of Coachella would like to set up a meeting for the formal government to government consultation requested for the Sunridge Self Storage CUP 369, AR 23-06, Variance 23-02, EA 23-05, for the construction of a mini storage warehouse and recreational vehicle storage of a parcel of land (APN: 763-141-018 on 4.85 acres) located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St. The project involves environmental review and preparation of an Initial Study by the applicant.

Please let me know what time works best for you. The City is available to meet on:
Tuesday, August 1st 2pm-5pm
Wednesday, August 2nd from 8am-11pm, 1-3pm

Let me know if you would prefer a separate date and time. I can set up the zoom or Microsoft Teams meeting. Let me know what you would prefer.

Thanks,
Adrian Moreno
Associate Planner| City of Coachella
53390 Enterprise Way
Coachella CA, 92236
Office: 760-398-3502

-----Original Message-----
From: THPO Consulting
Sent: July 24 23 4:24 PM
To: Adrian Moreno
Subject: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Good evening Adrian,

If you have any questions about the attached letter please feel free to contact me.

Thank you,

Claritsa Duarte
Cultural Resources Analyst
cduarte@aguacaliente.net C: (760) 985-7538 | D: (760) 883-1134
5401 Dinah Shore Drive, Palm Springs, CA 92264

This email has been scanned by Inbound Shield.

AUGUSTINE BAND OF CAHUILLA INDIANS
84-481 Avenue 54, Coachella CA 92236
Telephone: (760) 398-4722
Fax (760) 369-7161
Tribal Chairperson: Amanda Vance
Tribal Vice-Chairperson: Victoria Martin
Tribal Secretary: Geramy Martin

Date: 07/24/2023

Dear: Adrian Moreno
City of Coachella, Lead Contact

SUBJECT: Request to Consult on Conditional Use Permit 369, Architectural Review 23-06, Variance 23-02, Environmental Assessment 23-05 in Coachella, California (APN 763-141-018)

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources have resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time, we are unaware of specific cultural resources that may be affected by the proposed project, however, in the event, you should discover any cultural resources during the development of this project please contact our office immediately for further evaluation.

Very truly yours,

Geramy Martin

Geramy Martin, Tribal Secretary
Augustine Band of Cahuilla Indians

MESA GRANDE BAND OF MISSION INDIANS

P.O. BOX 270
SANTA YSABEL, CALIFORNIA 92070
(760) 782-3818 Tribal Office
(760) 782-0795 Tribal Fax#
www.mesagrandeband-nsn.gov

July 21, 2023

Adrian Moreno
City of Coachella
1515 Sixth Street
Coachella, CA. 92236

Dear Adrian Moreno:

The purpose of this letter is to inform you that Mike Linton is no longer the Chairperson, or a representative of the tribe. In any future correspondence, please address all correspondence to the Mesa Grande Band of Mission Indians.

Sincerely,

Julia P. Garcia

Signer ID: P4PNL63Q10...

Julia Garcia
Administrative Assistant

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: July 27 23 3:52 PM
To: Adrian Moreno
Subject: Conditional Use Permit 369, Architectural Review 23-06, Variance 23-02, and Environmental Assessment 23-05 in Coachella California

This email is to inform you that we do not wish to comment on this project. We defer to the more local Tribes and support their determinations on this matter.

H. Jill McCormick M.A.
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254

From: Skaggs, Jacob@Wildlife <Jacob.Skaggs@Wildlife.ca.gov>
Sent: November 07 23 1:58 PM
To: Adrian Moreno
Subject: Requesting Biological Resources Survey Report for draft MND for the Sunridge Self Storage Project (SCH 2023100317)

Hi Adrian:

I am reviewing the draft MND for the Sunridge Self Storage Project (SCH 2023100317). Would you please provide me with a copy of the following document to support CDFW's review of the MND:

- Biological Resources Survey Report," Vincent N. Scheidt Biological Consultant 2022

Thanks,

Jacob

Jacob Skaggs
Senior Environmental Scientist Specialist
California Department of Fish and Wildlife
3602 Inland Empire Blvd, Ste C-220
Ontario, CA 91764
(760) 218-0320

Adrian Moreno

From: Adrian Moreno
Sent: November 07 23 2:05 PM
To: 'Skaggs, Jacob@Wildlife'
Subject: RE: Requesting Biological Resources Survey Report for draft MND for the Sunridge Self Storage Project (SCH 2023100317)
Attachments: Vincent Scheidt Biology Report - AAA Biology Report.pdf

Hello Jacob,

See the attached requested document.

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

Office Hours: Monday - Thursday 7:00 AM to 6:00 PM
Closed Fridays
Website | Map

From: Skaggs, Jacob@Wildlife <Jacob.Skaggs@Wildlife.ca.gov>
Sent: November 07 23 1:58 PM
To: Adrian Moreno <amoreno@coachella.org>
Subject: Requesting Biological Resources Survey Report for draft MND for the Sunridge Self Storage Project (SCH 2023100317)

Hi Adrian:

I am reviewing the draft MND for the Sunridge Self Storage Project (SCH 2023100317). Would you please provide me with a copy of the following document to support CDFW's review of the MND:

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Thanks,

Jacob

Jacob Skaggs
Senior Environmental Scientist Specialist
California Department of Fish and Wildlife
3602 Inland Empire Blvd, Ste C-220
Ontario, CA 91764

IID

www.iid.com

A century of service.

Since 1911

November 14, 2023

Mr. Adrian Moreno
Associate Planner
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: NOI to Adopt an MND for the Sunridge Self Storage Project in Coachella, CA (CUP 369; AR 23-06; EA 23-05)

Dear Mr. Moreno,

On October 17, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a Notice of Intent to adopt a Mitigated Negative Declaration for the Sunridge Self Storage Project in Coachella, CA (Conditional Use Permit 369; Architectural Review 23-06; Environmental Assessment 23-05). The applicant, Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC), is proposing an expansion of their existing RV and Self-Storage facility at Hwy. 111 on an adjacent vacant 4.85-acre parcel to the west. Phase I of the project proposes approximately 34,821 sq. ft. of self-storage units and 60 uncovered RV storage spaces. Phase II proposes approximately 28,152 sq. ft. of self-storage units and 71 covered RV storage spaces. The project also includes a 900 sq. ft. office and five parking spaces, all accessed from Tyler Lane.

IID has reviewed the project information and found that the comments provided in the July 17, 2023 district letter (see attached letter) continue to apply. However, the switch installation to provide a normally open tie would be to the K66 circuit and not the K123 circuit. Furthermore, the applicant should be advised that the high-level cost for the required district upgrades, based on current IID 2023 rates, is $200,000; subject to change without notice,

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Daryl Buckley – Mgr. of Distribution Srvcs. & Maint. Oprtns., Energy Dept.
Geoff Holbrook - General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate

IID

www.iid.com

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July 17, 2023

Mr. Adrian Moreno
Associate Planner
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Sunridge Self-Storage Project in Coachella, CA (CUP 369, AR 23-06, VAR 23-02)

Dear Mr. Moreno:

On July 5, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Sunridge Self-Storage project (Conditional Use Permit No. 369, Architectural Review No. 23-06, Variance No. 23-02). The applicant proposes to build a mini warehouse and recreational vehicle storage facility in two phases: phase 1 consists of a leasing office, seven (7) buildings for storage and 60 uncovered parking stalls and phase 2 consists of four (4) buildings for storage and 71 covered parking stalls. The 4.85-acre project site is located immediately west of the property located at 53-301 Grapefruit Avenue and east of Tyler Street in Coachella, CA (APN 763-141-018).

IID has reviewed the project information has the following comments:

1. Based on the preliminary information provided to IID, the district can accommodate the power requirements of the project by extending distribution lines from the K65 circuit (conduit and cable) to the frontage of the project, reconfiguring circuits and installing a switch to provide a normally open tie to the K123 circuit.

2. IID will not begin any studies, engineering or estimate costs to provide electrical service to the development project until the applicant submits a customer project application (available at http://www.iid.com/home/showdocument?id=12923 and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the development project, including but not limited to the construction of of distribution feeder backbone and line extensions, underground conduit systems and the re-configuration of distribution lines and related upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

3. The district's ability to provide service from existing infrastructure is based on current available capacity, which may be impacted by future development in the area.

4. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

5. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website https://www.iid.com/home/showdocument?id=14229).

6. 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),
   No. 20 (http://www.iid.com/home/showdocument?id=2560) and
   No. 23 (https://www.iid.com/home/showdocument?id=17897).

7. 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.

8. 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.

9. The applicant will be required to provide rights-of-way and easements for power line extensions and/or any other infrastructure needed to serve the project.

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

circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

11. 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**.

12. 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.

13. 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

Sergio Quiroz – Interim General Manager
Mike Pacheco – Manager, Water Dept.
Jamie Asbury – Manager, Energy Dept.
Matthew H Smelser – Deputy Mgr. Energy Dept.
Daryl Buckley – Mgr. of Distribution Srvcs. & Maint. Oprtns., Energy Dept.
Geoff Holbrook - General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate

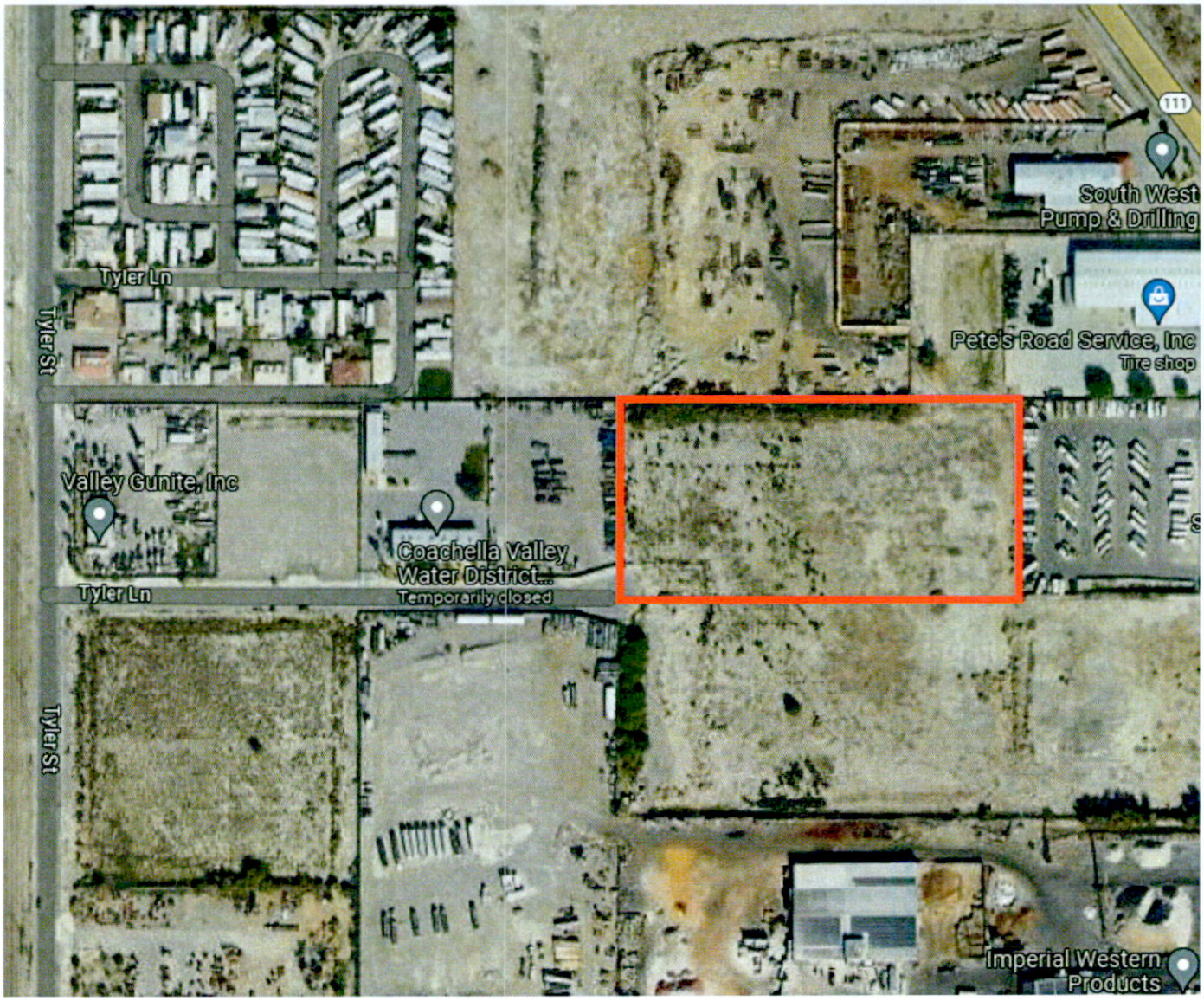
From: Liao, William <WLiao@socalgas.com>
Sent: October 26 23 7:46 AM
To: Adrian Moreno
Cc: SCG SE Region Redlands Utility Request
Subject: Sunridge Self Storage APN 763-141-018

Hey Adrian.

Regarding the proposed expansion of Sunridge Self Storage at APN 763-141-018, I have no concerns at this time. Be advised, we do have medium pressure gas main in the cul-de-sac on Tyler Lane. Please help us ensure builder contacts 811/USA prior to any excavation activities so we can go out and locate/mark. If builder needs gas service, please have builder contact our Builder Services group at Builder Services | SoCalGas to begin the application process.

Please let me know if you have any questions.

Will Liao
Region Planning Supervisor
Redlands HQ / Southeast Region
Desk: 213-244-4543
Mobile: 840-213-5899


111
South West Pump & Drilling
Tyler Ln
Tyler St
Pete's Road Service, Inc
Tire shop
Valley Gunite, Inc
Coachella Valley Water District...
Temporarily closed
Tyler Ln
Tyler St
Imperial Western Products

California Department of Fish and Wildlife (CDFW) Letter

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

Staff recommends Attach 1 Reso PC2023-31 - Exhibit B - Initial Study MND and Mitigation Monitoring Program, to be amended to include California Department of Fish and Wildlife's (CDFW) letter and Coachella Valley Engineers Applicant Response letter.

November 14, 2023
Sent via email

Adrian Moreno
Associate Planner
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Sunridge Self Storage (PROJECT)
Mitigated Negative Declaration (MND)
SCH# 2023100317

Dear Adrian Moreno:

The California Department of Fish and Wildlife (CDFW) received a Mitigated Negative Declaration (MND) from the City of Coachella (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

[1]CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Sunridge Self-Storage

Objective: The Project proposes an expansion of existing RV and Self-Storage facility at Hwy 111 on an adjacent 4.85-acre parcel to the west. Phase I of the Project proposes approximately 34,821 square feet of self-storage units, configured into various sizes, and 60 uncovered RV storage spaces. Phase II of the Project proposes approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes, and 71 covered RV storage spaces. The Project also includes a 900-square-foot office and five parking spaces, all accessed from Tyler Lane. Existing facilities for sanitary, water, electric, gas, telephone utilities occur adjacent to the Project site. All extensions to these facilities occur onsite and in existing disturbed right-of-way. During the construction phase, nighttime construction is not anticipated. The proposed development will introduce a new source nighttime illumination for security purposes, including post-mounted and/or wall-mounted light fixtures to illuminate parking lots, driveways, and staging areas. The proposed Project will use drought-tolerant planting materials and limited landscaping irrigation.

Location: The proposed Project is located in the southeast area of the City of Coachella in Riverside County at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St. The Project is located on a 4.85-acre parcel within Assessor's Parcel No. 763-141-018.

Timeframe: The MND does not indicate a timeframe for construction.

COMMENTS AND RECOMMENDATIONS

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The MND has not adequately identified and disclosed the

Project's impacts (i.e., direct, indirect, and cumulative) on biological resources and whether those impacts are reduced to less than significant.

CDFW's comments and recommendations on the MND are explained in greater detail below and summarized here. CDFW is concerned that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information to facilitate a meaningful review by CDFW, including a complete and accurate Project description. CDFW requests that additional information and analyses be added to a revised MND, along with avoidance, minimization, and mitigation measures that avoid or reduce impacts to less than significant.

Existing Environmental Setting

Compliance with CEQA is predicated on a complete and accurate description of the environmental setting that may be affected by the proposed Project. CDFW is concerned that the assessment of the existing environmental setting has not been adequately analyzed in the MND. CDFW is concerned that without a complete and accurate description of the existing environmental setting, the MND likely provides an incomplete or inaccurate analysis of Project-related environmental impacts and whether those impacts have been mitigated to a level that is less than significant.

The MND lacks details on if a burrowing owl assessment and/or focused surveys were conducted on the Project site. To conduct a meaningful review and provide biological expertise on how to protect fish and wildlife resources, CDFW requires a complete and accurate description of the environmental setting.

Project Description

Compliance with CEQA is predicated on a complete and accurate description of the proposed Project. Without a complete and accurate Project description, the MND likely provides an incomplete assessment of Project-related impacts to biological resources. CDFW has identified gaps in information related to the Project description.

The MND lacks a adequate discussion of plans for artificial nighttime lighting. CDFW requests that the MND is revised to include design plans for artificial nighttime lighting and lighting specifications. Artificial nighttime lighting can negatively impact biological resources in a variety of ways as discussed in the Artificial Nighttime Lighting section below. To conduct a meaningful review and provide biological expertise on how to protect biological resources, CDFW requires a complete and accurate Project description.

Mitigation Measures

CEQA requires that an MND include mitigation measures to avoid or reduce significant impacts. CDFW is concerned that the mitigation measures proposed in the MND are not adequate to avoid or reduce impacts to biological resources to below a level of significance. To support the City in ensuring that Project impacts to biological resources are reduced to less than significant, CDFW recommends adding mitigation measures for burrowing owl and artificial nighttime lighting, as well as revising the mitigation measure for nesting birds.

1) Nesting Birds

It is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

Page 4 of the Biological Assessment indicates that the Project site includes vegetation cover that is "very sparse, with a scattering of small arrowweed (*Pulchea sericea*) shrubs and very little other vegetation cover." Based on review of historical aerial imagery using Google Earth Pro, the Project site includes a row of tamarisk along the north end of the Project, and shrubs across the site have quickly re-established following periodic discing activities over the past several decades. Suitable habitat for nesting birds exists across the Project site and in adjacent open-space areas to the south and north.

The MND includes Mitigation Measure BIO-1 for nesting birds, which indicates that "site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, should not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. [...] Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas affected by the proposed activity should be required." Conducting work outside the peak nesting season is an important avoidance and minimization measure. CDFW also recommends the completion of nesting bird surveys regardless of the time of year to ensure compliance with all applicable laws pertaining to nesting and migratory birds. The timing of the nesting season varies

greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). In response to warming, birds have been reported to breed earlier, thereby reducing temperatures that nests are exposed to during breeding and tracking shifts in availability of resources (Socolar et al., 2017[2]). CDFW staff have observed that climate change conditions may result in the nesting bird season occurring earlier and later in the year than historical nesting season dates. CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided **any time birds are nesting on-site.** CDFW considers the Mitigation Measure BIO-1 to be insufficient in scope and timing to reduce impacts to nesting birds to less than significant. CDFW recommends the City revise Mitigation Measure BIO-1 with the following additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-1: Nesting Birds

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. ~~In order to avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading should be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, should not be permitted during the spring/summer migratory songbird breeding season, defined as~~

[2] Socolar JB, Epanchin PN, Beissinger SR and Tingley MW (2017). Phenological shifts conserve thermal niches. Proceedings of the National Academy of Sciences 114(49): 12976-12981.

~~from 15 February to 31 August of each year. This is required in order to ensure compliance with Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas affected by the proposed activity should be required. The results of the survey should be provided in a report to the Director of the City of Coachella Planning Department, for concurrence with the report's conclusions and recommendations.~~

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for revised MM BIO-1, as well as CDFW-recommended MM BIO-[A] through MM BIO-[B].

2) Burrowing Owl

Burrowing owl (*Athene cunicularia*) is a California Species of Special Concern. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5, and 3513. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.). Take is defined in Fish and Game Code section 86 as "hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill."

The Project's Biological Resources Survey Report dated March 2022 (Biological Assessment) lacks details on if a burrowing owl assessment and/or focused surveys were conducted on the Project site. Page 4 of the Biological Assessment indicates that "the vegetation is very sparse, with a scattering of small arrowweed (*Pulchea sericea*) shrubs and very little other vegetation cover." CDFW notes in California, preferred habitat is generally typified by short, sparse vegetation with few shrubs (Haug et al. 1993[3]), and that burrowing owls may occur in ruderal grassy fields, vacant lots, and pastures if the vegetation structure is suitable and there are useable burrows and foraging habitat in proximity (Gervais et al. 2003[4]). Burrowing owls frequently move into

[3] Haug, E. A., B. A. Millsap, and M. S. Martell. 1993. Burrowing owl (*Speotyto cunicularia*), in A. Poole and F. Gill, editors, The Birds of North America, The Academy of Natural Sciences, Philadelphia, Pennsylvania, and The American Ornithologists' Union, Washington, D.C., USA

[4] Gervais, J. A., D. K. Rosenberg, R. G. Anthony. 2003. Space use and pesticide exposure risk of male burrowing owls in an agricultural landscape. Journal of Wildlife Management 67: 155-164

disturbed areas since they are adapted to highly modified habitats (Chipman et al. 2008[5]; Coulombe 1971[6]). CDFW is concerned about the potential for burrowing owls to move into the Project site and surrounding area between the time that the field assessments were last conducted (February 27, 2022) and the start of Project construction activities.

Also, CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and the Biological Assessment indicates that the last general site survey was conducted on February 27, 2022. Since the last site survey is over one year old and it is uncertain if a burrowing owl habitat assessment and focused surveys were conducted, CDFW recommends the MND is revised to include summary reports from a *recent* habitat assessment for burrowing owls focused surveys for burrowing owl as described in the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012[7]). A habitat assessment for burrowing owls and focused surveys for burrowing owl provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, 3503.5, and 3513. If focused surveys confirm occupied burrowing owl habitat in or adjacent to the Project area, CDFW recommends that the MND is revised to include an impact assessment per guidelines in the *Staff Report on Burrowing Owl Mitigation.* Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of the proposed Project. Burrowing owl surveys and an impact assessment will also inform appropriate avoidance, minimization, and mitigation measures for the Project and help demonstrate that impacts to burrowing owls are less than significant.

To support the City in reducing impacts to burrowing owl to a level less than significant, CDFW recommends the City add the following mitigation measure to a revised MND.

Mitigation Measure BIO-[A]: Burrowing Owl Avoidance

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[5] Chipman, E. D., N. E. McIntyre, R. E. Strauss, M. C. Wallace, J. D. Ray, and C. W. Boal. 2008. Effects of human land use on western burrowing owl foraging and activity budgets. Journal of Raptor Research 42(2): 87-98.

[6] Coulombe, H. N. 1971. Behavior and population ecology of the Burrowing Owl, *Speotyto cunicularia*, in the Imperial Valley of California. Condor 73:162–176.

[7] California Department of Fish and Game (CDFG). 2012. Staff report on burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline

No less than 60 days prior to the start of Project-related activities, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist according to the *Staff Report on Burrowing Owl Mitigation* prior to vegetation removal or ground-disturbing activities. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

3) Artificial Nighttime Lighting

Page 15 of the MND indicates that "at Project buildout, the site can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site during

the day and nighttime, however, it would not require use of high intensity lighting. [...] The proposed site design will provide nighttime illumination in the form of post-mounted and/or wall-mounted light fixtures to properly illuminate strategic areas of the Project, including the parking lots, driveways and staging areas for security purposes. The use of exterior, downward facing light fixtures will be made compatible with the architectural style and materials of the buildings." The MND lacks any additional details on the Project's lighting plans and lighting specifications or additional avoidance and minimization measures associated with artificial nighttime lighting.

Because the Project is located adjacent to open-space areas to the north and south—areas that provide suitable nesting, roosting, foraging, and refugia habitat for birds, migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife—CDFW recommends the MND is revised to include an analysis of the direct, indirect, and cumulative impacts of artificial nighttime lighting expected to adversely affect biological resources within open-space areas adjacent to the Project site. Artificial nighttime lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; the detection of resources and natural enemies; and navigation[8]. Many species use photoperiod cues for communication (e.g., bird song[9]), determining when to begin foraging[10], behavioral thermoregulation[11], and migration[12]. Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it[8].

To support the City in avoiding or reducing impacts of artificial nighttime lighting on biological resources to less than significant, CDFW recommends that the City add the following mitigation measure to a revised MND:

Mitigation Measure BIO-[B]: Artificial Nighttime Lighting

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[8] Gatson, K. J., Bennie, J., Davies, T., Hopkins, J. 2013. The ecological impacts of nighttime light pollution: a mechanistic appraisal. Biological Reviews, 88.4: 912-927.
[9] Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. The Condor 108:130–139.
[10] Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. Current Biology 19:1123–1127.
[11] Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of *Bufo americanus*, in relation to light and temperature. Ecology 58:98–108.
[12] Longcore, T., and C. Rich. 2004. Ecological light pollution - Review. Frontiers in Ecology and the Environment 2:191–198.

Throughout construction and the lifetime operations of the Project, the City and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

4) Landscaping

Page 57 of the MND indicates that the Project will make "use of drought-tolerant planting materials and limited landscaping irrigation". No other details are provided in the MND on the Project's proposed landscaping plans. CDFW recommends incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants. More information on native plants suitable for the Project location and nearby nurseries is available at Calscape: https://calscape.org/. Local water agencies/districts and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: https://saveourwater.com/. CDFW also recommends that the MND include recommendations regarding landscaping from Section 4.0 of the CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" (pp. 4-180 to 4-182; https://cvmshcp.org/plan-documents/).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the City in identifying and mitigating Project impacts to biological resources. CDFW concludes that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information for a meaningful review of impacts to biological resources, including a complete Project description. The CEQA Guidelines indicate that recirculation is required when insufficient information in the MND precludes a meaningful review (§ 15088.5) or when a new significant effect is identified and additional mitigation measures are necessary (§ 15073.5). CDFW recommends that a revised MND, including a complete Project description with lighting plans and specifications, be recirculated for public comment. CDFW also recommends that revised and additional mitigation measures and analysis as described in this letter be added to a revised MND.

CDFW personnel are available for consultation regarding biological resources and strategies to avoid and minimize impacts. Questions regarding this letter or further coordination should be directed to Jacob Skaggs, Environmental Scientist, at jacob.skaggs@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Kim Freeburn
84F92FFEEFD24C8...

Kim Freeburn
Environmental Program Manager

Attachment 1: MMRP for CDFW-Proposed Mitigation Measures

ec:

Heather Brashear, Senior Environmental Scientist (Supervisor), CDFW

Heather.Brashear@Wildlife.ca.gov

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measures	Timing and Methods	Responsible Parties
Mitigation Measure BIO-1: Nesting Birds **Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.**	**Timing**: No more than 3 days prior to vegetation removal or ground-disturbing activities. **Methods:** See Mitigation Measure	**Implementation**: Project Proponent and City of Coachella **Monitoring and Reporting**: City of Coachella
Mitigation Measure BIO-[A]: Burrowing Owl Avoidance **No less than 60 days prior to the start of Project-related activities, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version).** **If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist according to the *Staff Report on Burrowing Owl***	**Timing: Habitat Assessment:** No less than 60 days prior to the start of Project-related activities. **Focused surveys:** Prior to vegetation removal or ground-disturbing activities. **Pre-construction surveys:** No less	**Implementation**: Project Proponent and City of Coachella **Monitoring and Reporting**: City of Coachella

Mitigation **prior to vegetation removal or ground-disturbing activities. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.** **Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.**	than 14 days prior to start of Project-related activities and within 24 hours prior to ground disturbance. **Methods:** See Mitigation Measure	
Mitigation Measure BIO-[B]: Artificial Nighttime Lighting **Throughout construction and the lifetime operations of the Project, the City and Project proponent shall eliminate all nonessential lighting throughout the**	**Timing**: Throughout construction and the lifetime	**Implementation**: Project proponent and City of Coachella

Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.	operations of the Project. **Methods:** See Mitigation Measure	**Monitoring and Reporting**: City of Coachella

CVE
Coachella Valley Engineers

Engineering ▪ Surveying ▪ Environmental Planning

November 15, 2023

Kim Freeburn
Environmental Program Manager
DEPARTMENT OF FISH AND WILDLIFE
Inland Desert Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
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Response to Comments
Sunridge Self Storage
Mitigated Negative Declaration (MND)
SCH# 2023100317

Dear Kim Freeburn:

We are providing the following response to your letter of November 14, 2023 sent to Adrian Moreno, Associate Planner City of Coachella Planning Department, addressing the California Department of Fish and Wildlife (CDFW) comments, as a "Responsible Agency," to the Mitigated Negative Declaration (MND) for this project, pursuant to the California Environmental Quality Act (CEQA) and CEQA guidelines.

Project Description

The Coachella Valley is located within the Sonoran Desert which is a subdivision of the Colorado Desert. The Sonoran Desert contains a wide range of biological resources that are highly specialized and endemic to the region. According to the Coachella Valley Association of Governments (CVAG), vegetation communities in the City range from active desert dunes to urban environments. The proposed Project is within the boundaries of and subject to the provisions of the Coachella Valley Multiple Species Conservation Plan (CVMSHCP). The CVMSHCP is a comprehensive regional plan that balances growth in the Coachella Valley with the requirements of federal and State endangered species laws. The Project site is not located within or adjacent to a CVMSHCP Conservation Area.

77-933 Las Montanas Road, Suite 101 ▪ Palm Desert, CA 92211
Phone 760.360.4200 ▪ Fax 760.360.4204

Sunridge Self Storage (formerly AAA RV and Mini-storage Project) ("Project") site is located in the southern central part of the City of Coachella, immediately east of and fronting Tyler Lane. Highway 111 is a short distance to the east, about 670 feet from the eastern property line. The Project site is nearly flat with a very poorly defined gully running along the northern edge of the property. Existing modifications to the site (from its natural configuration) are heavy, and include regular plowing of the property and some limited signs of dumping near the end of Tyler Lane. The site shows a history of agricultural use since some time before 1972 (Figure 5), although it is now fallow land. It appears to be regularly plowed for weed abatement purposes, and the site supports no native vegetation. Access to the Project will be provided from the cul-de-sac at the terminus of Tyler Lane to the west. This is a public road that approaches the site from Tyler Street, west of the site. The site supports entirely disturbed vegetation with mostly bare dirt and a few weeds. A significant number of arrow weed plants have migrated onto the heavily disturbed soils. Elevations onsite range between approximately 399 feet MSL and 405 feet MSL. The soil-type found onsite consist of Indio very fine sandy loam, wet (It). The Project as proposed would result in the creation of a series of parallel RV spaces and a mini-storage facility with associated improvements, including paving and fences, and possibly other site amenities.

Artificial nighttime lighting can negatively impact biological resources in a variety of ways. CDFW has requested that the MND be revised to include design plans for artificial nighttime lightning and lightning specifications. The applicant, Sunridge Self Storage agrees and has instructed the Project Architect, Magellan Architecture to provide the design plans for artificial nighttime lightning and lightning specifications to both the Planning Department and to the Project Biologist Vincent Scheidt, for addressing in the design of the Biological Surveys (Nesting Birds, Burrowing Owls and MBTA covered birds) required as mitigation measures to be implemented prior to ground disturbance on the site.

Mitigation Measures

1) Nesting Birds

CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided **any time birds are nesting on-site.** The applicant agrees. The MND has been revised to address this issue as MM BIO-1 which will also be made a Condition of Approval for the Project.

MM BIO-1: Nesting Birds

Nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at

least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

2) Burrowing Owl

Although the MND includes Mitigation Measure BIO-MM A for burrowing owl, CDFW considers the measure to be inadequate in scope and timing to reduce impacts to less than significant. CDFW recommends that the City include an additional mitigation measure for the burrowing owl. The MND has been revised to address this issue as MM BIO-[A] and is adequately addressed by the conditions of approval.

MM BIO-[A]: Burrowing Owl Avoidance

Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according to the *Staff Report on Burrowing Owl Mitigation*. If burrowing owls are detected during the focused surveys, the qualified biologist and Project Applicant shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions.

The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW

and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

3) Artificial Nighttime Lighting

CDFW requests that the MND is revised to include a discussion of the Project's lightning plans and lightning specifications to be used over long-term operations of the Project. Additionally CDFW recommends the MND is revised to include an analysis of the direct, indirect, and cumulative impacts of artificial nighttime lighting expected to adversely affect biological resources surrounding the Project site. The applicant, Sunridge Self Storage will instruct the Project Architect, Magellan Architecture to provide the design plans for artificial nighttime lightning and lightning specifications, including hours of operation/lighting to both the Planning Department and to the Project Biologist Vincent Scheidt, for addressing in the design of the Biological Surveys (Nesting Birds, Burrowing Owls and MBTA covered birds) as mitigation measures to be implemented prior to ground disturbance on the site.

To support the City in reducing impacts of artificial nighttime lighting on biological resources to less than significant, CDFW recommends that the City add a mitigation measure addressing same to a revised MND. The MND has been revised to address this issue as MM BIO-[B] which will be adequately address by the condition of approval.

MM BIO-[B]: Artificial Nighttime Lighting

Throughout the lifetime operations of the Project, the Applicant shall eliminate all non-essential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The Applicant shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The Applicant shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

4) Landscaping

To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). CDFW also recommends that the DEIS include recommendations regarding landscaping from Section 4.0 of the CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping" (pp. 4-180 to 4-182; https://cvmshcp.org/plan-documents/). The project employs the use of water-efficient and targeted irrigation systems including drip irrigation. Additionally, it is understanding of the Applicant that the landscape design for the Project

largely utilizes local (Colorado Desert) designs and plant species. The Landscape Designer shall incorporate the following:

1. Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."

2. Water-efficient and targeted irrigation systems including drip irrigation.

ENVIRONMENTAL DATA

The Project Biologist, Vincent Scheidt, shall report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be Filled out and submitted online at the following link:

https://wildlife.ca.gov/Data/CNDDB/Submitting-Data.

The types of information reported to CNDDB can be found at the following link:

https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. It is the applicant's understanding that the City of Coachell will assure that fees are payable upon filing of the Notice of Determination by the Lead Agency (Riverside County).

We appreciate the opportunity to be of service in responding to and addressing CDFW's comments and recommendations regarding potentially significant impacts to biological resources for the City of Coachella. Sunridge Self Storage particularly has the highest appreciation for the importance of considering all Project impacts to wildlife and addressing the needs of wildlife as they are already established and as they may be identified in new site specific biological surveys.

Sincerely,

Dan Fissori, MPA
Coachella Valley Engineers

Exhibit A – Resolution No. PC2023-31

[AMENDED] CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 369, ARCHITECTURAL REVIEW NO. 23-06 SUNRDIGE SELF-STORAGE PROJECT

Environmental Conditions

64. Final Landscape Plans shall incorporate Xeriscaping with locally native California species including species from CVMSHCP "Table 4-112: Coachella Valley Native Plants Recommended for Landscaping."

65. Final Landscape Plans shall incorporate water-efficient and targeted irrigation systems including drip irrigation.

66. The Project Biologist, Vincent Scheidt, shall report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB).

EXPANSION
SUNRIDGE SELF-STORAGE
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

EXHIBIT C

GENERAL NOTES

A. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.

B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.

C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.

D. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.

F. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

H. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

I. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.

J. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.

K. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

L. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

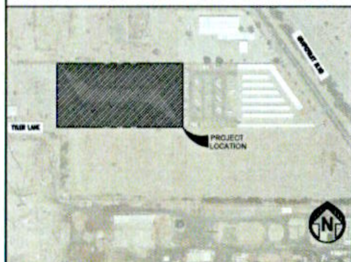
M. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.

N. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN.. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES: MATCH ADJACENT EXISTING WORK.

VICINITY MAP



REFERENCE SITE PLAN



INFORMATION SHOWN FOR REFERENCE PURPOSES, ONLY.
SITE PLAN FROM GOOGLE MAP 2022

SCOPE AND CODE

SCOPE OF WORK SUMMARY:

THE PROJECT SHALL CONSIST OF A +/- 4.8-ACRE EXPANSION TO AN EXISTING SELF-STORAGE FACILITY TO INCLUDE PAVED CIRCULATION DRIVE, DRIVE UP STORAGE UNITS (BUILDING 1-7) AND LEASING OFFICE TOTALING APPROXIMATELY 34,827 SF. 60 UNCOVERED RV PARKING STALLS SHOWN IN PLACE OF FUTURE DEVELOPMENT BUILDINGS 8-11, AND RV CANOPY 1-4 SHOWN IN UNDEVELOPED AREA TO THE EAST OF THE PARCEL TO BE FOR FUTURE DEVELOPMENT.

DESIGN CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 SAN BERNARDINO COUNTY FIRE CODE (CFC)
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBSC)

PROJECT TEAM

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CELL: (951) 782-9335

CONTACT: Jose Estrada
jose@hdg-inc.com

PROJECT DATA

SITE DATA:

APN NUMBER:	763-141-018
PROPERTY ZONING:	M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES:	S-I, B
BUILDING CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
BUILDINGS AREA:	97,706 SF
TOTAL SITE AREA:	±4.8 AC (211,130 SF)
PROPOSED USE:	SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

PHASE I :	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	950 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34,827 SF
FUTURE EXPANSION PHASE II :	
BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
RV CANOPY 3:	7,530 SF
RV CANOPY 4:	8,046 SF
TOTAL FUTURE EXPANSION:	62,979 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S)

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0" 0'-0"
REAR:	0'-0"	0'-0"
MAX HEIGHT:	50'-0"	±10'-0", ±12'-0" (BLDG. 4) ±18'-0" (LEASING OFFICE)

PARKING REQUIREMENTS & CALCULATIONS:

PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
- RV PARKING STALLS:	N/A	60 SPACES
TOTAL PARKING:	3 SPACES	65 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF= 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

SHEET INDEX

GENERAL:

A0.10 COVER SHEET.

LANDSCAPE:

L0.0 COVER SHEET
L1.0 IRRIGATION PLAN A
L1.1 IRRIGATION PLAN B
L1.2 IRRIGATION DETAILS A
L1.3 IRRIGATION DETAILS B
L2.0 PLANTING PLAN A
L2.1 PLANTING PLAN B
L2.2 PLANTING DETAILS A
L2.3 PLANTING DETAILS B
L3.0 LANDSCAPE SPECIFICATIONS A
L3.1 LANDSCAPE SPECIFICATIONS B
L3.2 IRRIGATION SPECIFICATIONS A
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ARCHITECTURAL:

A1.10 PHASE I SITE PLAN
A1.11 PHASE II SITE PLAN
A1.20 SITE DETAILS
A1.21 SITE DETAILS
A2.10 BUILDINGS 1-3 FLOOR PLANS
A2.20 BUILDINGS 4-11 FLOOR PLANS
A2.30 LEASING OFFICE FLOOR PLAN
A3.10 EXTERIOR ELEVATIONS
A3.20 EXTERIOR ELEVATIONS
A3.30 EXTERIOR ELEVATIONS
A3.40 EXTERIOR ELEVATIONS
A4.10 BUILDING SECTIONS & DETAILS

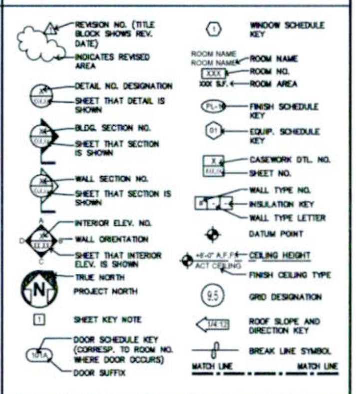
ELECTRICAL:

PH 1 PHOTOMETRIC PLAN - PHASE I
PH 2 PHOTOMETRIC PLAN - PHASE II
PH 3 ELECTRICAL CUT SHEETS
PH 4 ELECTRICAL CUT SHEETS

ABBREVIATIONS

A.B.E. AVG. BUILDING ELEVATION
A.C. AIR CONDITIONER
ACOUST ACOUSTICAL
ADJ ADJUSTABLE, ADJACENT
ADMIN ADMINISTRATION
A.F.F. ABOVE FINISH FLOOR
ALUM ALUMINUM
ANOD ANODIZED
ANSI AMERICAN NAT'L STDS INST.
APPROX APPROXIMATE
ASR AUTOMATIC SPRINKLER RISER
AVG AVERAGE
BD BOARD
BLDG BUILDING
BLK BLOCK
BLK'G BLOCKING
BM BEAM
B.O. BOTTOM OF
BOT BOTTOM
BTW BETWEEN
CB CATCH BASIN
C.I. CAST IRON
C.I.P. CAST IN PLACE
C.J. CONTROL JOINT
CL CENTER LINE
CLG CEILING
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CONSTR CONSTRUCTION
CONTR CONTRACTOR
CPT CARPET
C.T. CERAMIC TILE
DBL DOUBLE
DTL DETAIL
D.F. DRINKING FOUNTAIN
D.S. DOWNSPOUT
DWG DRAWING
EA EACH
ELEV ELEVATION, ELEVATOR
ELEC ELECTRICAL
ENCL ENCLOSURE
EQ EQUAL
EXH EXHAUST
EXIST EXISTING
EXP EXPANSION
EXT EXTERIOR
F.C.I.C. FURNISH BY CONTRACTOR INSTALL BY CONTRACTOR
F.D. FLOOR DRAIN
FDN FOUNDATION
F.F. FINISH FLOOR
FHS FLAT HEAD SCREW
F.I.O. FURNISHED & INSTALLED BY OWNER
F.O.I.C. FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FPHB FROST PROOF HOSE BIBB
FRP FIBER REINFORCED PANEL(S)
FTG FOOTING
GA GAUGE
GALV GALVANIZED
G.I. GALVANIZED IRON
GLP GYPSUM LATH & PLASTER
GWB GYPSUM WALLBOARD
H.B. HOSE BIBB
H.M. HOLLOW METAL
HORIZ HORIZONTAL
HT HEIGHT
HTR HEATER
INSUL INSULATION
JT/JTS JOINT/JOINTS
L LONG, LENGTH
LAM LAMINATE, LAMINATED
L.F. LINEAR FOOT, LINEAL FOOT
LIQ. LIQUID
LT.WT. LIGHT WEIGHT
LVL LEVEL
MAS MASONRY
MAX MAXIMUM
M.B.S. METAL BUILDING SUPPLIER
MCT MARMOLEUM COMPOSITE TILE
MECH MECHANICAL
MEZZ MEZZANINE
MTL METAL
MFG MANUFACTURING
MFR MANUFACTURER
M.H. MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
M.O. MASONRY OPENING
M.R. MOISTURE RESISTANT
MULL MULLION
MTD MOUNTED
MTG MOUNTING
N.I.C. NOT IN CONTRACT
NOM NOMINAL
N.T.S. NOT TO SCALE
O/C ON CENTER
O.A. OVERALL
O.C. ON CENTER
O.H. OVERHEAD
OPG OPENING
OPP OPPOSITE
PTN PARTITION
PERP PERPENDICULAR
PL PLATE, PROPERTY LINE
P-LAM PLASTIC LAMINATE
PLYWD PLYWOOD
PLBG PLUMBING
PNL PANEL, PANELING
PR PAIR
PROJ PROJECT
PRV PRESSURE REDUCING VALVE
PT POINT
Q.T. QUARRY TILE
QTR QUARTER
R RADIUS
R.D. ROOF DRAIN
R.L. RAIN LEADER
REC'D RECEIVED
REF REFRIGERATOR, REFERENCE
REINF REINFORCING
REQ'D REQUIRED
R.F. RUBBER FLOORING
R.O. ROUGH OPENING
SCHED SCHEDULE
S.C. SOLID CORE
S.G. SAFETY GLASS
SHT SHEET
SIM SIMILAR
SPEC'D SPECIFIED
SQ SQUARE
S.S. SERVICE SINK, SANITARY SEWER
SST STAINLESS STEEL
STD STANDARD
STL STEEL
STRUCT STRUCTURE, STRUCTURAL
SUSP SUSPENDED
SYS SYSTEM
T TREAD, TOP
T&B TOP & BOTTOM
TEL TELEPHONE
TEMP TEMPERED
T&G TONGUE & GROOVE
T.G. TEMPERED GLASS
T.O. TOP OF
TYP TYPICAL
UTIL UTILITY
U.O.N. UNLESS OTHERWISE NOTED
VCT VINYL COMPOSITION TILE
VERT VERTICAL
W/ WITH
W/O WITHOUT
WD WOOD
WDW WINDOW
W-MAT WALK OFF MAT
W.P. WATERPROOF
W.R. WATER RESISTANT
WT WEIGHT
WWM WELDED WIRE MESH
WWF WELDED WIRE FABRIC
Y.D. YARD DRAIN

LEGEND OF SYMBOLS



DEFERRED SUBMITTALS

FIRE PROTECTION/FIRE SPRINKLERS/FIRE ALARM:

1. THE FIRE PROTECTION, FIRE SPRINKLERS & FIRE ALARM WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLIES WITH ALL CODES, REGULATIONS AND REQUIREMENTS.
2. THE GC'S FIRE PROTECTION AND FIRE SPRINKLER SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.
3. THE GC WILL BE RESPONSIBLE FOR APPLYING AND SECURING ALL NECESSARY PERMITS FOR A NFPA-13 FIRE SPRINKLER SYSTEM.

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SUNRIDGE SELF-STORAGE
EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

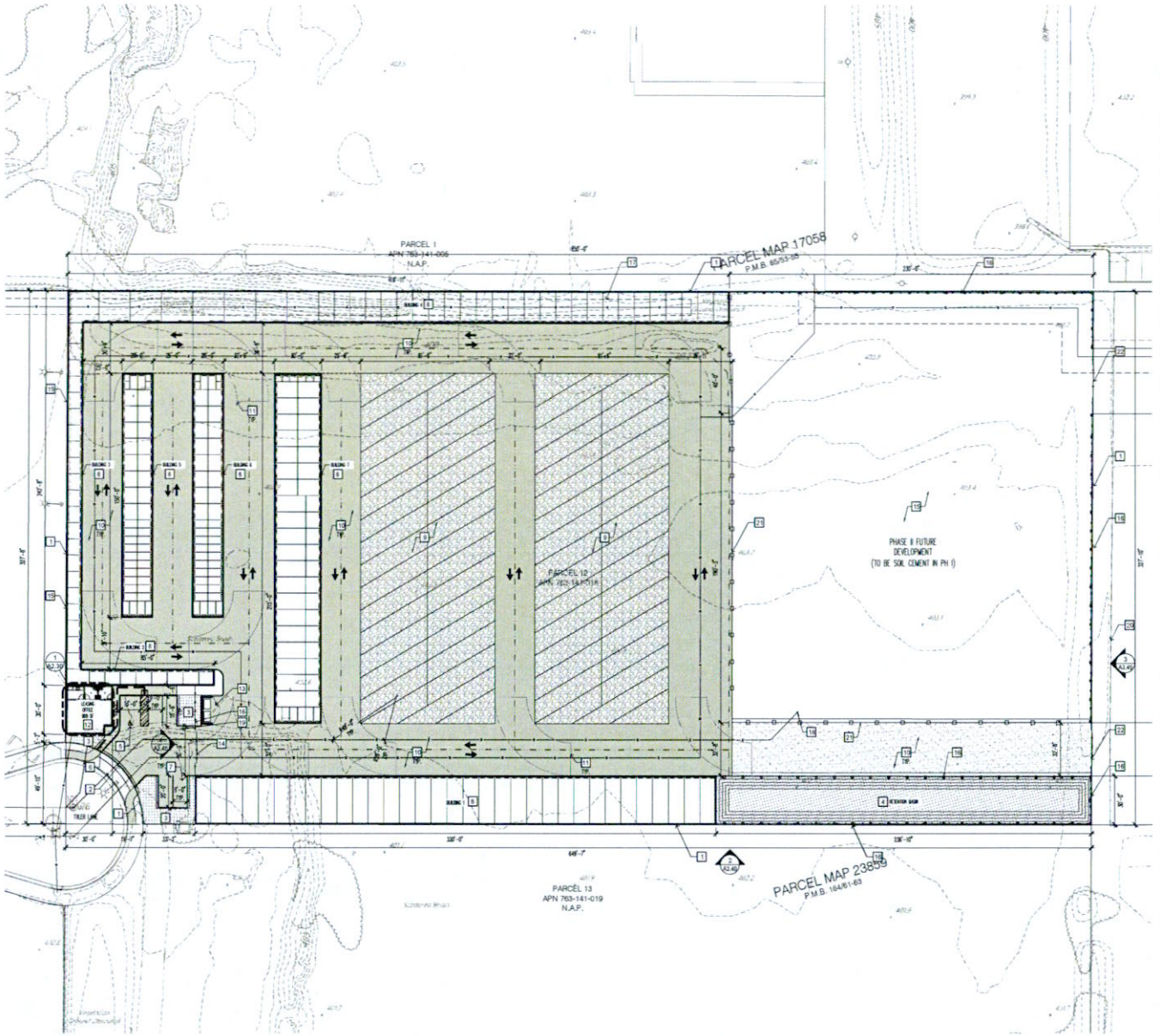
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.

ISSUE DATES: DESIGN APPROVAL: / PERMIT SUBMITTAL: / PERMIT RECEIVED: / BID DOCS: / CONSTR. DOCS:

24"X36" SCALE	AS NOTED
PLOT DATE	2023-09-11
CAD FILE	
JOB NUMBER	22-064
CHECKED	
DRAWN	NV
STATUS	PLANN.

COVER SHEET
A0.10

Item 2.



CONCEPTUAL SITE PLAN - PH I

SCALE: 1"= 40'-0"

KEY NOTES

1. PROPERTY LINE
2. PROPOSED SITE ENTRY
3. PROPOSED LANDSCAPING
4. RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)
5. PROPOSED ADA PARKING STALL (17'X20') WITH ADA ACCESS AISLE (5'X20')
6. PROPOSED PATH OF TRAVEL
7. PROPOSED STANDARD PARKING STALL (9'X20')
8. PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
9. PROPOSED TEMPORARY UNCOVERED RV PARKING STALLS
10. TWO WAY DRIVE/FIRE LANE (30' MIN WIDTH)
11. TURNING RADIUS FOR FIRE APPARATUS ACCESS (45' MIN EXTERIOR TURNING RADIUS)
12. PROPOSED LEASING OFFICE
13. PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE.
14. ENTRY SLIDING GATE PER DETAIL 3/A1.21
15. FUTURE PHASE II DEVELOPMENT (TO BE SOIL CEMENT IN PHASE I)
16. 6' WROUGHT IRON FENCE PER DETAIL 7/A1.21
17. (E) EASEMENT. REFER TO PROVIDED TITLE REPORT
18. PROPOSED RV DUMP STATION
19. GATE KEYPAD PER DETAIL 3/A1.21
20. EXISTING CHAIN LINK FENCING TO BE REMOVED AND RELOCATED
21. RELOCATED CHAIN LINK FENCE
22. WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY. SEE DETAIL 3/A1.21.

SITE & PROJECT DATA

SITE DATA:

APN NUMBER:	763-141-018
PROPERTY ZONING:	M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES:	S-1, B
BUILDING CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
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ITEM	CODE (REQUIRED)	PROPOSED
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		0'-0"
REAR:	0'-0"	0'-0"
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PARKING REQUIREMENTS & CALCULATIONS:

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-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
- RV PARKING STALLS:	N/A	60 SPACES
TOTAL PARKING:	3 SPACES	65 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF= 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2):

BUILDING 1-7 (S-1) OCC.	33,827 SF/500 = 68 OCC.
LEASING OFFICE (B) OCC.	900 SF/150 = 6 OCC.
PH I TOTAL OCCUPANT LOAD:	74 OCC.

SITE PLAN NOTES

A. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

B. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

C. EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER.

VICINITY MAP



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SUNRIDGE SELF-STORAGE EXPANSION

86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

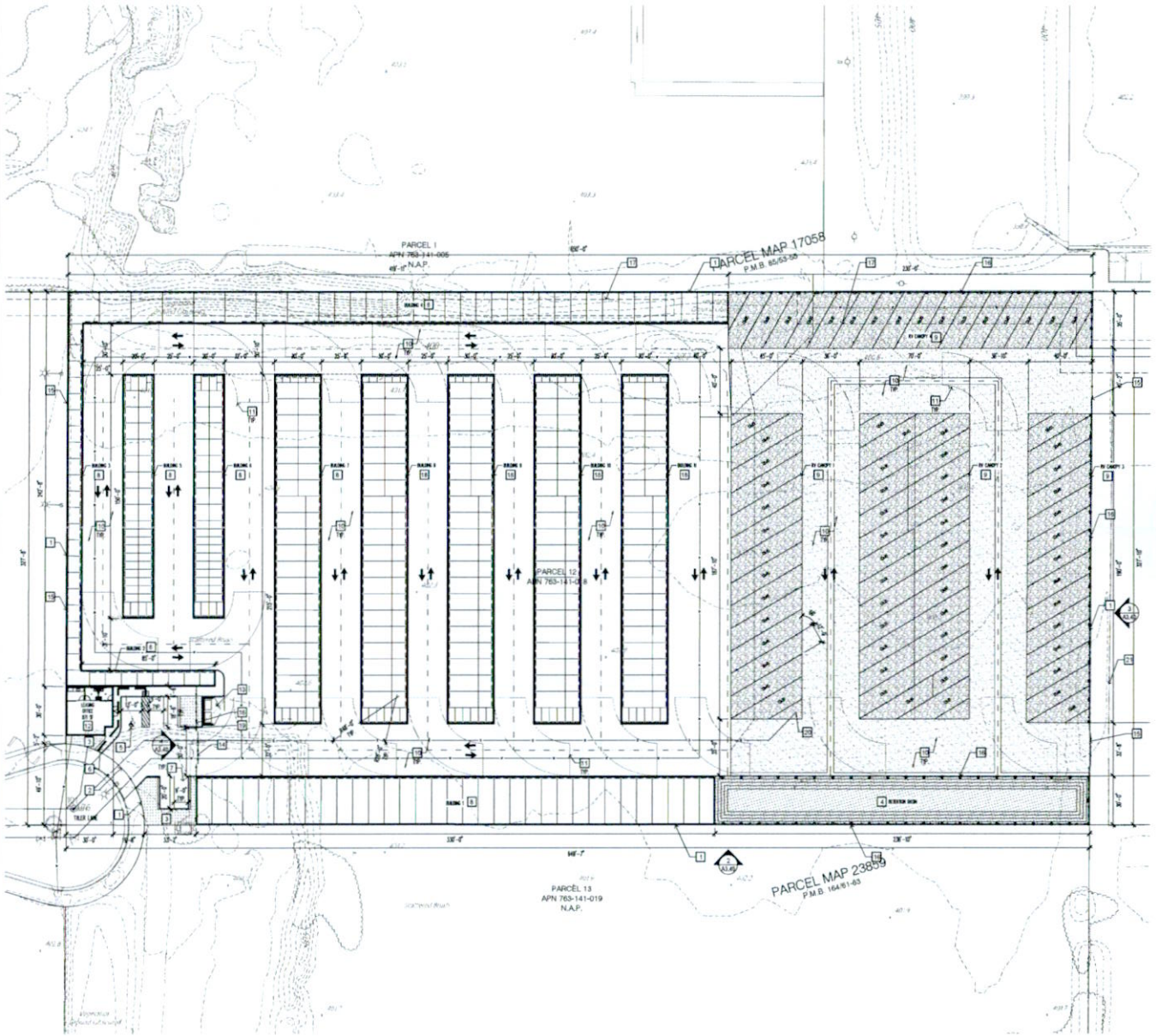
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PLOT DATE:	2023-10-04
CAD FILE:	22-036_xSP
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	MV
STATUS:	PLANN.

PHASE I SITE PLAN

A1.10



CONCEPTUAL SITE PLAN - PH II

SCALE: 1"= 40'-0"

KEY NOTES

1. PROPERTY LINE
2. PHASE I - PROPOSED SITE ENTRY
3. PHASE I - PROPOSED LANDSCAPING
4. PHASE I - RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)
5. PHASE I - PROPOSED ADA PARKING STALL (1/VAN) WITH ADA ACCESS AISLE (1/VAN)
6. PHASE I - PROPOSED PATH OF TRAVEL
7. PHASE I - PROPOSED STANDARD PARKING STALL (9'X18')
8. PHASE I - SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
9. PROPOSED COVERED RV PARKING STALLS WITH CHARGING STATIONS
10. TWO WAY DRIVE/FIRE LANE (26' MIN WIDTH)
11. TURNING RADIUS FOR FIRE APPARATUS ACCESS (44' MIN EXTERIOR TURNING RADIUS)
12. PHASE I - PROPOSED LEASING OFFICE
13. PHASE I - PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE
14. PHASE I - ENTRY SLIDING GATE, PER DETAIL 3/A1.21
15. PHASE I - WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY, SEE DETAIL 5/A1.21
16. PHASE I - 6' WROUGHT IRON FENCE PER DETAIL 7/A1.21
17. (E) EASEMENT, REFER TO PROVIDED TITLE REPORT
18. PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
19. GATE KEYPAD, PER DETAIL 5/A1.21
20. PHASE I - PROPOSED RV DUMP STATION AREA
21. PHASE I - EXISTING CHAIN LINK FENCE TO BE REMOVED AND RELOCATED (TO BE DEMOLISHED AT COMMENCEMENT OF PH II)

SITE & PROJECT DATA

SITE DATA:

APN NUMBER:	763-141-018
PROPERTY ZONING:	M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES:	S-1, B
BUILDING CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
BUILDINGS AREA:	97,706 SF
TOTAL SITE AREA:	±4.8 AC (211,130 SF)
PROPOSED USE:	SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

PHASE I	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	950 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34,827 SF
FUTURE EXPANSION PHASE II :	
BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
RV CANOPY 3:	7,530 SF
RV CANOPY 4:	8,046 SF
TOTAL FUTURE EXPANSION:	62,979 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S)

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0"
		0'-0"
REAR:	0'-0"	0'-0"
MAX HEIGHT:	50'-0"	±10'-0", ±32'-0" (BLDG. 4) ±36'-0" (LEASING OFFICE)

PARKING REQUIREMENTS & CALCULATIONS:

PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
- ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
- RV PARKING STALLS:	N/A	71 SPACES
TOTAL PARKING:	3 SPACES	76 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF= 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2):

BUILDING 1-11 (S-1) OCC.	59,627 SF/500 = 120 OCC.
LEASING OFFICE (B) OCC.	900 SF/150 = 6 OCC.
PH II TOTAL OCCUPANT LOAD:	126 OCC.

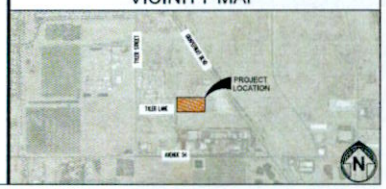
SITE PLAN NOTES

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B. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC; SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

C. EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER.

VICINITY MAP



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SUNRIDGE SELF-STORAGE EXPANSION

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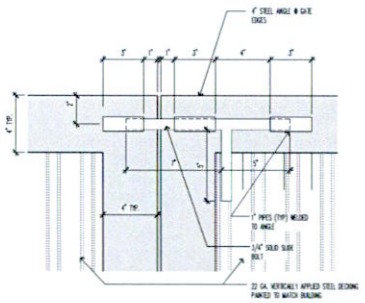
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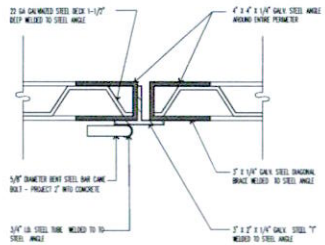
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PHASE II SITE PLAN

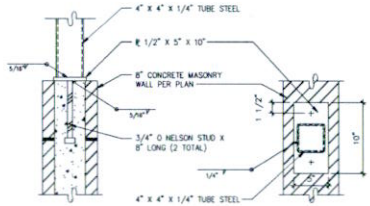
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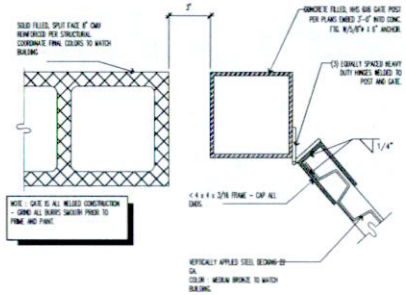
1 CANE BOLT GATE LOCK
SCALE: 3" = 1'-0"



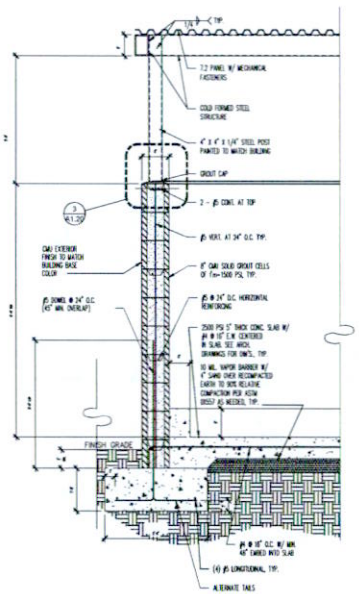
2 CANE BOLT W/ STEEL SLEEVE
SCALE: 3" = 1'-0"



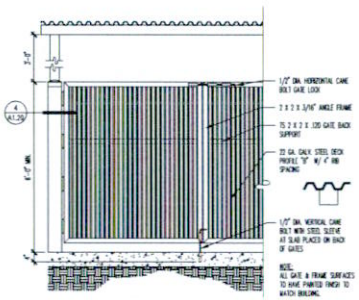
3 POST & BASE DETAIL
SCALE: 1-1/2" = 1'-0"



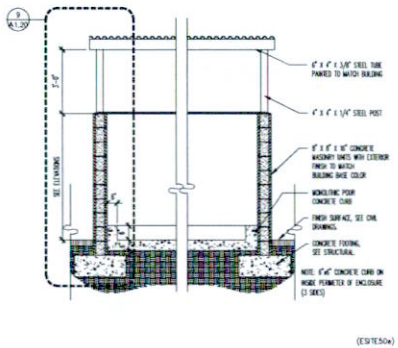
4 DETAIL AT GATE POST
SCALE: 3" = 1'-0"



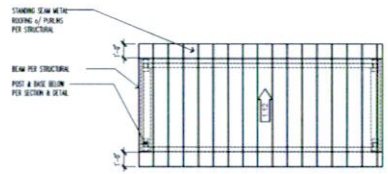
9 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



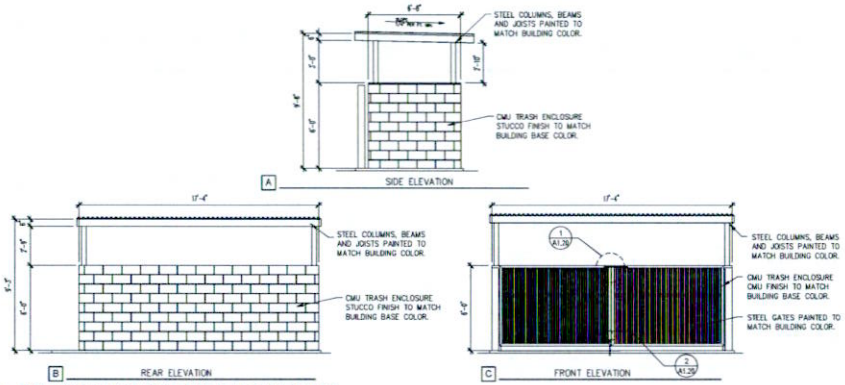
6 TRASH ENCLOSURE GATE
SCALE: 1/2" = 1'-0"



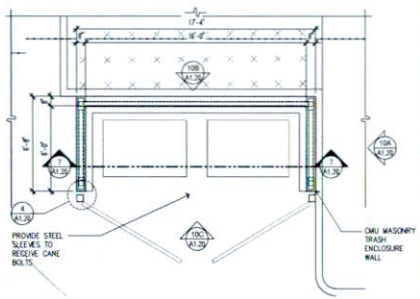
7 TRASH ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



8 TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"



10 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



12 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

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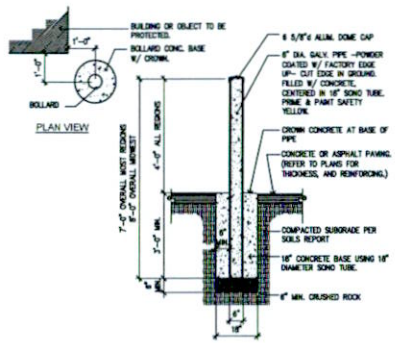
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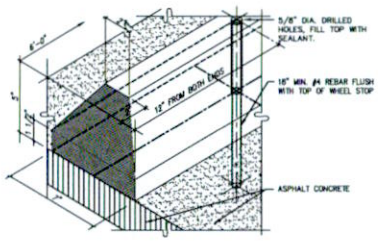
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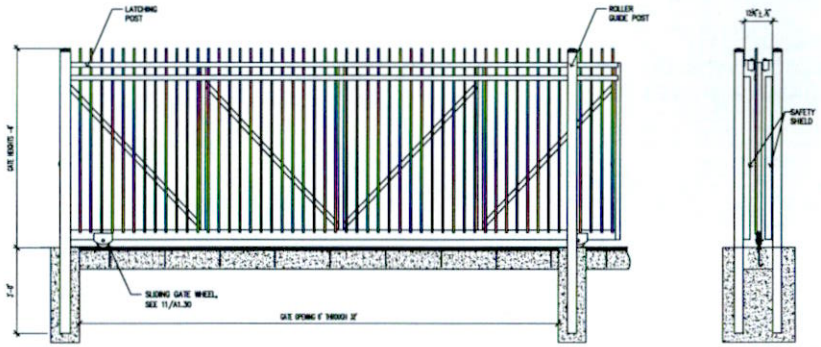
SITE DETAILS
A1.20



1 TYPICAL BOLLARD
SCALE: 1/2" = 1'-0"

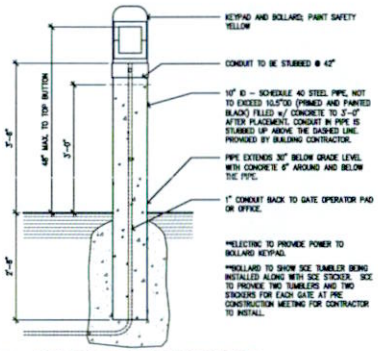


2 PRECAST CONCRETE WHEELSTOP
SCALE: N.T.S.

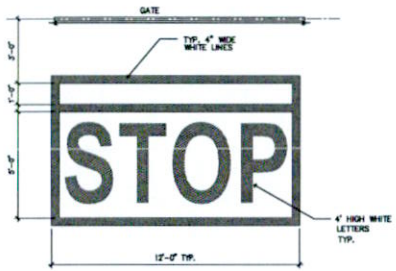


NOTE: PASSPORT GENESIS COMMERCIAL ORNAMENTAL ROLL GATE, MODEL #150 WITH 1 HP MOTOR 15"W X24" H X 16.5" D

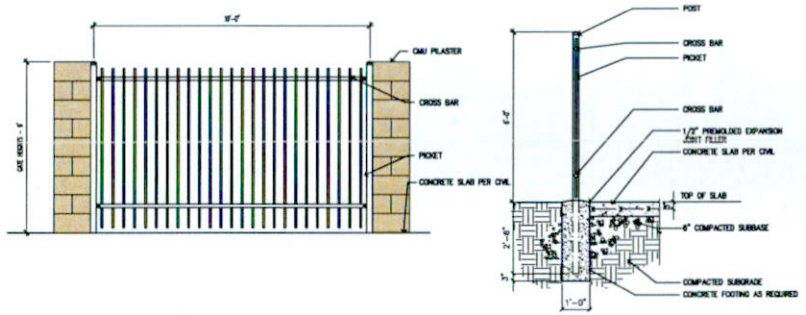
3 COMMERCIAL ROLL GATE
SCALE: N.T.S



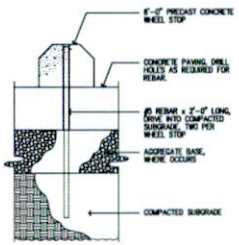
5 BOLLARD WITH KEYPAD
SCALE: 3/4" = 1'-0"



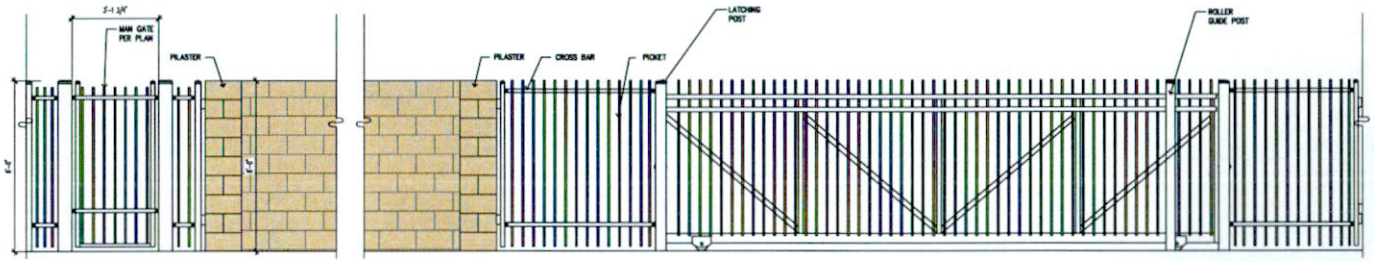
6 STOP SIGN AT ENTRY GATE
SCALE: 3/8" = 1'-0"



7 TYPICAL PERIMETER FENCE
SCALE: 1/2" = 1'-0"



9 WHEELSTOP
SCALE: 1 1/2" = 1'-0"



10 SITE ENTRY ELEVATION
SCALE: 1/2" = 1'-0"

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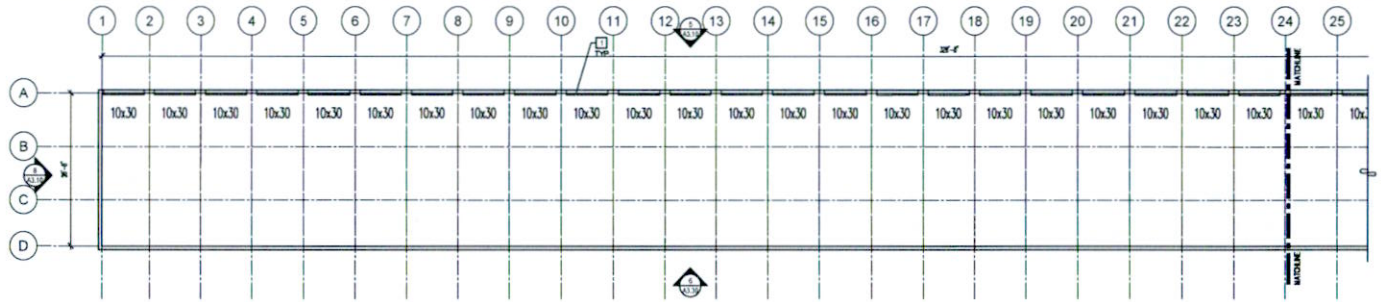
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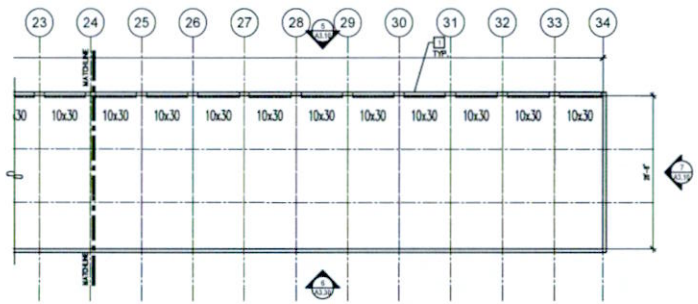
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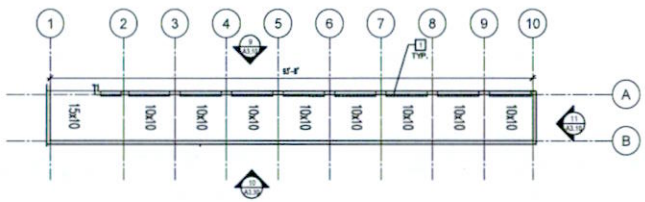
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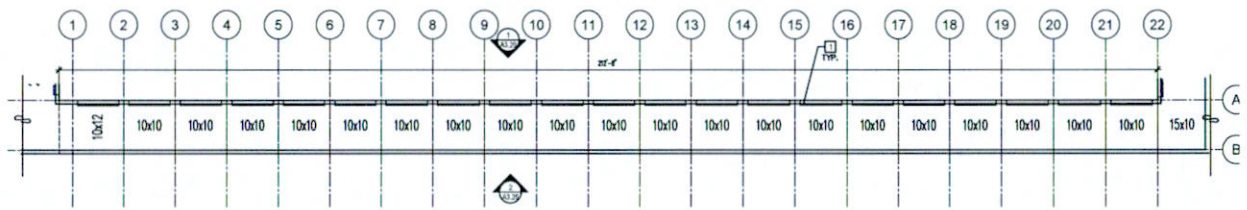
1 BUILDING 1 FLOOR PLAN

SCALE: 3/32"= 1'-0"



3 BUILDING 2 FLOOR PLAN

SCALE: 3/32"= 1'-0"



4 BUILDING 3 FLOOR PLAN

SCALE: 3/32"= 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR

UNIT MIX BREAKDOWN

front	depth	total SF	# of units	BLDG 1 RENTABLE SF
10	30	300	33	9900
			33	9,900
			avg unit size	300.00
				9,900
			33 total units	300.0 net rentable avg unit size

front	depth	total SF	# of units	BLDG 2 RENTABLE SF
10	10	100	8	800
10	15	150	1	150
			9	950
			avg unit size	105.56
				950
			9 total units	105.6 net rentable avg unit size

front	depth	total SF	# of units	BLDG 3 RENTABLE SF
10	10	100	20	2000
10	12	120	1	120
			21	2,120
			avg unit size	100.95
				2,120
			21 total units	101.0 net rentable avg unit size

STORAGE AREA

–BLDG 1 STORAGE AREA: 9,900 SF
–BLDG 2 STORAGE AREA: 950 SF
–BLDG 3 STORAGE AREA: 2,120 SF

PLAN NOTES

A. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ACCEPTED.

C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.A.

D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.A. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.

E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.A.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" AFF. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.

O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.

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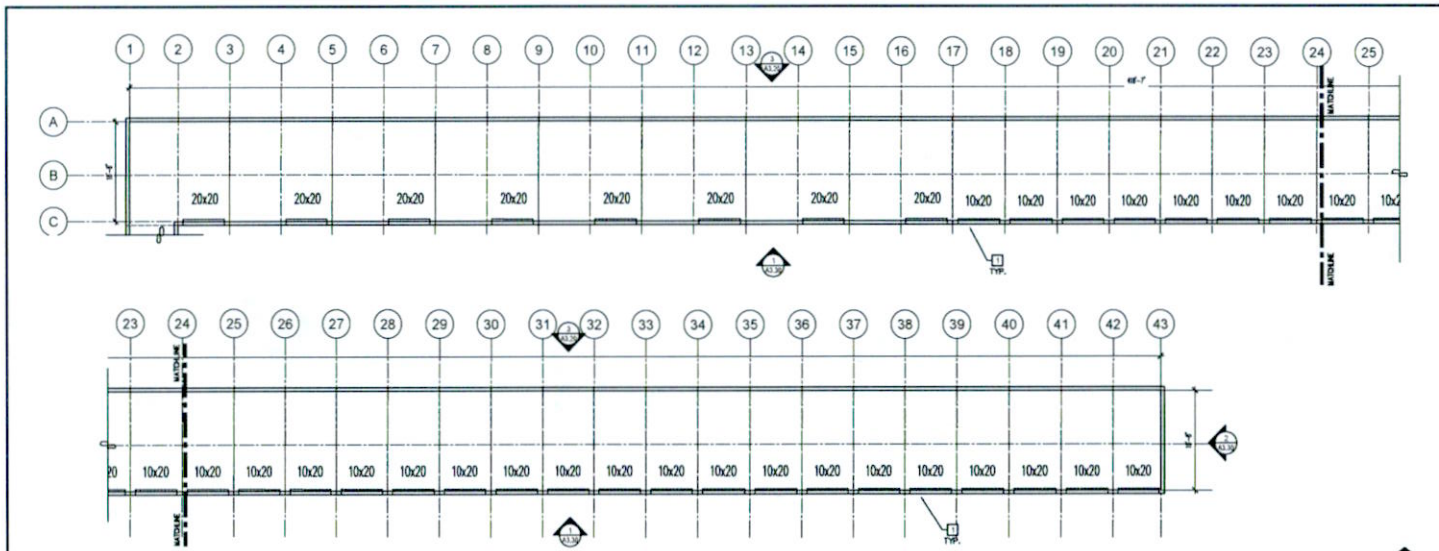
SUNRIDGE SELF-STORAGE EXPANSION
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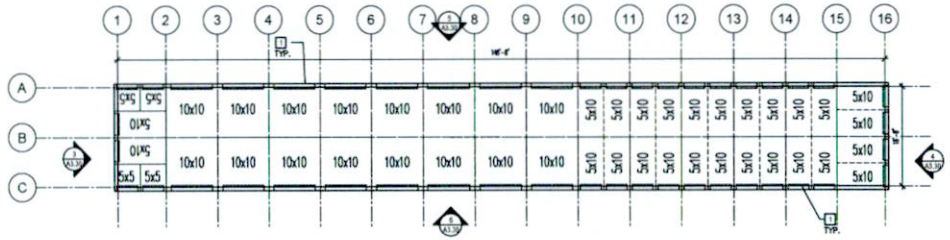
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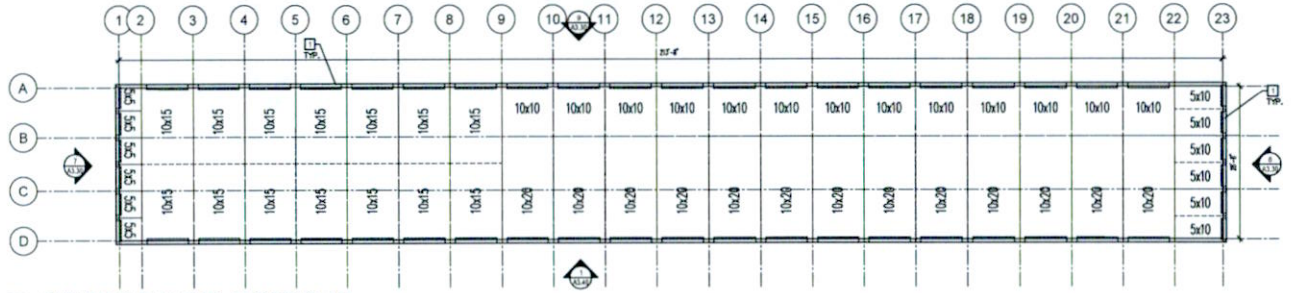
BLDG 1–3 FLOOR PLANS
A2.10



1 BUILDING 4 FLOOR PLAN
SCALE: 3/32"= 1'-0"



2 BUILDING 5 & 6 TYP. FLOOR PLAN
SCALE: 3/32"= 1'-0"



3 BUILDING 7-11 TYP. FLOOR PLAN
SCALE: 3/32"= 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR

UNIT MIX BREAKDOWN

front	depth	total SF	# of units	BLDG 4 RENTABLE SF
10	20	200	26	5200
20	20	400	8	3200
			34	8,400
			avg unit size	247.06
				8,400
			34 total units	247.1 net rentable avg unit size

front	depth	total SF	# of units	BLDG 5&6 RENTABLE SF
5	5	25	4	100
5	10	50	26	1300
10	10	100	16	1600
			46	3,000
			avg unit size	65.22
				3,000
			46 total units	65.2 net rentable avg unit size

front	depth	total SF	# of units	BLDG 7,8,9,10,11 RENTABLE SF
5	5	25	6	150
5	10	50	6	300
10	10	100	13	1300
10	15	150	14	2100
10	20	200	13	2600
			52	6,450
			avg unit size	124.04
				6,450
			52 total units	124.0 net rentable avg unit size

STORAGE AREA

-BLDG 4 STORAGE AREA: 8,400 SF
-BLDG 5&6 STORAGE AREA: 3,000 SF EACH
-BLDG 7-11 STORAGE AREA: 8,450 SF EACH

PLAN NOTES

A. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE PAINTED.

C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES. U.O.A.

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N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.

O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 100 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.

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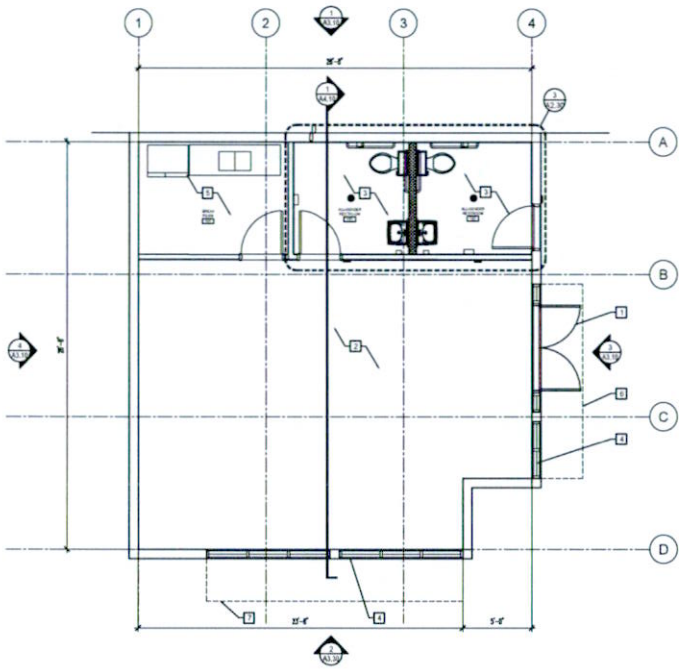
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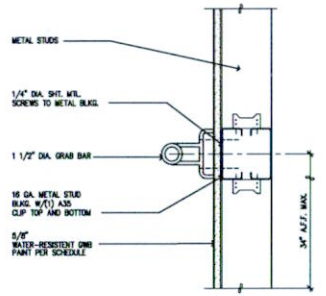
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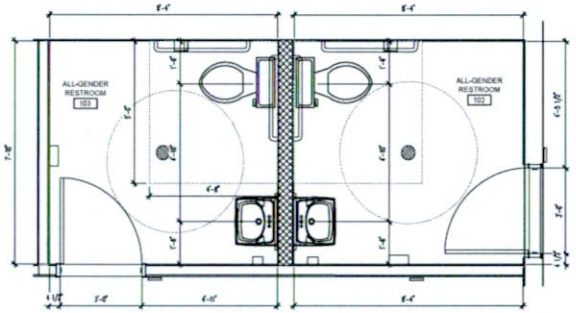
BLDG 4-11 FLOOR PLANS
A2.20



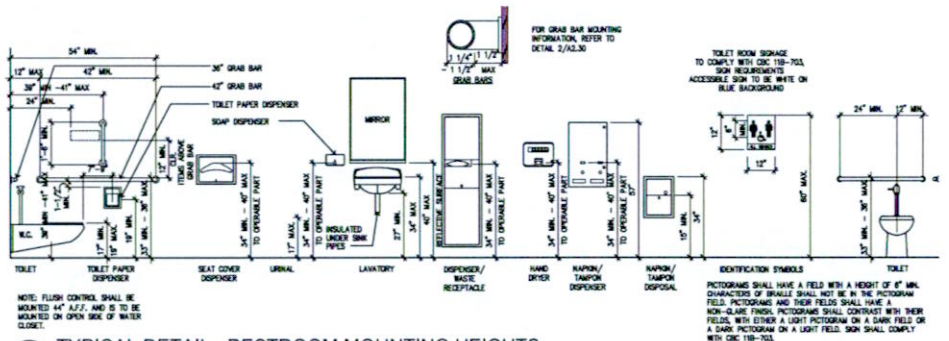
1 LEASING OFFICE FLOOR PLAN
SCALE: 1/4"= 1'-0"



2 GRAB BAR BLOCKING
SCALE: 3" = 1'-0"



3 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



4 TYPICAL DETAIL - RESTROOM MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"

KEYNOTES

1. LEASING OFFICE ENTRY DOOR
2. LEASING OFFICE
3. RESTROOMS
4. STOREFRONT SYSTEM
5. EMPLOYEE BREAKROOM
6. MAPES PRE-FABRICATED METAL CANOPY ABOVE – ALUMINUM FINISH PER DETAIL 5/A4.1G.
7. MAPES PRE-FABRICATED METAL CANOPY ABOVE – ALUMINUM FINISH PER DETAIL 6/A4.1G.

STORAGE AREA

–LEVEL 1 LEASING OFFICE AREA:

PLAN NOTES

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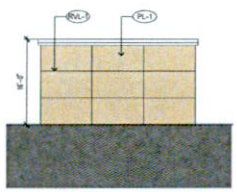
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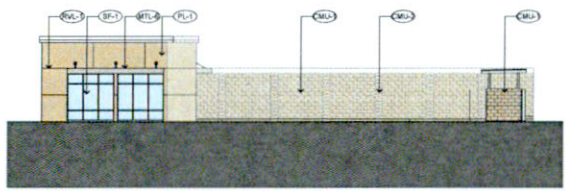
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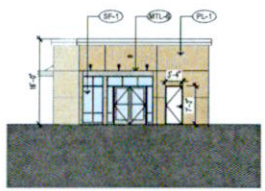
LEASING OFFICE FLOOR PLAN
A2.30



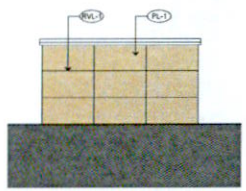
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SCALE: 3/32" = 1'-0"



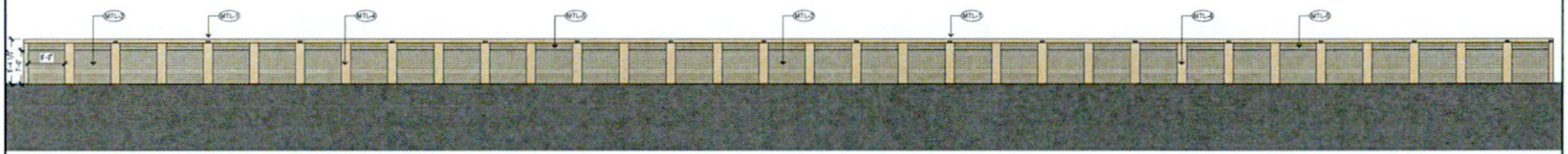
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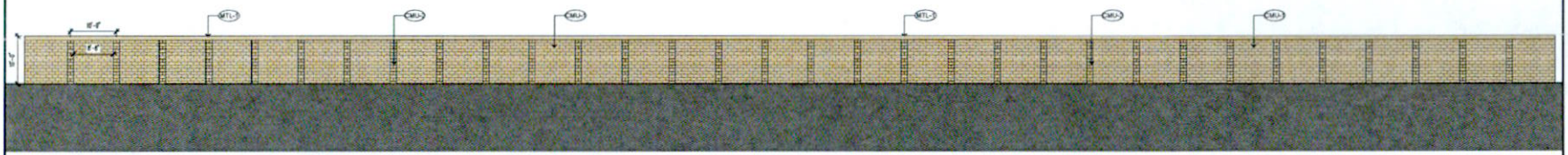
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SCALE: 3/32" = 1'-0"



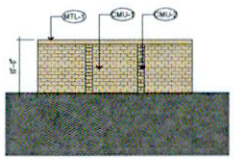
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SCALE: 3/32" = 1'-0"



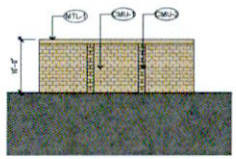
5 BUILDING 1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



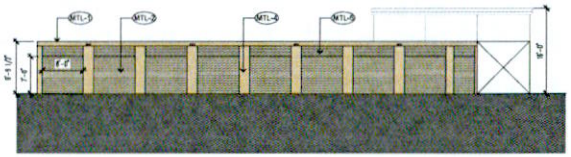
6 BUILDING 1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



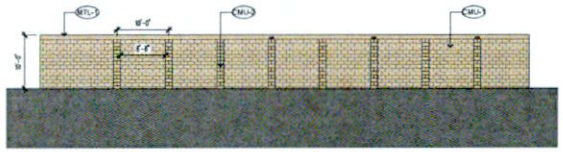
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SCALE: 3/32" = 1'-0"



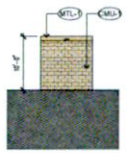
8 BUILDING 1 TYP. WEST ELEV.
SCALE: 3/32" = 1'-0"



9 BUILDING 2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



10 BUILDING 2 SOUTH ELEV.
SCALE: 3/32" = 1'-0"



11 BUILDING 2 EAST ELEV.
SCALE: 3/32" = 1'-0"

MATL ID	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JAMCO.	LIGHT STONE	PREFINISHED
MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MANSARDCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MANSARDCO	LIGHT STONE	PREFINISHED
MTL-6	MAPES PRE-FABRICATED METAL CANOPY	ALUMINUM FINISH	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY OMCO	BEIGE	----
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY OMCO	BEIGE	----
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/20 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

12 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S

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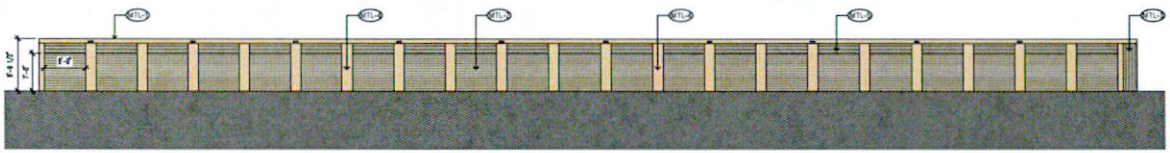
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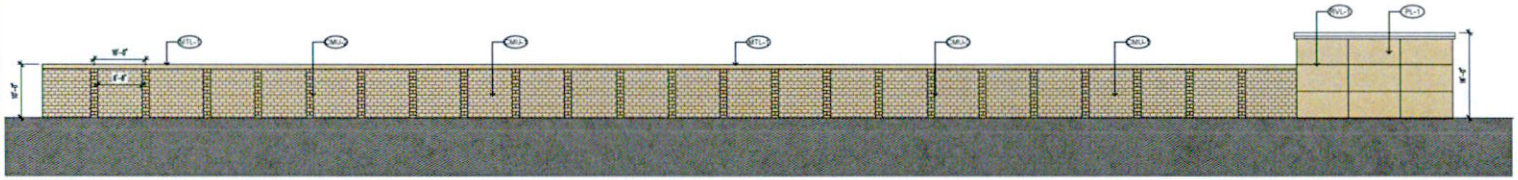
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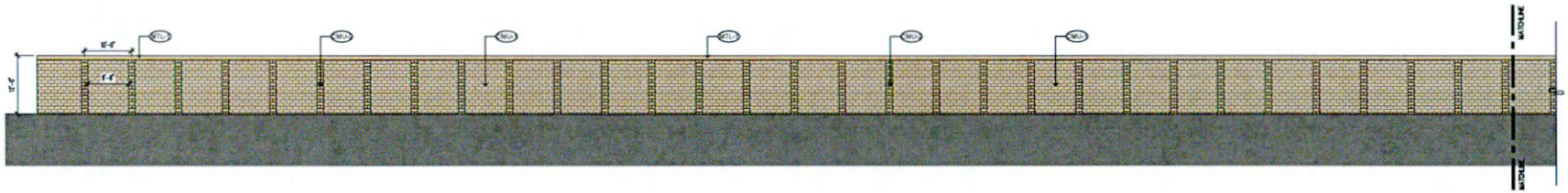
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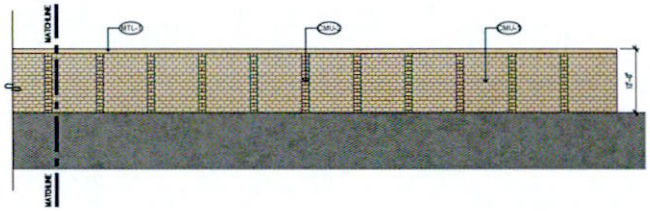


1 BUILDING 3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING 3 WEST ELEVATION
SCALE: 3/32" = 1'-0"





3 BUILDING 4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATL NO.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MANSARD	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MANSARD	LIGHT STONE	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACED CMU BLOCK BY SRCO	BONE	—
CMU-2	PILASTER - ANGELUS SPLIT FACED CMU BLOCK BY SRCO	BONE	—
PL-1	CEMENT PLASTER SYSTEM	BONE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

4 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S

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1605 Calle Barcelona, Suite 205
Fountain Valley, California 92708
Tel (949) 515-9900
www.magellanarchitects.com

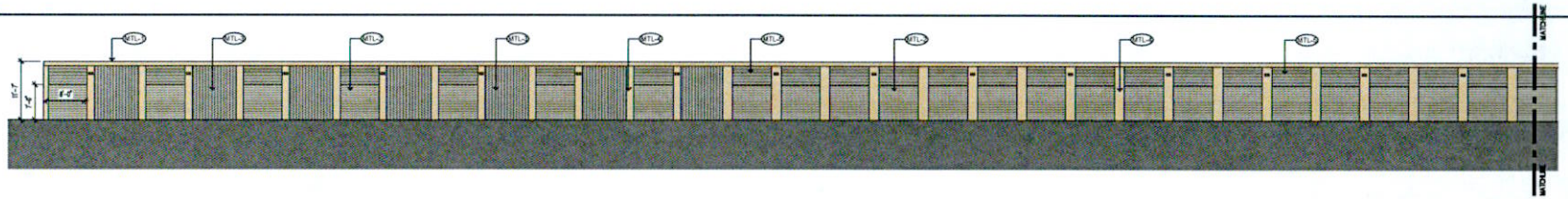
SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
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2	09/13/23	CUP RESUBMIT.

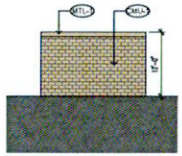
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PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE	AS NOTED
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CAD FILE	21-022_xE1
JOB NUMBER	22-064
CHECKED	
DRAWN	NV
STATUS	PLANN.

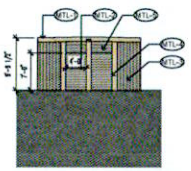
COLORED EXTERIOR ELEVATIONS
A3.20



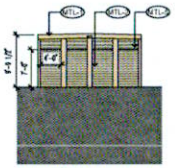
1 BUILDING 4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



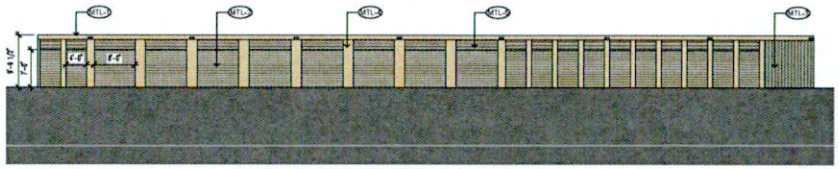
2 BUILDING 4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



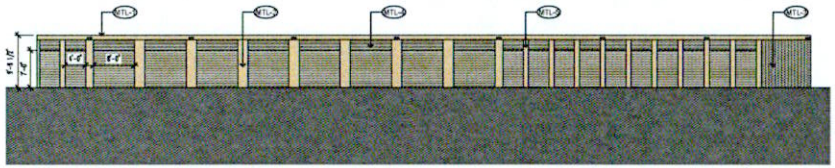
3 BUILDINGS 5 & 6 TYP. NORTH ELEV.
SCALE: 3/32" = 1'-0"



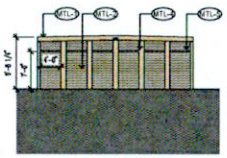
4 BUILDINGS 5 & 6 TYP. SOUTH ELEV.
SCALE: 3/32" = 1'-0"



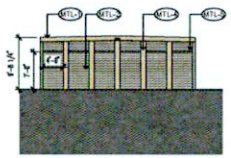
5 BUILDINGS 5 & 6 TYP. EAST ELEVATION
SCALE: 3/32" = 1'-0"



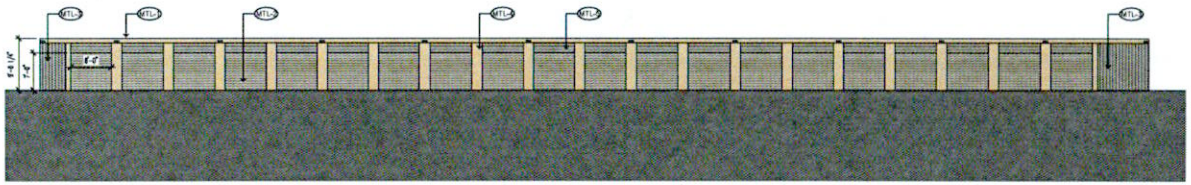
6 BUILDINGS 5 & 6 TYP. WEST ELEVATION
SCALE: 3/32" = 1'-0"



7 BUILDINGS 7-11 TYP. NORTH ELEV.
SCALE: 3/32" = 1'-0"



8 BUILDINGS 7-11 TYP. SOUTH ELEV.
SCALE: 3/32" = 1'-0"



9 BUILDINGS 7-11 TYP. EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATL ID	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MRO 7.2 VERTICAL METAL WALL PANEL, BY MARONEAGLE	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MRO 7.2 HORIZONTAL METAL WALL PANEL, BY MARONEAGLE	LIGHT STONE	PREFINISHED
CMU-1	SRW - ANGELUS SPLIT FACES CMU BLOCK BY OMCO	BEIGE	---
CMU-2	PLASTER - ANGELUS SPLIT FACES CMU BLOCK BY OMCO	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 30/30 FLOAT
PNL-1	1/2" SIDING	ALUMINUM FINISH	PREFINISHED

10 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S

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15840 Ventura Boulevard, Suite 175
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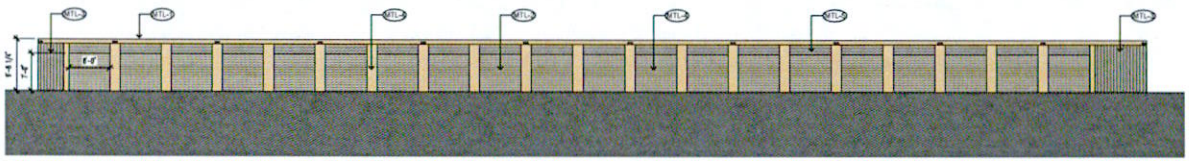
SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.

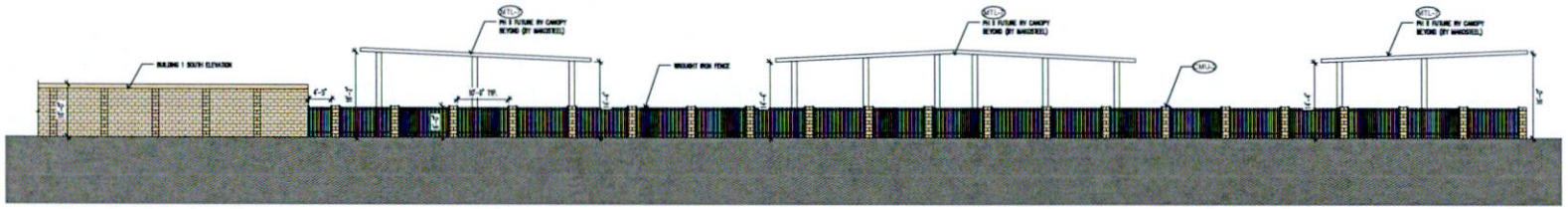
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DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
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BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-15
CAD FILE:	21-022_xEL
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

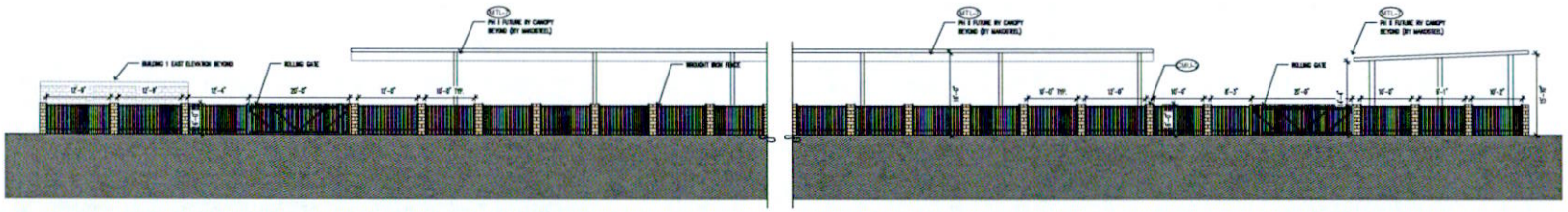
COLORED EXTERIOR ELEVATIONS
A3.30



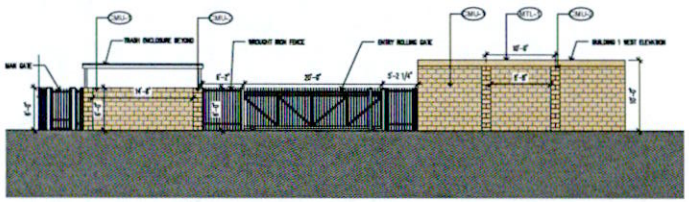
1 BUILDINGS 7-11 TYP. WEST ELEVATIONS
SCALE: 3/32" = 1'-0"



2 SOUTH SITE ELEVATION (RV CANOPY VIEW)
SCALE: 3/32" = 1'-0"



3 EAST SITE ELEVATION (RV CANOPY & ROLLING GATE VIEW)
SCALE: 1/4" = 1'-0"



4 WEST SITE ELEVATION (SITE ENTRY WALL & ROLLING GATE VIEW)
SCALE: 1/4" = 1'-0"



5 PH II FUTURE RV CANOPY - END RESULT EXAMPLE
SCALE: N.T.S

MATL. I.D.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY AMDEE	LIGHT STONE	PREFINISHED
MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MAGNAGEZ	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MAGNAGEZ	LIGHT STONE	PREFINISHED
MTL-6	MAPES PRE-FABRICATED METAL CANOPY	ALUMINUM FINISH	PREFINISHED
MTL-7	RV CANOPY, BY MAGGEREL	DESERT TAN	PREFINISHED
CMU-1	SPEC. - ANGELUS SPLIT FACES CMU BLOCK BY OMCO	BEIGE	---
CMU-2	PLASTEX - ANGELUS SPLIT FACES CMU BLOCK BY OMCO	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 50/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

6 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S

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SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 765-141-018

REVISIONS		
NO.	DATE	BY
1	06/06/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	21-022_x01
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	HV
STATUS:	PLANN

COLORED EXTERIOR ELEVATIONS
A3.40

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www.magellanarchitects.com

SUNRIDGE SELF-STORAGE
EXPANSION

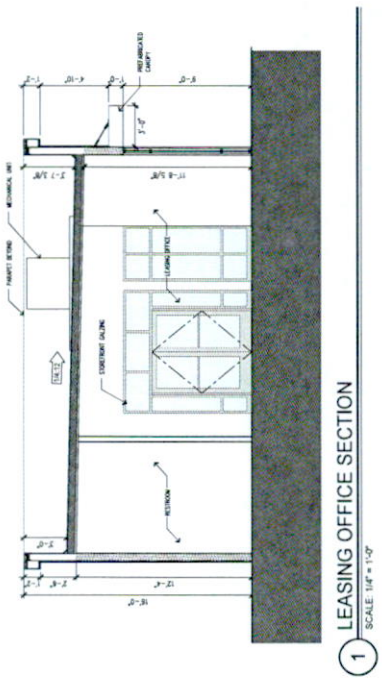
8522O TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
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2	09/13/23	CUP RESUBMIT

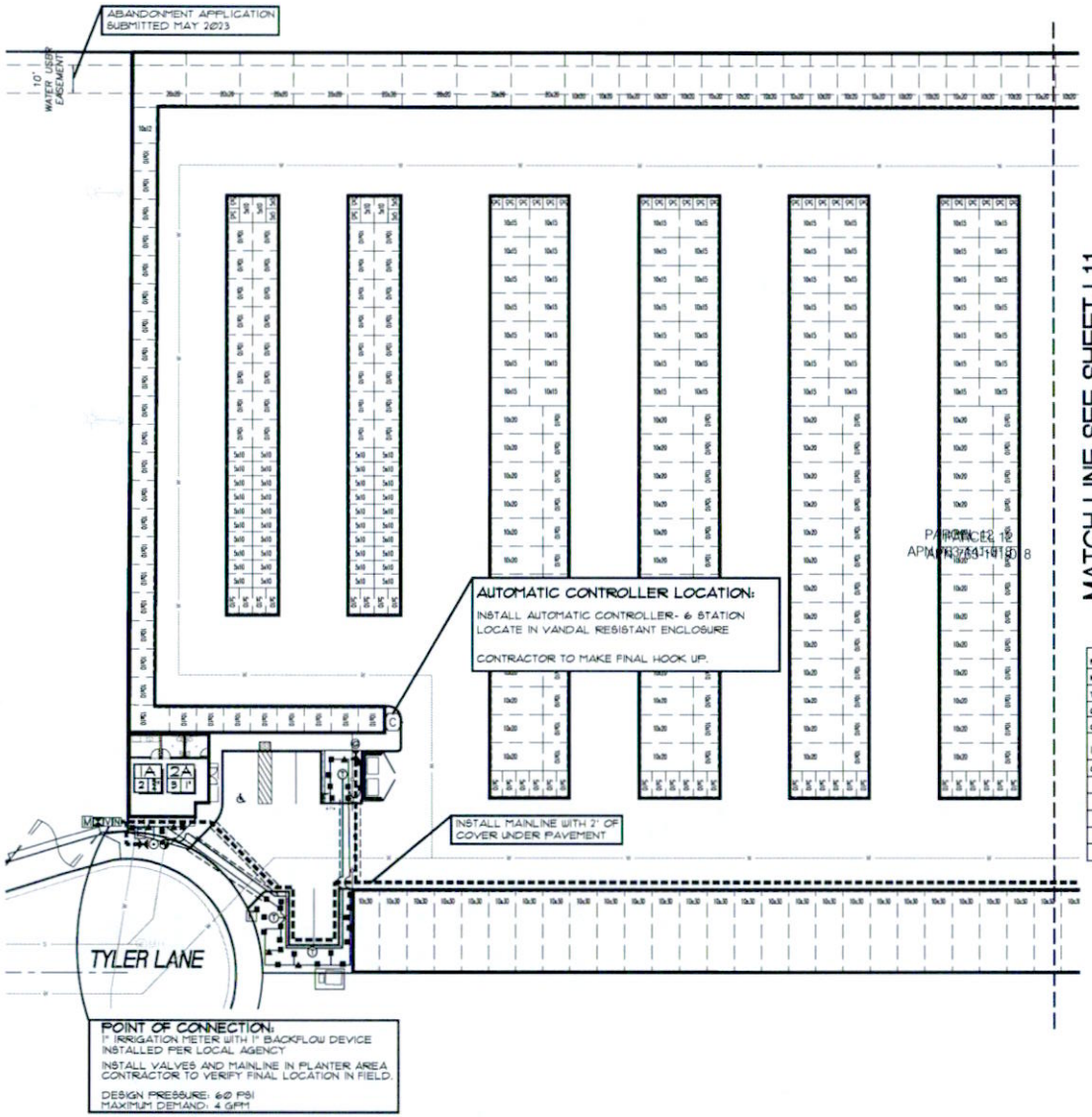
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XP/XF SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	21-022_ASC
JOB NUMBER:	22-064
CHECKED:	KV
DRAWN:	PLANS
STATUS:	

BUILDING SECTIONS & DETAILS
A4.10



1 LEASING OFFICE SECTION
SCALE: 1/4" = 1'-0"

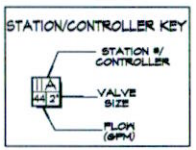


MATCH LINE SEE SHEET L1.1

IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PC-1022	DRIP EMITTER	N/A	2 - GPH	30	A / L1.2
▲	RAINBIRD	XB-10PC-1022	DRIP EMITTER	N/A	1 - GPH	30	A / L1.2
T	RAINBIRD	1401 BUBBLER	2 PER TREE		30 GPH	30	C / L1.2
⊙	RAINBIRD	XCZ-075-PRB-COM	REMOTE CONTROL DRIP VALVE. SIZE NOTED				B / L1.2
S	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE. SIZE NOTED.				F / L1.2
H	WILKINS	975XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
⋈	NIBCO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
N	HUNTER	HC-100-FLOW	1" SUB-WATER METER W/ FLOW SENSOR				L / L1.3
F	SALCO	APV-05H	AUTOMATIC FLUSH VALVE				H / L1.2
C	HUNTER	I-CORE 6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				K / L1.3
V	ORISHOLD	2000 SERIES	MASTER VALVE NORMALLY CLOSED				N / L1.3
M	WATER METER INSTALLED BY LOCAL AGENCY						
⊕	RAINBIRD	44-RC	QUICK COUPLING VALVE				O / L1.3
⊕	2 GREEN WIRES AND 1 WHITE SPARE WIRE IN A VALVE BOX						
NOT SHOWN			18" DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA. PILOT W/ PIPE SLEEVE				D / L1.2
▬▬▬			PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER, PRESSURE MAINLINE -18" DEEP.				D / L1.2
———			3/4" PVC CLASS 200 NON-PRESSURE LATERAL LINE. 12" DEEP. SIZE NOTED.				D / L1.2
▬ ▬ ▬			PVC SCH 40 WIRE AND PIPE SLEEVES - SIZE 2 TIMES DIAMETER OF PIPE				E / L1.2

STATION/CONTROLLER KEY



CLASS 200 PVC PIPE SIZING CHART

6 - 10	GPM	3/4"
11 - 15	GPM	1"
16 - 25	GPM	1-1/4"
26 - 40	GPM	1-1/2"
41 - 60	GPM	2"

PROJECT INFORMATION

PROJECT NAME: SUNRIDGE SELF-STORAGE		PHONE NO.: (760) 777-9131	
NAME OF PROJECT APPLICANT: FRANCISCO SANCHEZ		FAX NO.: (760) 777-9132	
TITLE: DESIGNER		EMAIL ADDRESS: FRANCISCOSHDG-SC.COM	
COMPANY NAME: HERMANN DESIGN GROUP		STREET ADDRESS: 77899 WOLF ROAD	
CITY: PALM DESERT		STATE: CA	ZIP CODE: 92211

IRRIGATION POINT OF CONNECTION DOMESTIC METER

CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD	AREA SF	PERCENT OF LANDSCAPE AREA
A	1	L/M	DRIP	955	12
A	2	L/M	BUBBLER	100	1
A	3	L	DRIP	7,105	87
TOTAL				8,190	100%

ZONE 4

ESTIMATED ANNUAL APPLIED WATER USE

TREES AND SHRUB LOW - DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAWU
76.0 X .30 X 3,881 X 0.62 / 748 / .90 = 74.11

TREES AND SHRUB MODERATE- DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAWU
76.0 X .50 X 3,804 X 0.62 / 748 / .90 = 88.26

MAXIMUM ANNUAL APPLIED WATER USE
ETO X .45 X LA X 0.62 / 748 = MAAWU
76.0 X .45 X 8,190 X 0.62 / 748 = 282.17

ESTIMATED ANNUAL APPLIED WATER USE TOTAL = 167.97
MAXIMUM ANNUAL APPLIED WATER USE TOTAL = 282.17
ESTIMATED LANDSCAPE SQUARE FT. TOTAL = 8,190

0' 20' 40' 80'
SCALE: 1"=20'

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC.# 2754 EXP. 04/30/24
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

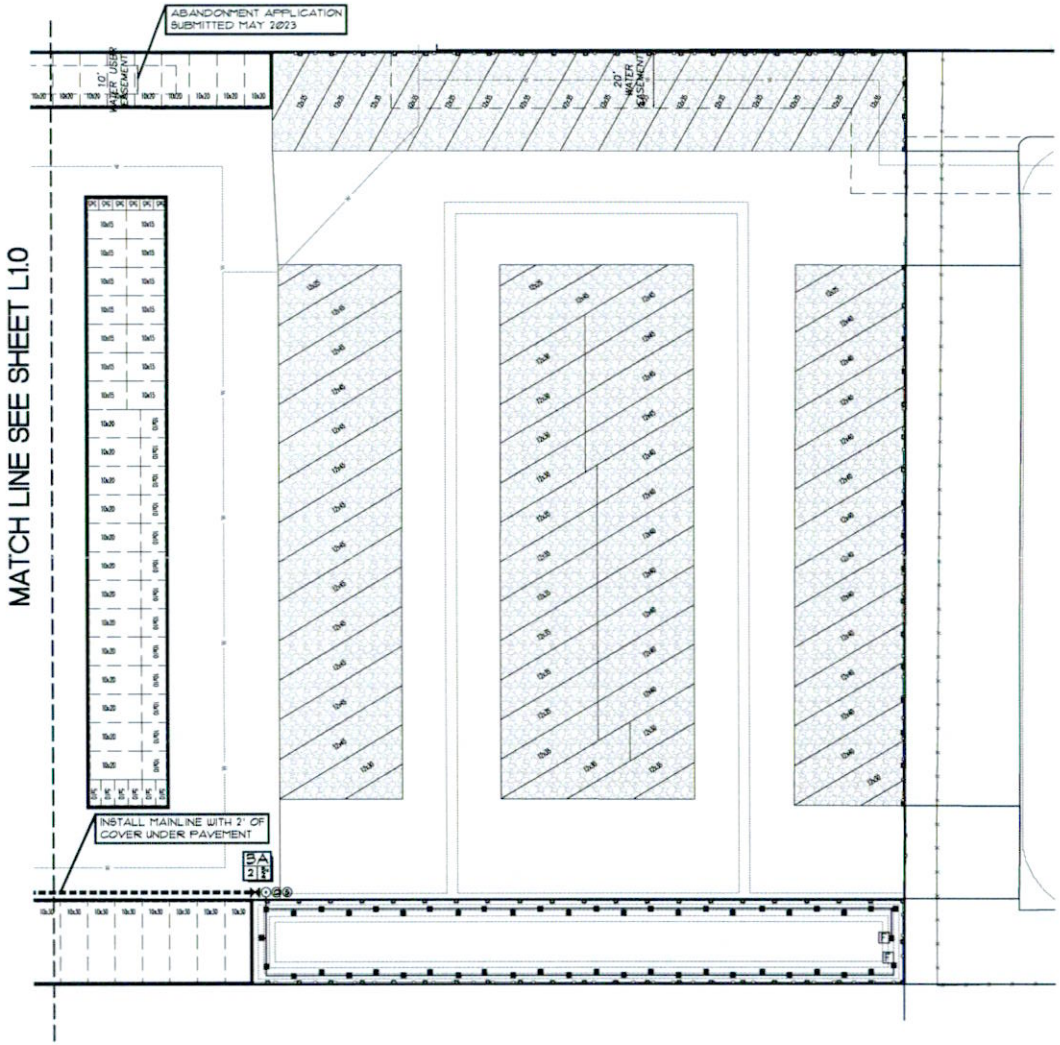
REVISIONS	DATE	BY

SHEET TITLE
IRRIGATION PLAN A

DESIGNED	FS
DRAWN	FS
CHECKED	GH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22087

SHEET
L1.0
OF

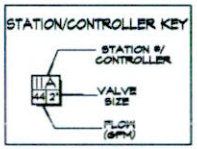
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IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PC-1012	DRIP EMITTER	N/A	2 - GPH	30	A / L1.2
▲	RAINBIRD	XB-10PC-1012	DRIP EMITTER	N/A	1 - GPH	30	A / L1.2
T	RAINBIRD	1402 BUBBLER	2 PER TREE		.50 GPM	30	C / L1.2
⊙	RAINBIRD	XCZ-075-PRB-COM	REMOTE CONTROL DRIP VALVE. SIZE NOTED.				B / L1.2
⊙	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE. SIZE NOTED.				P / L1.2
H	WILKINS	975XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
⋈	NIBCO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
M	HUNTER	HC-100-FLOW	1" SUB-WATER METER W/ FLOW SENSOR.				L / L1.3
F	SALCO	APV-05H	AUTOMATIC FLUSH VALVE				H / L1.2
C	HUNTER	I-CORE 6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				K / L1.3
V	GRISWOLD	2000 SERIES	MASTER VALVE NORMALLY CLOSED				N / L1.3
M	WATER METER INSTALLED BY LOCAL AGENCY						
⊕	RAINBIRD	44-RC	QUICK COUPLING VALVE				O / L1.3
⊕	2 GREEN WIRES AND 1 WHITE SPARE WIRE IN A VALVE BOX						
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA. PILOT W/ PIPE SLEEVE						D / L1.2
▬▬▬	PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE -18" DEEP.						D / L1.2
———	3/4" PVC CLASS 200 NON-PRESSURE LATERAL LINE. 12" DEEP. SIZE NOTED.						D / L1.2
▬ ▬ ▬	PVC SCH 40 WIRE AND PIPE SLEEVES - SIZE 2 TIMES DIAMETER OF PIPE						E / L1.2

STATION/CONTROLLER KEY



CLASS 200 PVC PIPE SIZING CHART

5 - 10	GPM	3/4"
11 - 15	GPM	1"
16 - 25	GPM	1-1/4"
26 - 40	GPM	1-1/2"
41 - 60	GPM	2"

PROJECT INFORMATION

PROJECT NAME SUNRIDGE SELF-STORAGE		PHONE NO. (760) 777-9131	
NAME OF PROJECT APPLICANT FRANCISCO SANCHEZ		FAX NO. (760) 777-9132	
TITLE DESIGNER		EMAIL ADDRESS FRANCISCOSHDG-INC.COM	
COMPANY NAME HERMANN DESIGN GROUP		STREET ADDRESS 77899 WOLF ROAD	
CITY PALM DESERT		STATE CA	ZIP CODE 92211

IRRIGATION POINT OF CONNECTION DOMESTIC METER

CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD	AREA SF	PERCENT OF LANDSCAPE AREA
A	1	L/M	DRIP	935	12
A	2	L/M	BUBBLER	100	1
A	3	L	DRIP	7,105	87
TOTAL				8,140	100%

ZONE 4

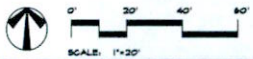
ESTIMATED ANNUAL APPLIED WATER USE

TREE AND SHRUB LOW - DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAPU
78.0 X .30 X 3,891 X 0.62 / 748 / .90 = 74.11

TREE AND SHRUB MODERATE- DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAPU
78.0 X .50 X 3,804 X 0.62 / 748 / .90 = 80.86

MAXIMUM ANNUAL APPLIED WATER USE
ETO X .48 X LA X 0.62 / 748 = MAAWU
78.0 X .48 X 8,140 X 0.62 / 748 = 282.17

ESTIMATED ANNUAL APPLIED WATER USE TOTAL = 167.97
MAXIMUM ANNUAL APPLIED WATER USE TOTAL = 282.17
ESTIMATED LANDSCAPE SQUARE FT. TOTAL = 8,140



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92211
LIC# 2754 EXP. 04/30/24
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FAX (760) 777-9132

OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

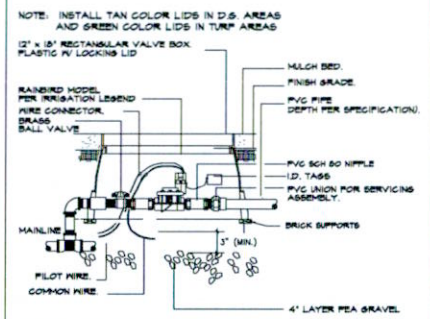
LICENSED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

SHEET TITLE
IRRIGATION PLAN B

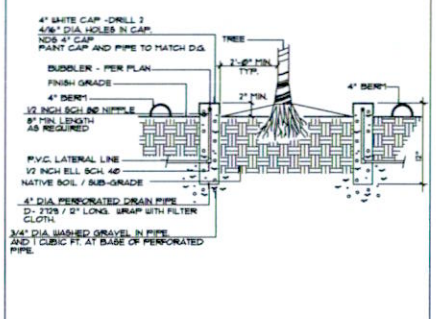
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DRAWN	FS
CHECKED	GH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22087

SHEET 11 OF

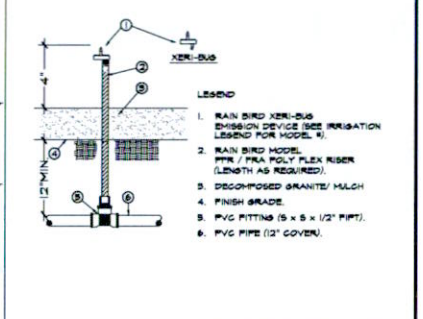
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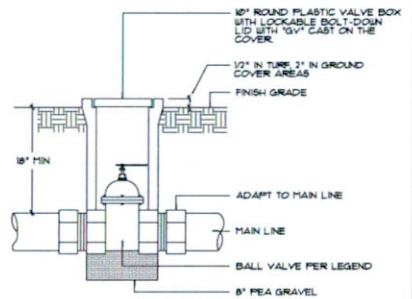
F R.C. VALVE



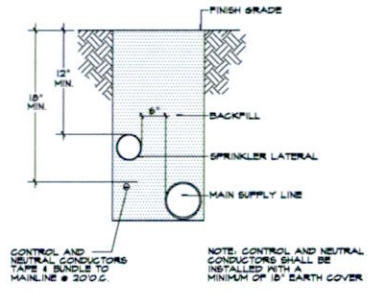
C TREE BUBBLER



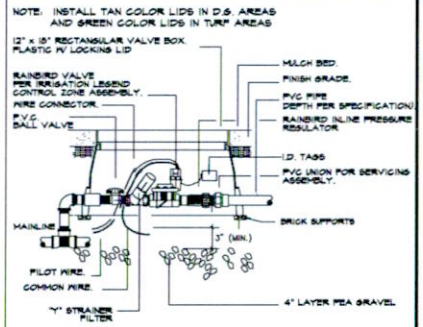
A DRIP EMITTER



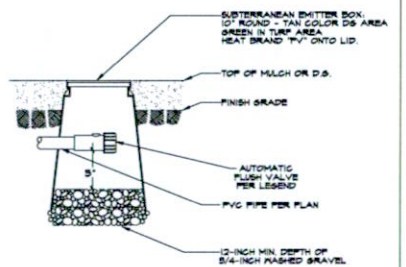
G BALL VALVE



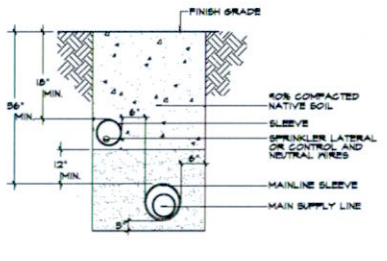
D TRENCHING



B DRIP VALVE



H FLUSH VALVE



E SLEEVING

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PROJECT: SUNRIDGE SELF-STORAGE TYLER LANE COACHELLA, CA 92236

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LICENSED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

SHEET TITLE: IRRIGATION DETAILS A

DESIGNED	FS
DRAWN	FS
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DATE	08/18/23
SCALE	N.T.S.
JOB NO.	2208T

SHEET 112 OF

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WATER CONSERVATION CONCEPT STATEMENT

Project Site: SUNRIDGE SELF-STORAGE Tract or Parcel Number: _____

Project location: COACHELLA

Landscape Architect/Irrigation Designer/ Contractor: HERMANN DESIGN GROUP, INC.

Included in this project submittal package are: (Check to indicate completion)

X 1. Maximum Annual Applied Water allowance.
Conventional Landscape: 252/7 100 cubic feet/year
+ Recreational Turfgrass Landscape: 0 100 cubic feet/yard (if applicable)
Maximum Annual Applied Water Allowance: 252/7 100 cubic feet/year

X 2. Estimated Annual Applied Water Use by Hydrozone.
Turfgrass Hydrozones: 0 100 cubic feet/year
Recreational Turfgrass Hydrozones: 0 100 cubic feet/year
Very Low Plant Hydrozones: N/A 100 cubic feet/year
Low Plant Hydrozones: 78.8 100 cubic feet/year
Medium Plant Hydrozones: 98.86 100 cubic feet/year
High Plant Hydrozones: 0 100 cubic feet/year
Water Features: N/A 100 cubic feet/year
Other: N/A / N/A 100 cubic feet/year
Estimated Annual Total Applied Water Use: 187/7 100 cubic feet/year
REFER TO CALCULATIONS ON IRRIGATION PLAN

X 3. EATANU < MAANA

X 4. Landscape Design Plan

X 5. Irrigation Design Plan

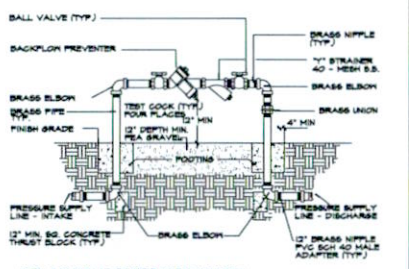
N/A 6. Grading Design Plan

N/A 7. Soil Chemical Analysis (optional)

Description of Project. (Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use.)

THE IRRIGATION SYSTEM IS DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MIND. POINT SOURCE DRIP / BUBBLER SYSTEMS PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.

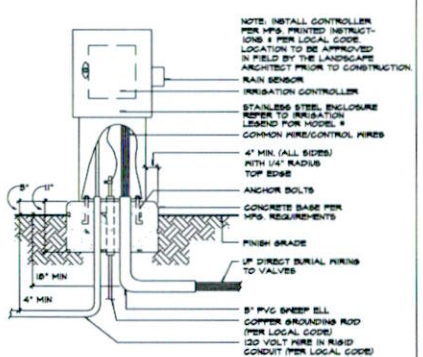
Date: 05/04/23 Prepared by: FRANCISCO SANCHEZ



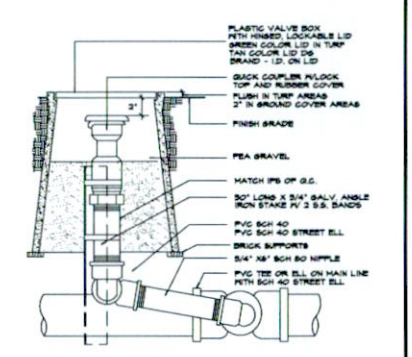
NOTE: IF 4" AND LARGER SEE THRUST BLOCK DETAIL.

NOTE:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 12" FROM WALLS, BUILDINGS, ETC. INSTALL IN PLANTING AREA.
2. ALL ABOVE GROUND ASSEMBLY SHALL RECEIVE ONE (1) COAT RED LEAD PRIMER AND ONE (1) COAT PAINT.
3. WHEN UNIT IS NEXT TO BUILDING, WALL, ETC., TEST COCKS TO BE ON OUTSIDE.
4. VERTICAL BRASS RISERS AND UNION MAY BE CHANGED TO GALV. / SCH 40 PIPE WITH WRITTEN PERMISSION OF WATER PURVEYOR.

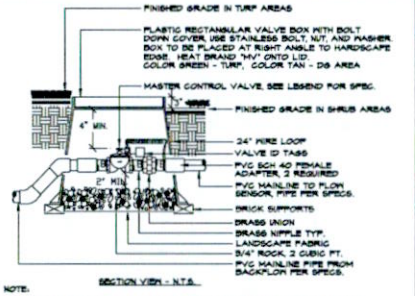
M BACKFLOW PREVENTER



K CONTROLLER



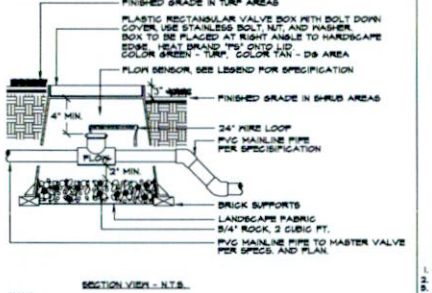
I QUICK COUPLER



SECTION VIEW - N.T.S.

NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

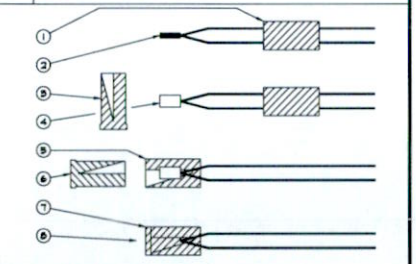
N MASTER VALVE



SECTION VIEW - N.T.S.

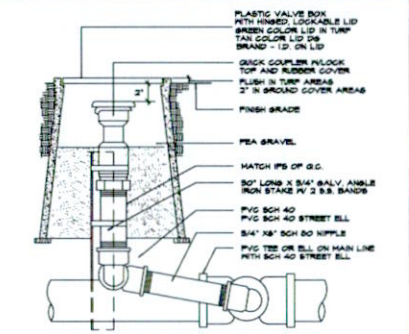
NOTE:
INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS. WIRE TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN-STREAM SIDE OF THE FLOW SENSOR.

L FLOW SENSOR



1. SLIP BASE BOOKET OVER END OF WIRES
2. STRIP WIRES APPROX. 3/8" 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. FILL BASE BOOKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE BOOKET
7. PUSH WIRES TO END OF BASE BOOKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION

J WIRE CONNECTION



O QUICK COUPLER

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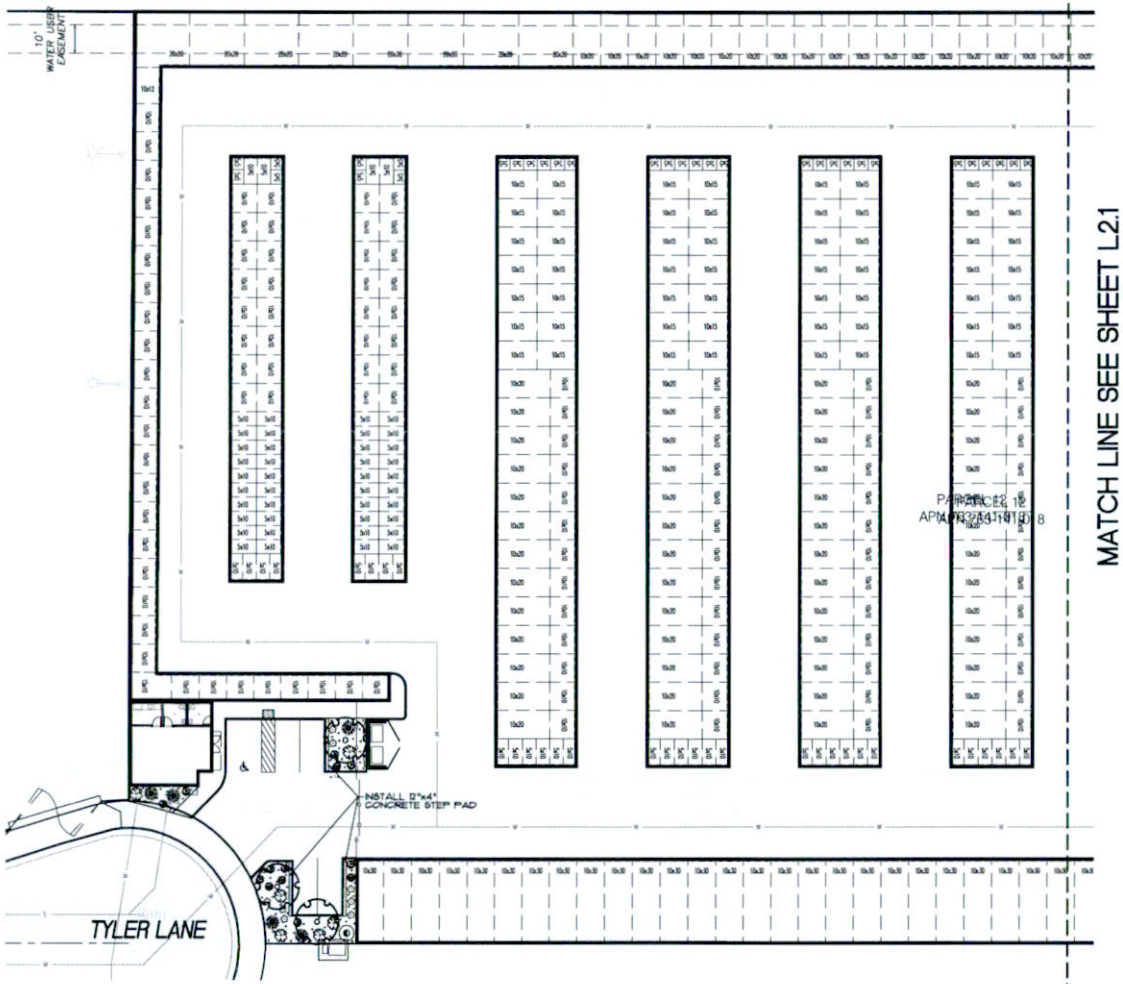
REVISIONS	DATE	BY

SHEET TITLE: IRRIGATION DETAILS B

DESIGNED	FS
DRAWN	FS
CHECKED	GH & KH
DATE	05/05/23
SCALE	N.T.S.
JOB NO.	22087

SHEET 13 OF

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PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE NOTES	WATER USE	DETAIL/ REF.
TREES & PALMS					
	5	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STANDARD	0.2 LOW	A/L2.2
		NOTE: TREES WITHIN WITHIN 5 FEET OF HARDSCAPE WILL INCLUDE DEEP ROOT BARRIERS.			
ACCENTS					
	4	DASYLIRION WHEELERI 'DESERT SPOON'	5 GAL	0.2 LOW	G/L2.2
SHRUBS (SEE DETAILS)					
	1	CAESALPINIA PULCHERRIMA 'RED BIRD OF PARADISE'	5 GAL	0.2 LOW	G/L2.2
	7	LEUCOPHYLLUM FRUTESCENS COMPACTA'	5 GAL	0.2 LOW	G/L2.2
	5	IXORA COCCINEA ' MAUI ORANGE' 'IXORA'	5 GAL	0.5 MOD	G/L2.2
GROUNDCOVER & VINES					
	50	ACACIA REDOLENS 'DESERT CARPET'	5 GAL	0.2 LOW	G/L2.2
	5	LANTANA 'NEW GOLD' 'NEW GOLD LANTANA'	5 GAL	0.5 MOD	G/L2.2
	10	LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL	0.5 MOD	G/L2.2
	10	BOUGAINVILLEA VINE 'BARBARA KARST'	5 GAL STK.	0.5 MOD	B/L2.2
PAVING, STONE, & GRAVEL MATERIALS (SEE DETAILS)					
	8,740 S.F.	3/8" MINUS D.G. 'DESERT GOLD' - LAID 3" THICK			

0' 20' 40' 80'
SCALE: 1"=20'

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COACHELLA, CA 92236

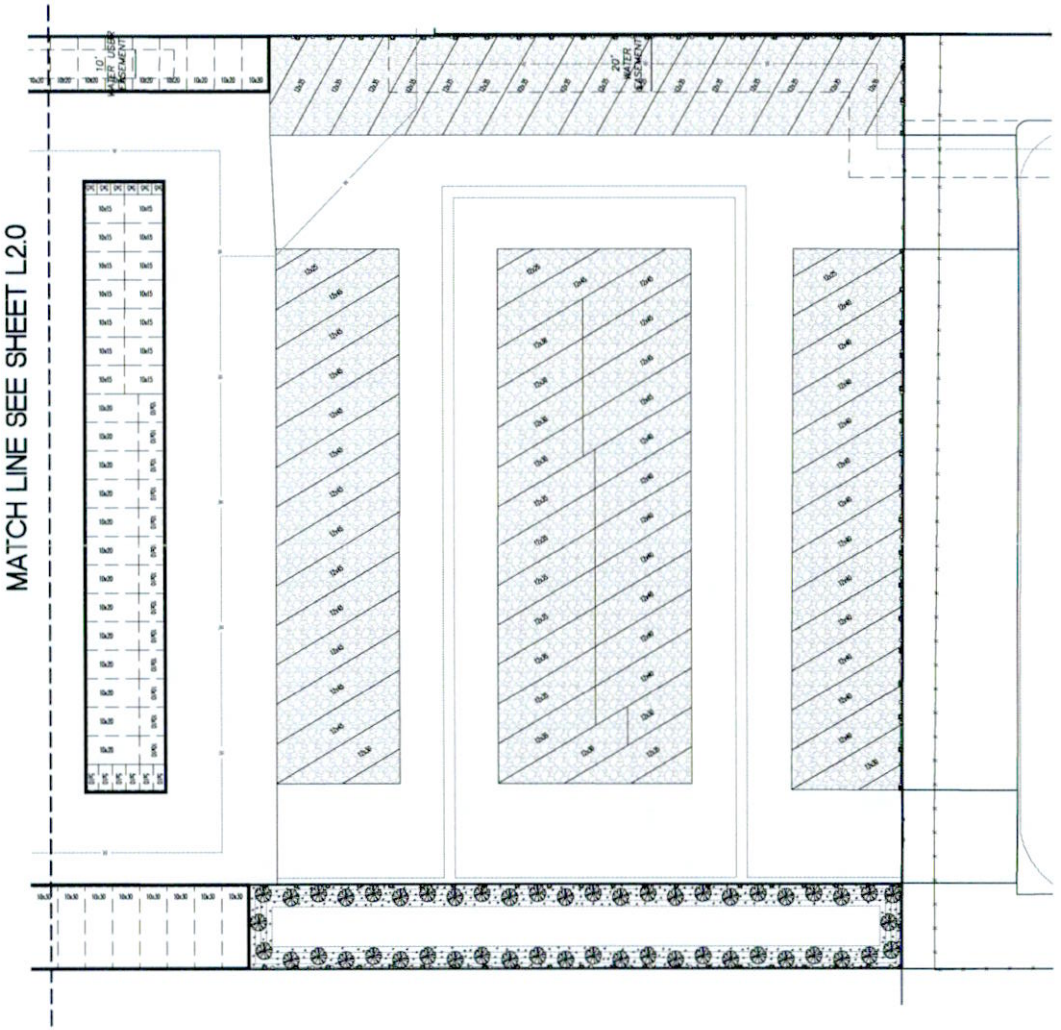
PROJECT:
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TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

SHEET TITLE
PLANTING PLAN A

DESIGNED	JE
DRAWN	JE
CHECKED	CH & KH
DATE	6/25/23
SCALE	1"=20'
JOB NO.	22051

SHEET
L2.0
OF



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE NOTES	WATER USE	DETAIL/ REF.
TREES & PALMS					
	5	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STANDARD	0.2 LOW	A/L2.2
		NOTE: TREES WITHIN WITHIN 5 FEET OF HARDSCAPE WILL INCLUDE DEEP ROOT BARRIERS.			
ACCENTS					
	4	DASYLIRION WHEELERI 'DESERT SPOON'	5 GAL	0.2 LOW	C/L2.2
SHRUBS (SEE DETAILS)					
	1	CAESALPINIA PULCHERRIMA 'RED BIRD OF PARADISE'	5 GAL	0.2 LOW	C/L2.2
	7	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL	0.2 LOW	C/L2.2
	8	IXORA COCCINEA ' MAUI ORANGE' 'IXORA'	5 GAL	0.3 MOD	C/L2.2
GROUNDCOVER & VINES					
	90	ACACIA REDOLENS 'DESERT CARPET'	5 GAL	0.2 LOW	C/L2.2
	5	LANTANA 'NEW GOLD' 'NEW GOLD LANTANA'	5 GAL	0.3 MOD	C/L2.2
	10	LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL	0.3 MOD	C/L2.2
	10	BOUGAINVILLEA VINE 'BARBARA KARST'	5 GAL STK.	0.3 MOD	B/L2.2
PAVING, STONE, & GRAVEL MATERIALS (SEE DETAILS)					
	8,740 S.F.	3/8" MINUS D.G. 'DESERT GOLD' - LAID 3" THICK			

0' 20' 40' 80'
SCALE: 1"=20'

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PROJECT:
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TYLER LANE
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REVISIONS	DATE	BY

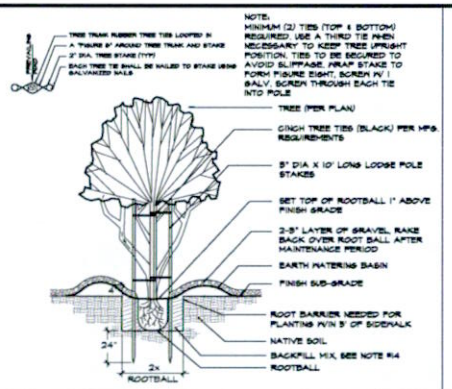
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

SHEET TITLE
PLANTING PLAN B

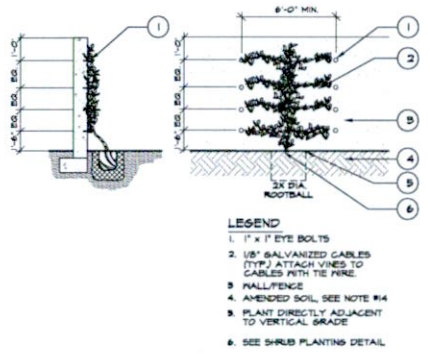
DESIGNED	JE
DRAWN	JE
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22057

SHEET 12.1 OF

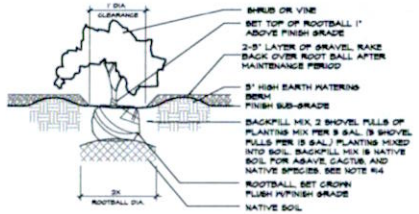
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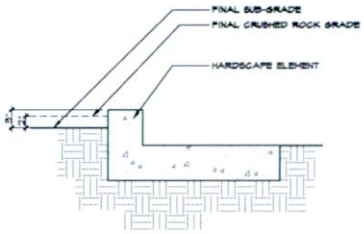
A | TREE PLANTING



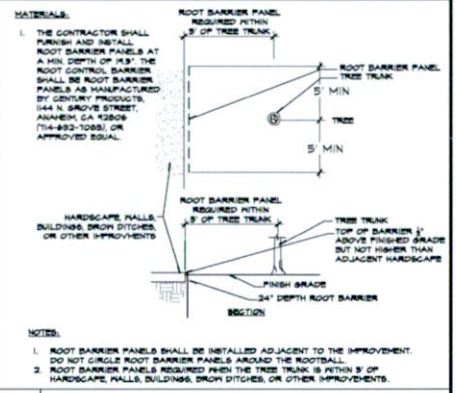
B | VINE ON WALL



C | SHRUB/ VINE PLANTING



D | FINAL CRUSHED ROCK GRADE



D | FINAL CRUSHED ROCK GRADE | E | ROOT CONTROL BARRIER

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PROJECT:
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TYLER LANE
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REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

SHEET TITLE
PLANTING DETAILS A

DESIGNED	FG
DRAWN	FG
CHECKED	GH & KH
DATE	8/25/23
SCALE	N.T.S.
JOB NO.	22087

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L2.2
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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. 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).
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES AS ILLUSTRATED ON THE PLANTING PLANS. QUANTITIES IN THE LEGEND MAY NOT BE ACCURATE.
11. 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.
12. CONTRACTOR SHALL REPLACE PLANTS WHICH ARE FOUND IN AN UNHEALTHY OR IMPAIRED CONDITION, MISSING 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.
13. 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.
14. FOR BIDDING PURPOSES, BACKFILL MIX SPECIFICATIONS: BACKFILL TREE AND SHRUB PITS (FOR NON-DESERT PLANTS) WITH A PREPARED MIX AS FOLLOWS:
    NOTE: (APPLIES TO NON-NATIVE PLANT MATERIAL ONLY. NATIVE PLANTS TO BE BACKFILLED WITH NATIVE SOIL) CONTACT LANDSCAPE ARCHITECT FOR LIST OF NATIVE PLANTS.
    - 8 PARTS (BY VOLUME) NATIVE ON-SITE SOIL
    - 4 PARTS (BY VOLUME) NITROLIZED SHAVINGS OR GREEN WASTE OR EQUAL
    - 18 LBS OF GRO-POWER OR EQUAL PER C.Y. OF MIX
    - 5 LBS GYPSUM PER C.Y. OF MIX
    - 1 LBS IRON SULFATE
15. CONTRACTOR SHALL INCLUDE AN ALLOWANCE OF $1,000 FOR ADDITIONAL PLANT MATERIAL REPLACEMENT NOT SHOWN ON DRAWINGS. PLANTS TO BE SELECTED AND LOCATED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. CRUSHED ROCK WILL BE AN IMPORTED MATERIAL 3/4" MINUS D.G. IN DESERT GOLD, 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 OWNER/LANDSCAPE ARCHITECT. SPREAD CRUSHED ROCK OVER THE PLANTING AREA TO A 3" DEPTH. APPLY MOISTURE AFTER SPREADING AND RAKING TO COMPACT AND REMOVE DUST.

PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING

1. EXCAVATION: EXCAVATE SOIL FROM DESIGNATED AREA(S) AND STOCKPILE UNTIL AMENDED.
2. UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
3. UNSUITABLE MATERIALS: CLEAN SOIL TO CONTAIN A MAXIMUM OF 10% BY DRY WEIGHT OF STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND.
4. SCREENING: PASS UNAMENDED SOIL THROUGH A 2" SIEVE TO REMOVE LARGE MATERIALS.

BLENDING PLANTING SOIL IN PLACE

1. MIX AMENDMENTS WITH IN-PLACE, UNAMENDED SOIL TO PRODUCE REQUIRED PLANTING SOIL. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
2. PREPARATION: TILL UNAMENDED, EXISTING SOIL IN PLANTING AREAS TO A MINIMUM DEPTH OF 8 INCHES. REMOVE STONES LARGER THAN 2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. MIXING: APPLY SOIL AMENDMENTS AND FERTILIZER, IF REQUIRED, EVENLY ON SURFACE AND THOROUGHLY BLEND THEM INTO FULL DEPTH OF UNAMENDED, IN-PLACE SOIL TO PRODUCE PLANTING SOIL.
4. COMPACTION: COMPACT BLENDED PLANTING SOIL TO 85% PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D 698 EXCEPT WHERE A DIFFERENT COMPACTION VALUE IS INDICATED ON DRAWINGS.
5. FINISH GRADING: GRADE PLANTING SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADE.

FIELD QUALITY CONTROL

1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
2. PERFORM THE FOLLOWING TESTS AND INSPECTIONS:
   A. COMPACTION: TEST PLANTING-SOIL COMPACTION AFTER PLACING EACH LIFT AND AT COMPLETION USING A DENSITOMETER OR SOIL-COMPACTION METER CALIBRATED TO A REFERENCE TEST VALUE BASED ON LABORATORY TESTING ACCORDING TO ASTM D 698. SPACE TESTS AT NO LESS THAN ONE FOR EACH 10,000 S.F. OF IN-PLACE SOIL OR PART THEREOF.
3. SOIL WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
4. PREPARE TEST AND INSPECTION REPORTS.
5. LABEL EACH SAMPLE AND TEST REPORT WITH THE DATE, LOCATION KEYED TO A SITE PLAN OR OTHER LOCATION SYSTEM, VISIBLE CONDITIONS WHEN AND WHERE SAMPLE WAS TAKEN, AND SAMPLING DEPTH.

MAINTENANCE

1. ADHERENCE TO SPECIFICATIONS
   A. CONTRACTOR SHALL ADHERE TO THE FOLLOWING MAINTENANCE SPECIFICATIONS DURING THE ESTABLISHED MAINTENANCE PERIOD.
2. SCOPE OF MAINTENANCE WORK
   A. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLICATION FOR WATER, WEEDING, CARING FOR, EDGING AND MOWING OF LAWNS AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK. PLANTING AREAS SHALL TO BE RAKED OF ALL LEAVES/DEBRIS.
   B. THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF APPROXIMATELY 90 CALENDAR DAYS, COMMENCING FROM THE TIME OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER'S AUTHORIZED REPRESENTATIVE WALKS PRELIMINARY WALK.
   C. DURING THE FINAL MAINTENANCE PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED FREE AT ALL TIMES. WEEDS, DALLAS & JOHNSON GRASS AND BERMUDA GRASS SHALL BE REMOVED.
   D. APPROXIMATELY 30 TO 45 DAYS AFTER INITIAL PLANTING, APPLY A SLOW RELEASE BALANCED FERTILIZER TO BOTH THE TURF AND SHRUB AREA AT A RATE OF 1/2 LBS. OF NITROGEN PER 1,000 S.F.
   E. CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST/VERMIN CONTROL DURING THE MAINTENANCE PERIOD AND A RECORD OF PESTICIDES USED SHALL BE FURNISHED TO OWNER'S AUTHORIZED REPRESENTATIVE.
   F. CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL AND SHALL ADJUST HEADS AS NEEDED FOR FULL COVERAGE.
   G. IN CASE OF NEGLIGENT OR IMPROPER MAINTENANCE, THE LANDSCAPE ARCHITECT SHALL STATE IN WRITING TO THE CONTRACTOR HIS OBSERVATIONS AND RECOMMENDATIONS. ANY CLAIM NOT IN WRITING SHALL NOT BE CONSIDERED.
   H. ALL PLANTS THAT SHOW SIGN OF FAILURE TO GROW AT ANY TIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, OR THOSE PLANS SO INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, SHALL BE REPLACED IN KIND WITHIN TEN (10) DAYS OF WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.

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OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

SHEET TITLE
PLANTING DETAILS B

DESIGNED	PG
DRAWN	PG
CHECKED	GH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	2205T

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OF

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HERMANN DESIGN GROUP AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE PROJECT SHOWN HEREON. THEY SHALL NOT BE LOANED, COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HERMANN DESIGN GROUP.

LANDSCAPE SPECIFICATIONS

GENERAL

1.01 SPECIAL CONDITIONS

A. PERMITS AND SURVEYS

The Contractor shall establish all lot lines and restrictions. All other lines, grades and levels shall be established by the Subcontractor and he shall verify all dimension, lines and grades indicated on the drawings. The Contractor shall furnish all surveys. Permits and licenses required for execution of the work shall be procured and paid for by the Subcontractor. The Subcontractor shall give all notices, call for inspections and comply with all laws and ordinances bearing on the work.

B. CONTRACTOR'S RESPONSIBILITIES

The Contractor shall give efficient supervision to the work, using his best skill and attention. When absent from the job, he shall appoint a supervisor capable of discussing minor matters with the Contractor on the site. He shall carefully study and compare all drawings, specifications and other instructions for the work. Any work indicated in a manner which would make it difficult to produce first class work, or any discrepancies or conflicts which appear between drawings and specifications and local ordinances or restrictions shall be referred to the Contractor for interpretation or correction before proceeding with work. Any alleged extra shall be presumed to be part of the Contract without additional charge unless certified by Contractor.

C. HIDDEN OBSTACLES

Prior to cutting into the soil, the Subcontractor shall locate all cables, conduits, sewers, septic tanks and such other utilities as are commonly encountered underground and he shall take proper precaution as not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, he shall promptly notify the Contractor who will arrange for relocation. Subcontractor will proceed in the same manner if rock layers or any other condition encountered underground makes changes advisable.

D. FINAL INSPECTION

Upon completion of work in its entirety, Subcontractor shall notify the Contractor who will arrange for final inspection at which time the Subcontractor shall be present. Any assumed or existing variance or omission shall be noted at this time, and the Subcontractor shall stipulate when and how he will rectify said variance. When these changes, if any have been carried out and the areas of work cleaned, the job shall be considered completed and the General Contract executed.

E. RESPONSIBILITY AND WORKMANSHIP

Neither completion of the job nor final payment shall relieve the Subcontractor of responsibility for guaranteed stated in the Contract, or of responsibility for faulty materials or poor workmanship. The Subcontractor shall promptly remedy any defects which occur during the guarantee period. Notice of observed defects will be forwarded to the Subcontractor by the Contractor in duplicate. Subcontractor will return one (1) copy of the Contractor, noting thereon what action was taken. All questions arising under this article shall be decided by the Contractor.

F. TERMINATION OF CONTRACT

The Contractor reserves the right to terminate the Contract if in his reasonable opinion the Subcontractor is not performing the Contract as required. Contractor will remunerate Subcontractor for work to date of termination.

G. INSURANCE

Contractor as well as his Subcontractors, shall not commence work prior to obtaining the necessary insurance policies outlined in the Construction Agreement. These policies shall be maintained during the life of the Contract and should be produced to the General Subcontractor upon request.

H. COMPLIANCE WITH BUILDING CODES

All work under this Contract shall comply with all laws, ordinances, and regulations applicable.

I. INTERPRETATION OF DRAWINGS AND DOCUMENTS

1. Should a Subcontractor find discrepancies in, or omission from the drawings or specifications, or should he be in doubt as to their meaning, he shall at once notify the Landscape Architect, and immediately confirm same in writing.

2. Should a Subcontractor discover any points of conflict between the work and any rules, laws, or ordinances of the municipality in which the work is to be performed, he shall notify the Landscape Architect at once and immediately confirm same in writing.

3. Should the Contractor find it necessary to issue a clarification or change, a written Addendum will be delivered to all bidders.

J. ADDENDUM

Any and all Addenda issued by the Contractor during the time of bidding shall form a part of the drawings, specifications and Contract Documents, and shall be included by the Subcontractor in his proposal.

1.02 GENERAL CONDITIONS

A. GENERAL

1. The terms and definitions stated in these General Conditions shall apply to all sections of the specifications as set forth fully therein.

2. The indications on the drawings or the requirements of the specifications and listings shall be as binding as thought shown and/or required by both.

3. All part of the work specified herein and/or indicated on the plans, may be completed by separate Subcontractors and it shall be the reasonability of each Subcontractors to determine the effect of their work upon the work of others. The Landscape Subcontractor, however, is to coordinate the various trades under his jurisdiction.

B. DEFINITIONS

1. Subcontractor shall mean the Subcontractor or his Subcontractor or his Supplier performing work for the Contractor.

2. Work shall mean all labor, material, equipment, services, permits and licenses, necessary to furnish and/or install in place all materials, equipment and/or appliances specified in any one section and/or shown on the plans and/or specifications.

3. Furnish shall mean to purchase and deliver as directed by the Contractor, all materials, equipment, or appliances specified in any one section and/or shown on the plans and/or specifications.

4. Install shall mean all labor, material, equipment, services necessary to set in place, connect, hook-up and/or make ready for operation all materials, equipment and/or appliances furnished by the Subcontractor and/or by others.

5. Contract shall consist of the written agreement between Subcontractor and Contractor, Plans, General Conditions, and entire Specification Section for the work being performed and what is indicated in one part shall be as binding as if indicated in all parts.

6. Construction site shall mean the site as indicated by plans and specification.

C. GUARANTEE

Unless otherwise specified herein, the Subcontractor, upon completion of the entire work described in the Contract, shall provide the Contractor with a written guarantee stating that all work performed as a part to the Contract is fully guaranteed for a period of one 60 days from the date of acceptance, and that during said 60 day period, all defective workmanship and/or materials shall be repaired and/or replaced in place, including any work or other which has been damaged by such defective workmanship and/or materials and by the repair and/or replacement of same, at no additional cost to the Contractor.

D. ADD ON'S (EXTRAS)

A purchase order is to be issued to the Subcontractor prior to the execution of work other than specified in the Contract. The Contract cannot be amended or added to except by an Amendment or Purchase Order signed by the Contractor. Any work performed without such an executed writing shall be presumed to have been included in the Contract without additional charge.

GENERAL WORK PROCEDURES

2.01 SOILS

A. STOCKPILED NATIVE SOIL

1. Stockpiles of native soil may be available from Owner's stockpile for use in planting areas. Soils for turn beds are classified as "3/8 inch minus"; soils for general mounding are classified as "2 inch minus". See Contract Documents for availability.
2. Composition 3/8 inch minus: Fertile, friable, well-drained soil of uniform quality free of material larger than 3/8" diameter, sticks, plaster, concrete oils, chemicals, and other deleterious materials.

3. Composition 2-inch minus: Fertile, friable, well-drained soil of uniform quality free of material larger than 2' diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.

4. Analysis: If soil has not been tested, obtain an agricultural suitability and chemical analysis of the proposed soil from Waypoint Analytical or another consultant approved by Owner. Cost of testing will be paid for by the Contractor. Analysis to include:

a. Element Analysis: Nitrate Nitrogen, Phosphorus, Potassium, Calcium, Magnesium, Sulfur, Sodium, Zinc, Iron, Copper, Manganese, Boron, free lime.

b. Other: pH factor, % base saturation, electrical conductivity, mechanical analysis, % or organic content, cation exchange capacity (C.E.C).

c. Recommendations: Type and quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring topsoil to satisfactory level for planting.

5. If required, the Owner's stockpiled soil will be amended; this work is not in the contract and the Contractor will not be compensated for it on a Time and Materials basis. Rates for labor and equipment will be charged according to the Construction Agreement.

B. IMPORTED SOIL

1. Composition: To match or exceed in quality the 3/8" minus native soil, as determined by analysis described. Submit test results to Owner's Representative and Landscape Architect prior to ordering material.

2. Sample: Deliver one half cubic foot sample of proposed import soil to Landscape Architect for approval. Owner reserves the right to reject soil delivered to the site that does not meet approved test results and/or the Specifications.

C. SOIL CONDITIONING

1. Deliver products in manufacturer's standard packaging. When bulk materials are made, provide Owner's Representative with Bill of Ladening for each delivery. Transport organic amendments directly from the source to the staging area and stockpile as directed by the Owner.

2. Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.

3. Coordinate work with other site work.

4. Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.

5. Trucks and vehicles shall not be permitted to pass over curbs, paving, etc., unless adequately protected against damage.

6. Landscape Architect reserves the right to take and analyze sample of materials for conformity to specifications at any time. Furnish samples upon request by Landscape Architect.

7. Immediately remove rejected materials from the site, at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.

8. Incorporate the following in areas to be planted. Thoroughly cultivate soil in two directions to a depth of 12" for shrub areas, and 4"-6" for lawn and ground cover areas, both by means of rototiller or equal.

Program Recommendations / Landscape Areas:
General Soil Preparation/1000 square feet

4 cubic yards compost approved by Landscape Architect

15 lbs. 16-20-0 ammonium phosphate

15 lbs. soil sulfur

NOTE: Raised planters shall be back filled with a site soil then amended as Landscape Architect to determine definition of raised planter.

9. Back fill (for plant holes - 4" around shrubs and 12" around trees).
Back Fill Mix

6 parts by volume on-site soil

4 parts by volume Compost approved by Landscape Architect.

1 lb. 16-20-0 per cubic yard of mix

2 lbs. Iron sulfate per cubic yard of mix

The above materials should be thoroughly blended prior to use for backfill purposes. Also, the iron sulfate should not contact cement surfaces since severe staining could occur.

If the 10-20-0 is incorporated preplant as recommended, the postplant maintenance can consist primarily of a nitrogen-only fertilizer program. Beginning approximately 30 days after planting, ammonium sulfate, which will have an acidifying effect on the soil, should be applied at the rate of 5 lbs. per 1,000 square feet on a monthly basis. However, in order to ensure continuing adequate soil phosphorus and potassium nutrition Best Fertilizer Company 16-6-8 for equal should be substituted for the ammonium sulfate in early spring and again in late fall at the rate of 6 lbs. per 1,000 square feet. Also, when plants have been well established the frequency of fertilizer applications can be decreased.

10. Plant Pocket fertilizer:

Use BEST PAKS 20-10-5 commercial fertilizer packets placed equally around the plant 6 - 8 inches deep near, but not direct contact with roots.

For trees, shrubs and vines in the following amounts:

Plant Size	No. of Packets
1 gallon	1
5 gallon	2
15 gallon	3
24" box	4
30" box	5
36" box	6
42" box	7
48" box	8

For Palm trees in the following amounts:

Plant Size	No. of packets
24" box	4
30" box	4
36" box	5
42" box	6
48" box	6
Bare Root	6

D. SAND BACKFILL FOR PALM TREES

1. Clean washed concrete sand from a source approved by the Owner's Representative.

2. Chemical Properties (by Saturation Extract Method):

a. Soluble Salts/Salinity: Maximum 3.5 millimhos/centimeter at 25 degrees centigrade.

b. Boron: Maximum concentration of 1.0 ppm.

c. Sodium Absorption Rate (SAR): Maximum 6.0.

2.02 CHEMICAL COMPONENTS:

The following additives may be used depending on the outcome of the soils report.

A. Ground Limestone: Agricultural limestone containing not less than 85% of total carbonates, ground to such fineness that 50% will pass #100 sieve and 90% will pass #20 sieve.

B. Dolomite Lime: Agricultural grade mineral soil conditioner containing 35% minimum magnesium carbonate and 49% minimum calcium carbonate, 100% passing #65 sieve. "Kaiser Dolomite 65AS" as manufactured by Kaiser, Inc. Mineral Products Dept. or equal.

C. Gypsum: Agricultural grade product containing 80% minimum calcium sulfate.

D. Iron Sulfate (Ferric or Ferrous): Supplied by a commercial fertilizer, containing 20% to 30% iron and 35% to 40% sulfur.

E. Sulfate or Potash: Agricultural grade containing 50% to 53% of water-soluble potash.

F. Single Superphosphate: Commercial product containing 20% to 25% available phosphoric acid.

G. Ammonium Sulfate: Commercial product containing approximately 21% ammonia nitrogen.

H. Ammonium Formaldehyde: Granular commercial product containing 34% ammonia nitrogen.

I. Urea Formaldehyde: Granular Commercial product containing 38% nitrogen

J. I.B.D.U. (Iso Butylidene Diurea): Commercial product containing 31% nitrogen.

K. Soil Sulfur: Agricultural grade sulfur containing a minimum of 96% sulfur.

2.03 TOP SOIL APPLICATION

A. General: Spread topsoil over accepted subgrades in designated areas prior to incorporating amendments.

B. Restrictions: Do not commence spreading topsoil prior to acceptance of soil cultivation. Do not place soil under muddy conditions.

C. Soil Depth: Topsoil depth indicated in the Construction Documents is after natural settlement and light rolling. Conform to finished grades on the Drawings.

PLANTING SPECS FOR TREES, SHRUBS & GROUNDCOVER

3.01 QUALITY ASSURANCE

A. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment of plants and deliver certificates to the Owner. Inspections are to be performed in the state of origin.

B. Transport plant material in enclosed or tarped vehicles to minimize damage from wind.

C. All plants shall be true to name and one of each lot shall be tagged with the name and size of the plants in accordance with the standards of practice recommended by the American Association of Nurserymen.

D. Shipments of plants will be carefully inspected by the Owner and/or Landscape Architect at the site at the time of off-loading trucks to verify compliance with the above shipping requirements.

E. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

E. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

F. Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

G. Plants in containers specified for shade locations are to be protected from sun prior to planting.

H. Personnel: Employ only qualified personnel familiar with required work.

3.02 INSPECTIONS AND SUBMITTALS

A. The Owner's Representative reserves the right to inspect plant materials at the nursery or growing ground prior to loading and transporting. If Owner's Representative selects to inspect at the nursery, tag all trees and representative samples of shrubs and groundcover prior to the inspection and arrange with the Owner's Representative ten (10) days in advance for the inspection. Such approval shall not impair the right of inspection and rejection during progress of the work.

B. Submit photos of each tree with measurements of height, spread and caliper for review by Landscape Architect prior to ordering and delivery. Trees will be hand selected by the Landscape Architect after approval of photos. If trees are not hand selected by Landscape Architect then one representative sample of each size of tree and shrub species are to be delivered to the project site for Owner's Representative to review and approve, prior to ordering any plants. Accepted samples are to be maintained in good condition by the Contractor at the Contractor's storage yard during the construction period, and installed as the last plants on the project. Rejected plants are to be immediately replaced with acceptable samples. All plants delivered to the project will meet the standards of these representative samples.

C. File Certificates in inspection of plant materials by County, State and Federal authorities with Owner's Representative. All plants are to have a certificate of origin.

D. Submit within 30 days after Notice to Proceed a complete list of materials to be furnished and confirmed sources for same. Owner reserves the right to approve or reject suppliers and subcontractors.

E. Gravel Mulch: Submit within 30 days after Notice to Proceed a quart bag sample of specified gravel mulch to the Owner's Representative.

3.03 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. Balled and Burlapped (B & B) Plants: Dig and prepare shipment according to the accepted industry standards and in a manner, that will not damage roots, branches, shape, short and long-term health, and future development. Size of rootball shall be as defined in the American Standard for Nursery Stock (American Association of Nurserymen, latest edition). B & B plants may only be used if specified in the Contract Documents or if authorized in writing by the Landscape Architect.

2. Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.

3. At Contractor's option, spray evergreen plants and deciduous plants in full leaf with anti-desiccant immediately prior to shipment.

4. Pre-Delivery Inspection: Notify Owner's Representative minimum of two weeks prior to shipping to allow for Pre-Delivery inspection of plant materials at the nursery.

B. DELIVERY

1. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on project site.

2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sandust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.

2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sandust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.

3. Notify Owner's Representative of delivery schedule a minimum of 48 hours in advance so plant material can be inspected prior to unloading from trucks.

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PROJECT: SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

SHEET TITLE: LANDSCAPE SPECIFICATIONS A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22057

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LANDSCAPE SPECIFICATIONS

4. Remove rejected material immediately from site.

5. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems. (See paragraph 3.06 in this Section for special handling directions for palms).

3.04 PLANT STANDARDS

A. Use the following publications for qualifying plant material acceptable for installation:

1. "American Standard for Nursery Stock"; Edition approved 1985 by American National Standards Institute, Inc. (Z60.1) Plant materials.

2. "Hortus Third", 1976; Cornell University plant nomenclature.

3. Arizona Nursery Association Grower's Committee "Recommended Specifications", 1986, Arizona Nursery Association.

4. Refer to Section 02920, Soil Preparation and soil mixes, for portion of work required in this section.

B. Plants, other than palms, shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least two years unless specifically noted otherwise. Plants shall be exceptionally heavy, symmetrical, tightly knit, so trained or favored in development and appearance as to by superior in form, number of branches, compactness and symmetry.

C. Plants shall be sound, heavy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect, pests, eggs or larvae, and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Soil in the containers shall be free of disease and pathogens.

D. Plants shall be true to species and variety and shall conform to measurements specified, except that plants larger than specified may be used if approved by Landscape Architect. Use of such plants shall not increase Contract price. If larger plants are approved, the ball of earth shall be increased in proportion to the size of plant. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line. For trees over 4" in caliper, this measurement should be taken from a point 12" above the natural ground line. If a range of size is given, no plant shall be less than the minimum range of size and not less than 40% of the plants shall be as large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants not conforming to the requirements specified will be considered defective. Such plants, whether in place or not, will be marked as rejected and shall be immediately removed from the premises. These will be replaced with new acceptable plants.

E. Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

F. Under no conditions will there be any substitution of plants or sizes for those listed on the accompanying plans, except with the express written consent on the Landscape Architect.

G. Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples must prove no rootbound condition exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Landscape Architect.

H. Field dug plants may be used only if specifically approved in writing by the Landscape Architect prior to ordering. Unless otherwise authorized, field dug plants will be harvested with a two-step method, in which the four sides are cut and box sides installed for a minimum of four (4) months during the growth season prior to digging and boxing the bottom. Spray field dug trees immediately prior to boxing the bottom with antidesiccant. Ensure adequate coverage to trunks, branches and foliage.

I. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Trees with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts of limbs over 3/4" which have not completely callused, will be rejected.

J. Palms. Shall conform to the following guidelines unless specifically approved in writing by the Owner's Representative.

1. Straight-trunked with maximum variation of 6". Curvatures will be reviewed on an individual basis; gradual curvatures over the length of trunk are in general more acceptable than short bends.

2. When specified, uniformly skimmed with the same skinning tool prior to planting to a height of 5' below the base of the petiole of the green frond that is located, as near as possible, to a 45-degree angle from the top center of the tree. Palms that have lost their residual petioles higher than the 5' mark may not be accepted.

3. Trunk diameters for palms called out as washingtonia hybrids shall be a minimum of 15" in diameter measured 4' up from top of root ball.

4. Root balls conforming to industry standard size and capable of supporting trees without additional bracing; free of noxious or invasive weeds.

3.05 PREPLANTING

A. SITE PREPARATION

1. Examine subgrade and verify conditions under which work will be performed. Notify Owner's Representative if there is a discrepancy between site conditions and Contract Documents.

2. Do not begin soil preparation and planting until all work such as header installation, walks, paving, concrete work, electrical except for fixture location, fencing except where access is necessary, drainage work, gas line installation, irrigation work, and any other work required under plans and specifications around planting areas is completed and approved. Specimen trees twenty (20) inch, and larger box sizes or palm trees are exempt from this rule where access might be restricted by construction phases of landscaping or building. All plants and planting shall be continually maintained by the Landscape Subcontractor.

3. Soil Preparation: Do not commence planting work prior to completion and acceptance of soil preparation.

4. Irrigation: Do not commence planting work prior to installation and acceptance of irrigation system, unless approved in writing by Owner's Representative.

5. Weed before and during preliminary grading and finish grading. All weed and grasses shall be dug out by the roots and removed from site. Site shall be maintained and remain weed free until turnover to the Owner's Authorized Representative.

6. Layout and Staking: Lay out plants at locations shown on Drawings. Use steel wired flags, color coded for each species of plants, or set plants in containers on grade. Stake each tree.

7. Right is reserved to refuse on site review at any time if, in the opinion of the Landscape Architect, an insufficient quantity of plants is provided. Landscape Architect reserves the right to interchange or adjust the locations of plants prior to planting.

8. Equipment for digging plant pits: Use backhoe or hand work to dig tree pits. Scarify sides of the tree pit after excavation (see below). Do not use an auger or tree spade.

9. Containerized Plant Pits: Excavate square plant pits as follows:

Type	Min. Width	Depth
Boxed Trees	Box + 24"	Box + 12"
B & B	Root ball + 18"	Root ball + 12"
Palms	Root ball + 24"	Root ball + 12"
Canned Shrubs	Can + 12"	Can Deep + 6"

Remove excavated soil from project site and/or dispose of as directed by Owner's Representative.

B. DRAINAGE TEST OF PLANT PITS/ OBSTRUCTIONS

1. Pre-wetting of tree plant pits: Fill tree plant pits to the top with water within 72 hours of planting. Plant pits can be planted as soon as water is completely drained. If water is not 90% gone within 24 hours, do not plant and bring to the immediate attention of the Owner and Landscape Architect. Contractor may be required to either dig a substitute plant pit or to mitigate the existing plant pit with a drainage sump. Substitute plant pits and drainage sumps are not part of the basic services and compensation will be awarded to the Contractor.

2. Documentation: Submit written documentation of test pit drainage results, with locations, date and signature of tester.

3. Obstructions: If rock, caliche, underground construction work, tree roots or other obstructions are encountered in the excavation of plant pits, acceptable alternate locations may be used as directed by the Landscape Architect. Excavation of caliche is not part of the Contract price, and if authorized by the Owner's Representative, Contractor will be compensated for excavation pursuant to the Schedule of Labor and Equipment Rate.

3.06 PLANTING OPERATIONS- TREES, SHRUBS, & VINES

A. HANDLING AND DE-POTTING

1. Moisture Level: Thoroughly moisten root balls prior to planting to ensure soil cohesiveness, do not plant dry root balls.

2. Carefully remove plant from the container. Cut tin containers, other than knock-out can, on two sides with the proper type of can cutter to facilitate removal of plants with a minimum of root ball disturbance. Support root ball during installation to prevent cracking.

3. Pry off bottom boards of boxed trees rather than hammering boards off. Boxed plants may not be planted with the bottom or sides of the box in place, unless authorized in writing by the Landscape Architect.

B. SCARIFICATION

1. Plant Pit: Scarify sides of plant pit thoroughly breaking up surface and eliminating "glazed" areas.

2. Plant Root ball: After removing plant from container, scarify the sides of the root ball to a depth of 1 inch at four to six equally spaced intervals around the perimeter of the ball or at 12-inch intervals on the sides of the boxed material. Cut and removed circling roots over 3/8 inch diameter. Scarification should be performed with a sharp soil knife.

C. PLANTING

1. For trees, backfill plant pit to allow crown of root ball to settle to a position even with finished grade. Thoroughly tamp backfill under root ball to reduce settling, and on sides of root ball. Prepare a raised basin as wide as the root ball at each tree for watering prior to shrub and ground cover planting. Refer to detail.

2. Place fertilizer packets evenly in plant pits when backfilled.

3. All shrubs and vines shall be set so that when settled the root balls are 1" above finished grade. Provide basin, refer to detail.

4. When plant pits have been backfilled approximately 2/3 full, water thoroughly and saturate root ball, before installing remainder of the backfill mix on top of pit, eliminating air pockets.

5. Remove nursery type plant labels from plants.

6. For trees in lawn areas, keep a 2' diameter circle centered on the tree trunk free of turf and weeds. Use a precise template covering the area outside of the 2' circle if applying herbicide to prevent overspray dieback.

D. STAKING AND GUYING

1. Trees shall be able to stand upright without support, and shall return to the vertical after their tops have been deflected horizontally and released. Immediately stake trees which do not meet this qualification, as well as plants that are subject to breakage as a result of strong winds.

2. Trees shall remain plumb and straight from installation throughout the maintenance and warranty period.

3. Refer to standard details for staking and guying requirements.

4. Auxiliary Tree Stakes: Some trees may require an auxiliary or leader tree stake in addition to the stakes shown in the standard details. This will be determined by the Owner's Representative; this work is part of the Contract Price.

5. Multi-Trunk Trees: At the option of the Owner's Representative, an alternate form of staking on multi-trunk trees will consist of three tree stakes placed adjacent to the main trunks and at a similar angle. Existing nursery leader stakes or auxiliary tree stakes may or may not be required. An encircling tree tie may or may not be required. This alternate staking method is part of the Contract Price.

6. Staking Mock-Up: Prior to proceeding with staking, prepare for approval by the Owner's Representative one sample of each type of staking to be used on the project. These mock-ups will represent the standard that staking will be compared to. The Contractor will have his employees become thoroughly familiar with the mock-up prior to general staking operations.

4.01 PLANTING OPERATIONS - PALMS

A. PLANTING

1. Arrange delivery time so a minimum amount of time elapses between delivery site and installation (maximum of 3 days). Use necessary precautions to protect palms from weather or other conditions that would damage or impair vigor. Crowns and root balls should be protected from sun and reflected heat; avoid storing on paved surfaces. Covering material, such as 90% shade cloth or burlap, should permit air movement; do not use plastic or rubberized tarpaulins. Water root balls lightly as required during hot weather. Do not stack palms.

2. Measure and record brown trunk height on a tag firmly attached to each tree. These tags are to remain on the tree until approved by the Owner's Representative to remove them.

3. Segregate palms by height as they are delivered to the site if requested.

4. Do no bind or lift palms with rope, wire or chains, use only nylon or fabric sling/straps a minimum of 4" wide. Scarring caused by inappropriate handling and judged unacceptable by the Landscape Architect will cause rejection of the palms. Replacement will be at the expense of the Contractor.

5. Prepare proper size plant pit and test for drainage as described previously.

6. Backfilling: Tap moistened sand backfill at bottom of hole to compact. Insert tree and backfill palm with clean washed concrete sand as shown on the Drawings. Continuously adjust palm to ensure a plumb and securely planted condition. Solidly compact sand around the upper ball and portions of buried trunk while backfilling. Jet sand backfill as required to remove air pockets. Leave basins around each tree unless otherwise directed by Landscape Architect. Coordinate installation of irrigation sleeves, etc. with planting operations.

7. Water immediately and continuously as required to ensure optimum soil moisture levels. Soil moisture levels below grade to be checked regularly with soil probe or other approved method.

8. Staking of palms is not permitted without authorization of the Owner's Representative. If staking is permitted, stakes will be of similar size and stained in a color approved by Owner's Representative; cost of staking palms is not part of the work and will be covered by a Change Order.

9. Untying Fronds: The string trying the fronds should, in general, be cut 45-60 days after planting during the hot months and after 90 days during the winter months. Coordinate with Owner's Representative and palm supplier prior to untying fronds. Do not trim the palms for 30 days after untying them.

10. Exercise extreme caution when pruning, if any, is performed to prevent spread of vascular diseases. Dip pruning tools in a sterilizing agent before pruning and before moving from one palm to another.

11. Contractor is to carefully coordinate with Owner's Representative to locate palms within palm groves so that variation in brown trunk height is graduated across the groves or lines of palms. In a grove with similar height palms, the maximum brown trunk height variation is adjacent palms is 12". Coordinate with Owner's Representative to adjust palms with acceptable trunk curvature so that visual impact is minimized.

12. Initial and on-going disease prevention is required; this may include drenching the crown with a fungicide such as "Benlate" and/or soil application of a fungicide such as "Subdue". Contractor is responsible for coordinating these treatments with palm suppliers and Owner's Representative, and for the cost of disease prevention techniques.

13. Apply 4 to 6 lbs. of fertilizer 45 days after planting. Do not fertilize at initial planting. Inject fertilizer below root zone of surrounding lawn area.

14. Palm trees specified as Washington hybrids are to be skinned and are to have a minimum trunk diameter of 16". Measure 4' high from top of root ball.

4.09 WATERING

Plantings shall be watered immediately after planting. After first watering, water shall be applied to plants as conditions may require to keep the plants in a healthy and vigorous growing condition until completion of the contract

4.10 PRUNING

Prune plants only at time of planting and according to standard horticultural practice to preserve the natural character of the plant. Pruning is to be done with the approval and under supervision of the Owner's Representative. Remove dead wood, suckers, broken or badly bruised branches or to develop a uniform appearance. Use only clean, sharp tools. Paint cuts over 3/4" diameter with tree paint, covering exposed, living tissue, if required by owner's Representative. Do not prune evergreen trees and shrubs after October 1st, except to remove dead or diseased tissue; wait until late winter or early spring after danger of significant freezing is past.

4.11 PROTECTION OF PROJECT

A. Do not store material or equipment, permit burning, or operate or park equipment under the branches of existing plants to remain.

B. protect pavement and other hard surfaces from staining by equipment or chemicals during storage and application.

C. provide barricades, fences or other barriers as necessary at the drip line to protect existing plants re remain from damage during construction.

D. The Contractor shall carefully and continuously protect and maintain all areas included in the contract, including lawn areas, plant materials, etc. until final acceptance of the work by Owner's Authorized Representative.

E. The maintenance foreman on the job shall be a competent English-speaking supervisor, experienced in landscape maintenance and capable of discussing matters on the job site.

F. Workman shall present a neat appearance at all times and shall conduct all work operations and dealings with the public in a courteous manner. Workman shall by fully clothed at all times.

G. Inspection
A final inspection shall be called at the end of planting operations and the maintenance period for the purpose of determining compliance with plan and specification intent, workmanship and clean-up. Owner's Authorized Representatives shall receive written verification of inspection dates, and corrections required to work and limits of inspected area before acceptance of corrective work.

4.12 GUARANTEES

A. The Contractor shall guarantee all plant material for a period of 90 days after final inspection and acceptance by the Landscape Architect. All box trees shall be guaranteed from date of acceptance for a period of one year or according to established through procedures by the Landscape Architect. Landscape Maintenance Contractor is to take appropriate action when any tree appears to be in stress. This action is to include soil and tissue samples to determine the nature of the problem.

B. The Contractor shall, within ten (10) days of written notification by landscape Architect, remove and replace all guaranteed plant material which for any reason fails to meet the requirements of the guarantee. Replacement shall be made with plant materials originally specified and shall meet original guarantees.

5.01 GROUNDCOVER

A. PLANTING

1. Ground cover plants shall have been grown in flats and shall remain in those flats until time for transplanting. At time of transplanting, the flat soil shall contain sufficient moisture so that the soil does not fall apart when lifting plants from the flat. Each plant shall be planted with it's proportionate amount of the flat soil in a manner that will insure a minimum of disturbance to the root system.

2. Ground cover plants shall be allowed to dry out before or while being planted specified in ground cover list on landscape plan.

3. Ground cover shall be planted sufficiently deep to cover all roots and spaced as specified in ground cover list on landscape plan.

4. Install in neat, evenly spaced rows in triangular layout, or as shown in the Drawings.

5. Top-dress Fertilizer (N-P-K ratio of 3:3:1). Apply at the rate of 1lb. Nitrogen per 1,000 sq. ft. Immediately after completion of planting.

6. Watering: Immediately water groundcover areas after fertilizer application to wash fertilizer off leaves.

MAINTENANCE

A. Subcontractor shall adhere to the following maintenance specifications during the established period. Plant maintenance work shall consist of application of water, weeding, caring for, edging and mowing of lawns and performing the following final plant establishment work.

1. The entire project is to be maintained for a period of approximately 60 calendar days, commencing from Owner's Representative and Contractor's Preliminary Walk.

2. During the final maintenance period, all plants and planted areas shall be kept well-watered and weed free at all times.

3. Approximately 30 to 45 days after initial planting, apply a slow release balanced fertilizer to both the turf and shrub area at a rate of 1/2# of nitrogen per 1,000 square feet.

4. Subcontractor shall be responsible for disease and pest control during the maintenance period and a record of pesticides used shall be furnished to Owner's Representative.

5. Subcontractor shall raise or lower sprinkler heads to proper level and shall adjust heads as needed for full coverage.

6. Grass is to be mowed before it exceeds 2^ in height. Collect visible grass clippings mowing operations and remove from site.

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OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT · STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE SPECIFICATIONS B

DESIGNED	FG
DRAWN	FG
CHECKED	CH & KH
DATE	05/15/25
SCALE	N.T.S.
JOB NO.	22057

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IRRIGATION SPECIFICATIONS

1.01 GENERAL CONDITIONS

The requirements of the "General Conditions of the Contract" shall apply to all work of this Section with the same force and effect as though repeated in full herein.

1.02 DESCRIPTION

A. SCOPE OF WORK:

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.03 QUALITY ASSURANCE & REQUIREMENTS

A. PERMITS AND FEES:

The Contractor shall obtain and pay for any and all permits and all inspections as required.

B. MANUFACTURER'S DIRECTIONS:

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. ORDINANCES AND REGULATIONS:

All local, municipal and state laws, and rules and regulations governing to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. EXPLANATION OF DRAWINGS:

1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of this work and plan his work accordingly, furnishing such fittings etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The Work shall be installed in such a matter as to avoid conflicts between irrigation systems, planting, and architectural features.

2. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

3. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility of any revision necessary.

1.04 SUBMITTALS

A. MATERIALS LIST:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No Substitution will be allowed without prior written approval by the Owner's Authorized Representative.

2. A complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used. Irrigation submittal must be specific and complete. All items must be listed and should include solvent/primer, wire, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.

3. The Contractor may submit substitutions for equipment and materials listed on the irrigation drawings by following procedures as outlined in Section 6 of the Irrigation Specifications.

4. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

5. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.

6. Manufacturer's warranties shall not relieve the Contractor of this liability under the guarantee. Such warranties shall only supplement the guarantee.

B. RECORD AND AS-BUILT DRAWINGS:

1. The Contractor shall provide and keep up to date a complete "as-built" record set of blueline prints which shall be corrected daily and show every change from the original drawings and specifications and the exact 6as-built^ locations, sizes, and kinds of equipment. Prints may be obtained from the Architect at cost. This set of drawings shall be kept on site and shall be used only as a record set.

2. The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc., the location of the following items:

   a. Connection to existing water lines.
   b. Connection to existing electrical power.
   c. Gate valves.
   d. Routing of sprinkler pressure lines (dimensions max. 100' along routing).
   e. Electric control valves.
   f. Routing of control wiring.
   g. Quick coupling valves.
   h. Other related equipment as directed by the Owner's Authorized Representative.

3. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed plans to the Owner's Authorized Representative. Delivery of the sepias will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. EQUIPMENT TO BE FURNISHED:

1. Supply as part of this contract the following:
   a. Two (2) keys for each field satellite to the controller
   b. Two (2) quick coupler keys
   c. Ten (10) emitters of each type in legend
   d. Six (6) bubblers
   e. Six (6) spray heads of each type in legend

2. The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received these items must be shown to the Owner's Authorized Representative.

1.05 PRODUCT DELIVERY STORAGE AND HANDLING

A. HANDLING OF PVC AND FITTINGS:

The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

1.06 SUBSTITUTIONS

A. If the Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information of the Owner's authorized representative for review:

1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.

2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.

3. Provide the amount of cost savings if the substituted item is approved.

B. The Owner's authorized representative shall have the sole responsibility in accepting or rejecting any substituted item as an approved equal to those equipment and materials listed on the irrigation drawings and specifications.

1.07 GUARANTEE

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the following form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. A copy of the guarantee form shall be included in the operations and maintenance manual.

C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT:
LOCATION:
SIGNED:
ADDRESS:
PHONE: DATE OF ACCEPTANCE:

IRRIGATION PRODUCTS

2.01 MATERIALS

A. GENERAL:

Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. PVC PRESSURE MAIN LINE PIPE AND FITTINGS:

1. Pressure main line piping shall be PVC Schedule 40 (2", 3" - Class 315, 4" and larger - Class 200 Bell) with solvent welded joints. PVC pipe for irrigation systems serviced from the domestic water supply system shall be white in color. Refer to irrigation plans for additional information.

2. Schedule 40 pipe shall be made from NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specifications PS-22-70.

3. PVC solvent-weld fittings shall be Schedule 40, I-2, II-I NSF approved conforming to ASTM test procedure D2466.

4. Solvent cement and primer for PVC solvent- weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.

5. All PVC pipe must bear the following markings:
   a. Manufacturer's name
   b. Nominal pipe size
   c. Schedule or class
   d. Pressure rating in P.S.I.
   e. NSF (National Sanitation Foundation) approval

6. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC NON-PRESSURE LATERAL LINE PIPING AND FITTINGS:

1. Non-Pressure buried lateral line piping shall be PVC Class 200 with solvent-weld joints in planted areas. PVC pipe for irrigation systems serviced from the local water agency's domestic water system shall be white in color. Refer to irrigation plans for additional information.

2. Pipe shall be made from NSF approved, Type I, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-70 with an appropriate standard dimension ratio.

3. Except as noted in paragraphs 1 and 2 of Section 2C, all requirements for non-pressure lateral line piping and fittings shall be the same as for the solvent-weld pressure main line pipe and fittings as set forth in Section 2B of these specifications.

D. BRASS AND PIPE FITTINGS:

1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.

2. Fittings shall be red brass conforming Federal Specification WW-P-351.

E. COPPER PIPE FITTINGS:

1. Pipe: Type K Hard tempered

2. Fittings: wrought, copper, solder joint type

3. Joints shall be soldered with silver solder, 45% silver, 15% copper, 16% zinc, 24% cadmium, solidus at 1125 1/8 and liquids at 1145 1/8 F.

F. GATE VALVES:

1. Gate valves 3" and smaller shall meet the following requirements:

   a. Gate valve shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non-rising stem, and solid wedge disc.

   b. Gate valve shall have threaded ends and shall be equipped with a bronze handwheel.

   c. Gate valve shall be similar to those manufactured by NIBCO or approved equal. Refer to plans.

2. All gate valves shall be installed per installation details.

G. QUICK COUPLING VALVES:

1. Quick controlling valves shall have a brass, one or two-piece body designed for working pressure of 150 P.S.I.

2. Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.

3. Quick coupling valves used on domestic water systems shall be equipped with a thermoplastic rubber cover yellow in color.

H. BACKFLOW PREVENTION UNIT (DOMESTIC WATER SYS. ONLY)

1. Backflow prevention unit shall be of size and type indicated on the irrigation drawings. Install backflow prevention unit in accordance with irrigation construction details.

2. All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local code. The Contractor shall verify with the local governing body as to material type and installation procedures prior to start of construction. Submit shop drawing for approval.

I. CHECK VALVES:

Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drain-out from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. VALVE WIRING:

1. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

Size: 10 GA - Common
14 GA - Pilot

2. Where more that one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.

3. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching wire conductors.

4. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.

K. ELECTRIC CONTROL VALVE:

1. All electric control valves shall be the same size and type shown on the Drawings.

2. All electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

4. CHRISTY I.D. TAG NOTE: Landscape Contractor is to special order Christy's Maxi Tags. Tags shall be white in color and are to be marked with valve numbers.

L. VALVE BOX:

1. Refer to details.
Extension sleeve shall be PVC with minimum size of six (6) inches.

2. Refer to details.
Use 10" DIA deep round plastic valve box for all quick coupling valves.

M. BUBBLER HEAD:

1. Riser units shall be fabricated in accordance with the installation details.

2. Riser nipples shall be SCH 80 for all bubbler heads shall be the same size as the riser opening in the sprinkler body.

3. All bubbler heads of the same type shall be the same manufacturer.

N. DRIP EMITTERS, EMITTER TUBING AND FITTINGS:

1. Emitter body shall be manufactured of durable plastic construction resistant to ultra-violet rays and a highly inert silicone elastometer diaphragm which is resistant to chemicals. The emitter shall have a color-coded inlet barb to identify flow rate and shall be pressure compensating for a rated flow of + 10% over a pressure variant of 15 to 45 P.S.I. Emitters shall for irrigation legend.

2. Non-pressure lateral line piping for drip systems shall be Class 200, white in color for domestic water, with PVC tee fittings. Refer to details.

3. Install flush valves at terminus of each drip line run per plan.

4. Provide filtration and pressure regulation for each drip system. Refer to drawing for equipment types and sizes required.

O. MISCELLANEOUS IRRIGATION EQUIPMENT:

1. Refer to the Drawings for sizes and types of miscellaneous irrigation equipment.

2. All miscellaneous irrigation equipment shall be as specified or approved equal.

IRRIGATION - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the Owner's Authorized Representative prior to proceeding with work under this Section.

B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.

C. Coordinate installation of sprinkler irrigation materials including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.

D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.02 PREPARATION

A. PHYSICAL LAYOUT:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.

2. All layout shall be reviewed by the Owner's Authorized Representative prior to installation.

B. WATER SUPPLY:

1. The irrigation system shall be connected to residence meter as indicated on the drawings.

2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

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TYLER LANE
COACHELLA, CA 92236

PROJECT: SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

SHEET TITLE: IRRIGATION SPECIFICATIONS A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/15/23
SCALE	N.T.S.
JOB NO.	22057

SHEET L3.2 OF

Item 2.

IRRIGATION SPECIFICATIONS

3.03 INSTALLATION:

A. TRENCHING

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.

2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of 2 1/2 - inch nominal diameter or smaller.

3. Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of 3-inch nominal diameter or larger.

4. Provide for a minimum of twelve (12) inches for all non-pressure lines.

5. Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. BACKFILLING:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Owner's Authorized Representative.

4. If settlement occurs and necessitates adjustments in pipe, valves sprinkler heads, lawn plantings, or other installed work, the Contractor shall make all required adjustments without cost to the General contractor.

C. TRENCHING AND BACKFILL UNDER PAVING:

1. Trenches located under areas where paving, asphaltic concrete, or concrete will be installed, shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Owner's Authorized Representative. No hydraulic driving will be permitted under concrete paving.

3. Provide for a minimum cover of eighteen (18) inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

D. ASSEMBLIES:

1. Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per the Drawings.

2. Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Owner's Authorized Representative.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use the threaded PVC adapters into which the pipe may be welded.

E. LINE CLEARANCE:

1. All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. CONTROLLERS:

1. Refer to Irrigation Plans for controller information.

G. QUICK COUPLER / GATE VALVES:

1. Install quick coupler and gate valves in a separate 10" DIA round box. Where possible, locate valves shall be located in shrub areas.

2. Each quick coupler and gate valve box is to be branded with "QV" for quick couple and "GV" for gate valve 2" letters.

H. ELECTRIC CONTROL VALVES:

1. Install each electric control valve in a separate valve box. Where possible, electric control valves shall be located in shrub areas, not in turf or annual color areas. Refer to Detail.

2. Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes.

3. Each valve number shall be heat branded on valve box lid with 2" tall letters.

I. FLUSHING OF SYSTEM:

1. After all new sprinkler pipe lines are risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Authorized Representative.

J. SPRINKLER HEADS:

1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.

2. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.

3.04 TEMPORARY REPAIRS

The Owner's Authorized Representative reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right by the Owner's Authorized Representative shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to tree should be closed within twenty-four (24) hours; and where this not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. ADJUSTMENT OF THE SYSTEM:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contractor shall be accomplished with ten (10) days after notification by the Owner's Authorized Representative or Landscape Architect.

4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.

B. TESTING OF THE IRRIGATION SYSTEM:

1. The Contractor shall request the presence of the Owner's Authorized Representative in writing at least 48 hours in advance of testing.

2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.

NOTE: Testing of pressure main lines shall occur prior to installation of the electric controls valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.

4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Owner's Authorized Representative. No pipe shall b backfilled until it has been observed, tested and approved in writing.

6. Furnish necessary force pump and all other test equipment.

7. When the irrigation system is completed, perform a coverage test in the presence of the Owner's Authorized Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations form the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Authorized Representative. This test shall be accomplished before any ground cover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting. (With the exception of areas irrigated by drip.)

B. The Owner's Authorized Representative reserves the right to wave or shorten the operation period.

3.08 CLEAN- UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage occurring to the work of others shall be repaired to original conditions.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

A. The Contractor shall operate each system in its entirety for the Owner's Authorized Representative and the Maintenance Contractor at time of final observation. Any items deemed not acceptable by the owner's Authorized Representative shall be reworked to the complete satisfaction of the Owner's Authorized Representative.

B. The Contractor shall show evidence to the owner's Authorized Representative that the Owner has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Owner's Authorized Representative in advance for the following observation meetings, according to the time indicated:

1. Pre-Job Conference - 7 days
2. Pressure supply line installation and testing - 48 hours
3. Control wire installation - 48 hours
4. Lateral line and sprinkler installation - 48 hours
5. Emitter system installation - 48 hours
6. Coverage test - 48 hours
7. Final site observation - 48 hours

B. When site observations have been conducted by a party other than the Owner's Authorized Representative, show evidence in writing of when and by whom these observations were made.

C. No site observations will commence without record drawings. In the event the Contractor calls for a site visit without record drawings, without completing previously noted corrections, or without preparing the system for said visit, he shall be responsible for reimbursing the owner's Authorized Representative at his current hourly billing rate, portal to portal (plus transportation costs), for the inconvenience. No further site observations will be scheduled until this charge has been paid and received.

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TYLER LANE
COACHELLA, CA 92236

PROJECT: SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

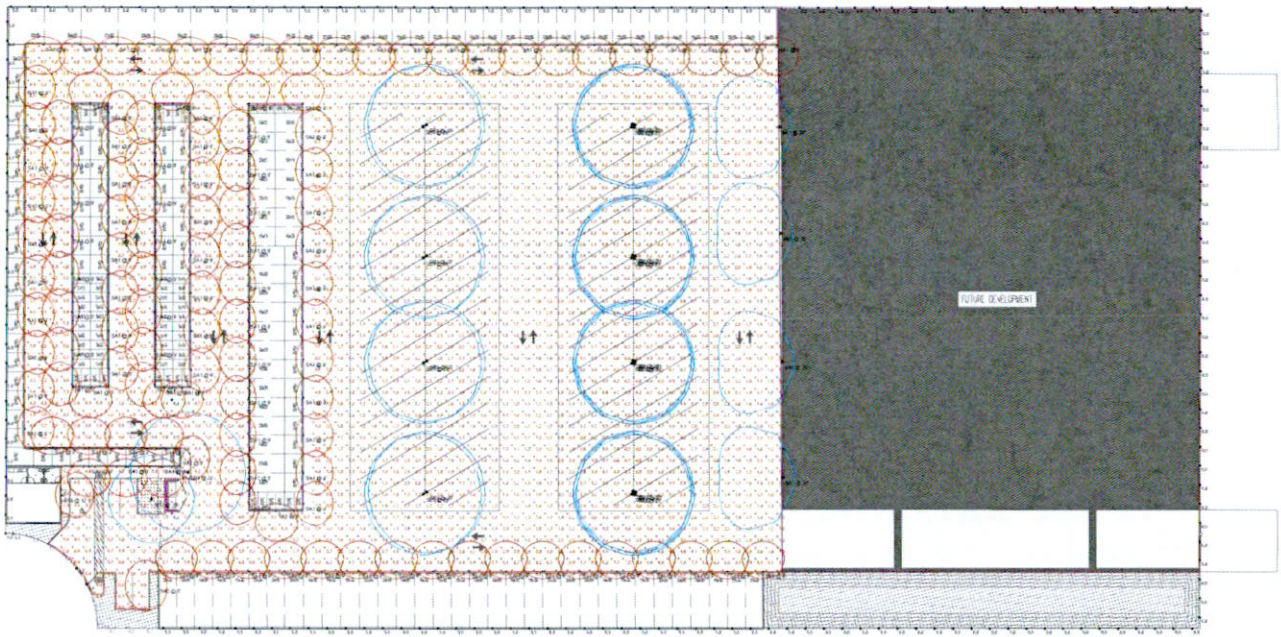
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SHEET TITLE: IRRIGATION SPECIFICATIONS B

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/15/25
SCALE	N.T.S.
JOB NO.	22057

SHEET L3.3 OF

Item 2.



PHOTOMETRIC PLAN - PHASE I
1"=30'-0"

ELECTRICAL POWER DEMAND		208 /120V, 1PHASE, 3W
LIGHTING LOAD	2.81	KVA
NET TOTAL DEMAND LOAD	2.81	KVA
AT 240/120V, 1-PHASE, 3-WIRE	12.54	AMPS

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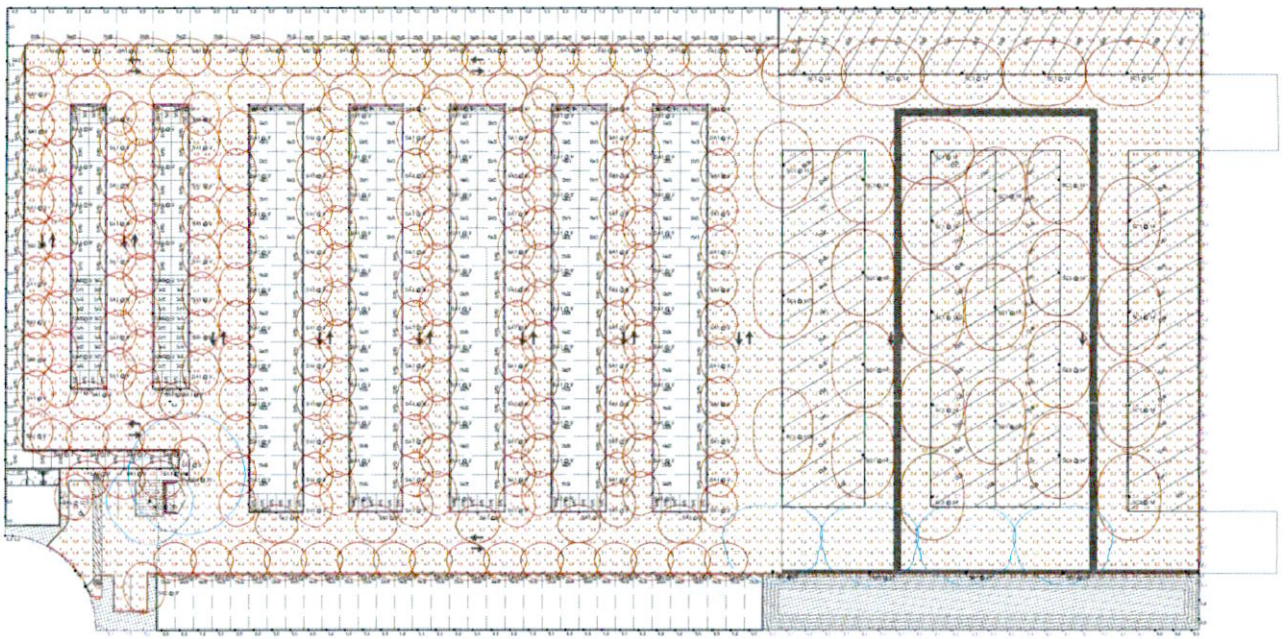
TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

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ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	
STATUS:	PLANN.

PH-1



PHOTOMETRIC PLAN - PHASE II
1"=30'-0"

ELECTRICAL POWER DEMAND		208 /120V, 1PHASE, 3W
LIGHTING LOAD	3.53	KVA
NET TOTAL DEMAND LOAD:	3.53	KVA
AT 240/120V, 1-PHASE, 3-WIRE	16.99	AMPS

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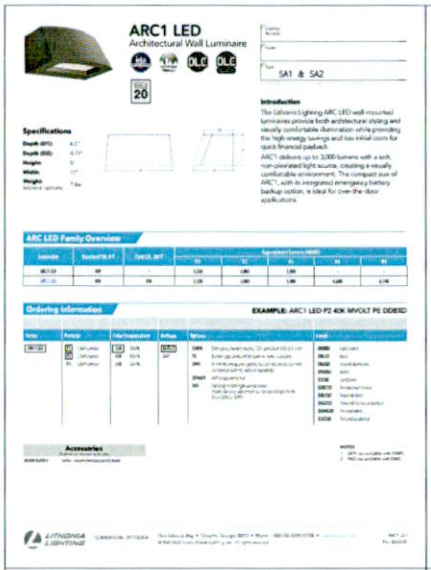
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COACHELLA, CA 92236
APN#: 763-141-016

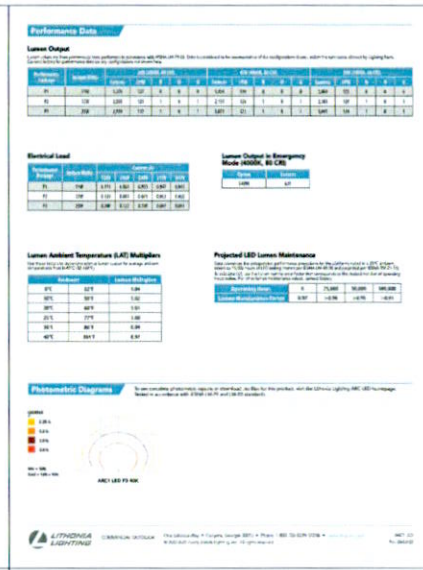
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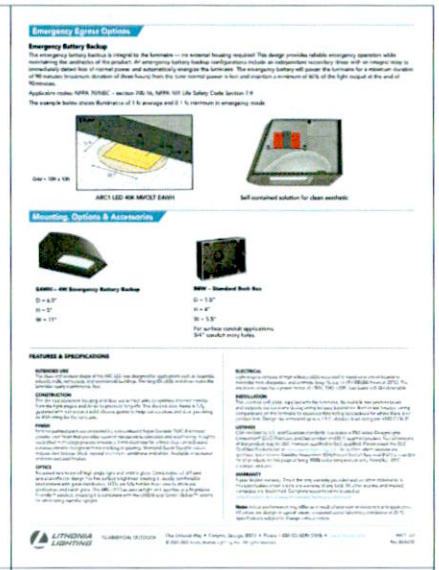
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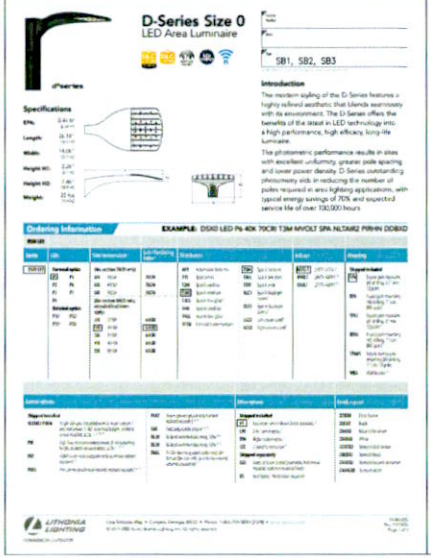
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PLOT DATE	2023-03-17
CAD FILE	
JOB NUMBER	22-064
CHECKED	
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STATUS	PLANN

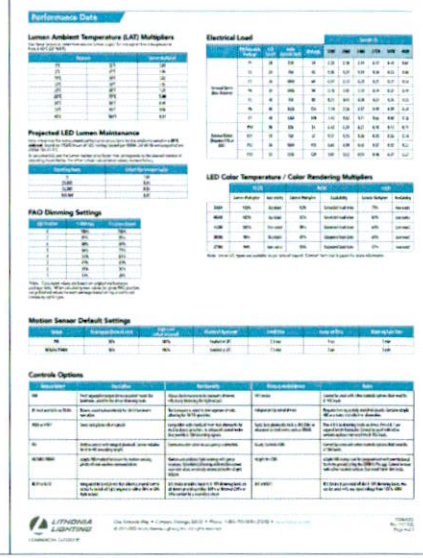
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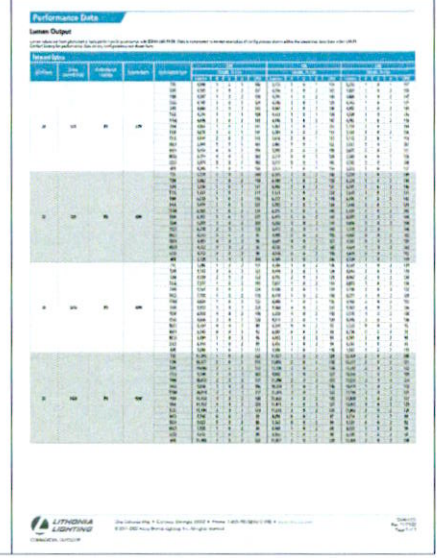












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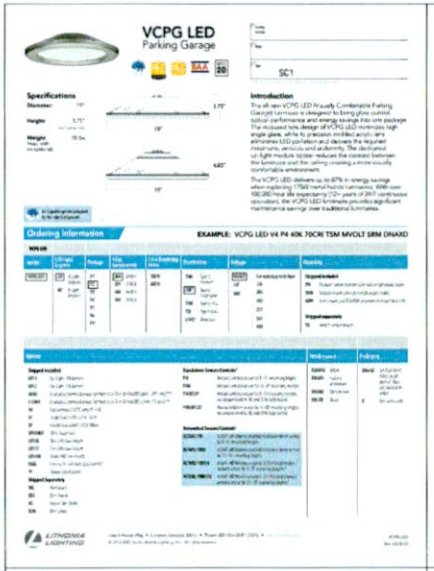
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ISSUE DATES
DESIGN APPROVAL:
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BID DOCS:
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24"x36" SCALE:	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
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DRAWN:	
STATUS:	PLANN.

PH-3

Item 2.



VCPG LED
Parking Garage

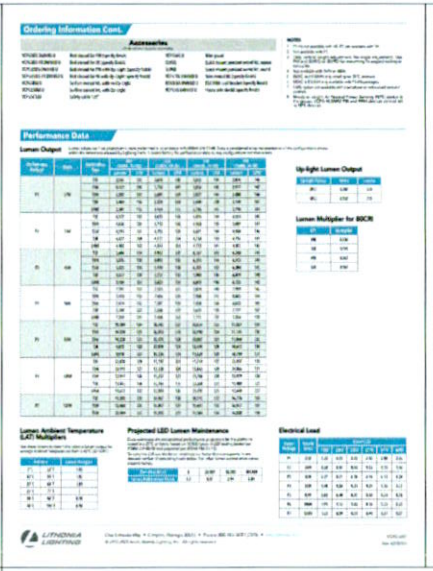
SC1

Specifications

Introduction

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DNAXD



Ordering Information Cont.

Accessories

Performance Data

Lumen Output

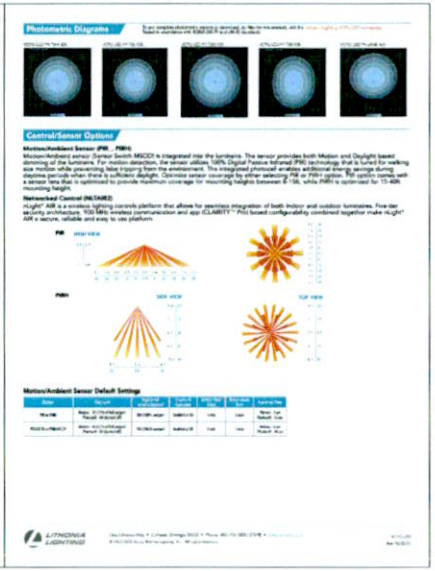
Up-light Lumen Output

Lumen Multiplier for 80CRI

Lumen Ambient Temperature (LAT) Multipliers

Projected LED Lumen Maintenance

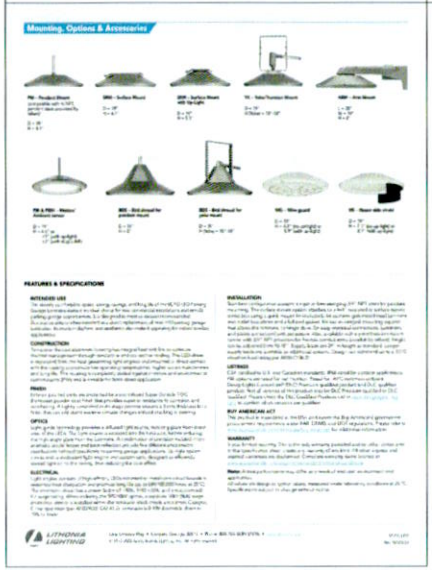
Electrical Load



Photometric Diagrams

Control/Sensor Options

Motion/Ambient Sensor Default Settings



Mounting, Options & Accessories

FEATURES & SPECIFICATIONS

INTENDED USE

CONSTRUCTION

FINISH

OPTICS

ELECTRICAL

INSTALLATION

LISTINGS

BUY AMERICAN ACT

WARRANTY

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SUNRIDGE SELF-STORAGE EXPANSION

TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

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ISSUE DATES

DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
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BID DOCS:	
CONSTR. DOCS:	

SHEET SCALE:	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
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STATUS:	PLANN.

PH-4

STAFF REPORT
10/15/2025

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

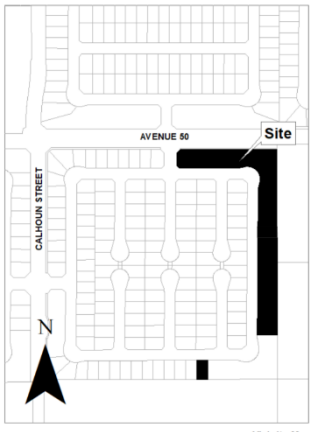
SUBJECT: Resolution No. PC 2025-16: Request for conditional approval of AR25-08 Mariposa Pointe - CVHC for the architectural review of 24 homes at the southwest corner of Avenue 50 and Calhoun Street, located at Assessor's Parcel Number (APN): 779-272-001 thru -016, and 779-301-001 thru –008, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Coachella Valley Housing Coalition – Pedro S. G. Rodriguez.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC2025-16 approving Architectural Review No. 25-08 for 24 proposed homes at the southwest corner of Avenue 50 and Calhoun Street, located at Assessor's Parcel Number (APN): 779-272-001 thru -016, and 779-301-001 thru –008, and

BACKGROUND:

On April 28, 2021, the City Council approved the purchase and sale agreement for Tentative Tract Map (TTM) No. 32074 for the sale of this tract to D.R. Horton which included as a covenant that not less than 15% of the total number of residential units developed on the property shall be sold or rented at an affordable housing cost. 15% of the 155 units approved for TTM No. 32074 is approximately 24 units. The parcels were sold to Coachella Valley Housing Coalition (CVHC) to construct affordable housing units at these properties.



Vicinity Map

DISCUSSION/ANALYSIS:

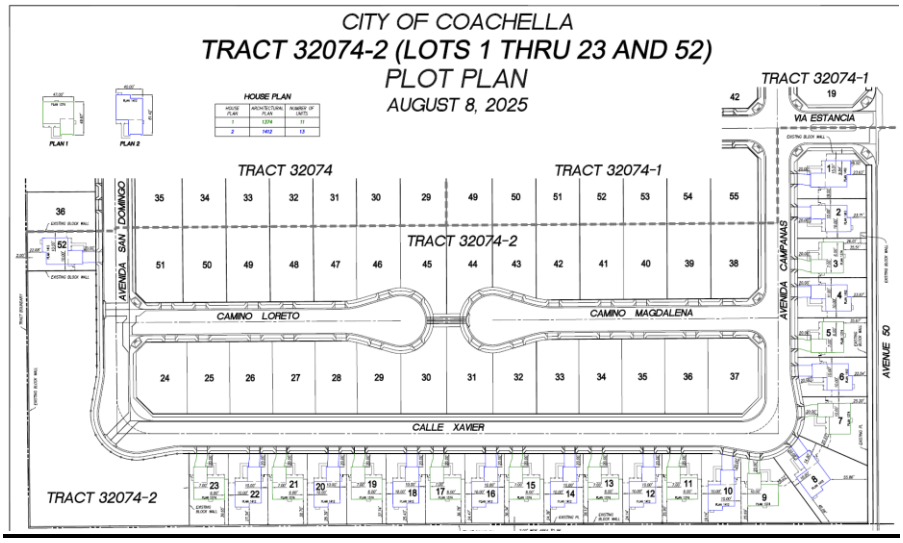
The surrounding land uses and zoning designations are as follows:

North: Bella Canto residential community (S-N, Suburban Neighborhood).
South: Residential Parcel (G-N General Neighborhood).

East: Vacant land and Pyramid Ranch residential community (G-N General Neighborhood)
West: Mariposa Pointe residential community (S-N, Suburban Neighborhood).

Site Plan

The exhibit below illustrates the proposed development of the remaining 24 lots at the Mariposa Pointe community as part of the CVHC project. The site plan includes 2 distinct floor plans that will include 3 distinct elevations for the proposed 24 one-story homes. A copy of the site plan is included below:

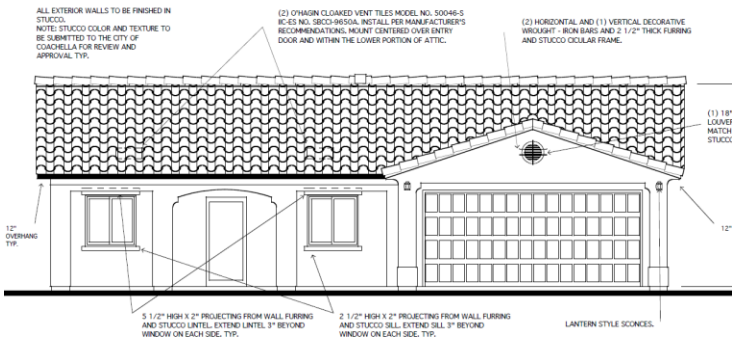


Architecture

The Mariposa Pointe – CVHC project includes three distinct elevations for the proposed development of 24 one-story homes. The architectural plans include a Spanish architectural style that is compatible with the existing homes at the community and include the following design options:

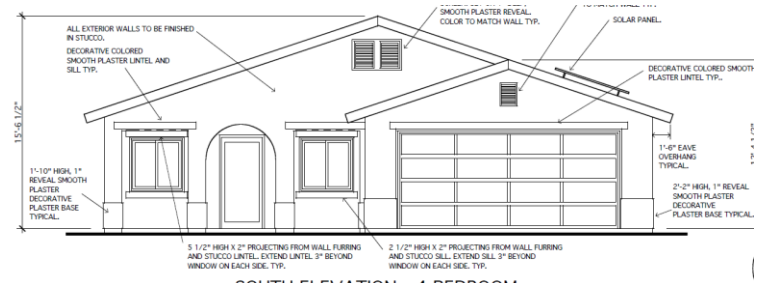
Plan 1 - One-Story (4-Bedroom, 2-Bath) residence with 1,844 sq. ft. of floor area
Plan 2 - One-story (4-Bedroom, 2-Bath) residence with 1,882 sq. ft. of floor area
Plan 2 Alt - One-story (4-Bedroom, 2-Bath) residence with 1,882 sq. ft. of floor area.

Plan 1 provides a hipped and gable roof at the front elevation, while Plan 2 and Plan 2 Alt provide a gable roof at the front elevation. Plan 2 Alt features an additional entry canopy with a raised roofline, creating a distinct and separate elevation style. All three floor plans provide three distinct façade materials as required by the conditions of approval for the project, which include metal decorative louvers, sand/float stucco finish, and a decorative tile element.



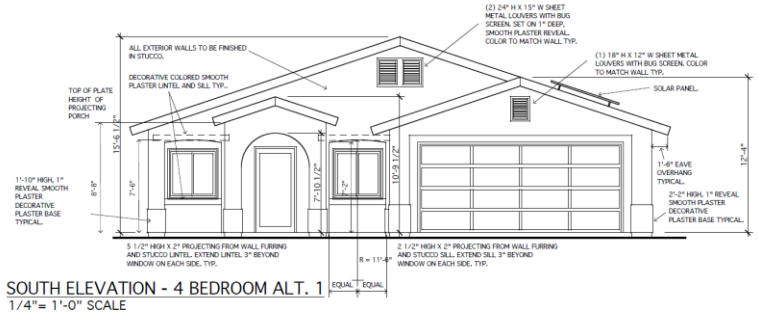
FRONT - SOUTH ELEVATION - 4 BEDROOM TYPE MORN 1
1/4"= 1'-0" SCALE

Figure 1 - Plan 1



SOUTH ELEVATION - 4 BEDROOM
1/4"= 1'-0" SCALE

Figure 2 - Plan 2



SOUTH ELEVATION - 4 BEDROOM ALT. 1
1/4"= 1'-0" SCALE

Figure 3 - Plan 2 Alt

Wall and Fence Plan

Per the conditions of approval for this project, the applicant is required to revise the block wall plans for block walls facing the public street to be compatible with the existing development. See condition of approval below:

10. *The decorative masonry walls for those portions visible to a street shall be revised to consist of a split face block wall with a decorative 4" block wall cap for the exterior fence, and a metal gate. The design and color of the fencing visible from the public R.O.W to be compatible with the fencing at the existing neighborhood. CMU grout color to match block color.*

Landscaping

Each lot will provide front yard landscaping as illustrated on Figure 4 below. Each front yard will include a Thornless Chilean Mesquite and a Museum Palo Verde and will be landscaped with shrub varieties and ¾ Mojave Gold crushed rock to be compatible with the existing community.

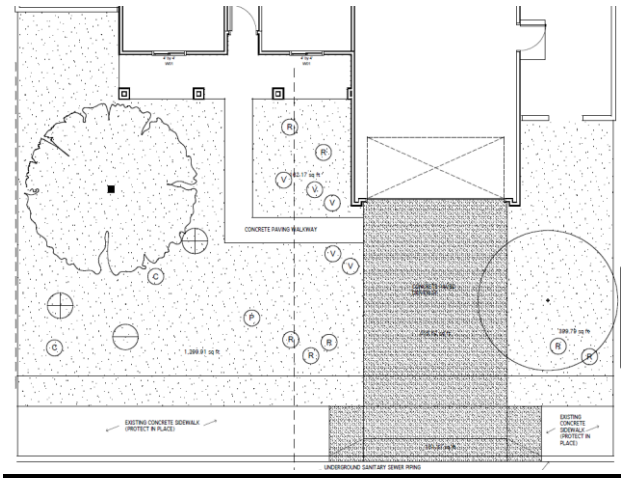


Figure 4 - Front Yard Typical Landscape Plan

Consistency with General Plan and Zoning

The project site is currently zoned Suburban Neighborhood (S-N) which implements the Suburban Neighborhood land use designation of the General Plan. The S-N zone permits detached single-family development, and this project is to complete the existing Mariposa Pointe community, TTM 32074. The project meets setback requirements, as the project provides a minimum 20-foot front yard setbacks, minimum 5-foot side yard setbacks, and minimum 20-foot rear yard setbacks. Lot 10 provides a 19.14-foot setback which qualifies for a minor modification and is included as part of this project.

The project site is required to meet the requirements of Section 16.32.170 – New development and redevelopment which shall apply to proposed changes in product sizes within single-family tracts in which a previously approved product was constructed. The existing Mariposa Pointe community provided floor areas that ranged from 1,898 SF – 2,435 SF, while the project homes range from 1,374 SF – 1,412 SF. Since the project proposes a degree of change of approximately 36%, the project is required to be reviewed by the Planning Commission. The project is required to be compatible with the existing architecture, wall, and fence plans of the existing development, and shall provide a transition area. The transition area is achieved by this project, as the home with the closest design and size to the existing community are provided at the lots nearest to the existing homes at the community.

The project is required to be in compliance with Section 17.19 – Supplemental Standards for Single-Family Residential and Section 17.13 S-N Suburban Neighborhood. The project is compliant with the Coachella Municipal Code design and development standards, see Attachment 3 for municipal code requirements analysis.

PROPOSED FINDINGS:

Architectural Review

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

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

2.The proposed project complies with zoning regulations;

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

4.The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and

5.The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character

PUBLIC HEARING NOTICE:
A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on October 5, 2025, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on September 29, 2025, pursuant to Chapter 15.48.100 of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL ASSESSMENT:

Environmental Initial Study No. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on June 9, 2004. The proposed residential construction is consistent with the project evaluated under EIS No. 04-06. The Planning Division has determined that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.

ALTERNATIVES

1) Approve Resolution No. PC2025-16 approving Architectural Review No. 25-08 with the findings as recommended by Staff.

2) Approve Resolution No. PC2025-16 approving Architectural Review No. 25-08 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.

3) Deny Resolution No. PC 2025-16 and request that staff prepare a Planning Commission Resolution for Denial of Architectural Review No. 25-08.

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

Attachments:

1. Resolution PC 2025-16
    a. Exhibit A – Conditions of Approval
    b. Exhibit B – Development Plan Set
2. City Council Resolution No. 2004-35
3. Municipal Code Requirements Analysis
4. Degree of Change of Product Size Analysis

RESOLUTION NO. PC 2025-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 25-08 FOR THE MARIPOSA POINTE CVHC PROJECT FOR THE ARCHITECTURAL REVIEW OF 24 HOMES AT THE SOUTHEAST CORNER OF AVENUE 50 AND CALHOUN STREET, LOCATED AT APN: 779-272-001 THRU -016, AND 779-301-001 THRU –008, AND CERTIFYING THAT THE PROJECTS INITIAL STUDY WITH MITIGATED NEGATIVE DECLARATION IS IN COMPLIANCE WITH SECTION 15073 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: COACHELLA VALLEY HOUSING COALITION – PEDRO S. G. RODRIGUEZ

WHEREAS, on August 7, 2025, the applicant Mariposa Pointe - CVHC filed an application for Architectural Review No. 25-08 (AR No. 25-08) for the architectural review of 24 proposed homes at the southeast corner of Avenue 50 and Calhoun Street, located at APN: 779-272-001 thru -016, and 779-301-001 thru –008; and

WHEREAS, the subject properties at APN: 779-272-001 thru -016, and 779-301-001 thru –008 have a land use designation of S-N Suburban Neighborhood pursuant to the City of Coachella General Plan; and

WHEREAS, the subject properties at APN: 779-272-001 thru -016, and 779-301-001 thru –008 have a zoning designation of S-N Suburban Neighborhood; and

WHEREAS, the subject properties at APN: 779-272-001 thru -016, and 779-301-001 thru –008 are compliant with the City of Coachella General Plan and the Coachella Municipal Code; and

WHEREAS, the Project is permitted pursuant to Chapter 17.72 of the Coachella Municipal Code, and the attendant applications for Architectural Review 25-08 to allow the Project; and,

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

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

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

WHEREAS Environmental Initial Study No. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was certified and adopted by the City Council on June 9, 2004; and

WHEREAS, certifying that the projects Initial Study with Mitigated Negative

Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines; and,

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

WHEREAS, a notice of a public hearing to consider Architectural Review (AR No. 25-08) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on October 5, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on September 29, 2025; and

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

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the Architectural Review No. 25-08 for the architectural review of 24 proposed homes at the southeast corner of Avenue 50 and Calhoun Street, located at APN: 779-272-001 thru -016, and 779-301-001 thru –008, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, as conditioned, with the motion vote outcome specified in the meeting minutes for the October 15, 2025, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolves, finds, and determines as follows:

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

Section 2. CEQA Findings. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and certifies that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Environmental Initial Study No. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on June 9, 2004. The proposed residential construction is consistent with the project evaluated under EIS No. 04-06.

Section 3. Architectural Review and Minor Modification Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

1) The proposed project is consistent with the General Plan. The proposed homes are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan. The project complies with the Suburban Neighborhood land use designation of the General Plan, which allows 2-8 dwelling units per gross acre with 5 dwelling units per gross acre average for new projects. The proposed project is consistent with the long-term vision of the General Plan for this vicinity.

2) The proposed project complies with zoning regulations. The proposed homes are consistent with the development standards of Section 17.13 – Suburban Neighborhood, Section 17.19 – Supplemental Standards for Single-Family Residential, and Section 16.32 - Design Standards and Requirements. The proposed homes will provide required yard areas and covered parking in a garage as required by the Zoning Ordinance.

3) The proposed project is consistent with the city's design guidelines per finding #2 above. The project provides compliance with the supplemental standards for single-family residential development and provides compatibility with the existing development as required by the Zoning Ordinance.

4) The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. The Community Development Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood. The proposed dwellings are anticipated to improve the aesthetics of the existing neighborhood by completing an unfinished neighborhood, and will help with dust control.

5) The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is anticipated to be compatible with the existing neighborhood as discussed in the above findings as the project will be in compliance with the Zoning Ordinance and will complete an existing unfinished neighborhood.

6) Environmental Initial Study No. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on June 9, 2004. The proposed residential construction is consistent with the project evaluated under EIS No. 04-06. Therefore, certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLYAPPROVES** Resolution No PC 2025-16 Architectural Review No. 25-08 for the Mariposa Pointe CVHC project for the architectural review of 24 homes at the southeast corner of Avenue 50 and Calhoun street, located at

APN: 779-272-001 thru -016, and 779-301-001 thru –008, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in "Exhibit A" and development plans in "Exhibit B" of this resolution.

PASSED APPROVED and ADOPTED this 15th day of October 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Isela Murillo
Planning Commission Chairperson

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____

City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC 2025-16 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 15th day of October 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

Exhibit A – Resolution No. PC2025-16

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 25-08
Mariposa Pointe - CVHC

General Conditions

1. AR 25-08 is approved for the new exterior architectural theming, materials, and color schemes for new production homes within Tract 32074 in the S-N (Suburban Neighborhood) zone, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. The applicant shall submit construction drawings through the Building Division for plan check and approval prior to obtaining building permits. The applicant shall pay any fees necessary to secure permits and any special investigation inspections and reports, subject to review and approval by the Building Official, including a soils report and related structural recommendations. The owner shall secure Fire Department approval for the proposed production homes prior to the issuance of any building permits.

2. The applicant shall comply with all environmental mitigation requirements as included in the Environmental Assessment No. 04-06 and Tentative Tract Map 32074 as listed in City Council Resolution No. 2004-35.

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 the issuance of a building permit, the applicant shall submit a final landscape, lighting, and irrigation plan for review and approval by the Community Development Director. All landscaping shall be planted and maintained with a permanent underground irrigation system to be operational prior to the issuance of the Certificate of Occupancy. Perimeter landscape plans shall include exterior wall detail and any proposed entry identification signage. Landscaping in the front yard shall comply with the City's front yard landscaping regulations, unless otherwise approved by the Community Development Director. Planted tree height and tree trunk caliper minimum shall be specified on landscape plans.

5. Landscaping for common areas and residential typical areas shall utilize drought tolerant landscaping and recommended to avoid turf landscaping.

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

7. Common area groundcover and typical front yard landscape shall consist of ¾ inch decorative gravel. The color of the gravel to be Mojave Gold crushed rock at the direction of the Community Development Director.

8. A minimum of twenty (20) shrubs, espaliers, and succulent plants shall be required for the landscape plan.

9. All garden walls shall consist of concrete masonry units (CMU), with use of decorative masonry walls for those portions visible to a street.

10. The decorative masonry walls for those portions visible to a street shall be revised to consist of a split face block wall with a decorative 4" block wall cap for the exterior fence, and a metal gate. The design and color of the fencing visible from the public R.O.W to be compatible with the fencing at the existing neighborhood. CMU grout color to match block color.

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

12. A separate building permit shall be obtained for perimeter and privacy garden wall and construction. Perimeter and interior property lines walls shall utilize block wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from the finished grade. Block wall plans shall include any high quality and substantially anchored, tamper proof identification signage for the community, and decorative cap detail.

13. Prior to the issuance of a building permit, the applicant shall pay the applicable school facilities fees to the Coachella Unified School District.

14. The project shall provide three façade materials in accordance with Section 17.19.020 of the Coachella Municipal Code, with the final design meeting this requirement to be at the direction of the Community Development Director.

15. A minor modification is approved for Lot 10 to allow for a 19.14-foot rear yard setback. Any further minor modifications that may be necessary for the project shall be approved the Community Development Director in accordance with the guidelines of Section 17.70.120 of the Coachella Municipal Code.

Building

16. Depict the roof on the proposed elevations with solar or solar zones in lieu of the proposed tile shown on the elevations.

17. Consider relocating the AC condensers to the side yards, as rear yard condensers tend to interfere with future site improvements.

Utilities

18. 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.

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

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

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

22. All buildings may require individual meters.

23. Irrigation may require its own meter.

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

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

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

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

28. 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.

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

Engineering

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

PRECISE GRADING:

30. 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.

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

32. Garden wall permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

33. Interior Streets- Public Roadway as shown on the RAC and per these comments shall include the following:
    - This street is classified as Residential Street with 60 feet of right-of-way as per City of Coachella General Plan.
    - Street measured from curb face to curb face shall have a width of 40-foot
    - Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
    - Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, Driveway approaches, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.

34. Applicant shall protect in place existing curb, gutter and sidewalks that are in good condition, and shall remove and replace curb, gutter and sidewalk or existing Driveway approach that is damaged, such as, but not limited to: cracked, deteriorated or fractured to the satisfaction of the City Engineer.

35. Applicant shall protect existing streets that are in good condition, and shall repave streets that is damaged during construction to the satisfaction of the City Engineer.

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

36. 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

Fire

37. This project shall only be allowed parking on one side of the street. There shall be no parking in the cul-de-sacs or turns.

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

increase or decrease the required fire flow. Reference CFC as amended. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

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

40. **Tract Water Plans -** If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.

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

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

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

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

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

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

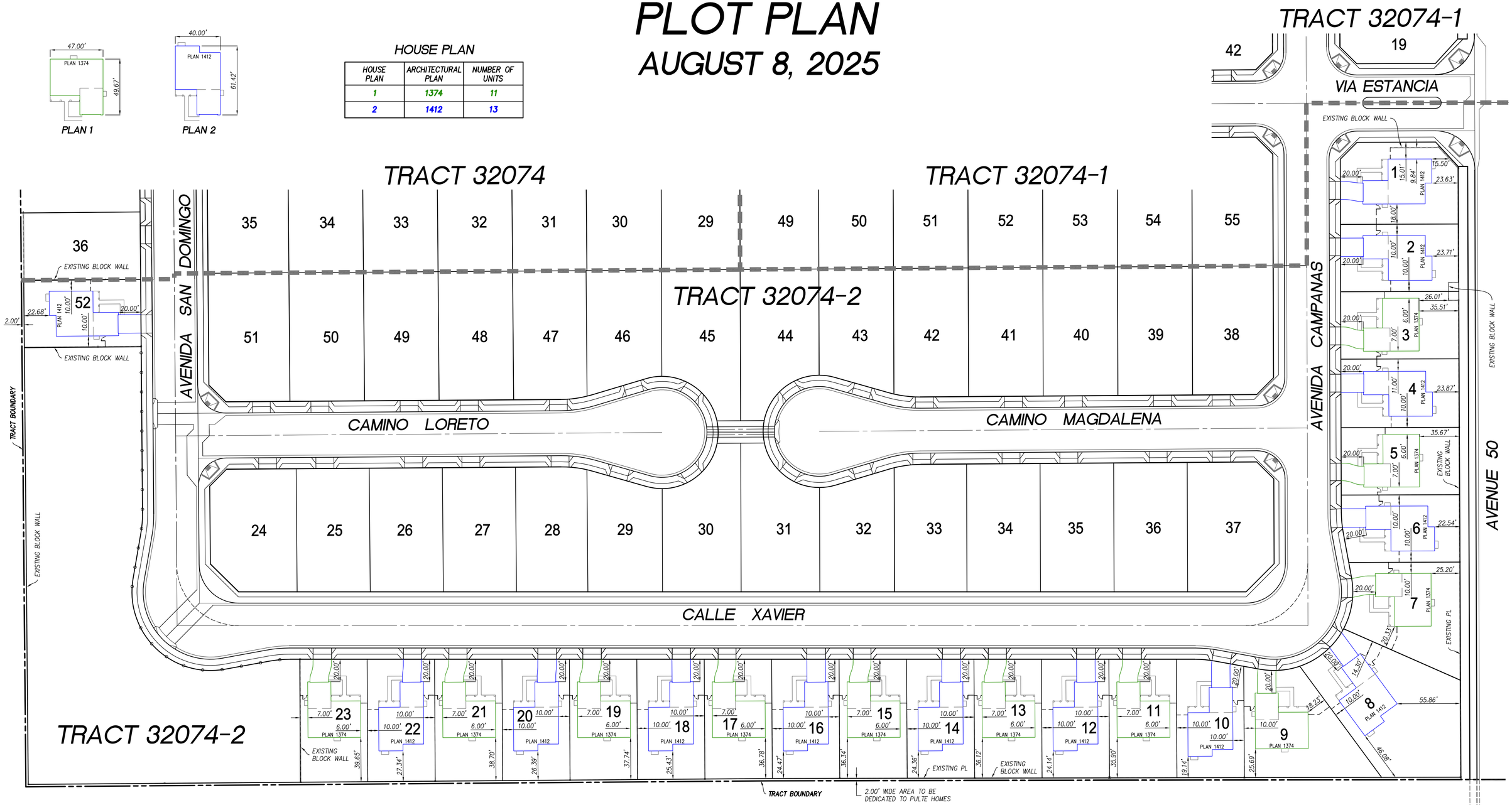
47. **Phased Construction Access and Water Supply**: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.

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

CITY OF COACHELLA
TRACT 32074-2 (LOTS 1 THRU 23 AND 52)
PLOT PLAN
AUGUST 8, 2025

HOUSE PLAN

HOUSE PLAN	ARCHITECTURAL PLAN	NUMBER OF UNITS
1	1374	11
2	1412	13



PREPARED FOR:
COACHELLA VALLEY HOUSING COALITION
45701 MONROE STREET, SUITE G,
INDIO, CALIFORNIA 92201
PH: (760) 347-3157

AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

FOUR BEDROOM
ONE-STORY SINGLE FAMILY RESIDENCE

COACHELLA HOMES
MARIPOSA POINT
1374

FOR THE

COACHELLA VALLEY HOUSING COALITION

LOCATED IN THE
CITY OF

COACHELLA, CA

AT VARIOUS PROJECT PARCELS

83566 AVENIDA CAMPANAS	779-272-003	LOT 3
83578 AVENIDA CAMPANAS	779-272-005	LOT 5
83590 AVENIDA CAMPANAS	779-272-007	LOT 7
50352 CALLE XAVIER	779-272-009	LOT 9
50364 CALLE XAVIER	779-272-011	LOT 11
50376 CALLE XAVIER	779-272-013	LOT 13
50388 CALLE XAVIER	779-272-015	LOT 15
50400 CALLE XAVIER	779-301-001	LOT 17
50412 CALLE XAVIER	779-301-003	LOT 19
50424 CALLE XAVIER	779-301-005	LOT 21
50436 CALLE XAVIER	779-301-007	LOT 23

GENERAL NOTES (CONTINUED)

12. The Contractor shall provide all materials and work required to provide a finish to all new work exposed to the interior or exterior provided in this contract. This shall include two finish coats of paint over base coat at all paintable surfaces. Entire surface of existing surfaces shall be painted when any portion is disturbed by work.

13. SIMPSON A35 SHALL BE SUBSTITUDED WITH SIMPSON LTP4 AT LOCATIONS NECESSITATING A FLAT APPLICATION.

14. The design, timing, implementation and construction of the temporary bracing of the structure and its elements during construction is the responsibility of the general contractor

SPECIFIC NOTES AND INFORMATION

The Project shall comply with California's Green Building Code (Part 11 of Title 24, California Code of Regulations, effective 1.1,2020 with any Supplement(s) in effect . Provide and maintain a copy of said code and Residential checklist on jobsite during construction.

ENERGY REQUIREMENTS:

The Project shall be constructed using materials, equipment and/or systems that comply with the energy efficiency standards of the State of California Title 24 .

ENVIRONMENTAL REQUIREMENTS:

The Project shall be constructed using materials, equipment and/or systems that comply with the environmental standards of the City of COACHELLA, RIVERSIDE County, the State of California, and the US Federal government (EPA).

The Project shall comply with all regulatory guidelines and code requirements pertaining to outgassing of materials such as, but not limited to, VOC and formaldahyde.

GENERAL NOTES

1. The Contactor shall provide temporary barricades and all other means required to maintain a safe environment during construction.

2. All work, materials, equipment, and furnishings indicated and or noted within the Construction Documents shall be new and constructed, provided and installed by the Contractor unless noted otherwise.

3. The General Contractor is responsible for furnishing all subcontractors with a complete set of Contract Documents.

4. If there is a conflict between disciplines within the Contract Documents, the Architect shall be notified in writing prior to work. If there is a conflict between the Contract documents and the conditions in the field, the Architect shall be notified in writing prior to work.

5. Modifications to the construction work as described within the Construction Documents shall not be made without the prior written approval of the Architect.

6. All information shown/identified in the Contract Documents relative to existing conditions is shown as a general representation. Contractor shall verify actual field conditions prior to submitting bid.

7. If there is a conflict between disciplines within the Contract Documents, the Contractor and Subcontractor shall provide in His or Her bid the more expensive option.

8. NO SUBSTITUTIONS or DEVIATIONS from the Construction Documents will be acepted unless prior written authorization is obtained from the Architect. Submittals and requests for substitutions shall be made at least 14 business days prior to the commencement of the work. A letter, drafted and signed by each subcontractor, affirming his/her understanding of this requirement, shall be submitted to the owner's representitive and the Architect at least 14 calandar days prior of the commencement of work of that trade.

9. All egress doors shall comply with CBC Sec. 1003.3.1.8 for proper door hardware.

10. All demolished items, debris, trash, excavated earth that is not to be used on site, and any extra material that is not needed for the completion of the job shall be hauled away and legally disposed of off-site at the Contractor's expense.

11. It is the responsiblity of the Contractor to provide and install all required items and perform all work necessary to ensure a complete job, such that all electrical and lighting systems, access control systems, plumbing and mechanical systems, irrigation systems and controller, data, cable t.v. and phone systems shall be made operational by the completion of the construction period as set by the Contract.

CONSULTANTS

STRUCTURAL ENGINEER

PETRA STRUCTURAL ENGINEERS
17981 SKY PARK CIRCLE SUITE O,
IRVINE, CA 92614
(949) 748-7170

ENERGY CONSULTANT

CALIFORNIA LIVING & ENERGY
3015 DALE COURT, CERES, CA 95307
(209) 538-2879

PLANNING DATA

ZONING DISTRICT DESIGNATION — RESIDENTIAL PLANNED DEVELOPMENT

4 BEDROOM RESIDENCE
LIVING AREA 1374.0 SQ. FT.
GARAGE AREA 470 SQ. FT.
TOTAL - 1844.0 SQ. FT.

ATTIC VENTILATION REQUIREMENT	ATTIC VENTILATION PROVIDED
1844 SQ. FT / 150 (FACTOR) = 12.3 SQ. FT TOTAL	1 1/2" X 12" EAVE VENTS (56) @ .125 SQ. FT = 7.0 SQ. FT. (6) 15"X 24" GABLE END VENTS @ 2.5 SQ. FT. = 15.0 SQ. FT. (1) 12" X 18" GABLE END VENT @ 1.5 SQ. FT. = 1.5 SQ. FT. 23.5 SQ. FT. PROVIDED > 12.3 REQUIRED THERFORE O.K.

CONDITIONS OF APPROVAL OF PLANS

1. CIVIL AND STRUCTURAL SHEETS SHALL BE SIGNED BY RESPONSIBLE DESIGN PROFESSIONAL.
2. TRUSS CALCULATIONS SHALL BE REVIEWED AND APPROVED BY ENGINEER OF RECORD.

DEFERRED SUBMITTALS

1. MANUFACTURED ROOF TRUSSES DESIGNED AND INSTALLED IN ACCORDANCE WITH THE 2019 CRC.
2. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE 2019 CRC SECTION R313.3 OR NFPA 13D.
3. A ROOFTOP PHOTO-VOLTAIC SOLAR SYSTEM AS REQUIRED BY THE ENERGY CALCULATIONS.

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APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE.
2022 CALIFORNIA RESIDENTIAL CODE.
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN CODE
CITY OF COACHELLA MUNICIPAL CODE

CODE NOTES

1. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF RIVERSIDE CA. AND THE CITY OF COACHELLA, CA.

2. ALL CONSTRUCTION SHALL CONFORM TO STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES, ETC. FOR MIN. STRUCTURAL DESIGN,MATERIALS USED, AND METHODS OF CONSTRUCTION. REFER TO APPLICABLE STATE AND MUNICIPAL BUILDING CODES. PROJECT SHALL BE CONSTRUCTED UNDER ALL APPICABLE LOCAL BUILDING PERMITS AND INSPECTION PROCEDURES.

BUILDING DATA

CONSTRUCTION TYPE	STORIES	OCCUPANCY GROUP
TYPE V-B WITH AUTOMATIC FIRE SPRINKLERS (DEFERRED SUBMITTAL)	ONE	RESIDENCE GROUP R DIVISION 3 GARAGE GROUP U

SCOPE OF WORK

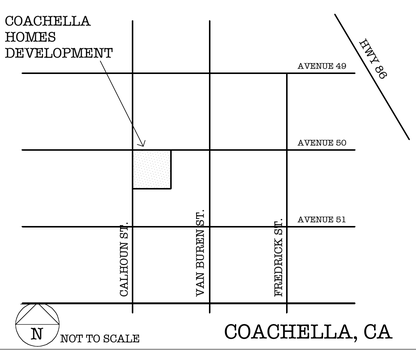
CONSTRUCT A FINISHED SINGLE FAMILY, ONE-STORY, HOUSE WITH ATTACHED GARAGE WITH PLUMBING, MECHANICAL, ELECTRICAL, LANSCAPING AND SITEWORK.

PERMITS

SEPERATE PERMITS SHALL BE REQUIRED FOR SIGNS, FENCES, RETAINING WALLS, TRASH ENCLOSURES, FLAGPOLES, POLE MOUNTED YARD LIGHT FOUNDATIONS, AND PLANTERS.

LICENSED ARCHITECT
C - 23697
GARON JAMES DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

VICINITY MAP



NO	DATE	REVISION
1	6.12.24	CITY SUBMITTAL
2	4.5.25	CITY RE-SUBMITTAL
3	8.11.25	CITY SUBMITTAL
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON DARLING
ARCHITECT
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90732 (310) 619-9540

SHEET TITLE
4 BEDROOM SFR
TYPE MORN 1
INDEX, CODE & PLANNING DATA
VICINITY MAP & GENERAL NOTES

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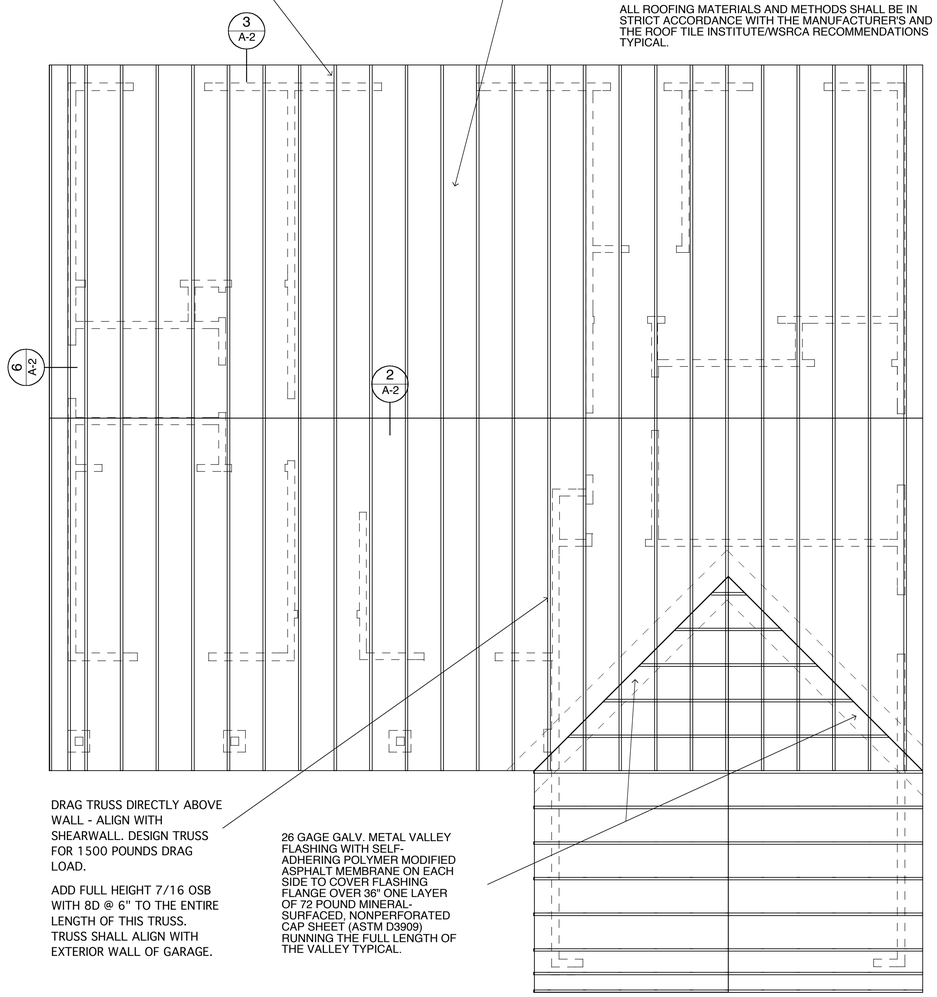
DATE 8/10/25
JOB
SHEET T-1
OF DWGS

ROOFING: CONCRETE ROOF TILE BY EAGLE IAPMO ER 1900 - VALID THROUGH 01/31/2023 "CAPISTRANO" OR "MALIBU", "BELL AIR", "GOLDEN EAGLE", "PONDEROSA" OR APPROVED EQUAL NOT TO EXCEED 9.7 PSF. TILE MUST MEET TITLE 24, PART 6 COOL ROOF REQUIREMENTS FOR CLIMATE ZONE 15 (SOLAR REFLECTANCE AND THERMAL EMITTANCE) APPLY PER THE MANUFACTURER'S RECOMMENDATIONS AND ALSO, ALL OF THE FOLLOWING, TYPICAL: PROVIDE COUNTERBATTEN INSTALLATION OVER ONE LAYER OF 72 POUND MINERAL-SURFACED, NONPERFORATED CAP SHEET (ASTM D3909) OVER ONE LAYER NO. 30 ASPHALT-SATURATED FELT COMPLYING WITH ASTM D-226 (ASTM D4869 TYPE IV). USE 36" ROLLS AND LAP 19" TYPICAL. TURN DOWN OVER RAKE EDGE 1" MINIMUM. EXTEND 4" MINIMUM UP A VERTICAL (BLOCKING, NAILER OR WALL). END LAPS SHALL BE A MINIMUM OF 6" VERTICAL LAP.

ROOF COVERING SHALL BE CLASS A.

ALL ROOFING MATERIALS AND METHODS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S AND THE ROOF TILE INSTITUTE/WSRCA RECOMMENDATIONS TYPICAL.

ENGINEERED WOOD TRUSSES TYPICAL
(DEFERRED SUBMITTAL)



DRAG TRUSS DIRECTLY ABOVE WALL - ALIGN WITH SHEARWALL. DESIGN TRUSS FOR 1500 POUNDS DRAG LOAD.

ADD FULL HEIGHT 7/16 OSB WITH 8D @ 6" TO THE ENTIRE LENGTH OF THIS TRUSS. TRUSS SHALL ALIGN WITH EXTERIOR WALL OF GARAGE.

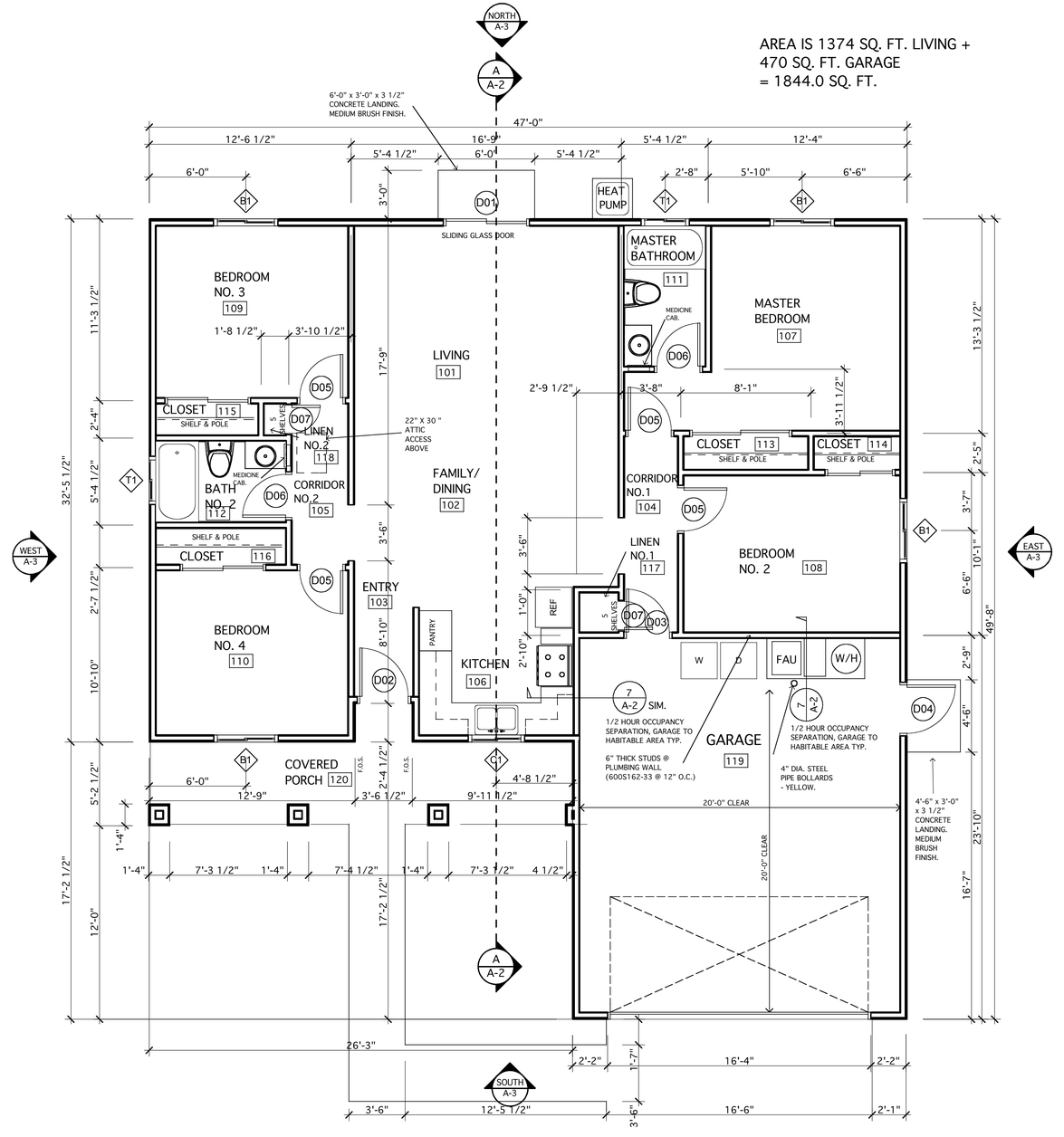
26 GAGE GALV. METAL VALLEY FLASHING WITH SELF-ADHERING POLYMER MODIFIED ASPHALT MEMBRANE ON EACH SIDE TO COVER FLASHING FLANGE OVER 36" ONE LAYER OF 72 POUND MINERAL-SURFACED, NONPERFORATED CAP SHEET (ASTM D3909) RUNNING THE FULL LENGTH OF THE VALLEY TYPICAL.

N

ROOF PLAN AND TRUSS LAYOUT
1/4"= 1'-0" SCALE

C - 23697
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
LICENSED ARCHITECT
STATE OF CALIFORNIA

AREA IS 1374 SQ. FT. LIVING +
470 SQ. FT. GARAGE
= 1844.0 SQ. FT.



N

FIRST FLOOR PLAN
1/4"= 1'-0" SCALE

NO	DATE	REVISION
1	5.24.24	CITY SUBMITTAL
2	4.5.25	SWIFT BEDROOM WINDOW LOCATION
3	8.11.25	CITY SUBMITTAL
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
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45-701 MONROE ST.
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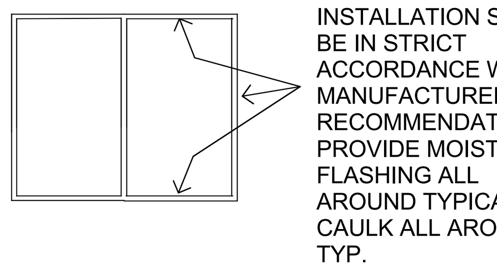
SHEET TITLE
MODEL 1374
4 BEDROOM
FLOOR PLAN
ROOF PLAN & TRUSS LAYOUT

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DATE 8/10/25
JOB

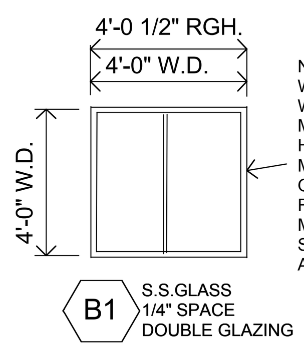
SHEET
A-1
OF DWGS

WINDOW SCHEDULE

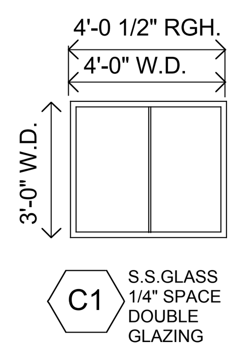


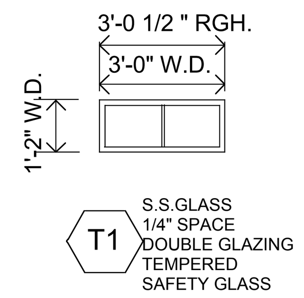
NOTES:

1. LOW E GLASS & U VALUE 0.35 TYPICAL UNLESS NOTED OTHERWISE.
2. PROVIDE OBSCURE GLASS AT TOILETS.
3. ALL ROOM WINDOWS SHALL HAVE "LOUVER-DRAPE" VINYL BLINDS.
4. ALL WINDOWS ARE HORIZONTAL SLIDERS UNLESS NOTED OTHERWISE.



NOTE: EMERGENCY ESCAPE WINDOW. WINDOW B1 SHALL PROVIDE A MINIMUM 20" CLEAR HORIZONAL OPENING WIDTH, MINIMUM 24" CLEAR VERTICAL OPENING HEIGHT AND 5.7 SQ. FT. OPENABLE AREA MINIMUM. SILL OPENING SHALL BE SET @ 44" OR LESS A.F.F



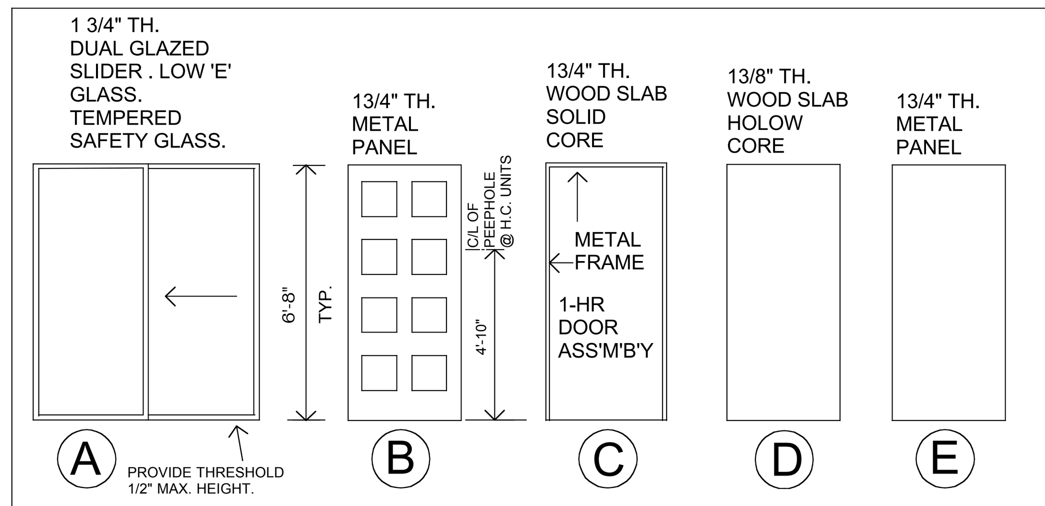


INTERIOR FINISH SCHEDULE

ROOM NAME		FLOOR: CARPET AND PAD.	FLOOR: VCT	FLOOR: CERAMIC TILE	FLOOR: CONC. SLAB MEDIUM BRUSH FINISH.	FLOOR: CONC. SLAB SMOOTH FINISH.	BASE: 4" RUBBER	BASE: WOOD	WALLS: 1/2" GYPSUM BOARD.	WALLS: 1/2" TYPE 'X' GYPSUM BOARD.	WALLS: 1/2" GREEN GYPSUM BOARD.	WALLS: PAINT SEMI-GLOSS	WALLS: PAINT GLOSS	CEILINGS: 1/2" GYPSUM BOARD.	CEILINGS: (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD.	CEILINGS: 1/2" GREEN GYPSUM BOARD.	CEILINGS: PAINT SEMI-GLOSS	CEILINGS: PAINT GLOSS		REMARKS
LIVING	101			●				●	●			●		●			●			● ENTIRE ROOM
FAMILY/DINING	102			●				●	●			●		●			●			◑ PARTIAL ROOM
ENTRY	103			●				●	●			●		●			●			
CORRIDOR NO. 1	104			●				●	◑	◑		●		●			●			
CORRIDOR NO. 2	105			●				●	●			●		●			●			
KITCHEN	106			●				●		◑	◑		●	●		◑		●		
MASTER BEDROOM	107	●						●	●			●		●			●			
BEDROOM NO.2	108	●						●	◑	◑		●		●			●			
BEDROOM NO.3	109	●						●	●			●		●			●			
BEDROOM NO.4	110	●						●	●			●		●			●			
MASTER BATHROOM	111		●				●				●		●			●		●		
BATHROOM NO.2	112		●				●				●		●			●		●		
CLOSET	113	●						●	●			●		●			●			
CLOSET	114	●						●	●			●		●			●			
CLOSET	115	●						●	●			●		●			●			
CLOSET	116	●						●	●			●		●			●			
LINEN NO.1	117			●				●	◑	◑		●		●			●			
LINEN NO.2	118			●				●	●			●		●			●			
GARAGE	119					●			◑	◑		●			●		●			
COVERED PORCH	120				●															

INTERIOR FINISH SCHEDULE NOTES

1. AREAS SHOWN TO RECEIVE CARPET SHALL INCLUDE: CARPET, PAD, TACK STRIPS, AND CARPET TRANSITIONS AND ARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL PROVIDE A FLOOR SURFACE THAT FOLLOWS THE CARPET MANUFACTURER'S RECOMMENDATIONS.
2. WOOD BASE SHALL BE PAINT GRADE - DIMENSIONS AND PROFILE TO MATCH EXISTING. SUBMIT SAMPLE TO ARCHITECT PRIOR TO ORDERING OR MILLING.
3. INTERIOR WOODWORK AND TRIM SHALL BE PAINT GRADE WITH DIMENSIONS AND PROFILES AS APPROVED BY OWNER. SUBMIT SAMPLE TO ARCHITECT PRIOR TO ORDERING.
4. INTERIOR WALLS AND CEILINGS CALLED OUT TO BE PAINTED AND WHERE ANY PRIOR PAINTED SURFACE HAS BEEN DISTRUBED BY WORK DONE AFTER PAINTING, SHALL BE PAINTED WITH TWO COATS OVER BASE COAT. TRIM SHALL BE PAINTED WITH TWO COATS OF SEMIGLOSS OVER BASE COAT.



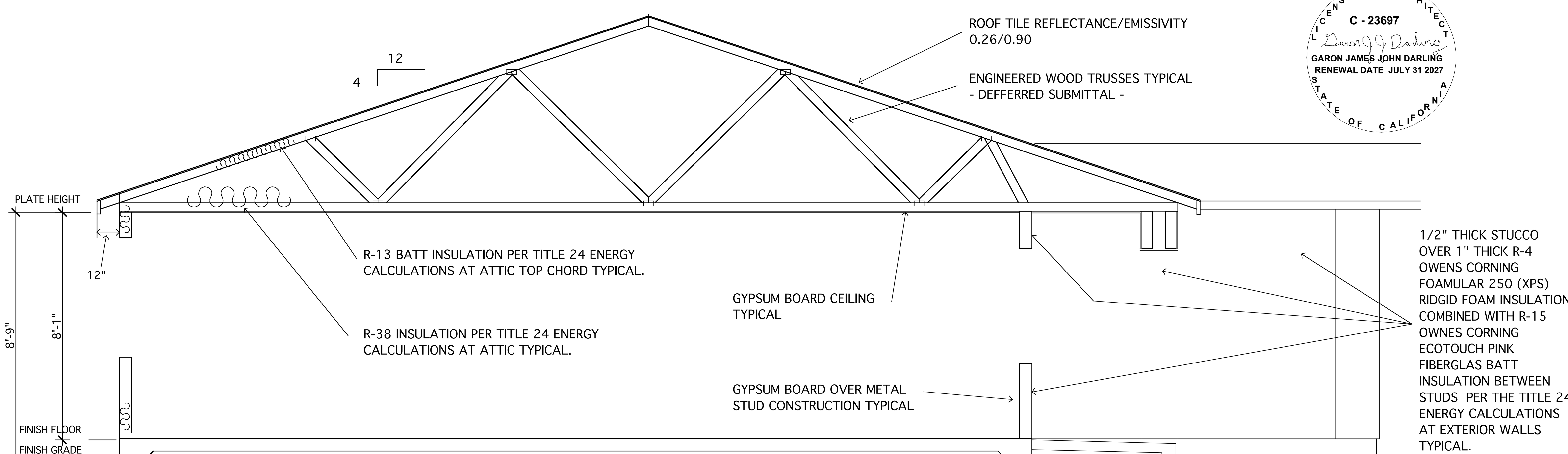
DOOR SCHEDULE

QUANTITY	DOOR NUMBER	SIZE: W X H	SIZE: THK.	TYPE	DETAILS: HEAD	DETAILS: JAMB	DETAILS: SILL	REMARKS
								ALL DOOR GLAZING SHALL BE DUAL PANE, TEMPERED SAFETY GLASS . EXTERIOR OUTSWINGING DOORS SHALL HAVE THE FOLLOWING: NON-REMOVABLE BUTTS, 20 GAUGE GALV. FLASHING/DRIP AT FRAME HEAD AND AT DOOR BOTTOM. SOLID HARDWOOD THRESHOLD, KEYED DEADBOLT WITH INTERIOR THUMBTURN.
1	D01	5'-0" X 6'-8"	1 3/4"	A				GLIDING DUAL GLAZED PATIO DOOR.
1	D02	3'-0" X 6'-8"	1 3/4"	B				
1	D03	3'-0" X 6'-8"	1 3/4"	C				SELF-CLOSING HARDWARE.
1	D04	3'-0" X 6'-8"	1 3/4"	E				
4	D05	2'-8" X 6'-8"	1 3/8"	D				UNDERCUT DOOR 1" FOR RETURN AIR.
2	D06	2'-8" X 6'-8"	1 3/8"	D				UNDERCUT DOOR 1" FOR RETURN AIR.
2	D07	2'-0" X 6'-8"	1 3/8"	D				

DOOR NOTES

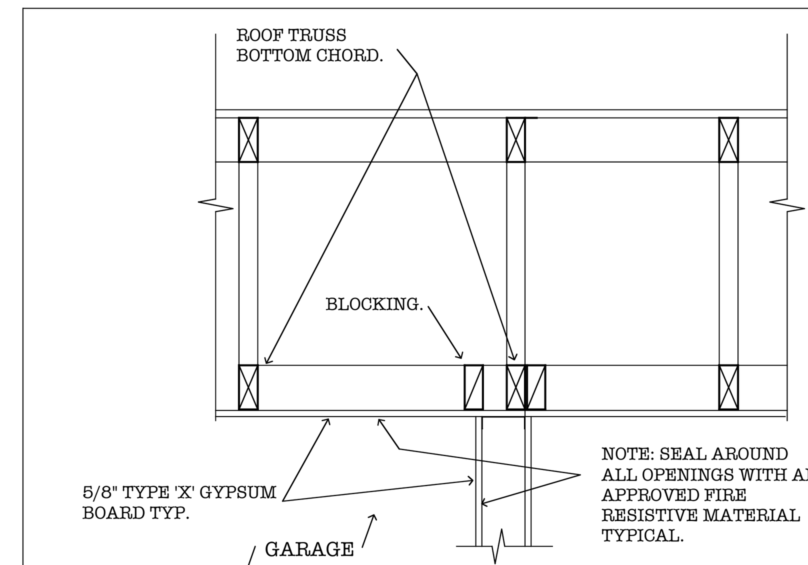
EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:

NONCOMBUSTABLE CONSTRUCTION -OR-
MINIMUM 20-MIN RATED -OR-
MEET SFM 12-7A-1

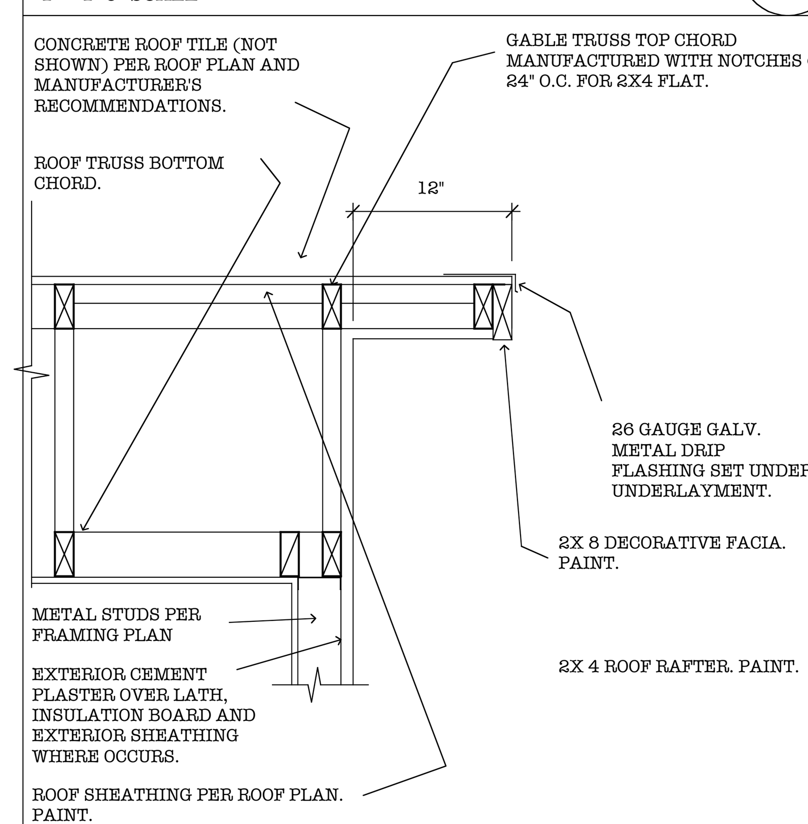


SECTION A
3/8"= 1'-0" SCALE

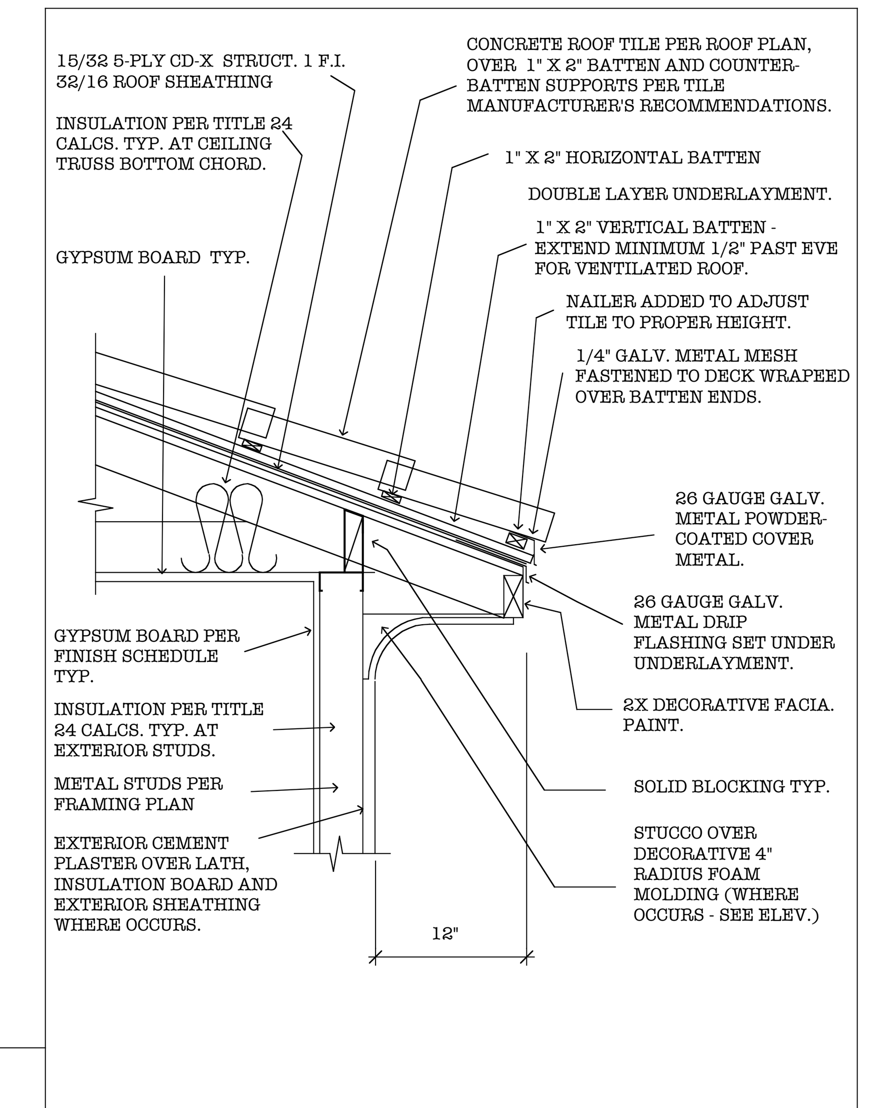
LICENSED ARCHITECT
C - 23697
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA



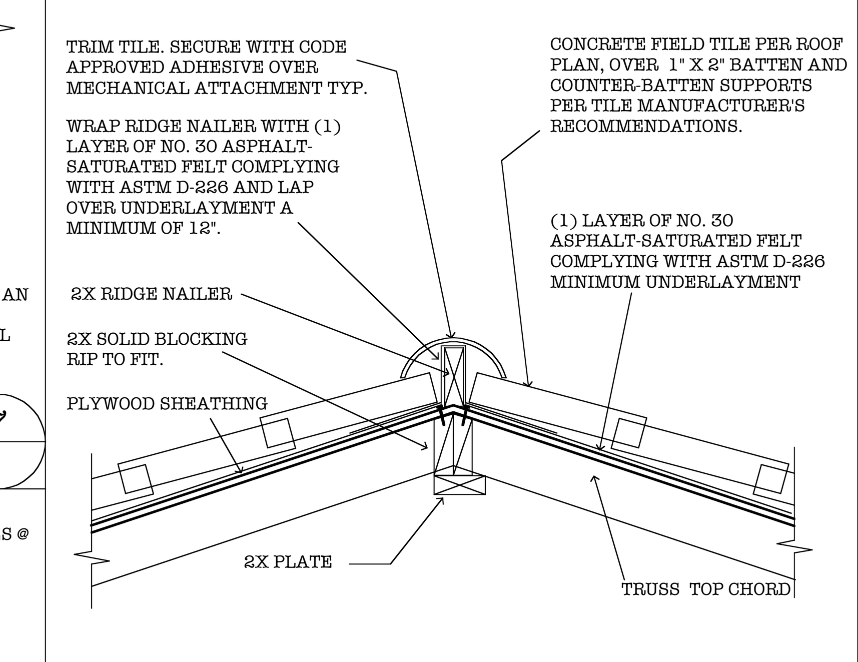
1/2 HOUR SEPARATION @ GARAGE/DWELLING TYPICAL 7
1" = 1'-0" SCALE



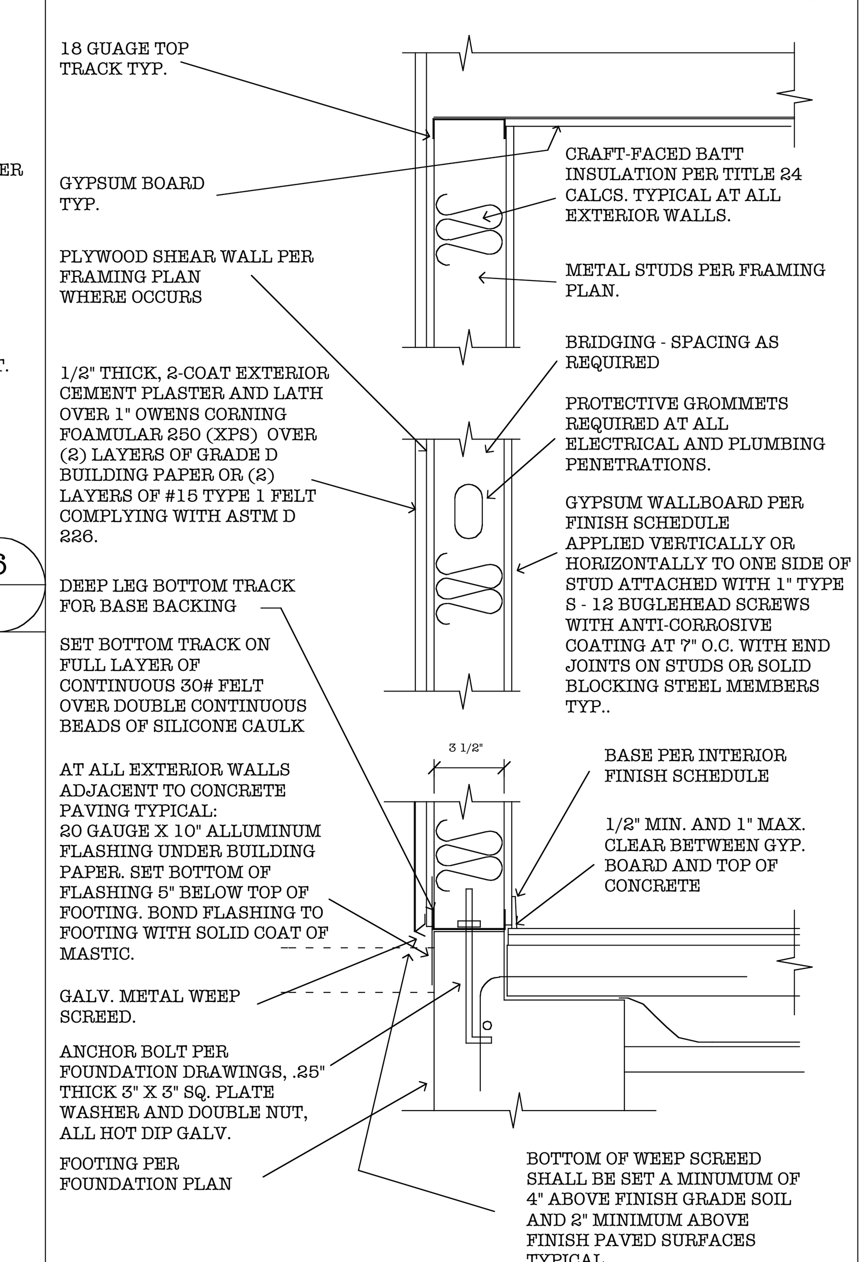
ROOF EAVE AT GABLE END TYPICAL 6
1" = 1'-0" SCALE



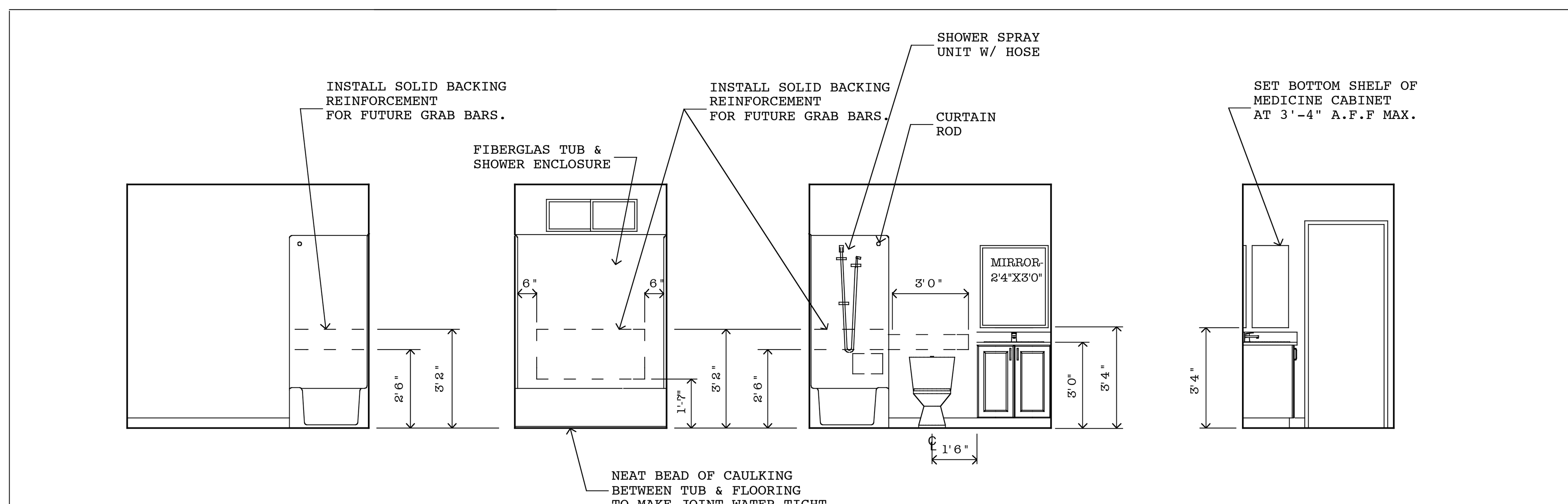
ROOF EAVE TYPICAL 3
1" = 1'-0" SCALE



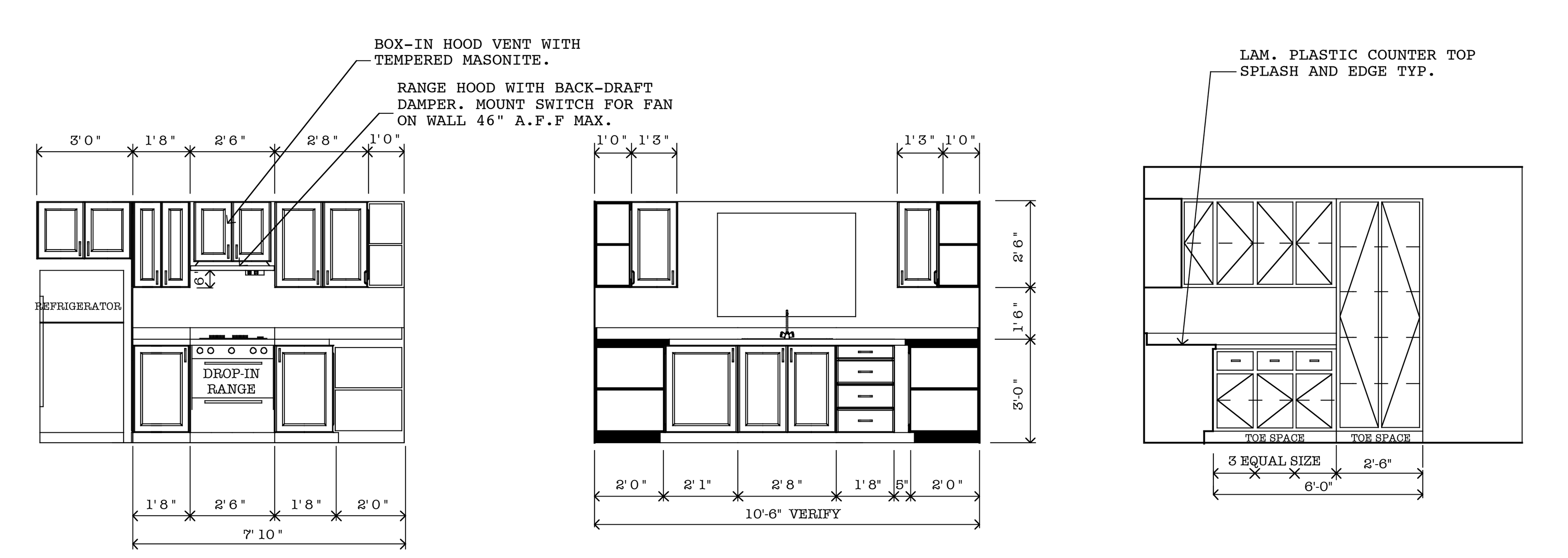
ROOF RIDGE TYPICAL 2
1" = 1'-0" SCALE



EXTERIOR WALL TYPICAL 1
1" = 1'-0" SCALE



BATH ELEVATION TYPICAL 5
SCALE" 1/4" = 1' 0"



KITCHEN ELEVATION 4
SCALE" 1/4" = 1' 0"

NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
2	4.5.25	EAVE AND RAKE CHANGE TO 12"
3	8.11.25	CITY SUBMITTAL
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

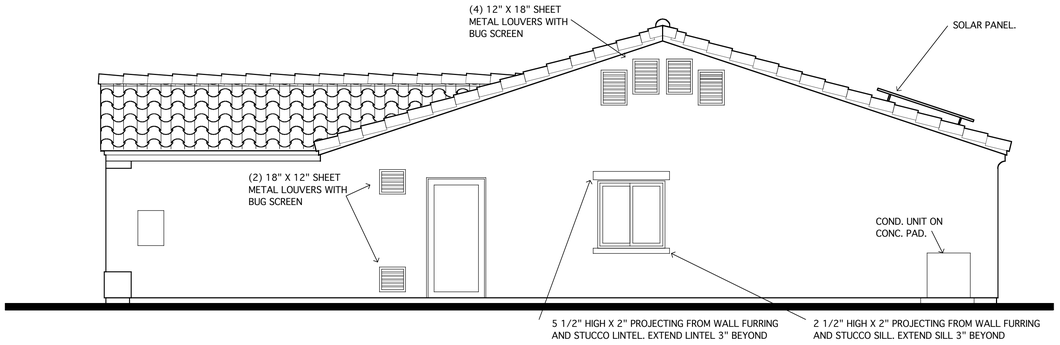
G A R O N D A R L I N G
A R C H I T E C T
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90732 (310) 619-9540

SHEET TITLE
MODEL 1374
4 BEDROOM
INT. FINISH SCHED., DOOR & WINDOW SCHED., INT. ELEVS. SECT. A AND DETAILS

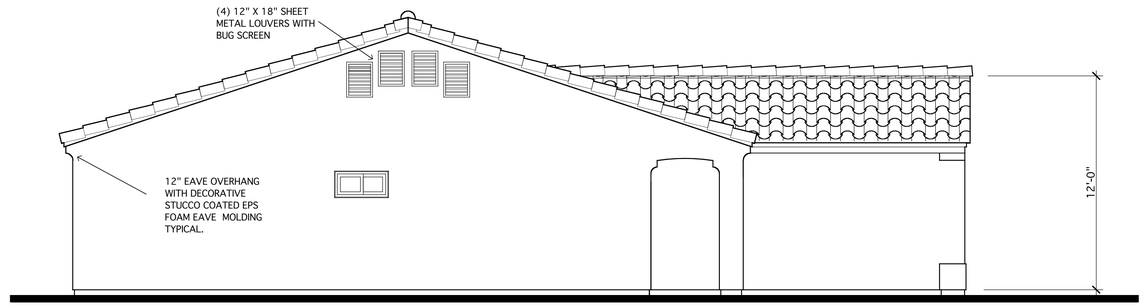
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DATE	JOB
8/11/25	

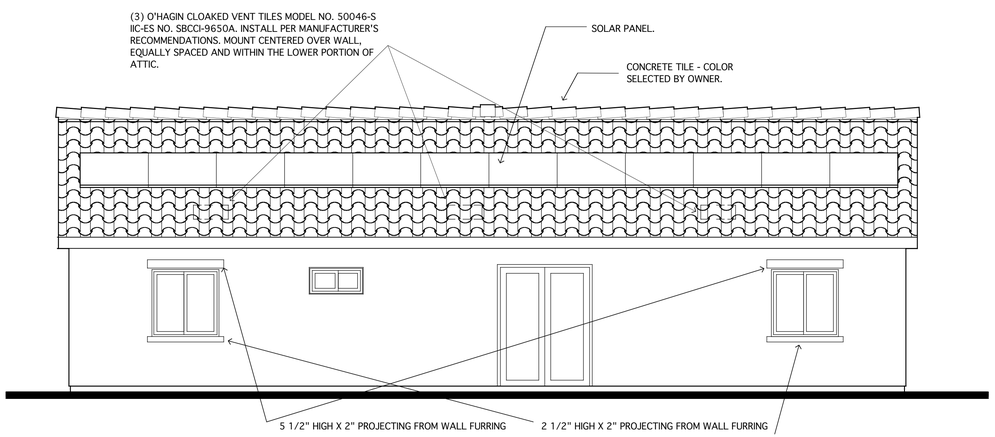
SHEET
A-2
OF DWGS



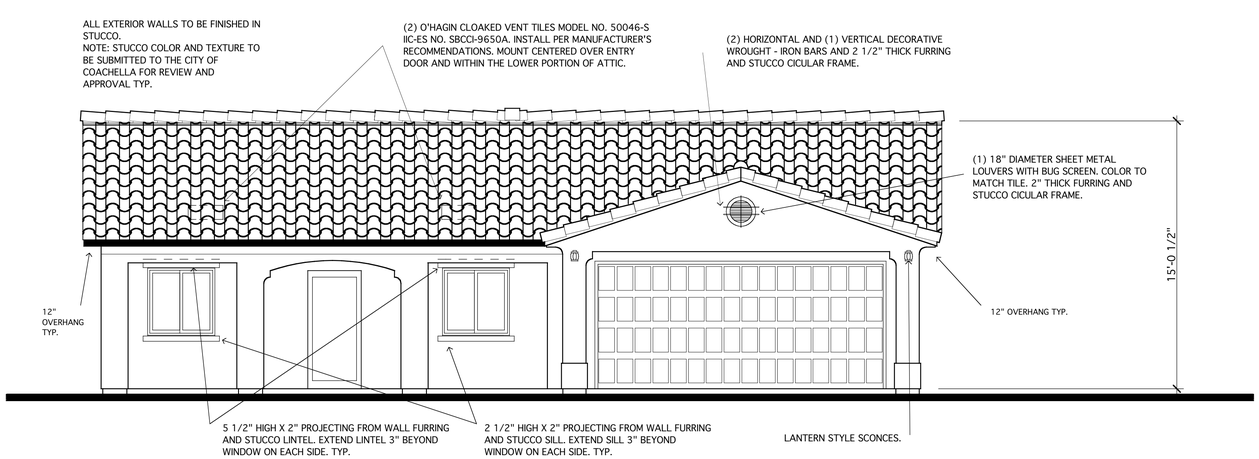
RIGHT SIDE - EAST ELEVATION - 4 BEDROOM TYPE MORN 1
1/4"= 1'-0" SCALE



LEFT SIDE - WEST ELEVATION - 4 BEDROOM TYPE MORN 1
1/4"= 1'-0" SCALE



BACK - NORTH ELEVATION - 4 BEDROOM TYPE MORN 1
1/4"= 1'-0" SCALE



FRONT - SOUTH ELEVATION - 4 BEDROOM TYPE MORN 1
1/4"= 1'-0" SCALE

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	5.24.24	CITY SUBMITTAL
2	4.5.25	REVISE EAVE AND RAKE TO 12"
3	8.11.25	CITY SUBMITTAL
4	9.29.25	REVISE WINDOW TRIM ADD SOLAR

PROJECT:
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
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SHEET TITLE
MODEL 1374
4 BEDROOM
ELEVATIONS

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DATE 9/29/25
JOB
SHEET A-3
OF DWGS

CONCRETE STRUCTURES CONTINUED:

EXPOSED SLAB EDGE AND EXTERIOR FOUNDATION FACES SHALL BE COATED WITH A PERMANENT WATERPROOFING MEMBRANE.

PROVIDE 10 MIL POLYETHYLENE VAPOR BARRIER - SEAL MINIMUM 8" LAP AT VAPOR BARRIER JOINTS WITH STEGO TAPE OR APPROVED EQUAL. THE VAPOR BARRIER SHALL BE PROTECTED FROM PUNCTURE. TURN DOWN VAPOR BARRIER AT FOOTING TO EXTEND UNDER FOOTING AND BACK UP AT EXTERIOR FACE TO FINISH GRADE LEVEL PER THE WIRE REINFORCEMENT INSTITUTE (WRI) RECOMMENDATIONS. THE VAPOR BARRIER SHALL BE PLACED DIRECTLY UNDER THE CONCRETE.

THE CONCRETE SHALL BE PLACED DIRECTLY ON THE VAPOR BARRIER. THE VAPOR BARRIER SHALL BE PLACED DIRECTLY ON A 4" THICK LAYER OF 1/2" CLEAN AGGREGATE BASE AS REQUIRED TO PEOVIDE A CAPILLARY BREAK PER ACI 302.2R-06.

STEEL REINFORCING SHALL BE SET SO AS TO PROVIDE A MINIMUM 3" COVER OF DENSELY CONSOLIDATED CONCRETE (BY USE OF A VIBRATOR) TO SOIL CLEARANCE TYPICAL.

ALL WALL ANCHOR BOLTS AND ALL HOLD DOWN ANCHOR BOLTS SHALL BE HOT DIP GALV. TYP.

'STRAP-TYPE' HOLD DOWN ANCHORS ARE NOT ALLOWED. ONLY SOLID ROUND BAR STEEL, HOT-DIP GALV. ANCHORS ARE PERMITTED.

NO METALIC WATER PIPES OR CONDUITS SHALL BE PLACED BEFLOW FOUNDATIONS.

COPPER WATER PIPING (EXCEPT FOR TRAP PRIMERS) SHALL NOT BE PLACED UNDER FLOOR SLABS. ALL COPPER PIPING WITHIN 18 INCHES OF THE GROUND SURFACE SHALL BE SLEEVED WITH PVC PIPING TO PREVENT CONTACT WITH SOIL. THE TRAP PRIMER SHALL BE COMPLETELY ENCAPSULATED IN A PVC SLEEVE.

PRESSURIZED WATERLINES SHALL NOT BE PLACED UNDER THE FLOOR SLAB.

COPPER TUBING:

1. USE TYPE K OR TYPE L COPPER TUBING AS REQUIRED BY THE APPLICABLE LOCAL PLUMBING CODE. TYPE M TUBING SHALL NOT BE USED FOR BURIED APPLICATIONS.
2. ELECTRICALLY INSULATE UNDERGROUND COPPER PIPE FROM DISSIMILAR METALS AND FROM ABOVE GROUND COPPER PIPE WITH INSULATING DEVICE PER NACE SP0286.
3. ELECTRICALLY INSULATE COLD WATER PIPING FROM HOT WATER PIPING SYSTEMS.
4. PROTECT BURIED COPPER TUBING BY ONE OF THE FOLLOWING MEASURES.

   A. PREVENT SOIL CONTACT. SOIL CONTACT SHALL BE PREVENTED BY PLACING THE TUBING ABOVE GROUND OR BY ENCASING THE TUBING USING PVC PIPE WITH SOLVENT-WELDED JOINTS. EITHER SEAL THE PVC PIPE AT BOTH ENDS OR TERMINATE BOTH ENDS ABOVE-GRADE IN A MANNER THAT DOESN'T ALLOW WATER TO INFILTRATE.
   B. INSTALL COPPER PIPE WITH A FACTORY-APPLIED COATING THAT IS AT LEAST 25 MILS IN THICKNESS. USE KAMCO'S AQUA SHIELD, MUELLER STEAMLINE'S PLUMBSHIELD, OR EQUAL. THE COATING MUST BE CONTINOUS WITH NO CUTS OR DEFECTS.
   C. INSULATE THE PIPE BY INSTALLING 12-MIL POLYETHYLENE PIPE WRAPPING TAPE WITH BUTYL RUBBER MASTIC OVER A SUITABLE PRIMER. PROTECT WRAPPED COPPER TUBING BY APPLYING CATHODIC PROETCTION PER NACE SP0169.

PLASTIC AND VITRIFIED CLAY PIPE:

1. NO SPECIAL CORROSION CONTROL MEASURES ARE REQUIRED FOR PLASTIC AND VITRIFIED CLAY PIPING.
2. PROTECT ALL METALLIC FITTINGS AND VALVES WITH WAX TAPE PER AWWA C217, OR WITH EPOXY AND APPROPRIATELY DESIGNED CATHODIC PROTECTION SYSTEM PER NACE SP0169.

CONCRETE STRUCTURES AND PIPE:

1. PROTECT CONCRETE STRUCTURES AND PIPE FROM SULFATE ATTACK IN SOIL WITH A SEVERE SULFATE CONCENTRATION (S2), FROM 0.20 TO 2.0 PERCENT. USE ASTM C150 TYPE V CEMENT, A MAXIMUM WATER/ CEMENT RATIO OF 0.40, AND A MINIMUM STRENGTH OF 5000 P.S.I.
2. CHLORIDE CONCENTRATIONS ARE AT LEVELS WHERE ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED TO PROTECT STEEL AND IRON EMBEDDED IN CONCRETE FROM CHLORIDE ATTACK. THIS APPLIES TO SUCH ITEMS AS REINFORCING STEEL AND ANCHOR BOLTS, (BUT NOT POST-TENSIONING STRANDS AND ANCHORS WHICH HAVE SEPERATE REQUIRMENTS).
   A. INSTALL PROTECTIVE CONCRETE USING A CONCRETE MIX DESIGNED TO PROTECT EMBEDDED STEEL AND IRON WITH THE INCLUSION OF CORROSION INHIBITOR ADMIXTURE AND/OR SUPPLEMENTARY CEMENTIOUS MATERIALS (SUCH AS FLY ASH AND SILICA FUME) BASED ON THE FOLLOWING PARAMETERS:
      I. CHLORIDE ION CONTENT.
      II. SERVICE LIFE OF 40 YEARS MINIMUM.
      III. CONCRETE COVER OF 3" CLEAR FOR FOOTINGS AND 2" CLEAR FOR SLAB.
      IV. THE CURRENT BUILDING CODE.
   B. INSTALL WATERPROOF CONCRETE. WATERPROOFING FOR CONCRETE SHALL BE THE FOLLOWING:
      I. A 4" LAYER OF 1/2" CLEAN AGGREGAE GRAVEL CAPILARY BREAK UNDER THE CONCRETE.

CORROSION CONTROL MEASURES

ANIONS	ACI-318 SOIL CLASSIFICATION	SOIL CONTENT	CATEGORY
SULFATE CONCENTRATION	S2	4900 MG/KG	SEVERE
CHLORIDE CONCENTRATION		2020 MG/KG	AGGRESSIVE

MATERIAL	CLASSIFICATION
FERROUS METALS	SEVERELY CORROSIVE
COPPER	AGGRESSIVELY CORROSIVE
CONCRETE	SEVERELY CORROSIVE
REINFORCING STEEL	AGGRESSIVELY CORROSIVE

GENERAL:

SITE SOIL IS NOT SUITABLE FOR USE AS BACKFILL DUE TO CORROSION POTENTIAL PER CALTRANS.

ALL PIPE:

ALL PIPES, APPURTENANCES, AND FITTINGS NOT PROTECTED BY CATHODIC PROTECTION, COAT BARE METAL SUCH AS VALVES, BOLTS, FLANGE JOINTS, JOINT HARNESSES, AND FLEXIBLE COUPLINGS WITH WAX TAPE PER AWWA C217 AFTER ASSEMBLY.

WHERE METALIC PIPELINES PENETRATE CONCRETE STRUCTURES SUCH AS BUILDING FLOORS, VAULT WALLS, AND THRUST BLOCKS, USE PLASTIC SLEEVES, RUBBER SEALS, OR OTHER DIELECTRIC MATERIAL TO PREVENT PIPE CONTACT WITH THE CONCRETE AND REINFORCING STEEL.

PREVENT DIFFERENTIAL AERATION CORROSION CELLS BY PROVIDING AT LEAST 2 INCHES OF PIPE BEDDING OR CLEAN NON-CORROSIVE BACKFILL MATERIAL ALL AROUND METALIC PIPING, INCLUDING THE BOTTOM. DO NOT LAY PIPE DIRECTLY ON UNDISTURBED SOIL.

STEEL PIPE:

1. UNDERGROUND STEEL PIPE WITH RUBBER GASKETED, MECHANICAL, GROOVED END, OR OTHER NONCONDUCTIVE TYPE JOINTS SHOULD BE BONDED FOR ELECTRICAL CONTINUITY. ELECTRICAL CONTINUITY IS NECESSARY FOR CORROSION MONITORING AND CATHODIC PROTECTION.
2. INSTALL CORROSION MONITORING TEST STATIONS TO FACILITATE CORROSION MONITORING AND THE APPLICATION OF CATHODIC PROTECTION:

   A. AT EACH END OF THE PIPELINE.
   B. AT EACH END OF ALL CASINGS.
   C. OTHER LOCATIONS AS NECESSARY SO THE INTERVAL BETWEEN TEST STATIONS DOES NOT EXCEED 1,200. FEET.

3. TO PREVENT DISSIMILAR METAL CORROSION CELLS AND TO FACILITATE THE APPLICATION OF CATHODIC PROTECTION, ELECTRICALLY ISOLATE EACH BURIED STEEL PIPELINE PER NACE SP0286 FROM:

   A. DISSIMILAR METALS.
   B. DISSIMILARLY COATED PIPING (CEMENT-MORTAR VS. DIELECTIC).
   C. ABOVE GROUND STEEL PIPE.
   D. ALL EXISTING PIPING.

4. APPLY A SUITABLE DIELECTRIC COATING INTENDED FOR UNDERGROUND USE SUCH AS:

   A. POLYURETHENE PER AWWA C222 OR,
   B. EXTRUDED POLYETHYLENE PER AWWA C215 OR,
   C. A TAPE COATING SYSTEM PER AWWA C214 OR,
   D. HOT APPLIED COAL TAR ENAMEL PER AWWA C203 OR,
   E. FUSION BONDED EPOXY PER AWWA C213.

5. APPLY CATHODIC PROTECTION TO STEEL PIPING AS PER NACE SP0169.

CAST IRONSOIL PIPE (IF USED IN LIEU OF PVC/ABS):

1. PROTECT CAST IRON SOIL PIPE WITH EITHER A DOUBLE WRAP 4-MIL OR SINGLE WRAP 8-MIL POLYETHYLENE ENCASEMENT PER AWWA C105.
2. IT IS NOT NECESSARY TO BOND THE PIPE JOINTS OR APPLY CATHODIC PROTECTION.
3. PROVIDE 6 INCHES OF CLEAN SAND BACKFILL ALL AROUND THE PIPE. USE THE FOLLOWING PARAMETERS FOR CLEAN SAND BACKFILL:

   A. A MINIMUM SATURATED RESISTIVITY OF NO LESS THAN 3,000 OHM-CM; AND,
   B. PH BETWEEN 6.0.AND 8.0.
   C. ALL BACKFILL TESTING SHOULD BE PERFORMED BY A CORROSION ENGINEERING COMPANY.

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO. | DATE | REVISION
1 | 6-24-24 | CITY SUBMITTAL
2 | 8.11.25 | CITY SUBMITTAL
3 |
4 |

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

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DATE 8/10/25
JOB
SHEET A-4
OF DWGS

METAL STUD AND WOOD STRUCTURAL PANEL SHEAR WALL SCHEDULE

TYPE	PANEL MATERIAL	STUD AND TRACK MATERIAL***	FASTENER AT PANEL EDGES	FASTENER IN THE FIELD	ANCHOR BOLTS	FRAMING ANCHOR @ TOP	NOMINAL SHEAR*	SEISMIC ALLOWABLE SHEAR**	(ASD) WIND ALLOWABLE SHEAR****
1	7/16" OSB ONE SIDE	33 MILS	#8 X 1" @ 6" O.C.	#8 X 1" @ 12" O.C.	5/8" DIA. @ 36" O.C. MAX. & 12" MAX. FROM END HOLDDOWNS	L50 @ 20" O.C.	700 PLF	280 PLF	350 PLF
2	7/16" OSB ONE SIDE	33 MILS	#8 X 1" @ 4" O.C.	#8 X 1" @ 12" O.C.	5/8" DIA. @ 32" O.C. MAX. & 12" MAX. FROM END HOLDDOWNS	L50 @ 14" O.C.	915 PLF	366 PLF	457 PLF
3	7/16" OSB TWO SIDES	43 MILS	#8 X 1" @ 2" O.C.	#8 X 1" @ 12" O.C.	5/8" DIA. @ 12" O.C. MAX. & 12" MAX. FROM END HOLDDOWNS	L50 @ 9" O.C.	2060 PLF	824 PLF	1030 PLF

*** TOP TRACK SHALL BE 43 MILS (18 GAUGE).

* PRIOR TO REDUCTION FACTOR ** AFTER OMEGA 2.5 REDUCTION FACTOR **** AFTER OMEGA 2.5 REDUCTION FACTOR

LEGEND

1 / 8' SHEAR WALL TYPE / SHEAR WALL LENGTH

NOTES:

1. ALL WOOD PANEL SHEAR WALLS SHALL BE IN ACCORDANCE WITH AISI S213.
2. WALL STUDS SHALL BE IN ACCORDANCE WITH AISI S200, AISI S211 OR ANSI S100.
3. SHEAR VALUES FOR STEL SHEETS OR COLD-FORMED STEEL FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS SHALL CONFORM WITH THE REQUIREMENTS IN AISI-LATERAL C2.2.1 AND C2.2, RESPECTIVELY.
4. ALLOWABLE VALUES SHALL BE IN ACCORDANCE WITH TABLE C2.1-3, TAKING IN TO ACCOUNT THE CORRESPONDING REDUCTIONS PER C2.1 (ANSI-LATERAL).
5. SCREW EDGE DISTANCE SHALL BE 1/2" TYPICAL.
6. ALL SHEAR WALL SILL PLATE BOLTS SHALL HAVE 8" MINIMUM EMBEDMENT IN FOOTING UNLESS NOTED OTHERWISE.
7. SHEAR PANELS LESS THAN 6' LONG SHALL HAVE A MINIMUM OF 3 ANCHOR BOLTS IN ADDITION TO HOLDDOWNS.
8. STUD AND TRACK MATERIAL SHALL BE OF ASTM A1003 GRADE 33 TYPE H STEEL FOR MEMBERS WITH A DESIGNATION THICKNESS OF 33 AND 43 MIL.
9. #8 FASTENERS = SIMPSON 'X METAL SCREWS' #8 X 1" LONG (ICC ESR-3006).

STRUCTURAL DESIGN CRITERIA

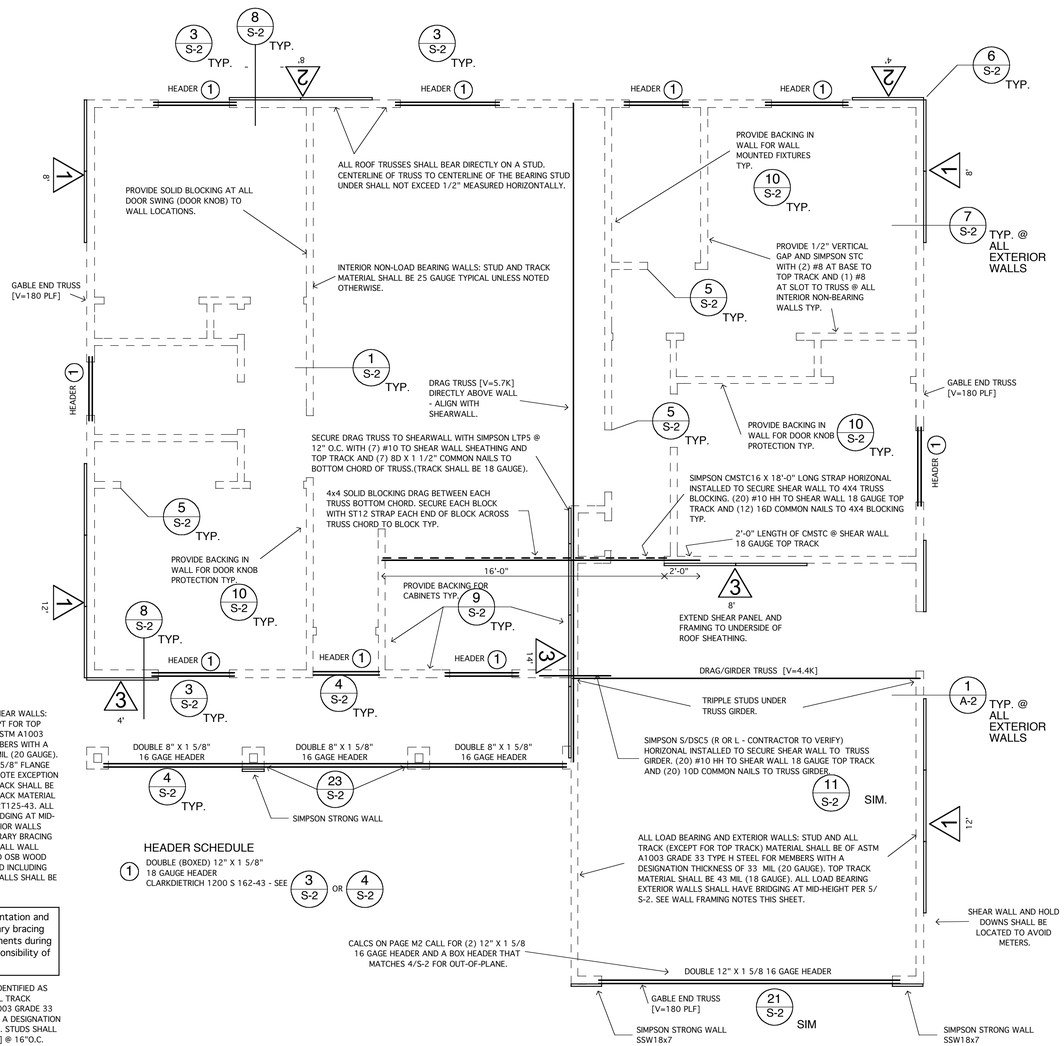
Ss=	1.878g	Sds	1.252g
S1=	0.783g	Sd1	0.887g
Fa=	1.0	DESIGN CATEGORY	E
Fv=	1.7	SITE CLASS	D
Ie=	1	Vs=	CsW
R=	6.5	Cs=	0.193W
Cd=	3	OMEGA=	2.5

DESIGN LOADS

1. ROOF LIVE LOAD = 20 PSF
   FLOOR LIVE LOAD = 40 PSF
2. WIND ANALYSIS PER CHAPTER 16 OF THE CODE.
   RISK CATEGORY = II
   BASIC WIND SPEED, V = 97 MPH
   EXPOSURE = C
3. SEISMIC ANALYSIS PER CHAPTER 16 OF THE CODE UTILIZING THE FOLLOWING:
   A. PROCEDURE - EQUILIVANT LATERAL FORCE ANALYSIS (Rho = 1.0)
   B. SYSTEM - LIGHT-FRAMED WOOD SHEAR WALLS WITH RATED SHEATHING.

C - 23697
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027

1. SIMPSON STHD14 AND S/HDU6 AS CALLED OUT. 5/8 DIAMETER HOT-DIP GALV, ANCHOR BOLT WITH 10" MINIMUM EMBEDMENT INTO FOOTING. INSTALL PER MANUFACTURERS RECOMMENDATIONS INTO MONOLITHIC POUR ONLY (NO HORIZONTAL COLD JOINT IS ALLOWED WITHIN THE EMBEDMENT DEPTH). SECURE PLACEMENT WITH SIMPSON SM1 OR SIMPSON ANCHORMATE PRIOR TO POUR TYPICAL.
2. VERIFY LOCATIONS OF ALL HOLDDOWNS AND ALL ANCHOR BOLTS FOR HOLDOWNS WITH SHEAR WALL PLAN AND DIMENSIONS ON FLOOR PLAN TYPICAL.



WALL FRAMING NOTES

ALL EXTERIOR WALLS AND ALL SHEAR WALLS: ALL STUD AND ALL TRACK (EXCEPT FOR TOP TRACK) MATERIAL SHALL BE OF ASTM A1003 GRADE 33 TYPE H STEEL FOR MEMBERS WITH A DESIGNATION THICKNESS OF 33 MIL (20 GAUGE). STUDS SHALL BE 3 5/8" WEB X 1 5/8" FLANGE [362S162-33] @ 24"O.C. MAX. (NOTE EXCEPTION @ PLUMBING WALLS). BOTTOM TRACK SHALL BE 362T125-33 (20 GAUGE). TOP TRACK MATERIAL SHALL BE 43 MIL (18 GAUGE) 362T125-43. ALL EXTERIOR WALLS SHALL HAVE BRIDGING AT MID-HEIGHT PER 5/S-2 -OR- ALL EXTERIOR WALLS SHALL BE PROVIDED WITH TEMPORARY BRACING TO REMAIN UNTILL AT A MINIMUM ALL WALL SHEATHINGS (GYPSUM BOARD AND OSB WOOD PANELS) ARE SECURELY INSTALLED INCLUDING ALL REQUIRED FASTENERS. ALL WALLS SHALL BE SHEATHED ON BOTH SIDES TYP.

The design, timing, implementation and construction of the temporary bracing of the structure and its elements during construction are all the responsibility of the general contractor.

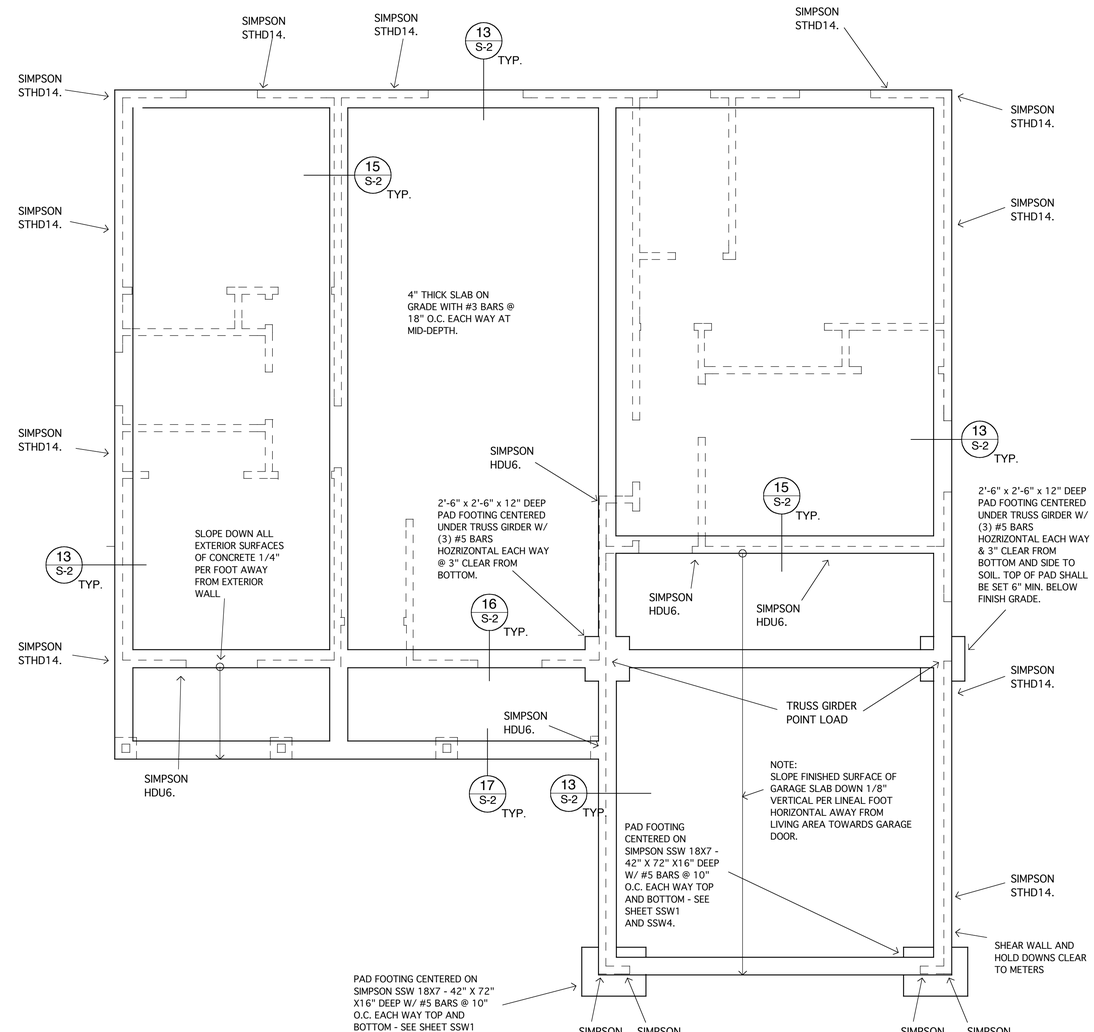
INTERIOR WALLS THAT ARE NOT IDENTIFIED AS SHEAR WALLS: ALL STUD AND ALL TRACK MATERIAL SHALL BE OF ASTM A1003 GRADE 33 TYPE H STEEL FOR MEMBERS WITH A DESIGNATION THICKNESS OF 18 MIL (25 GAUGE). STUDS SHALL BE 3 5/8" X 1 1/4" [350S125-18] @ 16"O.C. TYP. UNLESS NOTED OTHERWISE

HEADER SCHEDULE

1 — DOUBLE (BOXED) 12" X 1 5/8" 18 GAUGE HEADER CLARKDIETRICH 1200 S 162-43 - SEE 3/S-2 OR 4/S-2

N

WALL FRAMING AND SHEAR WALL PLAN - 4 BEDROOM UNIT
1/4"= 1'-0" SCALE



N

FOUNDATION PLAN - 4 BEDROOM UNIT
1/4"= 1'-0" SCALE

NO	DATE	REVISION
1	6.10.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

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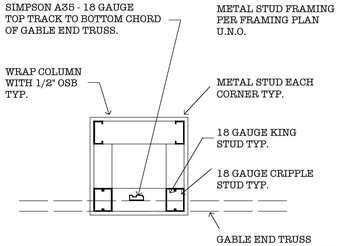
SHEET TITLE
MODEL 1374
4 BEDROOM
FOUNDATION PLAN, WALL FRAMING AND SHEAR WALL PLAN, SHEAR WALL SCHEDULE, DESIGN CRITERIA

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DATE 8/10/25 JOB

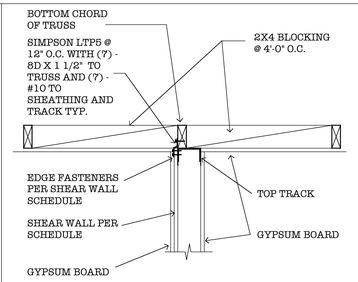
SHEET
S-1

OF DWGS



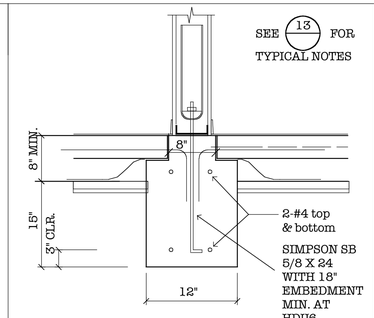
PLAN VIEW
BOX COLUMN @ GABLE END TRUSS
CONNECTION DETAIL TYPICAL

23



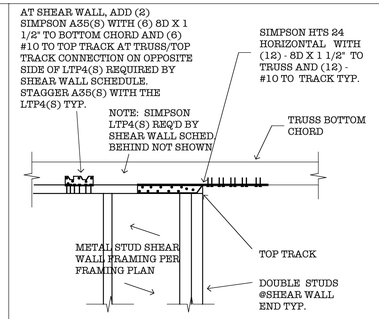
TRUSS/SHEARWALL
CONNECTION DETAIL TYPICAL

19



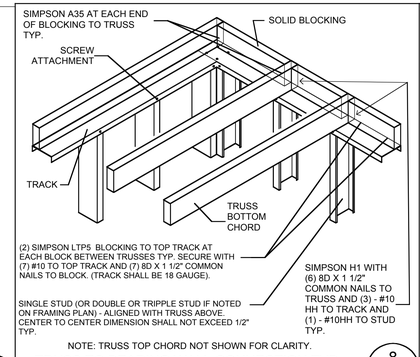
INTERIOR FOOTING DEEPENED @ SHEAR
WALL HOLD DOWN ANCHOR BOLT

16



TRUSS/SHEARWALL DRAG CONNECTION
DETAIL TYPICAL - ALTERNATE B

12

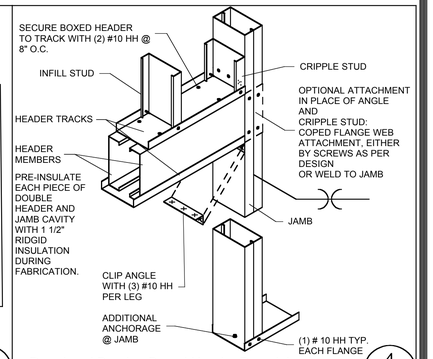


NOTE: TRUSS TOP CHORD NOT SHOWN FOR CLARITY.

TRUSS TO BEARING WALL CONNECTION TYP.

NTS

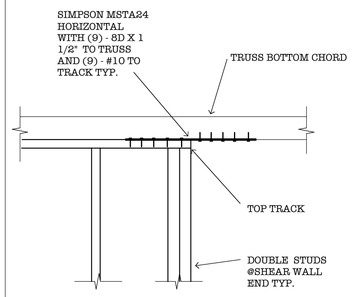
8



Door Load Bearing Boxed Header Boxed Jamb

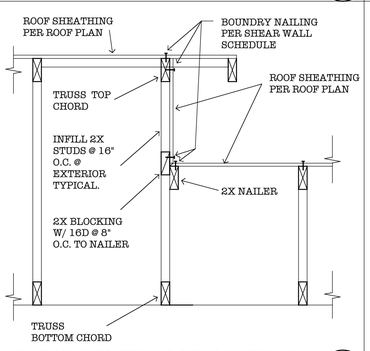
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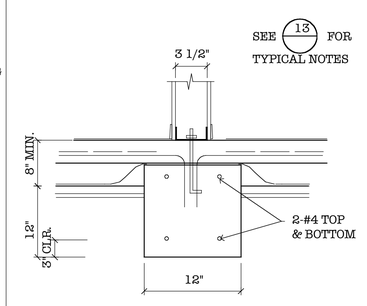
TRUSS/SHEARWALL DRAG
CONNECTION DETAIL TYPICAL

22



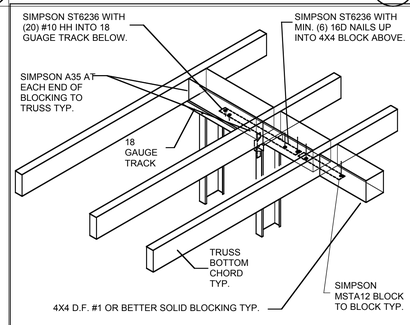
GABLE END TRUSS STEP TYPICAL

18



INTERIOR FOOTING

15

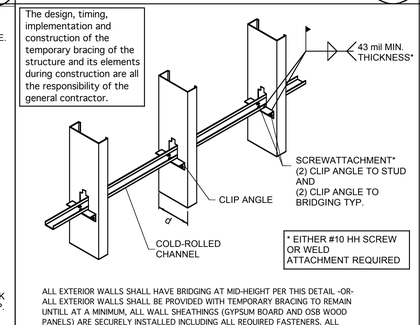


NOTE: TRUSS TOP CHORD NOT SHOWN FOR CLARITY.

DRAG BLOCKING AND STRAPS

NTS

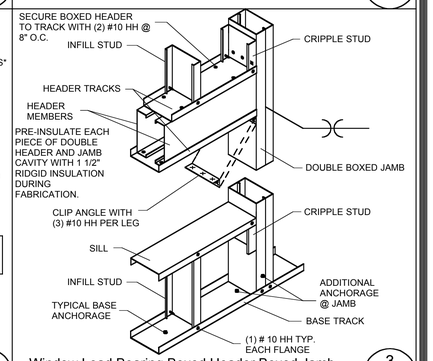
11



Bridging Cold-Rolled Channel With Clip Angle

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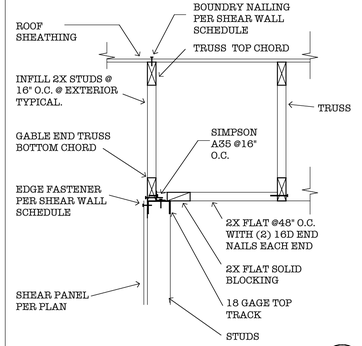
7



Window Load Bearing Boxed Header Boxed Jamb

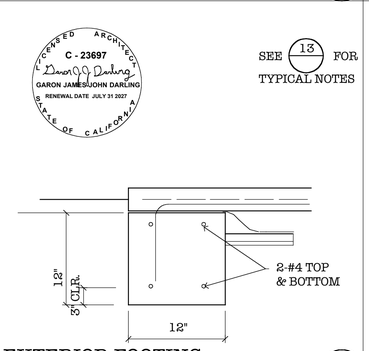
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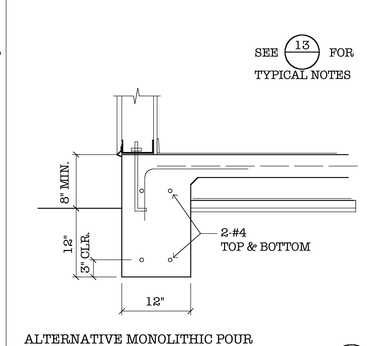


EXTERIOR FOOTING

21

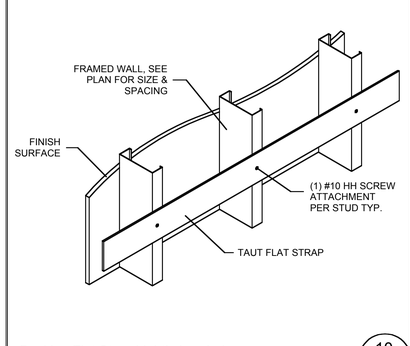


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ALTERNATIVE MONOLITHIC POUR
EXTERIOR FOOTING AT 1 STORY TYPICAL.

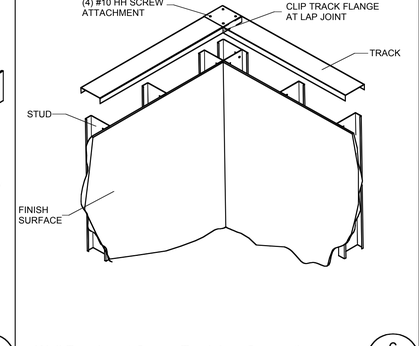
14



Backing Flat Strap Lightly Loaded

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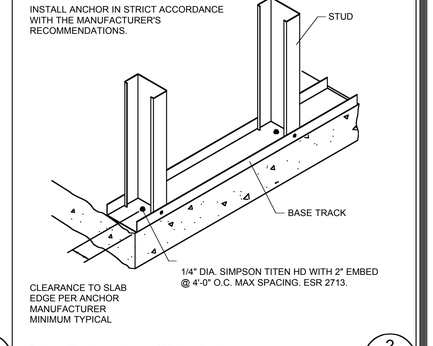
10



Wall Framing at Corner Track Lap Connection

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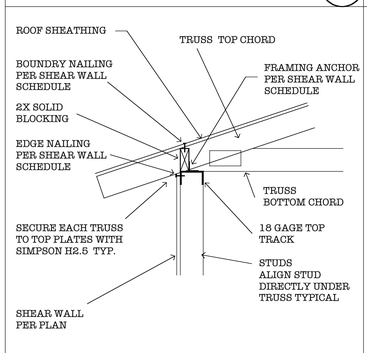
6



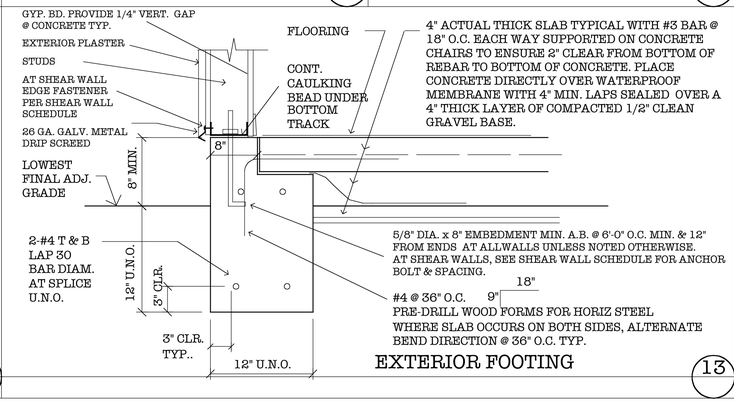
Bottom Track Anchorage Wedge Anchor

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2

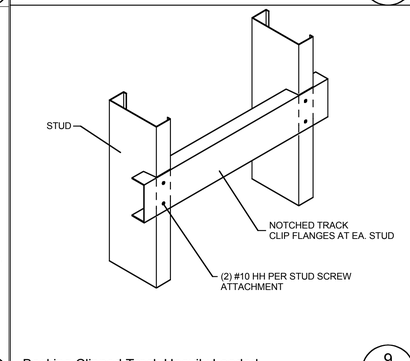


20



EXTERIOR FOOTING

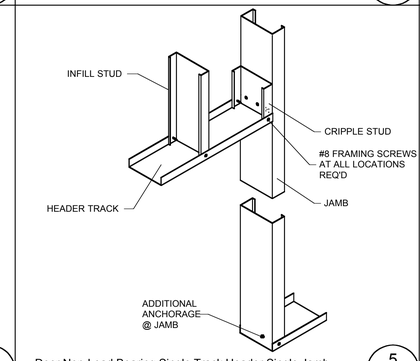
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Backing Clipped Track Heavily Loaded

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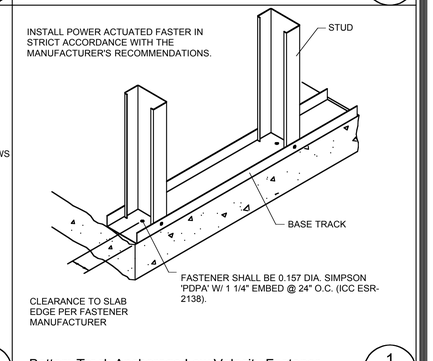
9



Door Non-Load Bearing Single Track Header Single Jamb

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5



Bottom Track Anchorage Low Velocity Fastener

NTS

1

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NO	DATE	REVISION
1	6-24-24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

SHEET TITLE
4 BEDROOM
DETAILS

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DATE	JOB
8/10/25	

SHEET
S-2
OF DWGS

GENERAL NOTES

THIS SHEET
REVISED 6.12.24

MATERIAL SPECIFICATIONS AND NOTES FOR CONCRETE TYPICAL.

FOOTING AND SLAB SHALL BE POURED WITH 4500 P.S.I. CONCRETE AT 28 DAYS CURE MIN. OF TYPE V PORTLAND CEMENT WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (BY WEIGHT) CONFORMING TO ACI 304. ONLY TYPE V CEMENT SHALL BE PLACED.

ADMIXTURES MAY BE USED AS REQUIRED TO ALLOW PLACEMENT OF THE REQUIRED LOW WATER/CEMENT RATIO CONCRETE.

TOP OF SLAB SHALL BE SHALLOWLY (1" DEEP) SAWCUT AT 10'-0" O.C. WITHIN 6 TO 8 HOURS OF CONCRETE PLACEMENT PER THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) - EACH WAY FORMING A SQUARE PATTERN GRID TO PROVIDE SHRINKAGE CRACK CONTROL.

EXPOSED SLAB EDGE AND EXTERIOR FOUNDATION FACES SHALL BE COATED WITH A PERMANENT WATERPROOFING MEMBRANE.

PROVIDE WATERPROOF MEMBRANE AND ALL REQUIRED ANCILLARY COMPONENTS. TURN DOWN VAPOR BARRIER AT FOOTING TO EXTEND UNDER FOOTING, UNDER SLAB AND BACK UP AT EXTERIOR FACE TO FINISH GRADE LEVEL PER THE WIRE REINFORCEMENT INSTITUTE (WRI) RECOMMENDATIONS. UNDER THE SLAB PORTION OF THE BUILDING FOUNDATION, THE VAPOR BARRIER SHALL BE COVERED BY 4 INCHES OF CLEAN SAND.

WATERPROOF MEMBRANE AND ALL ANCILLARY COMPONENTS SHALL BE PREPRUFE 300R/160R PLUS BY GRACE. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SLAB REINFORCING SHALL BE SET ON CHAIRS AT CENTER OF SLAB.

REINFORCING STEEL AT BOTTOM OF FOOTINGS/BEAMS SHALL BE SET ON CHAIRS.

STEEL REINFORCING SHALL BE SET SO AS TO PROVIDE A MINIMUM 3" COVER OF DENSELY CONSOLIDATED CONCRETE (BY USE OF A VIBRATOR) TO SOIL CLEARANCE TYPICAL.

ALL WALL ANCHOR BOLTS AND ALL HOLD DOWN ANCHOR BOLTS SHALL BE HOT DIP GALV. TYP.

REBAR SHALL BE ASTM A615 OR ASTM A706 DEFORMED GRADE 40 OR GRADE 60 BILLET STEEL AS CALLED OUT.

NO METALLIC WATER PIPES OR CONDUITS SHALL BE PLACED BELOW FOUNDATIONS.

'STRAP-TYPE' HOLD DOWN ANCHORS ARE NOT ALLOWED. ANCHORS SHALL BE SOLID ROUND BAR STEEL, HOT-DIP GALV. ANCHORS WITH HOT-DIP GALV. WASHER AND TWO HOT-DIP GALV. NUTS UNLESS NOTED OTHERWISE.

INSPECTION AND CERTIFICATE:
PROVIDE SPECIAL (DEPUTY) INSPECTION FOR THE FOLLOWING ITEMS:

ALL DRILLED ADHESIVE ANCHORS FOR STRUCTURAL WORK.
ALL SITE WELDS ON STRUCTURAL MEMBERS EXCEPT METAL STUDS AND FURRING, AND WHERE OTHERWISE NOTED.
FOUNDATION ANCHOR BOLT TEMPLATES FOR MANUFACTURED SHEAR PANEL/FRAME SYSTEMS.

THE OWNER OR OWNER'S REPRESENTATIVE SHALL SELECT A QUALIFIED DEPUTY OR SPECIAL INSPECTOR, TO INSPECT THE PORTIONS OF WORK SHOWN ON PLANS AS REQUIRING SPECIAL INSPECTION. INSPECTOR SHALL BE LICENSED OR OTHERWISE APPROVED, BY THE GOVERNING BUILDING OFFICIAL OR AGENCY, TO PERFORM THE REQUIRED INSPECTIONS. INSPECTOR SHALL PREPARE WRITTEN REPORTS OR FORMS FOR ALL INSPECTIONS PERFORMED, AND SHALL FURNISH COPIES OF ALL INSPECTION REPORTS TO THE ENGINEER OF RECORD AND THE OWNER OR OWNER'S REPRESENTATIVE, IN A TIMELY MANNER, AND PRIOR TO NEXT PLANNED FIELD VISIT OF THE BUILDING OFFICIAL.

PLAN NOTES:

SEE ARCHITECTURAL PLANS FOR BUILDING PAD DIMENSIONS, FLOOR ELEVATIONS, AND FINISHES.

THE FINAL MANUFACTURED ROOF FRAMING PLANS MUST BE REVIEWED, SIGNED AND WET STAMPED BY ENGINEER OF RECORD.

THE FINAL FOUNDATION PLANS MUST BE REVIEWED, SIGNED AND WET STAMPED BY ENGINEER OF RECORD AND PROJECT GEOTECHNICAL CONSULTANT.

FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD OR FIRE-RETARDANT WOOD, INCLUDING NUTS, BOLTS, ANCHOR BOLTS, LAG BOLTS, PLATE WASHERS, CUT WASHERS, NAILS, ETC., SHALL BE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL.

ROOF SHEATHING: 1/2" OR 5/8" CDX PLYWOOD, OR OSB, (PANEL I.D. 24:0), W/8d @ 6:12, MINIMUM, U.N.O. UNBLOCKED.

NOTE: HORIZONTAL WALL ANCHOR, DRAG, AND CROSSTIE BOLTS SHALL BE RE-TIGHTENED JUST PRIOR TO FINISH CLOSURE.

HOLDOWNS SHALL BE INSTALLED PER THE STRICT RECOMMENDATIONS OF THE MANUFACTURER.

SIMPSON 'S/HDU6' HOLDOWN ON MINIMUM DOUBLE STUD, AT BASE OF SHEARWALL SHOWN.

NUTS OF HOLDOWNS AND ALL BOLTED CONNECTIONS WITH PLATE WASHERS SHALL BE WRENCH TIGHTENED 'SNUG' PRIOR TO INSPECTION AND COVERING. DO NOT OVERTIGHTEN.

POWER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NONBEARING WALLS NOT DESIGNED AS SHEAR WALLS. VERIFY SUITABILITY OF POWER-DRIVEN FASTENERS FOR GENERAL USE ON SLAB.

EXTERIOR ANCHOR BOLTS AND POST BASES SHALL BE HOT-DIPPED GALVANIZED AND EACH ANCHOR BOLT SHALL HAVE AT LEAST TWO HOT DIPPED GALVANIZED NUTS ABOVE THE BASE PLATE.

BUILDER TO VERIFY ALL CONDITIONS IN THE FIELD. PLANS ARE A GUIDELINE FOR CONSTRUCTION AND FIELD CONDITIONS MAY VARY AND TAKE PRECEDENCE. ENGINEER OF RECORD IS NOT HELD RESPONSIBLE UNDER ANY CONDITION FOR BUILDER'S PERFORMANCE IN THE CONSTRUCTION AND/OR MANAGEMENT OF THIS PROJECT AND FOR ANY DISCREPANCIES THAT MAY ARISE FROM THESE PLANS.

GARAGE: PROVIDE POSITIVE WHEEL STOP PROTECTION AT GARAGE PARKING SPACES TO PROTECT WALL & UTILITIES FROM IMPACT.

STRUCTURAL STEEL:
ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO A.S.T.M. SPECIFICATIOIN A-36 AND SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. FABRICATION SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR. SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.

MACHINE BOLTS SHALL CONFORM TO A.S.T.M. A-307 WITH WASHERS UNLESS OTHERWISE NOTED. WHERE HIGH-STRENGTH BOLTS ARE SPECIFIED, BOLTS SHALL CONFORM TO A.S.T.M. A-325, WITH DEPUTY INSPECTION REQUIRED. BOLT HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.

COLD FORMED STEEL MEMBERS SHALL CONFORM TO A.S.T.M A-446 GRADE A, U.N.O. ON PLANS.

WELDING IS TO COMPLY WITH A.W.S. SPECIFICATION D-1.1 AND IS TO BE DONE BY CERTIFIED WELDERS AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY. ALL WELDING IS TO BE DONE BY ELECTRIC ARC PROCESS AND SHALL BE PERFORMED WITH APPROVED LOW-HYDROGEN ELECTRODES (TYPE E-70). SHOP WELDS ARE DESIGNED AT FULL STRESS.

WELDED ANCHORS (THREADED STUDS OR HEADED STUDS, ETC.) SHALL BE APPROVED 'NELSON' OR EQUAL, MADE FROM C-1015 COLD ROLLED STEEL AND SHALL CONFORM TO A.S.T.M. A-108 GRADES 1015-1020, WITH A MINIMUM TENSILE STRENGTH OF 60,000 psi. STUD WELDING SHALL CONFORM TO A.W.S D1.1.

FIELD WELDS ARE DESIGNED AT HALF STRESS. DEPUTY INSPECTION NOT REQUIRED FOR FIELD WELDS UNLESS OTHERWISE NOTED. PROVIDE CERTIFICATION AND INSPECTION AS REQUIRED BY THE BUILDING DEPARTMENT.

STRUCTURAL STEEL SHALL HAVE, AS A MINIMUM, A SHOP COAT OF RED-OXIDE PRIMER; OTHER COATINGS MAY BE SPECIFIED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS FOR SPECIFIC STRUCTURAL ELEMENTS. FIELD CONNECTIONS AND ABRASIONS SHALL BE CLEANED AND TOUCHED UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

MANUFACTURED ROOF FRAMING:
FABRICATOR SHALL SUBMIT CERTIFICATE OF INSPECTION TO BUILDING DEPARTMENT AND ENGINEER, PRIOR TO INSTALLATION. FABRICATOR SHALL BE LICENSED AS REQUIRED BY BUILDING DEPARTMENT.

FABRICATOR SHALL SUBMIT SHOP DRAWINGS, ERECTION PLANS AND DESIGN CALCULATIONS (SEALED BY AN ENGINEER REGISTERED IN THE STATE) TO THIS OFFICE FOR REVIEW PRIOR TO FABRICATION.

NOTCHING OR DRILLING OF FABRICATED FRAMING IS PERMITTED ONLY AT LOCATIONS SPECIFIED ON MANUFACTURER'S ERECTION PLANS.

FRAMING SHALL BE ERECTED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROVED ERECTION DRAWINGS SHALL BEAR AN ENGINEER'S SEAL AND BE KEPT ON THE JOBSITE AS PART OF THE APPROVED PLAN SET. FABRICATED FRAMING SHALL BE TRANSPORTED, STORED, ERECTED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL PERMANENT AND TEMPORARY BRACING AND FASTENING SHALL BE BY THE MANUFACTURER, U.N.O. ON PLANS.

LIGHT-GAUGE STRUCTURAL STEEL FRAMING:
ALL 18 AND 20 GAUGE STUDS AND JOISTS SHALL BE 33,000 psi MINIMUM YIELD STRESS STEEL. FRAMING OF 16 GAUGE AND HEAVIER SHALL BE 50,000 psi MINIMUM YIELD STRESS. ALL STRUCTURAL FRAMING SPECIFIED IS TO BE MANUFACTURED BY APPROVED MANUFACTURERS UNDER SSMA STANDARD AND ICC-ES REPORT NUMBER ESR-3064P, AND STAMPED AS SUCH.

FASTENERS FOR LIGHT-GAUGE FRAMING SPECIFIED ARE "DARTS" BRAND SELF-DRILLING/SELF-TAPPING STEEL SCREWS, MANUFACTURED BY PRIMESOURCE BUILDING PRODUCTS (ICC ESR-1408), OR EQUAL. SUBMIT ICC REPORT FOR REVIEW.

BRIDGING SHALL BE COLD ROLLED CHANNEL, MINIMUM 1-1/2" DEEP WITH 9/16" FLANGE WIDTH. SPACE BRIDGING AT 4'-0" MAXIMUM o.c. VERTICALLY. DOUBLE STUDS AT ALL JAMBS. ALL CONNECTIONS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

LUMBER:
ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR-LARCH (W.C.D.F.) PER WEST COAST LUMBER INSPECTION BUREAU. EXCEPTIONS TO THE ABOVE SHALL BE NOTED ON PLANS. ALL LUMBER SHALL BE GRADE MARKED. MAXIMUM MOISTURE CONTENT FOR ALL STRUCTURAL MEMBERS SHALL NOT EXCEED 19 PERCENT.

RAFTERS (2x, 4x OR LARGER)..... (NO 1)
JOISTS (2x, 4x OR LARGER)..... (NO 1)
OTHER HORIZONTAL (BEAMS, PURLINS, HEADERS, ETC) (NO 1)
LEDGERS AND NAILERS..... (NO 2)
STUDS (2x4 AND LARGER)..... (NO 2 OR STUD)
POSTS (4x4 AND LARGER..... (NO 1)
SILLS, PLATES AND BLOCKING..... (NO 2)

PLYWOOD SHALL BE PS 1-09, DOUGLAS FIR-LARCH, STRUCTURAL I . O.S.B. SHEATHING SHALL BE PS 02-10. PROTECT FROM MOISTURE AT ALL TIMES. STUCCO AND/OR STUCCO WITH VENEER OVER A PLYWOOD SHEAR WALL SHALL BE WATERPROOFED WITH A MINIMUM OF (2) 15# UNDERLAYMENTS.

ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT SIZE. ALL BOLTS, SILL ANCHOR NUTS AND HOLDOWN ANCHOR NUTS SHALL BE RETIGHTENED PRIOR TO CLOSING IN. INSPECTOR TO VERIFY.

MACHINE BOLTS SHALL CONFORM TO A.S.T.M A-307

UNLESS OTHERWISE NOTED ON FRAMING PLANS, OR FABRICATOR'S FRAMING/ERECTION PLANS, MINIMUM PLYWOOD ROOF SHEATHING SHALL BE 1/2" STANDARD (C-D) WITH EXTERIOR GLUE, PANEL I.D. 24/0, NAILED WITH 8d NAILS AT 6:12. PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSION AND FACE GRAIN PERPENDICULAR TO THE RAFTERS AND THE SHEETS SHALL BE STAGGERED AS SHOWN. EACH SHEET CHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 BEARINGS. PLYWOOD DIAPHRAGM SHALL BE INSPECTED AND APPROVED BEFORE COVERING IS LAID.

DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD-BEARING STUDS WITHOUT PRIOR APPROVAL OF ENGINEER, UNLESS SPECIFIED ON PLANS OR DETAILS. HOLES THROUGH SILL, PLATES, STUDS AND DOUBLE PLATES IN INTERIOR, BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED ON THE CENTER LINE OF THE STUD OR PLATE.

ALL HANGERS, CONNECTORS AND STANDARD FRAMING HARDWARE UNLESS OTHERWISE NOTED ON DRAWINGS SHALL BE AS MANUFACTURED BY THE SIMPSON 'STRONG-TIE' COMPANY AND IDENTIFIED BY NUMBERS AS SHOWN IN THEIR LATEST CATALOG. SUBSTITUTIONS SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER. ALL MANUFACTURED HARDWARE SHALL COMPLY WITH A SPECIFIC ICC / IAPMO AND/ OR LARR RESEARCH REPORT.

GROUT OR DRYPACK:
DRYPACK UNDER BASE PLATES, SILL PLATES AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2.5 PARTS OF FINE AGGREGATE CONFORMING TO A.S.T.M. C-33, WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED IN THE HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRYPACK SHALL BE PACKED WITH THE DRYPACK MATERIAL BY TAMPING OR RAMMING WITH A BAR OR ROD, UNTIL THE VOID IS COMPLETELY FILLED. MINIMUM 28 DAY STRENGTH SHALL BE 5000 psi.

IN LIEU OF DRYPACK, NON-SHRINK GROUT SHALL BE A READY-TO-USE NON-METALLIC AGGREGATE PRODUCT REQUIRING ONLY THE ADDITION OF WATER AT THE JOB SITE, AND SHOULD BE CAPABLE OF PRODUCING A FLOWABLE GROUTING MATERIAL HAVING NO DRYING SHRINKAGE OR SETTLEMENT AT ANY AGE. THE COMPRESSIVE STRENGTH OF THE GROUT SHALL BE NOT LESS THAN 5000 psi AT SEVEN (7) DAYS, AND 7500 psi AT 28 DAYS.

GENERAL:
WORK SHALL CONFORM TO THE REQUIREMENTS, AS AMENDED TO DATE, OF THE 2022 CALIFORNIA BUILDING CODE (CBC/22) AND ALL LOCAL, STATE AND FEDERAL ORDINANCES AND REQUIREMENTS.

ALL MATERIALS AND WORKMANSHIP SHALL COMFORM TO THE DRAWINGS AND SPECIFICATIONS. THE APPROVED DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. BRACING AND SHORING SHALL BE MAINTAINED IN PLACE UNTIL ALL PROTECTED WORK HAS BEEN SUITABLY COMPLETED.

OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FUNRISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING GENERAL CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS (MANUFACTURED ROOF FRAMING; FOUNDATION & SLAB) AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.

OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE APPROVED STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH ANY WORK INVOLVED.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

THE APPROVED SET OF PLANS, INCLUDING ALL APPROVED REVISIONS AND ADDENDA, SHALL BE ON THE JOB SITE AT ALL TIMES.

PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.

CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/ OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY ON-SITE PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, SAFE PLACEMENT OF CONSTRUCTION EQUIPMENT, BARRICADES, SAFE PLACEMENT OF CONSTRUCTION MATERIAL, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR OBSERVATION SERVICES OF THE ABOVE OR SIMILAR TYPE ITEMS.

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	12.28.23	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

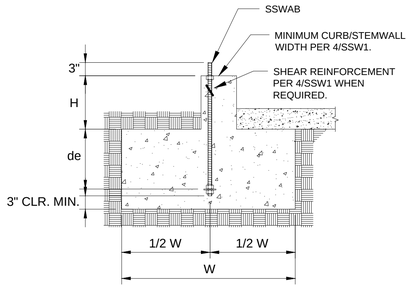
GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
4 BEDROOM TYPE DHS UNIT
GENERAL NOTES

ARCHITECTURAL WORK AND USE OF DOCUMENTS
The drawings, specifications and other documents prepared by the Architect are and shall remain the property of the Architect and are to be used only with respect to this Project and are not to be used by the Owner or any other person on extensions of the Project or on any other project without the written agreement of the Architect. All common law statutory and other reserved rights, including copyright, are hereby reserved.

DATE 8/10/25
JOB

SHEET
S-3
OF DWGS



CURB OR STEMWALL FOUNDATION

NOTES:
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = le - de. SEE 5/SSW1 AND 6/SSW1 FOR le.

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS 1

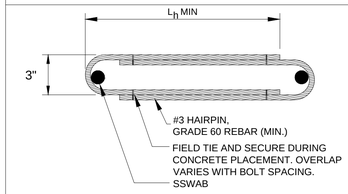
SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI 2

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR4500 PSI CONCRETE

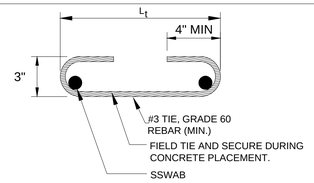
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 3/4" ANCHOR BOLT W (in)	SSWAB 3/4" ANCHOR BOLT de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 1" ANCHOR BOLT W (in)	SSWAB 1" ANCHOR BOLT de (in)
SEISMIC	CRACKED	STANDARD				16,000	27	9
WIND	CRACKED	STANDARD				11,600	20	7

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM FI554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND de.

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI 3



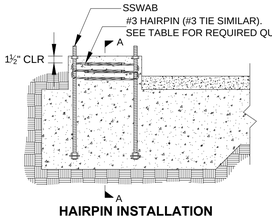
HAIRPIN SHEAR REINFORCEMENT



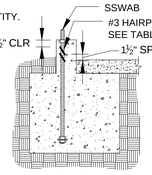
TIE SHEAR REINFORCEMENT

STEEL STRONG-WALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] L_t OR L_h (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB / STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB / STEMWALL WIDTH (in.)	WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs.)[6] 6" MIN CURB / STEMWALL UNCRACKED	6" MIN CURB / STEMWALL CRACKED	8" MIN CURB / STEMWALL UNCRACKED	8" MIN CURB / STEMWALL CRACKED
SSW18	14	(1) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



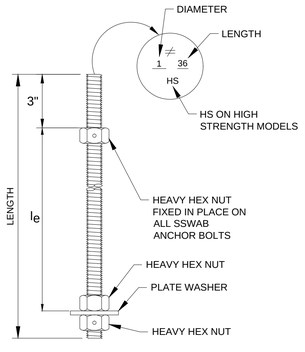
SECTION A-A

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM f'c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE 4

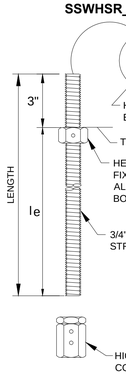
SSW ANCHOR BOLTS 5



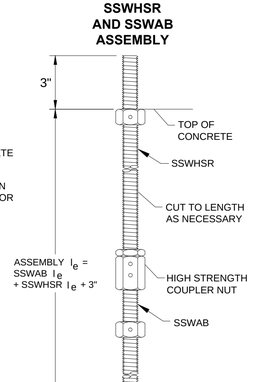
STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW ANCHOR BOLT EXTENSION 6

SSWHSR_KT



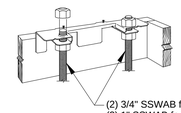
SSWHSR AND SSWAB ASSEMBLY

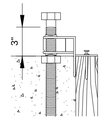


SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l_e
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"

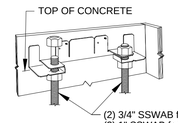
SSW ANCHOR BOLT TEMPLATES 7

SSWT EXTERIOR INSTALLATION

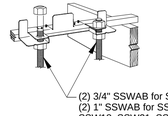


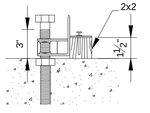


SSWTPF PANEL FORM INSTALLATION

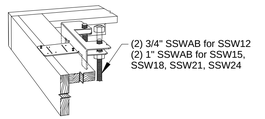


SSWT INTERIOR INSTALLATION





SSWTBL BRICK LEDGE INSTALLATION



NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

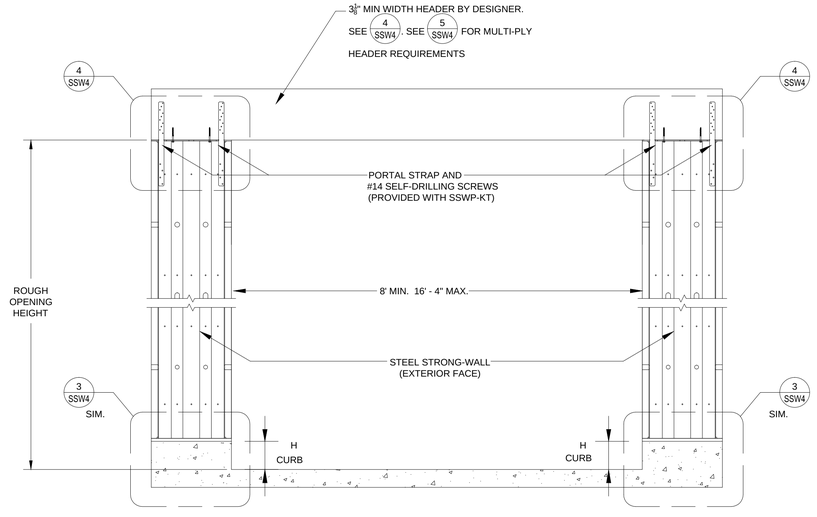
REGISTERED PROFESSIONAL ENGINEER PETER SAKATA No. 5038 Exp. 6/30/19 STRUCTURAL STATE OF CALIFORNIA

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE: POSITAS BLVD.
5956 W. LAS
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie THERE IS NO EQUAL

STEEL STRONG-WALL
ANCHORAGE DETAILS
ENGINEERED DESIGNS

NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	SSW1
OF	SHEETS
JOB NO.	



STEEL STRONG-WALL DOUBLE WALL PORTAL | 2

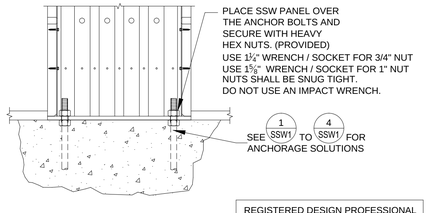
GARAGE HEADER
ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7 SSW15x7 SSW18x7	5½"	7' - 1½"
	6"	7' - 2"
SSW12x7.4 SSW15x7.4 SSW18x7.4	0"	7' - 1½"
SSW12x8 SSW15x8 SSW18x8	5½"	8' - 2¾"
	6"	8' - 3¼"

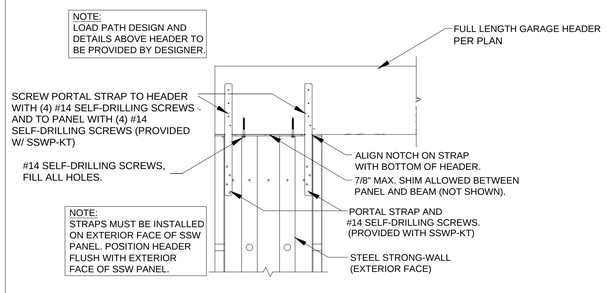
1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING DOWN GARAGE HEADER MAY BE NECESSARY FOR CORRECT ROUGH OPENING HEIGHT.

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC. "HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES | 6



BASE PLATE CONNECTION | 3



TOP OF WALL CONNECTION | 4

NO.	DATE	REVISIONS
0	9/21/2009	FIRST RELEASE
1	4/16/2014	2012 IBC REVISIONS
2	8/08/2016	2015 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie THERE IS NO EQUAL

STEEL STRONG-WALL
PORTAL SYSTEM FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	SSW4
OF	SHEETS
JOB NO.	

CONCRETE (TABLE 1705A.3)

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD[a]	CBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
2. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X	AWS D1.4 ACI 318: 26.5.4	-
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16".	-	X		
c. INSPECT ALL OTHER WELDS	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. b, c				
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-	ACI 318: 17.8.2.4	-
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	-	X	ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172, ASTM C31, ACI 318: 26.4.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.4.7-26.4.9	1908.9
9. INSPECT PRESTRESSED CONRETE FOR:				
a. APPLICATION OF PRESTRESSING FORCES.	X	-	ACI 318: 26.9.1	-
b. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-	ACI 318: 26.9.3	
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: 26.8	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.10.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 26.10.1(b)	-

a. WHERE APPLICABLE, SEE ALSO SECTION 1705A.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.

b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

c. INSTALLATION OF ALL ADHESIVE ANCHORS IN HORIZONTAL AND UPWARDLY INCLINED POSITIONS SHALL BE PERFORMED BY AN ACI/CRSI CERTIFIED ADHESIVE ANCHOR INSTALLER, EXCEPT WHERE THE FACTORED DESIGN TENSION ON THE ANCHORS IS LESS THAN 100 LBS AND THOSE ANCHORS ARE CLEARLY NOTED ON THE APPROVED CONSTRUCTION DOCUMENTS OR WHERE THE ANCHORS ARE SHEAR DOWELS ACROSS COLD JOINTS IN SLABS ON GRADE WHERE THE SLAB IS NOT PART OF THE LATERAL FORCE-RESISTING SYSTEM.

WOOD

REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL WOOD SEISMIC-RESISTING ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REFERENCE STANDARD	CBC REFERENCE
1. FIELD GLUEING OR EPOXING OPERATIONS	X	-	-	1705.12.2
2. NAILING, BOLTING, ANCHORING, & OTHER FASTENING OF WOOD SHEAR WALLS, DIAPHRAGMS DRAGS, BRACES, SHEAR PANELS, & HOLDOWNS	-	X	-	1705.12.2
3. FABRICATED ITEMS IN SHOP	X	-	-	1704.2.5
4. VERIFY THAT NUTS ON ANCHOR BOLTS, HOLDOWNS, & FABRICATED ITEMS ARE SNUG-TIGHT OR TORQUED PER PLAN	-	X	-	1705.5

NOTE:

FOR ANCHORS IN CONCRETE & MASONRY, SEE THOSE TABLES.

SPECIAL INSPECTION

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE CODE AND ANY ADDITIONAL REQUIREMENTS STATED IN THESE DRAWINGS AND/OR THE PROJECT SPECIFICATIONS AND DSA FORM 103.
2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c>2500 psi, AND SPRAYED-ON FIREPROOFING.
3. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR STRUCTURAL STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
4. SHOP WELDS MUST BE PERMORMED IN A LICENSED FABRICATOR SHOP.

LOADING

1. DESIGN LOADS
   - FLOOR LIVE LOAD = 40 PSF
   - ROOF LIVE LOAD = 20 PSF
2. WIND ANALYSIS PER CHAPTER 16A OF THE CODE
   - RISK CATEGORY = II
   - BASIC WIND SPEED, V = 97 mph
   - EXPOSURE = C
3. SEISMIC ANALYSIS PER CHAPTER 16 OF THE CODE UTILIZING THE FOLLOWING:
   - A. PROCEDURE - EQUIVALENT LATERAL FORCE ANALYSIS (Rho = 1.0)
   - B. SYSTEM - LIGHT - FRAME CFS WALLS w/ RATED WOOD SHTG

SEISMIC PARAMETERS			
S_s =	1.878g	S_{DS} =	1.252g
S_1 =	0.783g	S_{D1} =	0.887g
F_a =	1.0	DESIGN CATEGORY =	E
F_v =	1.7	SITE CLASS =	D
I_e =	1	V_s =	CS * W
R =	6.5	C_s =	0.193W
C_d =	3	OMEGA =	2.5

STRUCTURAL OBSERVATIONS

1. PERIODIC STRUCTURAL OBSERVATION SHALL BE PERFORMED BY THE ENGINEER OF RECORD AT CRITICAL STAGES OF CONSTRUCTION IN ACCORDANCE WITH CBC 1704A. STRUCTURAL OBSERVATION DOES NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENTS OF SPECIAL INSPECTION. SEE 'SPECIAL INSPECTION NOTES' FOR ITEMS REQUIRING INSPECTION.
2. NOTIFY THE ENGINEER AT SIGNIFICANT CONSTRUCTION STAGES 72 HOURS IN ADVANCE AND PROVIDE ACCESS FOR THE FOLLOWING STRUCTURAL OBSERVATIONS:
   - A. FOUNDATIONS
     - a. REINFORCEMENT
     - b. OTHER EMBEDDED ELEMENTS
   - B. STEEL FRAMING
     - a. GENERAL
   - C. CONCRETE
     - a. REINFORCING LAYOUT
     - b. PREPARATION OF SHOTCRETE PANEL (IF SHOTCRETE IS USED)
     - c. OPENING OF SHOTCRETE TEST PANEL
     - d. POST-TENSIONING LAYOUT
   - D. MASONRY
     - a. REINFORCING LAYOUT
   - E. WOOD
     - a. DIAPHRAGMS & SHEAR WALLS
     - b. PROPRIETARY HOLDOWN SYSTEM
   - F. DEMOLITION WORK

SPECIAL INSPECTIONS

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CBC CH 17A AND ANY ADDITIONAL REQUIREMENTS STATED IN THESE DRAWINGS AND/OR THE PROJECT SPECIFICATIONS.
2. THE OWNER SHALL PROVIDE FOR A SPECIAL INSPECTOR(S) WHO WILL PROVIDE SPECIAL INSPECTIONS OF THE CONSTRUCTION AS PRESCRIBED BY THE CODE AND THE CONSTRUCTION DOCUMENTS. IN NO CASE SHALL THE REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS PROVIDE FOR ANY LESS THAN THE MINIMUM REQUIREMENTS OF THE CODE OR ANY OTHER GOVERNING AUTHORITY. ANY SUCH DISCREPANCY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
3. THE SPECIAL INSPECTOR SHALL BE QUALIFIED BY THE JURISDICTION TO PROVIDE INSPECTIONS OF THE SPECIFIC CONSTRUCTION OR OPERATION REQUIRED. PROOF OF SUCH QUALIFICATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE START OF INSPECTIONS.
4. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER, ARCHITECT AND THE CONTRACTOR IN A TIMELY MANNER. ALL DISCREPANCIES BETWEEN THE INSPECTORS WORK AND THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF NOT CORRECTED, TO THE ENGINEER, ARCHITECT AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL KEEP RECORDS SUCH THAT ALL CONCERNED PARTIES CAN IDENTIFY THE OUTSTANDING WORK THAT NEEDS CORRECTION AND SUCH THAT CORRECTED WORK IS RECORDED IN A TIMELY MANNER.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE. IF NON-CONFORMING WORK REMAINS, THEN THIS WORK SHALL BE ITEMIZED AND NOTED IN THE REPORT.
6. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE A DESIGNATED AREA, ON SITE, FOR THE SPECIAL INSPECTOR TO RECEIVE CORRESPONDENCE AND AN AREA TO LEAVE CORRESPONDENCE FOR THE BUILDING OFFICIAL AND THE CONTRACTOR. THE CONTRACTOR SHALL DESIGNATE A QUALITY CONTROL INDIVIDUAL THAT SHALL ACT AS THE MAIN POINT OF CONTACT FOR THE INSPECTOR, ENGINEER AND ARCHITECT REGARDING INSPECTIONS ISSUES.
7. A PRE-INSPECTION MEETING SHALL BE HELD AND ORGANIZED BY THE CONTRACTOR ONCE INSPECTION HAS STARTED. AS A MINIMUM, THE ENGINEER, SPECIAL INSPECTOR, ARCHITECT, BUILDING OFFICIAL, OWNER'S REPRESENTATIVE AND THE CONTRACTOR'S QUALITY CONTROL INDIVIDUAL SHALL BE INVITED TO ATTEND. THE PURPOSE OF THE MEETING WILL BE TO MEET EACH OTHER, CONFIRM THE SCOPE OF WORK FOR EACH DISCIPLINE, ESTABLISH COMMUNICATION PROTOCOLS AND ANSWER ANY QUESTIONS.

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

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3		
4		

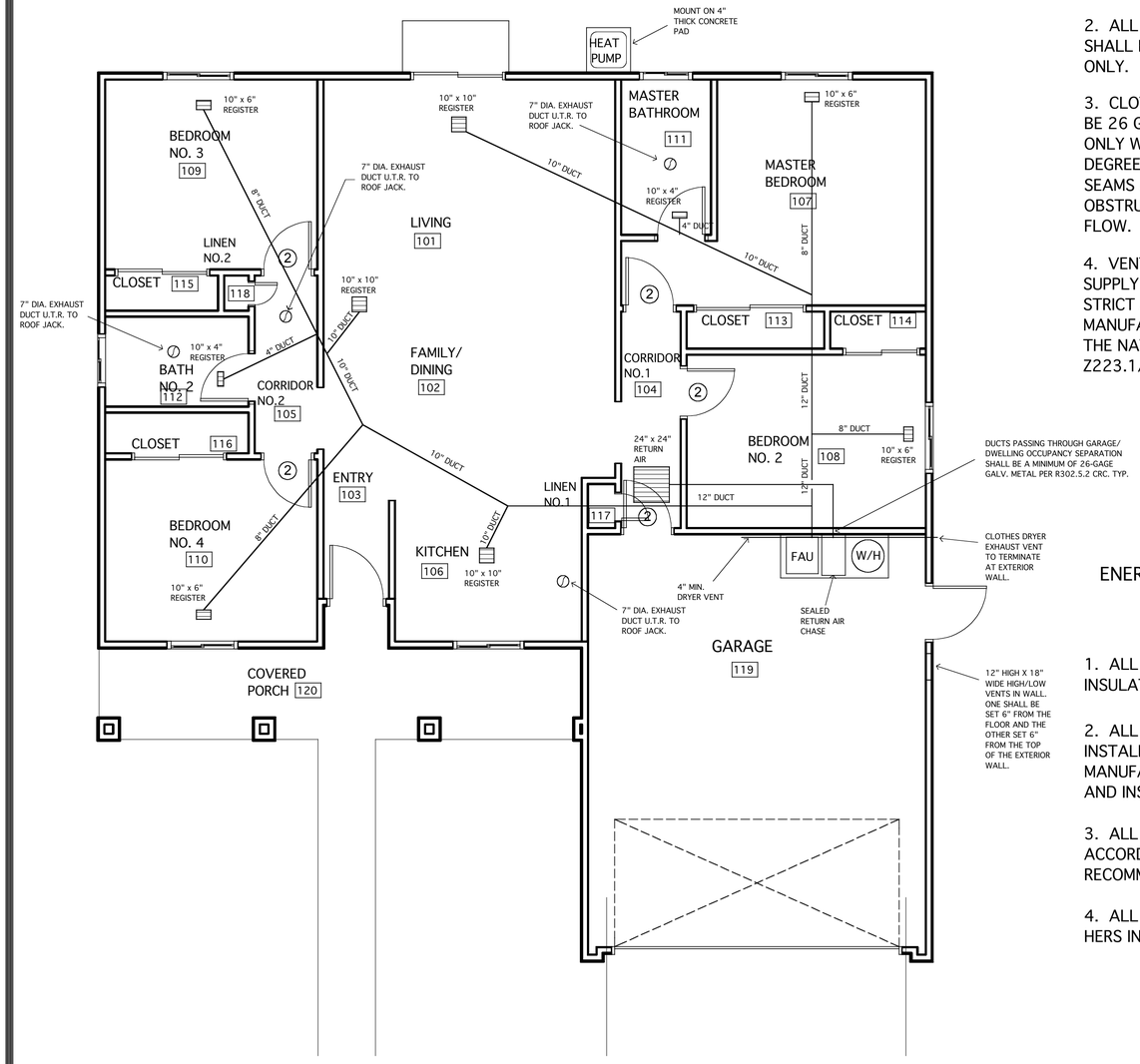
PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
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SHEET TITLE
SPECIAL INSPECTION, NOTES, TABLES & REQUIREMENTS

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MECHANICAL FLOOR PLAN - 4 BEDROOM UNIT

1/4"= 1'-0" SCALE

GENERAL NOTES (MECHANICAL)

1. ALL DUCT PENETRATIONS THROUGH WALLS SEPARATING GARAGE FROM THE REST OF THE RESIDENCE SHALL BE INSTALLED WITH 26 GAGE GALV. SHEET METAL ONLY.

2. ALL DUCTS OCCURRING IN THE GARAGE SHALL BE 26 GAGE GALV. SHEET METAL ONLY.

3. CLOTHES DRYER EXHAUST DUCT SHALL BE 26 GAGE GALV. SMOOTH SHEET METAL ONLY WITH A MAXIMUM OF TWO 90 DEGREE BENDS AND 15 FEET LENGTH. SEAMS AND JOINTS SHALL NOT CREATE OBSTRUCTIONS OR POCKETS TO RESTRICT FLOW.

4. VENTING OF EXHAUST GASSES AND THE SUPPLY OF COMBUSTION AIR SHALL BE IN STRICT ACCORDANCE WITH THE MANUFATURERS RECOMMENDATIONS AND THE NATIONAL FUEL GAS CODE ANSI Z223.1/NFPA 54.

ENERGY NOTES (MECHANICAL)

1. ALL DUCTING SHALL PROVIDE AN INSULATION VALUE OF R-6.

2. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMEDATIONS AND INSTRUCTIONS.

3. ALL DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMEDATIONS AND INSTRUCTIONS.

4. ALL DUCTWORK SHALL BE TESTED FOR HERS INDEX.

HVAC GENERAL NOTES

1. THE MECHANICAL CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, EQUIPMENT, APPURTENANCES, AND ALL CONTRACTURAL EXPENSES REQUIRED FOR THE COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

2. THE INSTALLATION SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH ALL LEGALLY CONSTITUTED AUTHORITIES & CODES HAVING JURISDICTION.

3. THE MECHANICAL CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, APPARATUS, ACCESSORIES (I.E., THE ENTIRE INSTALLATION) AS FURNISHED BY HIM OR HER FOR A PERIOD OF ONE YEAR.

4. THE MECHANICAL CONTRACTOR SHALL OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS REQUIRED TO COMPLETE THIS JOB.

5. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE SIZE, LOCATION, & SERVICE REQUIRMENTS OF ALL MECHANICAL EQUIPMENT & DUCTWORK WITH THE GENERAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER CONTRACTORS PRIOR TO THE START OF CONSTRUCTION. ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS PRIOR TO THE START OF CONSTRUCTION.

6. ALL SHEET METAL DUCTWORK SHALL BE NEW GALVANIZED SHEET METAL. DUCT GAUGES, CONSTRUCTION, SUPPORT AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE AND 'SMACNA BEST TRADE PRACTICES'.

7. LINED DUCT WORK SIZE SHOWN ON DRAWINGS ARE INSIDE DIMENSIONS. DUCT LINER SHALL BE JOHNS-MANVILLE 'LINACOUSTIC' TYPE FIBER GLASS DUCT LINER 1.0" THICK, 1.5 LBS./CU. FT. DENSITY OR APPROVED ALTERNATIVE.

8. ALL TRANSVERSE JOINTS IN SUPPLY AIR DUCT SHALL BE SEALED AIR TIGHT 4 OZ. CANVAS AND AIRBOL. THE CANVAS SHALL EXTEND 1" ON BOTH SIDES OF SEAM AND JOINT.

9. FLEXIBLE CONNECTIONS SHALL BE PROVIDED FOR ALL DUCTWORK ATTACHED TO AIR MOVING EQUIPMENT MOUNTED ON OR SUSPENDED FROM VIBRATION ISOLATORS. FLEXIBLE CONNECTIONS SHALL BE CODE APPROVED NEOPRENE COATED GLASS TYPE FABRIC.

10. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT ALL MECHANICAL EQUIPMENT MOUNTED ON OR SUSPENDED FROM VIBRATION ISOLATORS. FLEXIBLE CONNECTIONS SHALL BE CODE APPROVED AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

11. FLEXIBLE CONNECTIONS (MECHANICAL, PLUMBING AND ELECTRICAL) SHALL BE PROVIDED AT ALL MECHANICAL EQUIPMENT MOUNTED ON OR SUSPENDED FROM VIBRATION ISOLATORS. FLEXIBLE CONNECTIONS SHALL BE CODE APPROVED AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

12. ALL CONDENSATE DRAIN LINES RUNNING INSIDE BUILDINGS SPACES SHALL BE INSULATED WITH JOHNS-MANVILLE 'AEROTUBE' TYPE PREFORMED SNAP-ON PLASTIC INSULATION.

13. PROVIDE ALL FIRE AND SMOKE DAMPERS AS REQUIRED BY LEGALLY CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION.

14. PAINT PLENUM BEHIND EACH GRILLE OR REGISTER WITH FLAT BLACK PAINT.

15. TEST, BALANCE AND ADJUST ALL DIFFUSERS, REGISTERS, ETC, FOR OPTIMUM AIR DISTRIBUTION AND MINIMUM NOISE.

16. ALL WALL SUPPLY REGISTERS (W.S.R.) SHALL BE KRUEGER AL 5880V DOUBLE DEFLECTION WITH O.B.D. FRAMES TO SUIT WALL OR CEILING.

17. ALL MODULAR CEILING DIFFUSERS (C.D.) SHALL BE KRUEGER SERIES 1200 CONSTRUCTED OF ALUMINUM WITH O.B.D. FRAMES TO SUIT CEILING. FINISH SHALL MATCH CEILING PAINT. CONSULT OWNER FOR COLOR.

18. RETURN AIR GRILLES SHALL BE KRUEGER SERIES EGC. ALL ALUMINUM. FRAME TO SUIT CEILING. FINISH SHALL MATCH CEILING PAINT. CONSULT OWNER FOR COLOR.

19. REFRIGERANT LINES SHALL BE TYPE 'L' COPPER WITH SILVER SOLDER JOINTS. PROVIDE AND INSTALL ALL NECESSARY MATERIALS INCLUDING WIDE ELBOWS ONLY AND ALL REQUIRED APPURTNANCES FOR A COMPLETE JOB.

20. ALL REFRIGERANT LINES SHALL BE INSULATED WITH 3/4" FOAMED PLASTIC PIPE INSULATION J.M. 'AEROTUBE' OR EQUAL. WEATHER SEAL AND UV PROOF COVERING SHALL BE INSTALLED AT ALL PIPING EXPOSED TO SUN AND WEATHER TYPICAL.

22. FLEXIBLE DUCT SHALL BE JOHNS-MANVILLE 'MICRO-AIRE J-FLX' TYPE INSULATED FIBER GLASS DUCT, LENGTH NOT TO EXCEED 60".

23. ALL SUPPLY, RETURN AND OUTSIDE AIR INTAKE DUCTS SHALL BE WRAPPED WITH JOHNS-MANVILLE 'R-SERIES MICRO-LITE WITH FSKL' TYPE FIBER GLASS DUCT INSULATION WITH ALUMINUM FOIL FACING; 2" THICK, 0.75 LBS./CU. FT. DENSITY.

AIR HANDLER SCHEDULE

MANUFACTURER	HEATING CAPACITY	COOLING CAPACITY	FLA	ELECTRICAL		
				VOLT	PH	HZ.
ALLIED - AC PRO	42,000	3.5 TON	40	230	1	60

HEAT PUMP SCHEDULE

MANUFACTURER	COOLING CAPACITY TOTAL	SEER	EER2	HSPF2	FLA	WEIGHT	ELECTRICAL		
							VOLT	PH	HZ.
ALLIED - AC PRO	42,000	14.3	11.7	7.5	40.0	262	230	1	60

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

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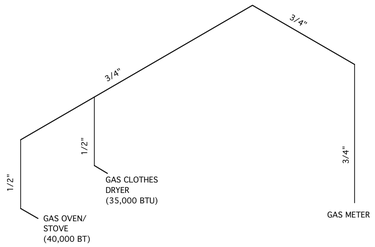
PROJECT
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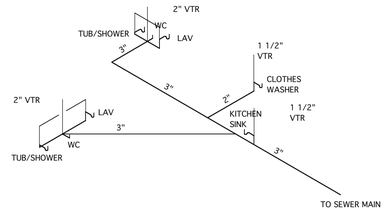
SHEET TITLE
MODEL 1374
4 BEDROOM
MECHANICAL FLOOR PLAN
SCHEDULE, LEGEND
& NOTES

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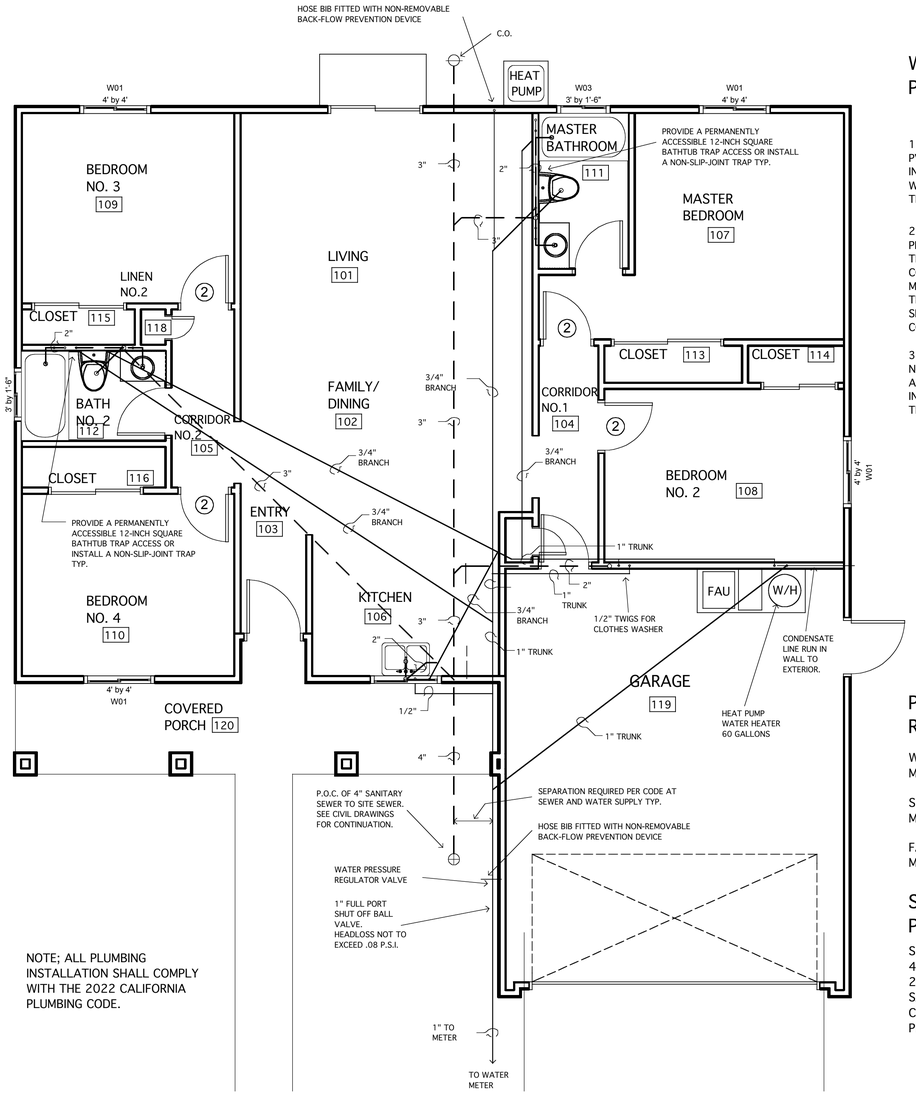
DATE 8/11/25
JOB
SHEET M-1
OF DWGS



GAS - ISO



PLUMBING - ISO



NOTE; ALL PLUMBING INSTALLATION SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE.

WATER SUPPLY LAYOUT PLAN NOTES

1. WATER SUPPLY PIPE MATERIAL SHALL BE PEX OR PVC SCHEDULE 40 PIPE AT EXTERIOR, PEX AT INTERIOR.
WATER SUPPLY INSTALLATION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

2. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. INSTALLATION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

3. HEAT PUMP WATER HEATER SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.

PLUMBING FIXTURE FLOW RATES AND NOTES

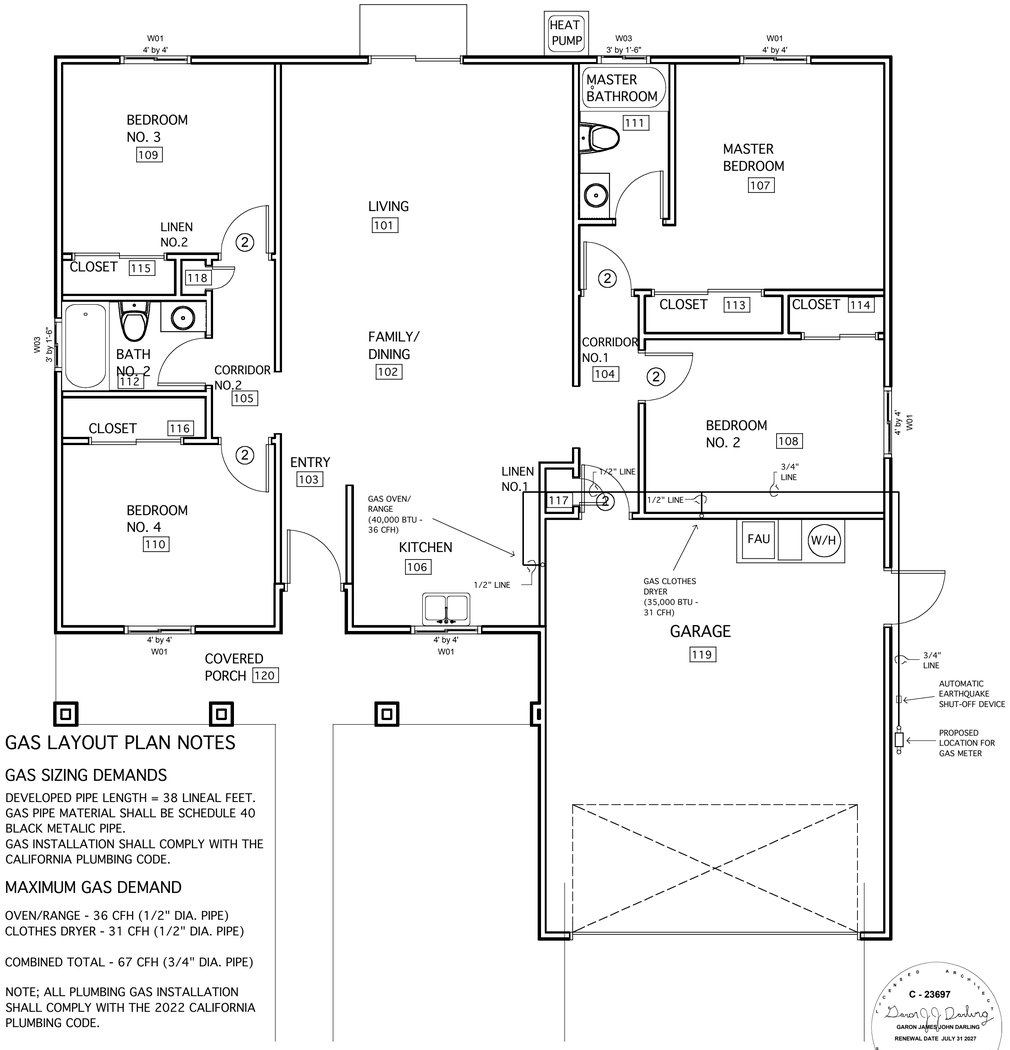
WATER CLOSET - 1.28 GALLONS PER FLUSH MAXIMUM.

SHOWER HEADS - 2.0 GALLONS PER MINUTE MAXIMUM.

FAUCETS- 1.2 GALLONS PER MINUTE MAXIMUM.

SANITARY SEWER LAYOUT PLAN NOTES

SEWER PIPE MATERIAL SHALL BE SCHEDULE 40 ABS-DWV PIPE AND FITTINGS PER ASTM D 2661
SANITARY SEWER INSTALLATION SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE.



GAS LAYOUT PLAN NOTES

GAS SIZING DEMANDS

DEVELOPED PIPE LENGTH = 38 LINEAL FEET.
GAS PIPE MATERIAL SHALL BE SCHEDULE 40 BLACK METALIC PIPE.
GAS INSTALLATION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

MAXIMUM GAS DEMAND

OVEN/RANGE - 36 CFH (1/2" DIA. PIPE)
CLOTHES DRYER - 31 CFH (1/2" DIA. PIPE)

COMBINED TOTAL - 67 CFH (3/4" DIA. PIPE)

NOTE; ALL PLUMBING GAS INSTALLATION SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE.

C - 23697
Licensed Architect
Garon James John Darling
RENEWAL DATE JULY 31 2027
State of California

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PLUMBING (SEWER & WATER) FLOOR PLAN - 4 BEDROOM UNIT
1/4"= 1'-0" SCALE

N

PLUMBING (GAS) FLOOR PLAN - 4 BEDROOM UNIT
1/4"= 1'-0" SCALE

NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
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PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON DARLING
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SHEET TITLE
MODEL 1374
4 BEDROOM
PLUMBING FLOOR PLAN SCHEDULE, LEGEND & NOTES

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GENERAL INFORMATION

01	Project Name	Mariposa Point			
02	Run Title	Plan 1374			
03	Project Location	Plan 1374			
04	City	Coachella, CA	05	Standards Version	2022
06	Zip code	92203	07	Software Version	CBECC-Res 2022.3.1
08	Climate Zone	15	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1374	19	Glazing Percentage (%)	8.47%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.9	44.5	26.1			
Proposed Design						
North Facing	38.5	43.1	25.5	0.4	1.4	0.6
East Facing	38.7	43.6	25.9	0.2	0.9	0.2
South Facing	38.3	42.1	25	0.6	2.4	1.1
West Facing	38.6	43.5	25.8	0.3	1	0.3
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 4.35 kWdc

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.12	0.6	0.03	0.23	0.09	0.37
Space Cooling	4.15	74.1	4.18	72.14	-0.03	1.96
IAQ Ventilation	0.8	8.39	1.01	10.55	-0.21	-2.16
Water Heating	1.19	12.63	0.86	9.76	0.33	2.87
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**6.26**	**95.72**	**6.08**	**92.68**	**0.18**	**3.04**
Space Heating	0.12	0.6	0.04	0.26	0.08	0.34
Space Cooling	4.15	74.1	4.25	73.54	-0.1	0.56
IAQ Ventilation	0.8	8.39	1.01	10.55	-0.21	-2.16
Water Heating	1.19	12.63	0.84	9.5	0.35	3.13
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**6.26**	**95.72**	**6.14**	**93.85**	**0.12**	**1.87**

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.12	0.6	0.03	0.23	0.09	0.37
Space Cooling	4.15	74.1	4.12	70.35	0.03	3.75
IAQ Ventilation	0.8	8.39	1.01	10.55	-0.21	-2.16
Water Heating	1.19	12.63	0.82	9.36	0.37	3.27
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**6.26**	**95.72**	**5.98**	**90.49**	**0.28**	**5.23**
Space Heating	0.12	0.6	0.03	0.23	0.09	0.37
Space Cooling	4.15	74.1	4.24	73.17	-0.09	0.93
IAQ Ventilation	0.8	8.39	1.01	10.55	-0.21	-2.16
Water Heating	1.19	12.63	0.84	9.6	0.35	3.03
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**6.26**	**95.72**	**6.12**	**93.55**	**0.14**	**2.17**

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	23.41	23.13	0.28	1.2
Net EUI[2]	4.97	4.94	0.03	0.6
East Facing				
Gross EUI[1]	23.41	23.15	0.26	1.11
Net EUI[2]	4.97	4.96	0.01	0.2
South Facing				
Gross EUI[1]	23.41	22.81	0.6	2.56
Net EUI[2]	4.97	4.61	0.36	7.24
West Facing				
Gross EUI[1]	23.41	23.33	0.08	0.34
Net EUI[2]	4.97	5.14	-0.17	-3.42

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
5.15	NA	Standard (14-17%)	Fixed	none	true	105-300	n/a	n/a	<=7:12	96	94

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 5.15 kWdc
- Indoor air quality, balanced fan
- IAQ Ventilation System Heat Recovery: minimum 69 SRE and 75 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Cool roof
- Insulation below roof deck
- Window overhangs and/or fins
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing

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BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Mariposa Point	1374	1	4	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Conditioned	Conditioned	HVAC	1374	8.1	DHW	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Conditioned	R-15 w/1 Foam Wall	0	Front	220.05	48.1	90
Left Wall	Conditioned	R-15 w/1 Foam Wall	90	Left	280.8	3.50001	90
Back Wall	Conditioned	R-15 w/1 Foam Wall	180	Back	380.7	68.8334	90
Right Wall	Conditioned	R-15 w/1 Foam Wall	270	Right	229.5	16	90
Garage Wall	Conditioned>>Garage	R-15 Wall - Interior	n/a	n/a	214.65	20.1	n/a
Roof	Conditioned	R-38 Attic Roof	n/a	n/a	1324	n/a	n/a
FAU Platform	Conditioned	R-19 Attic Roof	n/a	n/a	50	n/a	n/a
Roof - Garage	Garage	R-0 Attic Roof	n/a	n/a	470	n/a	n/a
Front Wall - Garage	Garage	R-0 Stucco	0	Front	160.65	112	90
Left Wall - Garage	Garage	R-0 Stucco	90	Left	139.05	0	90
Right Wall - Garage	Garage	R-0 Stucco	270	Right	193.05	0	90

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ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic House	Tile HPA	Ventilated	4	0.26	0.9	No	Yes
Attic Garage	Tile	Ventilated	4	0.26	0.9	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
4030 Oper	Window	Front Wall	Front	0	4	3	1	12	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper	Window	Front Wall	Front	0	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
3012 Oper	Window	Left Wall	Left	90	3	1.16667	1	3.5	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 2	Window	Back Wall	Back	180	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
5068 SGD	Window	Back Wall	Back	180	5	6.66667	1	33.33	0.3	NFRC	0.2	NFRC	Bug Screen
3012 Oper 2	Window	Back Wall	Back	180	3	1.16667	1	3.5	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 3	Window	Back Wall	Back	180	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 4	Window	Right Wall	Right	270	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Entry	Front Wall	20.1	0.2
Garage Entry	Garage Wall	20.1	0.2

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OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Car Door	Front Wall - Garage	112	1

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
4030 Oper	5	0.5	0	0	0	0	0	0	0	0	0	0	0
4040 Oper	5	0.5	0	0	0	0	0	0	0	0	0	0	0
3012 Oper	0.5	7	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 2	0.5	1	0	0	0	0	0	0	0	0	0	0	0
5068 SGD	0.5	1	0	0	0	0	0	0	0	0	0	0	0
3012 Oper 2	0.5	1	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 3	0.5	1	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 4	0.5	7	0	0	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Conditioned	1374	137.167	none	0	80%	No
Slab-on-Grade - Garage	Garage	470	59	none	0	0%	No

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Stucco	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 w/1 Foam Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / 4	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: R-4 Sheathing Exterior Finish: Synthetic Stucco
R-15 Wall - Interior	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Tile	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-0	None / None	0.4	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd
Tile HPA	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-13	None / None	0.072	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Top Chrd Around Roof Joists: R-0.0 insul.
R-0 Attic Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Attic Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Attic Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / None	0.049	Over Ceiling Joists: R-9.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW	Domestic Hot Water (DHW)	Standard	Water Heater	1	n/a	None	n/a	Water Heater (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
Water Heater	1	50	Rheem	PROPH50 T2 RH37530 (50 gal, JA13)	TankZone	Garage	Garage

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WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC	Heat pump heating cooling	Heat Pump	1	Heat Pump	1	HVAC Fan 1	Ducts	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump	Central split HP	1	HSPF2	7.5	12000	6840	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump-hers-htpump	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

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HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Ducts	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Ducts-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Ducts-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

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INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	71	0.88	Balanced	Yes	69 / 75	Yes	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: James Hernandez	Documentation Author Signature:
Company: Builder Services Network	Signature Date: 05/24/2024
Address: 2937 Veneman Avenue	CEA/ HERS Certification Identification (If applicable): R22-18-40006
City/State/Zip: Modesto, CA 95356	Phone: 209-538-2879

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Angelica O'Malley	Responsible Designer Signature: Angelica O'Malley
Company: Coachella Valley Housing Coalition	Date Signed: 05/30/2024
Address: 45-701 Monroe Street	License: 820319
City/State/Zip: Indio, CA 92201	Phone: 800-689-4663

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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5/24/24 Job# 32565 JH

Slawomir Rutkowski
Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G
Indio, CA 92201
760-347-3157
CBECC v3.1
Re: Mariposa Point in Coachella, CA

CONSERVATION FOR THE CALIFORNIA LIFESTYLE
CL&E
A Division of Builder Services Network
Title 24 Compliance-Residential/Non-Residential
2937 Veneman Ave, Suite C275
Modesto, CA 95356
Ph: 209-618-4462 Fx: 209-846-9796

Climate Zone 15 — 2022 Code Compliance

	EDR Efficiency / EDR Total	**0.9 / 0.2**
	EDR Source	**0.2**
	Photovoltaic	5.15 kW
	Plan Name	**1374**
	File Name	CV1374MP
	Square Footage	**1374**
	Number of Stories	1
	Glazing Percentage	8.47%
Envelope	Roofing Material	Tile
	Reflectance/Emittance	0.26 / 0.90
	Attic Floor*	R-38
	Attic Below Roof Deck	R-13
	Radiant Barrier	-
	Exterior Wall 2x4 Stucco	R-15 + R-4
	Exterior Wall 2x4 Siding	-
	Exterior Wall 2x6 Stucco	-
	Exterior Wall 2x6 Siding	-
	Knee Wall	-
	Floor Over Garage/Exterior	-
	Sub Floor/Slab	Slab
HVAC	Minimum SEER2/EER2 Value	14.3 / 11.7
	Minimum HSPF2	7.5
	Duct Insulation	R-6.0
	Whole House Fan (CFM)	-
HERS Inspections	Fan Wattage (W/CFM)	Yes (0.45)
	Airflow (CFM)	Yes (350)
	Duct Testing Required	Yes (5.0%)
	Indoor Air Quality (CFM)	Yes (71) Balanced
	HRV/ERV W/CFM	0.88
	HRV/ERV SRE	69%
	HRV/ERV ASRE	75%
	HRV/ERV Fault Indicator Display	Yes
	Kitchen Exhaust	Yes
	Refrigerant Charge	Yes
	SEER2 Verification	-
	EER2 Verification	-
	Heat Capacity Verification	Yes
	Infiltration (CFM)	-
	Low Leakage Air Handler	-
	Insulation Inspection**	Yes
H_2O	Fuel Type	Heat Pump
	Uniform Energy Factor (Tank Size)	PROPH50 T2 RH375-30
	Distribution	Standard

Windows	U-Value	SHGC
Operable	0.30	0.20
Sliding Glass Door	0.30	0.20

Date of Plans: 4/30/24

* Due to the stringencies of the California Energy Commission for approved methods of quality insulation inspection. California Living & Energy recommends to not install batt-insulation in the attic and ceiling areas due to the risk of not meeting the quality insulation inspection requirements.
****Builders are strongly encouraged to enforce strict Title 24 compliance with all subcontractor scopes of work. Modifications to Title 24 specifications during construction may result in complications including but not limited to sampling protocol, CF-3R closing delays, state registry errors, and/or loss of rebates plus no CF-3R at final.**
***This document is for communication purposes only. CF-1R compliance certificate(s) will be issued after approval of this document, and after HERS registration has been completed, if needed. Upon receipt of the final CF-1R form(s), please distribute to corresponding subcontractors.

Z:\Projects\Coachella Valley Housing Coalition\Mariposa Point\T-24\Datasheets\Mariposa Point - Datasheet.docx

NOTE: The loads shown are only one of the criteria affecting the selection of HVAC equipment. Other relevant design factors such as airflow requirements, outdoor design temperatures, coil sizing, availability of equipment, oversizing safety margin, etc, must also be considered. It is the HVAC designer's responsibility to consider all factors when selecting the HVAC equipment. Mechanical Contractor must warrant the installed system to meet all Energy Star requirements if applicable. The minimum size of the residential heating systems is regulated by the California Building Code (CBC), Section 310.11. The CBC requires that the heating system be capable of maintaining a temperature of 70° at a distance three feet above the floor throughout the conditioned space of the building. California Living & Energy does not warrant or assume responsibility for performance or installation of any equipment labeled or alluded to on any calculation produced by California Living & Energy. Builder and all sub-contractors working on the project involving Title-24 understand and accept all aspects of the Title-24 submitted to building department pertaining to their work. All sub-contractors are responsible to contact the builder and California Living & Energy before beginning work if there is any error in any calculation that would prevent the Sub-Contractor from warranting the performance of his product which includes any Energy Star procedures.

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CALIFORNIA LIVING & ENERGY
Title 24 Compliance - Residential/Non Residential
A Division of Builder Services Network
Modesto, CA 209-618-4462 Fax: 209-846-9796
www.califliving.com

If a Builder and/or Subcontractor deviates in anyway from any design produced by California Living & Energy without the expressed written consent of California Living & Energy then all warranties become null and void.

Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G
Indio, CA 92201
760-347-3157

Mariposa Point
Coachella, CA

REVISIONS

no.	date	remarks
-	-	-
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-	-	-
-	-	-

AUTHOR: JH
DATE: 5/30/24
JOB NO: 32565

SHEET TITLE
PLAN 1374 ENERGY CALCULATIONS

SHEET
EN-1

SECTION	SCOPE	REQUIREMENT	SHEET #	COMMENT
CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATION (QUALIFICATIONS, VERIFICATIONS)				
702.1		Installer training HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.		
702.2		Special inspection Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.		
703.1		Documentation Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special		
		4.504.4 Resilient flooring systems Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools Program) 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 4. Meet the California Department of Public Health, Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,Version 1.1, February 2010 (also known as Specification 01350)		
		4.504.5 Composite wood products Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board, Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. .Composite wood products, do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).		
		4.504.5.1 Documentation Verification of compliance shall be provided as requested by the enforcing agency, and as required in Section 4.504.5.1.		
		Division 4.5 ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)		
		4.505.2 Concrete slab foundations Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.		
		4.505.2.1 Capillary break A capillary break shall be installed in compliance with at least 1 of the following: 1. A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concreate and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.		
		4.505.3 Moisture content of building materials Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade-stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers drying recommendations shall be followed for wet-applied insulation products prior to enclosure.		
		Division 4.5 ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)		
		4.506.1 Bathroom exhaust fans Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%. b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.		
		Division 4.5 ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)		
		4.507.2 Heating and air conditioning system design Heating and air conditioning systems shall be sized, designed, and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D, 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems functions are acceptable.		
		4.408.5 Documentation documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		
		4.408.4 4.408.4.1 Division 4.4 - BUILDING MAINTENANCE & OPERATION Operation and maintenance manual At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building. 4.410.2 Recyling by Occupants Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resourses Code Section 42649.82 (a)(2)(A) et. seq. are not required to comply with the organic waste portion of this section.		
		Division 4.5 ENVIRONMENTAL QUALITY (FIREPLACES)		
		4.503.1 General Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.		
		Division 4.5 ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
		4.504.1 Protection during construction At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.		
		4.504.2.1 Adhesives, sealants and caulks Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers,and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroentylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.		
		4.504.2.2 Paints and coatings Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings catergories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.		
		4.504.2.3 Aerosol paints and coatings Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.		
		4.504.3 Carpet systems Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: 1. Carpet and Rug Institute, Green Label Plus Program 2. California Department of Public Health, ¿üStandard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,Version 1.1, February 2010 (also known as Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Indoor AdvantageTM Gold		
		4.504.3.1 Carpet cushion Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program.		
		4.504.3.2 Carpet adhesive Carpet adhesives shall meet the requirements of Table 4.504.1.		
		LICENSED ARCHITECT GARON JAMES JOHN DARLING RENEWAL DATE JULY 31 2027 STATE OF CALIFORNIA		
		4.106.4.2.5 Identification The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as ,"EV CAPABLE" in accordance with the California Electrical Code. Notes: 1. The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD), to provide uniform standards and specifications for all official traffic control devices in Californ ia. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 12-01. Website: http://www.dot.ca.gov/hq/traffops/policy/13-01.pdf 2. See Vehicle Code Section 22511 for EV charging space signage in off-parking facilities and for use of EV charging spaces. 3. The Govenor's office of Planning and Research (OPR) published a "Zero Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website; http://opr.ca.gov/docs/ZEV_Guidebook.pdf		
		Division 4.2- ENERGY EFFICIENCY		
		4.201.1 & 5.201.1 Scope Energy efficiency requirements for low-rise residential (Section 4.201.1) and high- rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2016 California Energy Code.		
		Division 4.3 WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)		
		4.303.1 Water conserving plumbing fixtures and fittings Plumbing fixtures and fittings shall comply with the following: 4.303.1.1, 4.303.1.2, 4.303.1.3.1, 4.303.1.3.2, 4.303.1.4.1, 4.303.1.4.2, 4.303.1.4.3, & 4.303.1.4.4 Water Closets: ≤ 1.28 gal/flush Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush Single Showerheads: ≤ 2.0 gpm @ 80 psi Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gpm @ 80 psi, or only one shower outlet is to be in operation at a time Residential Lavatory Faucets: Maximum Flow Rate 1.2 gpm @ 60 psi; Minimum Flow Rate ≥ 0.8 gpm @ 20 psi Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi Metering Faucets: ≤ 0.25 gallons per cycle Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to ≤1.8 gpm		
		4.303.2 Standards for plumbing fixtures and fittings Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.		
		Division 4.3 WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)		
		4.304.1 Outdoor potable water use in landscape areas After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: 1. A local water efficient landscape ordinance or the current California Department of Water Resources, Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, or 2. Projects with aggregate landscape areas less than 2500 square feet may comply with the MWELO's Apendix D Prescriptive Compliance Option.		
		Division 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)		
		4.406.1 Rodent proofing Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.		
		Division 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)		
		4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.		
		Construction waste management plan 4.408.2 Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.		
		Waste management company 4.408.3 Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.		
		4.408.4 4.408.4.1 Waste stream reduction alternative Low-rise residential Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		

City Of Coachella, CA 2022 CALGreen Notes
Residential New Construction

These requirements are effective January 1, 2022, for newly constructed residential buildings: low-rise, high rise, and hotels/motels.

Project Address: VARIOUS - SEE SHEET T-1
Project Name: SINGLE FAMILY RESIDENCE FOR COACHELLA, CA
Project Description: SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

SECTION	SCOPE	REQUIREMENT	SHEET #	COMMENT
		Division 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)		
		4.106.2 Storm water drainage and retention during construction Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.		
		4.106.3 Grading and paving Site shall be planned and developed to keep surface water from entering buildings. Exceptions: Additions and alterations which do not alter the existing drainage path.		
		4.106.4 Electric vehicle (EV) charging for new construction Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions on a case-by-case basis as determined by the AHJ: 1. Where there is no commercial power supply. 2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than $400.00 per dwelling unit. 3. ADU.		
		4.106.4.1 & 4.106.4.1.1 EV charging: 1- & 2-family dwellings/townhouses with attached private garages Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as ,"EV CAPABLE,". The raceway termination location shall be permanently and visibly marked as ,"EV CAPABLE,"		
		4.106.4.2 EV charging for multifamily dwellings If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project, capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		
		4.106.4.2.1 EV charging space (EV space) locations Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all residents. When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least 1 of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building,as defined in the California Building Code, Chapter 2.		
		4.106.4.2.2 EV charging space (EV space) dimensions EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 9 feet. 3. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. a) Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.		
		4.106.4.2.3 Single EV space required Install listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. 1. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). 2. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. 3. Construction documents shall identify the raceway termination point. 4. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		
		4.106.4.2.4 Multiple EV spaces required Construction documents shall indicate raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.		

Table 4.504.4.1
ADHESIVE VOC LIMIT1,2
Less Water and Less Exempt Compounds in Grams per Liter

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

Table 4.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

Sealants	VOC Limit
Architectural	250
Marine deck	760
Non-membrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural: Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

Table 4.504.4.5
FORMALDEHYDE LIMITS1
Maximum Formaldehyde Emissions in Parts per Million

Product	Current Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.08
Particle board	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard2	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.

2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

NO	DATE	REVISION
1	5.28.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
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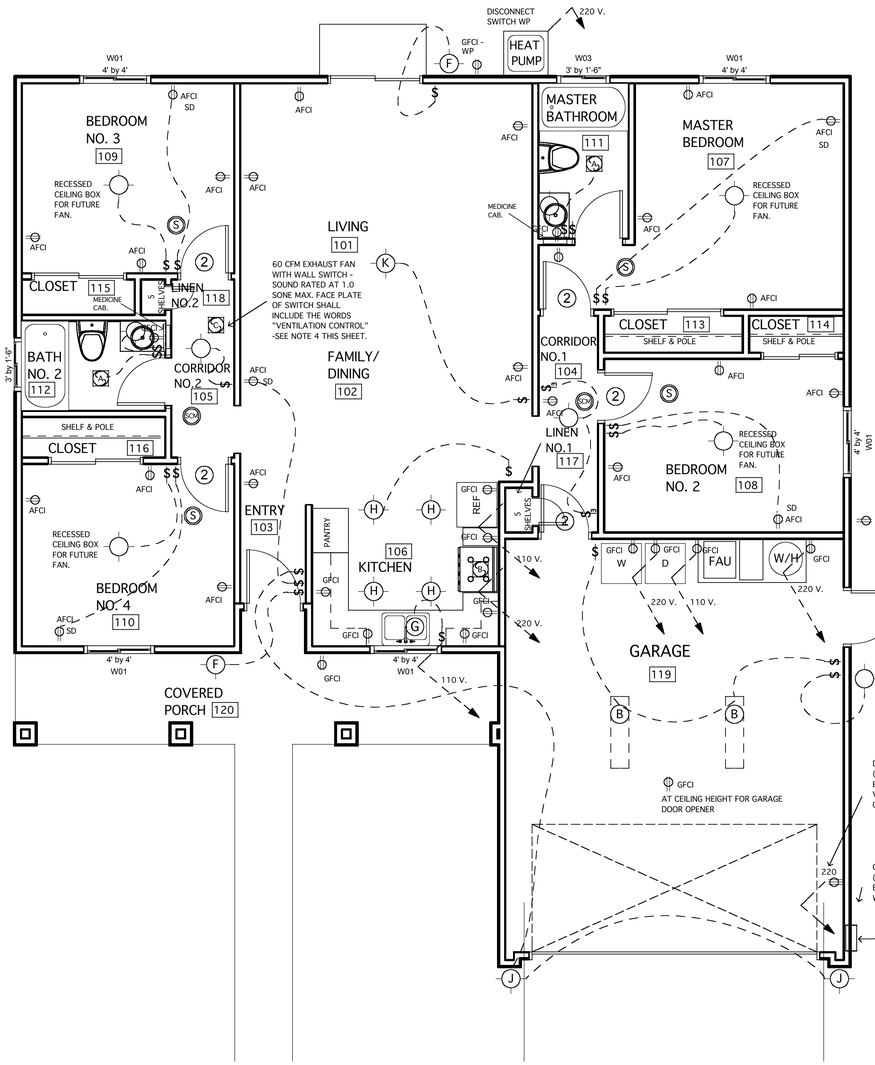
SHEET TITLE
CAL GREEN, NOTES, TABLES & REQUIREMENTS

OWNERSHIP AND USE OF DOCUMENTS
All drawings, specifications and copies thereof furnished by the Architect are and shall remain the property of the Architect. They are to be used only with respect to this Project and are not to be used on any other project. With the exception of one contract set for each party entering into an agreement with the Architect for this Project, all such documents are to be returned or suitably accounted for to the Architect on request at the completion of the Project. All common law, statutory and other reserved rights, including copyright, thereto are reserved.

DATE 8/10/25
JOB
SHEET
CG-1
OF DWGS

ELECTRICAL FIXTURE LIST

TYPE	DESCRIPTION	LAMP	WATTS	REMARKS
(C)	CEILING MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	CONTROLLED BY SWITCH AND LED DIMMER.
(D)	WALL MOUNTED SCONCE LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	CONTROLLED BY SWITCH AND LED DIMMER.
(E)	VANITY WALL MOUNTED BRACKET LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	CONTROLLED BY A DIMMER AND VACANCY SENSOR.
(F)	OUTDOOR WALL MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	CONTROLLED BY A MOTION SENSOR WITH PHOTO CONTROL
(A)	RECESSED CAN (IC-AT RATED -ASTM E283) CEILING LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	SHALL COMPLY WITH ALL THE REQUIREMENTS OF CEnC 150.0(K)C. CONTROLLED BY A DIMMER AND VACANCY SENSOR.
[(B)]	CEILING MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	PIN-BASED LINEAR FLUORESCENT 32 WATT T8	(2)32	CONTROLLED BY A VACANCY SENSOR.
(H)	6" DIA. RECESSED CAN (IC-AT RATED -ASTM E283) CEILING LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	SHALL COMPLY WITH ALL THE REQUIREMENTS OF CEnC 150.0(K)C. CONTROLLED BY A DIMMER AND VACANCY SENSOR.
(J)	OUTDOOR WALL MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	CONTROLLED BY A MOTION SENSOR WITH PHOTO CONTROL
(K)	CEILING MOUNTED FAN & LIGHT FIXTURE COMBO WITH HIGH-EFFICIENCY LUMINAIRES	COMPACT FLUORESCENT	26	



N

ELECTRICAL FLOOR PLAN - 4 BEDROOM UNIT

1/4"= 1'-0" SCALE

LICENSED ARCHITECT
C - 23697
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

ELECTRICAL SYMBOL LIST

- AFCI — ARC FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET
- AFCI SD — ARC FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET SPLIT OUTLET
- GFI — GROUND FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET
- GFCI - WP — GROUND FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET IN WEATHERPROOF BOX
- $ — SINGLE POLE SWITCH
- $3 — THREE WAY SWITCH
- (S) — SMOKE DETECTOR WITH AUDIO AND VISUAL ALARM
- (SCOM) — COMBINATION CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR WITH AUDIO AND VISUAL ALARM
- (G) — GARBAGE DISPOSER
- (FA) — EXHAUST FAN BATHROOM 50 CFM
- (FS) — EXHAUST FAN KITCHEN HOOD 100 CFM
- (FC) — EXHAUST FAN WHOLE HOUSE VENTILATION 60 CFM

NOTES THIS SHEET

1. COMBINATION CARBON MONOXIDE ALARM AND SMOKE ALARM MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPED WITH A BATERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN FOR OVERCURRENT PROTECTION. COMBINATION CARBON MONOXIDE ALARM AND SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
2. SMOKE ALARM MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPED WITH A BATERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
3. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
4. RECESSED LIGHTS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
5. FACE PLATE OF WHOLE HOUSE VENTILATION SWITCH SHALL INCLUDE THE WORDS "VENTILATION CONTROL. THIS CONTROLS THE VENTILATION SYSTEM OF THE HOME. LEAVE ON EXCEPT FOR SEVERE OUTDOOR CONTAMINATION."

NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON DARLING ARCHITECT
2259 W PASEO DEL MAR
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SHEET TITLE
MODEL 1374
4 BEDROOM
ELECTRICAL PLAN
SCHEDULE, LEGEND & NOTES

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DATE 8/10/25
JOB
SHEET E-1
OF DWGS

GENERAL NOTES AND SPECIFICATIONS

1. ALL ELECTRICAL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRICAL CODES. SUBMIT, OBTAIN AND PAY FOR ALL BUILDING PERMITS, PLAN CHECKS, AND FEES.
2. PROVIDE A CLEAN SET OF BLUEPRINTS "AS-BUILT" DRAWINGS TO THE OWNER WITH ALL REGULAR DAILY CHANGES CLEARLY NOTED THEREON IN RED INK AND SUBMITTED AT THE COMPLETION OF THE PROJECT. RED MARKS THAT ARE NOT LEGIBLE, UNINTELLIGIBLE OR CANNOT BE INTERPRETED SHALL BE REJECTED BY THE OWNERS REPRESENTATIVE AND RETURNED TO THE CONTRACTOR FOR RE-SUBMITAL TO THE COMPLETE SATISFACTION OF THE OWNERS REPRESENTATIVE.
3. UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT.
4. VERIFY EXACT LOCATION OF ALL OUTLETS WITH OWNER PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO RELOCATE ANY OUTLET IN ANY DIRECTION UP TO 10 FT. WITHOUT CHANGE IN CONTRACT PRICE PRIOR TO INSTALLATION. ALL NEW OUTLETS INSTALLED ON NEW WALLS, OR EXISTING WALLS TO BE REFINISHED, SHALL BE FLUSH MOUNTED, WITH CONDUITS CONCEALED IN CEILING OR WALLS.
5. SWITCHES SHALL BE "LEVITON" #CSB1-20W (1 POLE), #CSB2-20W (2 POLE) AND #CSB3-20W (3 WAY) #CSB4-20W (4 WAY). DUPLEX RECEPTACLES SHALL BE "LEVITON" #BR20W (20A.) AND #8899W (20A. GFCI), DIMMERS SHALL BE "LEVITON" #80300 (300 W.) AND 81500W (1500 W.). COVER PLATES SHALL BE PLASTIC TO MATCH DEVICES AND COLOR TO MATCH DEVICES.
6. ALL TELEPHONE, JUNCTION BOX, INTERCOM, TELEVISION, ALARM, ETC., OUTLETS SHALL BE MINIMUM 4" SQUARE X 2-1/8" DEEP WITH COVER PLATES.
7. ALL CONDUITS IN PROTECTED LOCATIONS SHALL BE "EMT", EXCEPT FLEXIBLE CONDUIT MAY BE USED IN SHORT RUNS TO LIGHT FIXTURES MAXIMUM 6 FT. FLEXIBLE STEEL CONDUITS MAY BE USED ON SPECIAL CONDITIONS ONLY AND WITH THE WRITTEN APPROVAL OF THE ENGINEER. GALVANIZED RIGID STEEL CONDUIT SHALL BE INSTALLED IN CONCRETE AND IN AREAS SUBJECTED TO MECHANICAL INJURY SUCH AS MECHANICAL AND EQUIPMENT ROOMS. CONDUIT BELOW GRADE SHALL BE SCH. 40 PVC OR PVCCOATED GALVANIZED RIGID STEEL. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED IN DAMP OR WET LOCATIONS AND FINAL CONNECTIONS TO MOTORS OR VIBRATING EQUIPMENT. ALL CONDUITS SHALL BEAR THE U.L. LABEL.
8. ALL LINE VOLTAGE WIRING SHALL BE IN CONDUIT OR RACEWAY. PRE-ASSEMBLED FLEXIBLE LINE VOLTAGE WIRING SYSTEMS SUCH AS TYPE "AC, MC, NM, NMC, NMS" CABLES WILL NOT BE ALLOWED.
9. ALL CONDUCTORS SHALL BE COPPER, 600 VOLT RATED WITH TYPE "THWN/THHN" INSULATION, AND BEAR THE U.L. LABEL. CONDUCTORS SMALLER THAN NO.8 SHALL BE SOLID AND NO.8 AND LARGER SHALL BE STRANDED. ALUMINUM CONDUCTORS WILL NOT BE ALLOWED.
10. PROVIDE A 3/32" POLYPROPYLENE PULL LINE IN EACH EMPTY CONDUIT, SUITABLY TIED AT EACH END, TAGGED AND LABELED.
11. ALL JUNCTION, SPLICE, AND PULL BOXES SHALL BE MINIMUM SIZED IN ACCORDANCE WITH CODE WITH RESPECT TO THE NUMBER AND SIZE OF CONDUITS & CONDUCTORS.
12. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF BID AND BE COMPLETELY FAMILIARIZED WITH THE SCOPE OF WORK TO BE PERFORMED AND ALL LOCAL CONDITIONS. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY DIFFERENCE FOUND BETWEEN THE DRAWINGS AND EXISTING CONDITIONS AT THAT TIME. NO EXTRAS WILL BE ALLOWED LATER FOR WORK NOT INCLUDED IN THE BID FOR CONTRACTOR'S FAILURE TO DO SO.
13. WORK SHALL BE DONE ONLY BY EXPERIENCED WORKERS USING APPROPRIATE TOOLS AND EQUIPMENT PROVIDED WITH ALL NECESSARY SAFEGUARDS TO PROTECT PERSONNEL, WORK, MATERIALS AND EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND/OR RELOCATE ALL ELECTRICAL EQUIPMENT WHERE WALLS, FLOORS, CEILINGS, ETC. ARE BEING DEMOLISHED IF REQUIRED DURING CONSTRUCTION AND TO ENSURE ALL ELECTRICAL IS IN A STATE OF "SAFETY OFF" CONDITION - NO LIVE ELECTRICAL SYSTEM PRESENT.
14. CONTRACTOR SHALL DO ALL CUTTING, CORE DRILLING AND PATCHING OF FLOORS, WALLS, CEILINGS, ETC. TO MATCH ADJACENT FINISH FOR THE INSTALLATION OF ALL ELECTRICAL WORK. VERIFY WITH OWNERS REPRESENTATIVE OR STRUCTURAL ENGINEER PRIOR TO ANY CORE DRILLING OR CUTTING.
15. ALL LIGHTING FIXTURES SHALL BE COMPLETE WITH ALL NECESSARY LAMPS AND MOUNTING HARDWARE. VERIFY TYPE OF CEILING TO BE INSTALLED WITH GENERAL CONTRACTOR AND COORDINATE MOUNTING METHOD. COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS FOR SEISMIC SUPPORT.
16. CONTRACTOR SHALL FURNISH THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM ALL REQUIRED TESTS OF THE WORK FOR APPROVAL. ALL WIRING DEVICES AND CONNECTIONS SHALL BE TESTED FOR CONTINUITY, SHORT CIRCUITS AND IMPROPER GROUNDS PER CODE.
17. COORDINATE WITH OTHER TRADES FOR THE EXACT ROUTING OF CONDUITS AND VERIFY EQUIPMENT LOCATIONS AND REQUIREMENTS THEREOF PRIOR TO INSTALLATION OF CONDUITS AND SUPPORTS.
18. ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE.
19. N/A
20. SUBMIT SIX SETS OF COPIES OF COMPLETE SHOP DRAWINGS FOR APPROVAL FOR ALL SWITCHGEAR, LIGHTING FIXTURES, TRANSFORMERS, PANELBOARDS, ETC. SUBSTITUTIONS MUST BE CLEARLY NOTED, WITH COMPLETE DETAILED DATA, CREDIT FOR OWNER SO STATED, AND MUST BE AUTHORIZED IN WRITING PRIOR TO ORDERING AND INSTALLATION.
21. ALL SWITCHGEAR, CONTROLS, PANELBOARDS, DISCONNECT SWITCHES AND TERMINAL CABINETS SHALL BE IDENTIFIED WITH ENGRAVED MICARTA NAMEPLATES ATTACHED WITH SCREWS.
22. ALL PANELBOARDS SHALL HAVE TYPEWRITTEN DIRECTORIES MOUNTED UNDER CLEAR PLASTIC SHEETS INDICATING BRANCH CIRCUITS. SEE PANEL SCHEDULES FOR DESCRIPTIONS.
23. PROVIDE ALL KEYS, MANUFACTURERS' WARRANTIES, OPERATING MANUALS, ONE SET OF SPARE FUSES, REPLACEMENT INSTRUCTIONS FOR BALLASTS, DIFFUSERS, ETC., TO OWNER PRIOR TO FINAL ACCEPTANCE.
24. ALL RECESSED FLUORESCENT LIGHTING FIXTURES SHALL BE INDEPENDENTLY SECURED TO THE BUILDING STRUCTURE.
25. ALL FLUORESCENT LAMPS SHALL BE T8 ENERGY SAVINGS TYPE AND BALLASTS SHALL BE ELECTRONIC ENERGY SAVING TYPE.
26. ALL SWITCHGEAR, MOTOR CONTROLS, AND PANELBOARDS SHALL BE "SQUARE "D", EATON (CUTTLER HAMMER), GENERAL ELECTRIC OR WESTINGHOUSE", WITH MATCHING CIRCUIT BREAKERS OF MINIMUM INTERRUPTING CURRENT RATED FOR, AND BRACED FOR, THE MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT.
27. FURNISH AND INSTALL ALL NECESSARY ELECTRICAL EQUIPMENT INCLUDING TIME SWITCHES REQUIRED AND MAKE ALL THE NECESSARY CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS, SUCH AS KITCHEN EQUIPMENT, ALARM SYSTEMS, WATER HEATERS, AIR CONDITIONING, REFRIGERATION AND CONTROLS. COORDINATE WITH MECHANICAL PLANS AND CONTROL WIRING DIAGRAMS FOR EACH ELECTRICAL ITEM THAT THE ELECTRICAL CONTRACTOR MUST PROVIDE AND IF SUCH INFORMATION IS NOT AVAILABLE AT TIME OF BID, SO STATE THAT THESE ITEMS ARE NOT INCLUDED IN THE BID.
28. THE ENTIRE WORK AREA SHALL BE LEFT CLEAN AND FREE OF DEBRIS ON A DAILY BASIS AND AT THE COMPLETION OF THE PROJECT.
29. ALL MATERIALS USED IN FABRICATION OF CONSTRUCTION OR THE VARIOUS PARTS OF THE ELECTRICAL INSTALLATION INCLUDED IN THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS WHERE APPLICABLE, AND SHALL BEAR THE UL LABEL. INSTALLATION OF LIGHT FIXTURES, BOXES, PANELS OR OTHER ELECTRICAL MATERIALS IN ANY FIRE RATED ENCLOSURE SHALL NOT VOID THE FIRE RATING OF THAT ENCLOSURE.

MECHANICAL SYSTEM

1. ELECTRICAL CONTRACTOR SHALL REFER TO MECHANICAL CONTROL DIAGRAM SHOWN ON MECHANICAL DRAWINGS. COORDINATE WITH MECHANICAL CONTRACTOR AND PROVIDE ALL LINE AND LOW VOLTAGE CONDUITS AND WIRING AND ALL CONTROL COMPONENTS SUCH AS TIME CLOCK, RELAYS, CONTACTORS, ETC. AS REQUIRED BY MECHANICAL SECTION FOR A COMPLETE "HVAC" SYSTEM INSTALLATION.
2. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF.
3. ALL FINAL CONNECTIONS TO MOTORS SHALL BE WITH LIQUID TIGHT FLEXIBLE CONDUITS. INSTALLATION SHALL COMPLY WITH THE LATEST N.E.C., AND SHALL BE PER LOCAL ELECTRICAL INSPECTOR'S SATISFACTION.
4. ELECTRICAL CONTRACTOR SHALL VERIFY WITH MECHANICAL CONTRACTOR THE EXACT LOCATION AND ELECTRICAL RATINGS OF ALL A/C UNITS PRIOR TO ROUGH-IN WORK AND ORDERING ELECTRICAL EQUIPMENT. REFER TO A/C UNITS NAMEPLATES AND PROVIDE PROPER FUSES AND WEATHERPROOF DISCONNECT SWITCHES.
5. ELECTRICAL CONTRACTOR SHALL VERIFY WITH MECHANICAL CONTRACTOR THE EXACT LOCATION FOR POINTS OF CONNECTIONS OF FEEDERS AND/OR BRANCH CIRCUITS STUB-OUTS FOR ALL MECHANICAL EQUIPMENT.

LIGHTING FIXTURES

1. ALL BALLASTS SHALL BE ELECTRONIC TYPE, HIGH PERFORMANCE, C.B.M.-R.T.L. CERTIFIED SERIES OF QUIETEST RATING AVAILABLE. PROVIDE LOW TEMPERATURE BALLASTS FOR OUTDOOR MOUNTED FIXTURES.
2. ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING BEFORE ORDERING ANY FIXTURES. CONTRACTOR IS FULLY RESPONSIBLE TO PROVIDE ALL MOUNTING BRACKETS TO FIT CEILING CONDITIONS AT NO EXTRA CHARGE TO THE OWNER.
3. ALL FIXTURES SHALL BE U.L. LISTED AND SHALL BE LISTED FOR THERMAL BARRIER WHERE IN CONTACT WITH INSULATION.
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS.
5. ALL FIXTURES SHALL BE HIGH EFFICACY TYPE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING PROPER TYPE OF TRIMS FOR ALL RECESSED TYPE FIXTURES TO FIT THE CEILING BEING INSTALLED. FINISH OF TRIMS SHALL MATCH CEILING FINISH AS DIRECTED BY ARCHITECT.
7. ALL LINEAR FLUORESCENT LAMPS SHALL BE T8, ENERGY SAVING TYPE, (4100K), EQUAL TO SYLVANIA "OCTRON".
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE FOR PROPER INSTALLATION TO COMPLY WITH ALL LOCAL AND STATE REQUIREMENT'S FOR SEISMIC SUPPORT

PANEL "A"

VOLTS: 120/240V, 1PHASE, 3W BUS: 200A
MOUNTING: SURFACE MAIN: 200A

CIR. No.	DESCRIPTION	C.B. AMP.	C.B. POLE	LOAD (VA) A	LOAD (VA) B	C.B. AMP.	C.B. POLE	DESCRIPTION	CIR. No.
1	KITCHEN	20	1	1500	750	20	1	BEDROOM 2	2
3	LIGHTING			750	750			BEDROOM 1	4
5	BATHROOM 2			1080	1080			BATHROOM 1	6
7	LIVING/DINING				1080	750		BEDROOM 3	8
9	OUTDOOR RECEPTACLES			360	275			KITCHEN - GD	10
11	KITCHEN				1500	750		BEDROOM 4	12
13	KITCHEN - RANGE	50	2	2200	1500			LAUNDRY	14
15		50	2		2200	4500	50	2	HEAT PUMP	16
17	DRYER	30	2	2500	4500		30	2		18
19		30	2		2500	2500	30	2	WATERHEATER	20
21	EV CHARGING OUTLET*	50	2	3500	2500		30	2		22
23		50	2		3600	1275	20	1	GARAGE	24
25	AIR HANDLER	20	1	345					SPACE	26
27	SPACE								SPACE	28
29	SPACE								SPACE	30
				22240	22055					

TOTAL CONNECTED LOAD: 44,295VA
CONNECTED AMPS : 184.0

*: DEDICATED 208/240V OUTLET (VERIFY NEMA 6-50 SOCKET) AND BRANCH CIRCUIT FOR ELECTRIC VEHICLE CHARGING WITH 50 AMP GFCI CIRCUIT BREAKER PER CODE.

LIGHT FIXTURE SCHEDULE

	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
A	RECESSED CEILING CAN	COOPER	HALO 300TBZ H7ICATNB	
B	SURFACE MOUNTED CEILING	COOPER		GARAGE FLUORESCENT
C	CEILING DOME			
D	SURFACE MOUNTED CEILING			BULB GUARD
E	VANITY LIGHT		#17063-34	3-LIGHT VICTORIAN VANITY
F	RECESSED BOX - WALL SCONCE			EXTERIOR - WEATHERPROOF
G	RECESSED BOX - WALL SCONCE			EXTERIOR - WEATHERPROOF

EXHAUST FAN SCHEDULE

	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
A	EXHAUST FAN	NUTONE	AEN50	
B	EXHAUST FAN	NUTONE	RL6330WH	
C	EXHAUST FAN	NUTONE	AEN80	HOUSE VENTILATION

ELECTRICAL LEGEND

	CONDUIT HOMERUN		CONDUIT CONCEALED IN FLOOR OR BELOW GRADE
	CONDUIT CONCEALED IN CEILING OR WALL, 1/2"C-2#12 U.O.N. *		
	CONDUIT EXPOSED, 1/2"C-2#12 U.O.N. *		
T	TELEPHONE CONDUIT, 3/4" C.O. U.O.N.		
	3 NO. 12-1/2"C *	A	AMPERES
	4 NO. 12-3/4"C *	C	CONDUIT
	5 NO. 12-3/4"C *	CKT	CIRCUIT
	6 NO. 12-1"C *	C.O.	CONDUIT ONLY W/ FULL LINE
	7 NO. 12-1"C *	G	EQUIPMENT GROUND, GREEN INSULATED
	8 NO. 12-1"C *	IG	INSULATED/ISOLATED GROUND
	CONDUIT UP	N.F.	NON-FUSED
	CONDUIT DOWN	T.B.S.	TO BE SELECTED BY ARCHITECT
	CONDUIT STUB OUT & CAP	U.O.N.	UNLESS OTHERWISE NOTED
	DATA CONDUIT, 3/4" C.O., UNLESS NOTED	V	VOLTS
	GROUND (GND)	VL	VERIFY EXACT LOCATION
6	REFERENCE NOTE	WP	WEATHERPROOF

FLOOR	WALL	CEIL.	DESCRIPTION	
			DUPLEX RECEPTACLE, 20A-125V	+15"
			LIGHT FIXTURE, T.B.S.	
	S_A		SINGLE POLE SWITCH,"a" CONTROLLED OUTLET REFERENCE	+48"
	S_3		THREE WAY SWITCH	+48"
	S_{TO}		TOGGLE MOTOR CONTROLLER WITH THERMAL OVERLOAD	
			DISCONNECT SWITCH	

* PROVIDE SEPARATE #12 "GREEN" GROUND WIRE IN CONDUIT (E.G.)

DEMAND CALCULATION SCHEDULE

1. GENERAL LIGHTING & RECEPTACLE LOADS	3 VA	1374 SQ. FT.	4122 VA
2. SMALL APPLIANCE BRANCH CIRCUITS.	1500 VA	2.	3000 VA
3. LAUNDRY BRANCH CIRCUITS.	1500 VA	1.	1500 VA
4. ADD LINES 1,2, &3			8622 VA
5. 8370 VA (LINE 4) - 3000 VA			5622 VA
6. 5370 VA (LINE 5) X 0.35 =		0.35	1967.7 VA
7. TOTAL GENERAL LIGHTING & RECEPTICLE LOAD. 3000 VA + 1879.5 VA (LINE 6) =			4967.7 VA
8. FASTENED-IN-PLACE APPLIANCES			
GARBAGE DISPOSER	1127 VA		
EVSV	7200 VA		
TOTAL	8327 VA		8327 VA
9. CLOTHES DRYERS. USE 5000 VA OR NAMEPLATE			5000 VA
10. RANGES, OVENS, COOKTOPS AND OTHER COOKING APPLIANCES OVER 1750 WATTS			
COOKTOP/RANGE	1750 VA		
TOTAL	1750 VA	0.65	1137.5 VA
11. HEATING AND AIR CONDITIONING. HEATING: = 0 VA + [2A X 115V= 230 VA] (AIR HANDLER BLOWER) = 230.0 VA COOLING: 3090 VA + [2A X 115V= 230 VA] (AIR HANDLER BLOWER) + SWAMP COOLER 400VA = 3,710.0 VA			
COOLING GOVERNS			3,710 VA
12. LARGEST MOTOR			
GARBAGE DISPOSER			275 VA
13. TOTAL VOLT-AMP DEMAND LOAD			23,417.2 VA
14. MINIMUM AMPERAGE FOR SERVICE			97.57A



NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		

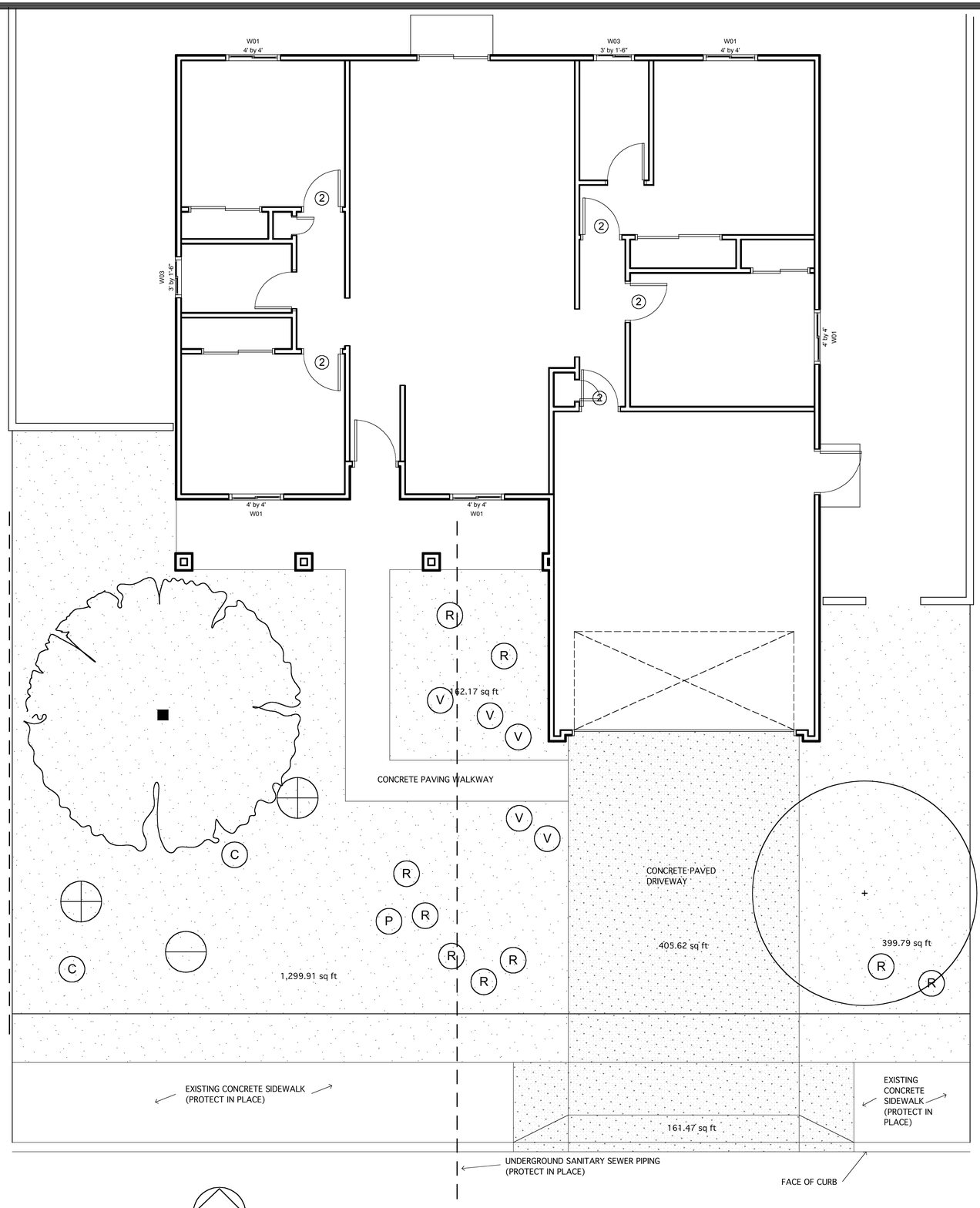
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SHEET TITLE
MODEL 1374
4 BEDROOM
SCHEDULE, LEGEND & NOTES

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DATE 8/10/25
JOB
SHEET E-2
OF DWGS



LANDSCAPE PLAN - 4 BEDROOM PARTIAL PLAN SHOWING FRONT YARD
1/4"= 1'-0" SCALE

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE NOTES

A. THE FOLLOWING PRESCRIPTIVE COMPLIANCE OPTION (APPENDIX D) OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, DIVISION 2, CHAPTER 2.7, SECTION 490 SHALL BE FOLLOWED.

B. COMPLIANCE WITH THE FOLLOWING ITEMS IS MANDATORY AND MUST BE DOCUMENTED ON A LANDSCAPE PLAN IN ORDER TO USE THE PRESCRIPTIVE COMPLIANCE OPTION.

1. SUBMIT A LANDSCAPE DOCUMENTATION PACKAGE WHICH INCLUDES THE FOLLOWING ELEMENTS:
   (A) DATE
   (B) PROJECT APPLICANT
   (C) PROJECT ADDRESS
   (D) TOTAL LANDCAPE AREA: 2124.5 SQ. FT.
   TURF AREA = ZERO SQ. FT.
   PLANT MATERIAL = 175.0 SQ. FT.
   DECOMPOSED GRANITE MULCH = 2124.5 SQ. FT.
   (E) PROJECT TYPE: NEW PROJECT
   (F) WATER SUPPLY: POTABLE - COACHELLA VALLEY WATER DISTRICT
   (G) CONTACT INFORMATION FOR THE APPLICANT:

   CONTACT INFORMATION FOR THE PROPERTY OWNER:

   (H) APPLICANT SIGNATURE AND DATE WITH THE FOLLOWING STATEMENT: "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PERSCRIPTIVE COMPLIANCE OPTION TO THE MWELO" SIGNED _____ . DATE 3.16.2022

2. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHED INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).

3. PLANT MATERIAL SHALL COMPLY WITH ALL OF THE FOLLOWING:

   (A) FOR RESIDENTIAL AREAS, INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.

   (B) A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

4. NOTE: TURF IS NOT INSTALLED IN THIS PROJECT.

5. SEE SHEET IR-1 FOR IRRIGATION NOTES.

6. N/A

C AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

UTILITIES NOTES

UTILITIES SHOWN ARE GENERAL LOCATIONS. REFER TO PRECISE GRADING PLANS. OBTAIN THE SERVICES OF DIG ALERT- CALL 811 AT LEAST TWO DAYS BEFORE YOU DIG. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS, MEASURES AND MEANS AS NECESSARY TO ENSURE SAFETY.
UNKNOWN AND BURRIED/HIDDEN UTILITIES MAY EXIST. EXERCISE EXTREME CAUTION.

LICENSED ARCHITECT
C - 23697
Garon J. Darling
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

6"
0 1' 5' 10' 20'
GRAPHIC SCALE

LANDSCAPE LEGEND

GROUND COVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	COMMENTS
®	ACACIA REDOLENS ' DESERT CARPET' PROSTRATE ACACIA	1 GAL	LOW	3'-0" O.C. PLANT 36" FROM EDGE OF CURB OR WALK.
Ⓥ	VERBENA PULCHELLA GRACILLIOR / MOSS VERBENA	1 GAL	LOW	30" O.C. PLANT 30" FROM EDGE OF CURB OR WALK.

SHRUB

SYMBOL	BOTANICAL/COMMON NAME	SIZE		COMMENTS
⊕	LEUCOPHYLLUM F. 'GREEN CLOUD' / GREEN CLOUD TEXAS RANGER	1 GAL	LOW	4'-0" O.C.
⊖	LEUCOPHYLLUM FR 'COMPACTA' / DWARF TEXAS RANGER	1 GAL	LOW	4'-0" O.C.
△	SENNA ARTEMISIOIDES / FEATHERY CASSIA	5 GAL	LOW	4'-0" O.C.
Ⓒ	CASSIA NEMOPHILA / CASSIA	5 GAL	LOW	4'-0" O.C.
Ⓟ	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL	LOW	4'-0" O.C.

TREE

SYMBOL	BOTANICAL/COMMON NAME	SIZE		COMMENTS
+	PROSOPIS CHILENSIS / PHOENIX THORNLESS CHILEAN MESQUITE	15 GAL	LOW	HIGH MULTI-BRANCHES
■	CERCIDIUM HYBRID/ DESERT MUSEUM PALO VERDE	24" BOX	LOW	STANDARD / D.S.

NOTE:
ALL PLANTING AREAS SHALL RECIEVE 2" LAYER OF 3/4" SIZE MOJAVE GOLD CRUSHED ROCK TO MATCH EXISTING LANDSCAPING IN ADJACENT DEVELOPMENT.

LANDSCAPING & IRRIGATION NOTES

LANDSCAPING:
REQUIRED LANDSCAPING AREA: ENTIRE FRONT YARD SHALL BE LANDSCAPED (PLANTS AND OR ROCK MULCH AS REQUIRED) EXCEPT FOR NECESSARY DRIVEWAYS AND WALKWAYS.

IRRIGATION: SEE SHEET IR-1 FOR IRRIGATION.

SOIL:
AMMENDMENTS: INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF 6" INTO LANDSCAPE AREA.

NO	DATE	REVISION
1	6.30.24	CVWD SUBMITTAL
2	4.3.25	CORRECTIONS - 24" BOX TREE & MULCH
3	8.11.25	CITY SUBMITTAL
4	9.29.25	CORRECTIONS - ROCK MULCH

PROJECT
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SHEET TITLE
MODEL 1374
4 BEDROOM SFR TYPE MORN 1
LANDSCAPE PLAN, SCHEDULE, LEGEND & NOTES.

STANDARD JAM USE DOCUMENTS
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DATE 9/29/25
JOB
SHEET L-1
OF DWGS

PLANTING
PART 1 – GENERAL
1.01 SUMMARY
A. Provide all labor, material, equipment, and appliances necessary to provide trees, plants, and ground cover as indicated on Drawings, specified herein and as required for a complete installation.
B. Related Sections:
3. Section 02810: Irrigation System.
1.02 SUBMITTALS
A.
B. Submit complete lists of landscape materials and equipment to be used, including manufacturers name and address, specific trade names, catalog numbers complete with illustrations and descriptive literature and clearly mark or underline proposed items; list sources of landscape topsoil.
C. Shop Drawings: Required for any landscape structure.
D. Material List: Plant materials list.
E. Certification: In addition to other required certification, furnish a certificate with each delivery of bulk material, including topsoil, planter mix soil, bark mulch, stating its source, quantity, type of material furnished and that such item or material conforms to requirements of this section.
F. Sample: Submit topsoil Sample and soil amendments with analysis.
G. Fertilizer analysis: Provide labels of each fertilizer used and quantities used at each applications recommended in Soil Analysis Report.
H. Soil Test: After completing soil rough grading, Contractor shall have soil tested for fertility and agricultural suitability. Soil shall be tested from minimum of (3-4) locations per acre of planted area. Contractor shall record locations where samples were taken. A copy of soil test results shall be submitted to Architect before landscape work begins. Contractor shall pay cost of soil test.

1.03 QUALITY ASSURANCE
A. Workers: Furnish skilled workers thoroughly trained and experienced in required crafts and familiar with specified requirements for proper performance of Work of this section.
B. Codes and Regulations: All materials and workmanship in this section shall comply with all applicable City, County, Federal and State Codes and Regulations. Deliver all permits and testing certifications to IOR.
C. Quality and Size: Comply with current edition of "Horticultural Standards" for number one nursery stock as adopted by "American Association of Nurserymen".
D. All Plants:
1. True to name, with name of plants in accordance with standards of practice of "American Association of Nurserymen."
2. In all cases, botanical names take precedence over common names.
1.04 GENERAL REQUIREMENTS
A. IOR shall verify that all irrigation systems are operating before starting Work of this section.
B. Inspection: Notify Architect at least 72 hours in advance to schedule following inspections:
1. All plant material at time of delivery to Project site.
2. Final location of plants prior to preparation of planting pits.
3. All trees of 24" box size and larger at their source before delivery to Project site.
4. Finish grades prior to sodding or seeding areas.
5. All landscape construction items prior to start of maintenance of plant establishment period.
6. Final inspection.
C. Existing Utilities and Plant Materials:
1. Protect utilities and plant materials from damage.
a. Perform modifications only as permitted by Architect, in accordance with applicable provisions noted or specified on Drawings, or in other sections of these Specifications.
2. Replace damaged plant material with like type and size material. Architect shall determine cost of irreplaceable plant material according to "square inch" method as described by Council of Tree and Landscape Appraisers' "Manual for Plant Appraisers" handbook, Current Edition, and "Guide for Establishing Values of Trees and Other Plants".
D. Verification of Dimensions and Quantities:
1. Verify all scaled dimensions and quantities before starting landscaping Work.
2. Promptly notify Architect of any discrepancies between Drawings, Specifications or actual Project site conditions.
E. Tree Tagging: Architect will tag 24" box and larger trees at nursery. Request tree tagging from Architect by providing 3 days advance notice.
F. Pest Management Method and Products:
1. Contractor shall ensure that all plants provided are clean, healthy, free of physical damage, and show no symptoms of abiotic injury. Plants must also be free of diseases, arthropod pests, and any other type of plant pests. Before applying pesticides to plants, the following criteria must be met:
a Individuals who apply pesticides on behalf of contractor's company must have a Qualified Applicator License in appropriate category of pest control issued by California Department of Pesticide Regulation and registered to conduct pest control for hire as a business by RIVERSIDE County Agricultural Commissioner's Office.

1.05 DELIVERY, STORAGE AND HANDLING
A. Plants shall be protected in transit and after delivery to Project site. Plants in broken containers and plants with broken branches or injured trunks will be deemed defective Work.
B. Plant materials damaged in planting operations shall be replaced.
1.06 WARRANTY
A. Shrubs and groundcover shall be growth and health guaranteed by installer for a period of 90 days after completion of maintenance period. Trees shall be installer guaranteed to live and grow in upright position for a period of one year after completion of maintenance period.
B. Within 15 days after notification by Owner, remove and replace failed plantings. Replacement plantings shall be guaranteed as specified for original plantings.

PART 2 - PRODUCTS
2.01 MATERIALS
A. Topsoil: Designated as imported topsoil as specified herein. Soil test will determine suitability of topsoil before installation. Transport topsoil from source to its final position unless stockpiling is specified.
1. Imported Soil:
a. Shall be from a source outside Project site and in compliance with this section.
b. Architect may make such inspections and perform such tests as deemed necessary to determine material meets all requirements.
c. At least 30 days before scheduled installation, submit proposed source of topsoil and a sample to Architect. Submit a written request for review, accompanied by a written report stating that proposed source complies with these specifications by a testing laboratory registered by State of California for agricultural soil evaluation.
d. Comply with all recommendations of soils testing laboratory and provide any soil amendments necessary to achieve proper nutrient levels to support healthy plant growth.
e. Imported topsoil shall be of a uniform composition and structure, fertile and friable sandy loam soil, and be free of roots, decay, subsoil, clods and stones larger than 1/4" in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush and other litter and not be infested with nematodes or other undesirable insects and plant disease organisms. Imported topsoil shall meet following additional requirements:
1) Gradation Limits: Sand – 50-80%, clay – 20% maximum, and silt – 30% maximum. Sand, clay and silt gradation limits shall be as defined in ASTM D 422.
2) Agricultural Suitability and Fertility: Topsoil shall be fertile and friable garden soil suitable for sustaining and promoting growth of specified plants.
3) Electrical conductivity less than 2.0 milliohms/centimeter or DS/m.
4) Boron content maximum of 1.0 part per million.
B. Fertilizers and Conditioning Materials: Comply with applicable requirements of State of California Agricultural Code:
General:
a. All fertilizing materials shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis.
b. Fertilizing material shall not contain toxic ingredients and fillers in quantities harmful to animal, human or plant life.
c. Submit a certificate of compliance stating material substantially meets Specifications in accordance with provisions of Article 1.03B.
2. Materials:
a. Bone Meal: Commercial raw bone mean shall be finely ground, steamed dry material with a minimum analysis of 2.5% nitrogen and 22% phosphoric acid.
b. Gypsum: Hydrated calcium sulfate produce containing 23% calcium and 18% sulfur with a guarantee analysis of 84% calcium sulfate.
c. Soil Sulfur: Guarantee analysis of 99% sulfur.
d. Superphosphates: First grade finely ground phosphate rock used for agricultural purpose, containing minimum 18% phosphoric acid by volume.
e. Commercial Fertilizer: Pellets or granular product having a chemical analysis of 14-14-14, with a minimum of 68% of nitrogen from slow release nitrogen unless otherwise specified in Soil Analysis Report: it should be a free flowing material delivered in unopened bags, do not install material which becomes caked or otherwise damaged.PART 2 - PRODUCTS
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a. Shall be from a source outside Project site and in compliance with this section.
b. Architect may make such inspections and perform such tests as deemed necessary to determine material meets all requirements.
c. At least 30 days before scheduled installation, submit proposed source of topsoil and a sample to Architect. Submit a written request for review, accompanied by a written report stating that proposed source complies with these specifications by a testing laboratory registered by State of California for agricultural soil evaluation.
d. Comply with all recommendations of soils testing laboratory and provide any soil amendments necessary to achieve proper nutrient levels to support healthy plant growth.
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a. All fertilizing materials shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis.
b. Fertilizing material shall not contain toxic ingredients and fillers in quantities harmful to animal, human or plant life.
c. Submit a certificate of compliance stating material substantially meets Specifications in accordance with provisions of Article 1.03B.
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a. Bone Meal: Commercial raw bone mean shall be finely ground, steamed dry material with a minimum analysis of 2.5% nitrogen and 22% phosphoric acid.
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e. Commercial Fertilizer: Pellets or granular product having a chemical analysis of 14-14-14, with a minimum of 68% of nitrogen from slow release nitrogen unless otherwise specified in Soil Analysis Report: it should be a free flowing material delivered in unopened bags, do not install material which becomes caked or otherwise damaged.

f. Nitrogen Fortified Wood Product: Derived from redwood, fir or cedar sawdust or from bark of fir or pine treated with a non-toxic agent to quickly absorb water and comply with following requirements:
1). Gradation:
SIEVE SIZE
PERCENT PASSING
?-inch
95% minimum
#6
80% minimum
#35
30% minimum
Nitrogen Content:
NITROGEN CONTENT
% DRY WEIGHT
Redwood
0.4 – 0.6%
Fir
0.56 – 0.84%
Cedar
0.56 – 0.84%
Fir Bark
0.8 – 1.2%
Pine Bark
0.8% - 1.2%
3) Salinity: Maximum saturation extract conductivity 2.5 milliohms/centimeter at 25 degrees Celsius.
4) Absorption: When one teaspoon of water is applied to 4 cubic inches of air-dried products, material shall be become completely damp in a period of less than 2 minutes. Kellogg KRA, Sequoia Redwood/Cedar Blend or White Fir, Long Beach Soil Preparation, Bandini #101 Redwood Soil Builder of nitrogenized wood amendment.
g. Organic Fertilizer: Treated, relatively dry friable organic compost derived from sewage sludge processed for agricultural use; containing at least 1% nitrogen by dry weight, 2% phosphoric acid and comply substantially with gradation noted in sub-section 2.1, B6. Milorganic, Kellogg's Nitrohumus, or equal.
C. Prepared Backfill mix:
1. To be based upon recommendations from soils test performed by a certified laboratory
2. Mix (for bidding purposes)
a. 70% by volume clean excavated topsoil/import soil.
b. 30% by volume nitrogen stabilizer wood residual
c. 1 lb. per cu. yd. gypsum
d. 2 lbs. fertilizer per cu. yd. (14-14-14 with a minimum 68% of nitrogen from slow release nitrogen. Additional secondary and micronutrients preferred)
3. Mix (acid plants)
a. 30% by volume clean excavated soil/imported soil
b. 70% by volume nitrogen stabilized wood residual
c. 2 lb .per cu yd. soil sulfur
d. 2 lbs. fertilizer per cu. yd. (14-14-14 with a minimum 68% of nitrogen from slow release nitrogen. Additional secondary and micronutrients preferred)
D. Plants (General): Plant names indicated or listed on Drawings shall conform with Sunset, Western Garden Book, latest edition.
1. Type and Size: Plant materials shall be listed on Drawings.
2. All plants shall be true name, and one of each bundle or lot shall be tagged with Botanical/Common name and size of each plant in accordance with standards of practice recommended by American Association of Nurseryman
3. Tag one plant of each variety for identifying purposes.
4. All plantings shall be inspected before installation.
5. Substitutions: When plants of a specified kind or size are not available, substitution may be requested in accordance with General Conditions.
6. All plants shall have a growth habit normal to species in accordance with USA Standards for Nursery Stock, latest editions; shall be sound, healthy, vigorous, and free from insect pests, plant disease, sun scalds, fresh bark abrasions, excessive abrasions or other objectionable disfigurements. Tree trunks shall have normal well developed branch systems and vigorous and fibrous root systems, not root bound and shall be free of kinked or girding roots.
7. No pruning shall be performed before inspection at nursery by Architect. (Other than normal pruning during growth period).
8. Plantings specified for adverse conditions shall be Project site acclimated before planting. Purchase from local nurseries or store on Site for a period of 10 weeks for autumn planting and 6 weeks for spring planting.
E. Plant Material:
1. Trees: All trees shall conform to type and size noted on Drawings. Measure height from root crown to last division of terminal leader and measure diameter 1 ft. above root crown. Measure height of palm trees from ground line to base of growing bud. Palms shall stand reasonably erect without support.
2. Shrubs: Specified type and size selected from high quality well shaped nursery stock.
3. Flatted Plants: Grown and remain in flat until transplanted at Project site. Soil and spacing of plants in flat shall insure minimum disturbance of root system at time of transplanting. Maximum plants per flat to be 64 to 100 plants, or as indicated in Drawings.
H. General Materials:
1. Pipe: Galvanized steel, standard weight (schedule 40) complying with ASTM A120.
2. Nails, fasteners, etc.: Galvanized and commercial quality materials.
3. Fabricated metal items: Steel conforming to ASTM A36.
4. Concrete items: Standard 2000 psi concrete.
I. Concrete headers: 6-inch x 8-inch size, complete with pre-molded expansion joint material 10 ft. apart or as indicated on Drawings.
J. Composite Headers: Headers and stakes shall be composite material sizes as indicated on Drawings. Screws shall be plated deck screws. Stakes shall be 1" x 2" x 12" in length and headers shall be furnished in 2" x 4" x 20'-0" in length and shall be of uniform width and thickness.
K. Tree Stakes: Steel stakes shall be the Reddy Stake System manufactured by Decorations for Generations, Inc. or equal. Provide two Reddy Stake per each new tree.
L. Tree Ties:
1. Wire Type: No. 10 ga. BMG galvanized soft steel wire covered with garden hose.
2. Cinch Tie: Flexible vinyl with adjustable interlocking capability.
M. Tree-Root Control Barrier: Shall be fabricated from a high density and high impact plastic such as polyvinyl chloride, ABS or polyethylene, and have a minimum thickness of 0.06". Plastic shall be furnished with ?" to ?" high raised vertical ribs on inner surface spaced at least 6" but not more than 8" apart. Install a plastic root control barrier with each new tree planted within a tree well. Deep Root Corp., 7354 Bolsa Avenue, Westminster, CA 92683, 714 898-0563, or equal.
N. Pest Management Methods and Products: Refer to section 1.04 F in this specification for details pertaining to Contractor applying pesticides.
O. Jute matting shall be of a uniform open plain weave, single jute yarn, not varying in thickness by more than one half its normal diameter. Jute matting shall be furnished in rolled strips as follows: Length, approximately 50 to 75 yards, width, 45 inches to 50 inches. Ludlow Soil Saver No. 48, or equal.

PART 3 – EXECUTION
3.01 SURFACE CONDITIONS
A. Examine areas and conditions under which Work of this Section will be performed. Correct detrimental conditions before commencing Work of this section.
3.02 GRADING AND SOIL PREPARATION
A. Initial Rough Grading: Specified in Division 02.
B. Earthwork and Topsoil Placement: Shall include excavation and backfilling for irrigation system and preparation for spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.
C. Preliminary Grading: Scarify existing soil to a depth of 6 inches before backfilling with topsoil. During preliminary grading operation, remove all stones over 7 inch.
D. In Previously Paved Areas: Remove top 6 inches of existing soil and legally dispose of off Project site. Replace with approved imported topsoil to indicated finish grade.
E. Topsoil Preparation and Conditioning:
1. Type and Thickness: Topsoil shall have a minimum depth of 6 inches above subgrade or as indicated on Drawings, whichever is greater.
2. Before installing topsoil, subgrade shall be cleared of all weeds, rock 7" and larger and other extraneous materials from designated planting areas to a depth of 6 inches. The tools acceptable for this cleaning process are a Rock Picker by Harley Enterprise, Track Screener by Cherrington, Screen USA Inc. or other tools or machines designed for the purpose. The finished planting bed preparation is subject to the approval of the Architect and/or Owner's representative. OAR shall coordinate with the Owner's Landscape Office for a site visit and approval prior to plant/lawn installation.
3. Do not process topsoil when it is so wet or dry as to cause excessive compaction or forming of hard clods or dust.
4. Existing soil can be used as topsoil only if it meets the requirements of Article 2.01.A of this specification.
F. Fertilizing and Conditioning: Provide planting areas to finish grades, including mounds, before installation of specified fertilizer or soil conditioning materials.
1. Mechanically install following amount of fertilizer or soil conditioning materials at a uniform rate per 1,000 sq. ft. of planting area:
a. 3 cubic yards of nitrogen fortified wood compost.
b. 2 cubic yards of organic fertilizer.
c. 100 lbs. of gypsum.
d. 30 lbs. of commercial fertilizer.
2. Quantities of required materials for planting areas shall be at Project site. Furnish IOR with delivery tickets before installation to verify source, kind, and quantities delivered.
3. After installation of fertilizer and soil conditioning materials, uniformly cultivate materials into upper 6 inches of soil with suitable equipment operated in at least two directions at approximate at right angles. Process soil until friable.
G. Finish Grading:
1. Provide a finish grade, smooth, uniform, and free of abrupt grade changes and depressions to insure proper surface drainage.
2. Finish grades adjacent to paving curbs or headers shall be 1 inch lower in sod areas and 2 inches lower in shrub or ground cover areas.
3. Irrigate soil after installation of fertilizer and soil conditioning materials. Allow soil to settle. Provide a stable surface. After soil has dried out to a workable condition, re-grade, rake, and smooth to required grades and contours. Finished surfaces to be left clean and suitable for planting.
4. Areas to be planted shall be graded and floated to provide complete surface drainage; all water holding depressions and pockets shall be eliminated. Undulations and unsightly variations in grade which will not permit the use of normal mowing equipment without scalping or missing shall be removed so that proper use of mowing equipment can be performed.
5. Areas to be planted shall also be finished graded to meet any walks, paths or other adjoining surfaces so that, after compaction, no water pockets or ridges remain.
6. Areas where sod will interface with other modes of planting at catch basins and paved areas shall be finish shaped so as to counter sink the sod one inch (1") such that once sod is placed, it shall be at grade with adjacent planting bed.
H. Contour mounds: Construct with imported topsoil and specified soil amendments. Install and shape mounds to minimize settlement or erosion and to provide adequate footing for placement of boulders. Referenced dimensions of mound contours refer to height above finish grade.
I. Trenching: After completion of soil conditioning or finish grading operations, backfill upper portion of trench so specified topsoil thickness in trench is restored.
J. Weeding: Once site has been cleared, grubbed and rough graded, all landscape areas shall be maintained free of vegetation growth until start of irrigation and planting phase of work.

3.04 PLANTING
A. General: All planting materials shall be inspected before planting, including those tagged at nursery.
1. Perform planting with material, equipment and according to procedures favorable to optimum growth of plant. Do not plant during windy conditions.
2. Except as noted for specimen planting in sub-section 3.04D, commence all planting operations immediately following completion of irrigation system.
B. Protection and Storage:
1. Maintain all plantings delivered to Project site in a healthy condition.
2. Do not allow plantings to dry out.
3. Separate bare root stock and "heal in" in moist earth or other suitable material.
4. Cover root ball of bailed or burlap wrapped plantings with moist sawdust, wood chips, or other permitted materials.
C. Layout and Plant Locations:
1. Plant locations indicated on Drawings are approximate.
2. Plants may be re-spotted before planting as required by Architect.
3. Provide a detailed layout of plants, etc., in planting areas and obtain review of Architect before actual planting operations.
4. Locate first row of plantings in areas designated for on center spacing at one-half the designated spacing from edge of area.
D. Specimen Planting: Plantings in boxes 24 inches or larger shall be installed before installation of lateral irrigation lines. Re-route irrigation lines in conflict with specimen locations to clear root ball.
E. Tree and Shrub Installation:
1. Excavate planting holes approximately square with vertical sides shall be twice the width of plant container or root ball; larger if necessary to permit handling and installation without damage to root ball system. Bottom of plant container or root ball shall be placed on existing undisturbed soil.
2. Do not install plantings having a broken or cracked root ball.
3. Containers should be opened and removed in such a manner not to damage root system.
4. Remove balled plant wrappings after plant is positioned in hole.
5. Scarify native soil at bottom half of holes to a depth of 6 inches.
6. Backfill bottom half of hole with specified backfill mix minus fertilizers. Settle with water.
7. After water settling bottom half of hole, set planting approximately in center of hole and adjust root flush to finish grade.
8. Backfill balance of hole with specified backfill mix and fertilizer and water settle.
9. Prune or remove any broken or damaged limbs.
10. Form a circular watering basin slightly larger than hole; 4 inches high for trees and 2 inches high for shrubs. Shape bottom of basin to be slightly lower than finish grade.
11. Restore area around plantings to finish grade.
12. After installation, plantings shall be plumb with root crown at its natural depth with respect to finish grade.
13. All new trees in sod areas to be installed with tree trunk protector.
F. Backfill Planting Mix: Consists of 70% specified topsoil, and 30% nitrogen fortified sawdust mulch plus the amendments indicated in soil analysis report.
G. Raised Planter Mix: Backfill mix for raised planters and tree pits in raised planters shall be of following materials.
1. Planter Mix by B.D. White Topsoil Co., Culver City, LAUSD Mix by AE Schmidt Co, Planter Mix by Gale Materials or equal.
2. Weights shall be 45 lbs. per cubic ft.
3. All raised planters shall be backfilled with finish grade at 2" below planter top.
4. Required system for draining planters shall be in place prior to placing backfill.
H. Ground Cover Planting:
1. Complete soil preparation and fine grading before installation of ground cover plantings.
2. Install ground cover in moist soil, spaced as indicated on Drawings.
3. Install each plant with its proportionate amount of flat soil to minimize root disturbance.
4. The degree of soil moisture in flat shall be such that soil does not crumble when removing planting.
5. Following installation of ground cover, restore finish grade to insure proper surface draining.

3.06 MAINTENANCE AND PLANT ESTABLISHMENT
A. Required: Maintain all areas on a continuous basis as they are completed during progress of Work and during establishment period. Maintenance shall include continuous operations of watering, weeding, trimming, rodent control, reseeding, planting replacement irrespective of cause or any other operations necessary to assure normal plant growth.
B. Keep all planting areas free of debris and weeds. Cultivate at intervals not to exceed 10 days.
D. Pruning: Required pruning of plants at start of plant establishment period shall be as required by Architect.
E. Plant Establishment Inspection:
1. Request an inspection to begin plant establishment period after all plantings and related Work has been completed in accordance with Contract Documents.
2. Upon successful completion of inspection, effective commencement date of plant establishment period shall begin.
3. Plant establishment period for shrubs and ground cover, shall be 90 calendar days and for trees shall be one year or as otherwise indicated in Contract Documents.
4. Architect may recommend extension of plant establishment period if planting areas are improperly maintained, appreciable plant replacement is required, or other defective Work.
F. Damage:
1. Immediately replace failed or damaged plantings.
2. Provide replacement plantings of same type and size to match adjacent plantings. Furnish plantings and fertilizer as specified. New plantings shall be subject to a 30 day establishment period.
3. Damage to planting areas shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil and leveled.
G. Final Inspection:
1. Upon completion of plant establishment period, Architect will perform a final inspection.
2. If plant establishment period is completed before Substantial Completion, planting areas shall be maintained until Final Completion.
3.07 PESTICIDE APPLICATION
A. Contractor must comply with specifications outlined in Article 1.04 F.
3.08 PROTECTION
A. Unless noted otherwise, protect Work of this section until Substantial Completion.
3.09 CLEANUP
A. Remove rubbish, debris and waste materials and legally dispose of off Project site.

END OF SECTION

IRRIGATION SPECIFICATIONS CONTINUED

(CONTINUED FROM SHEET IR-2)

RECORD DOCUMENTS

Before Contract Completion, provide project record documents as follows:

a. Control Diagrams: Submit three controller charts, with one copy laminated in plastic, for each controller.

b. Controller chart shall be a reduced drawing of the section of the record drawings that pertain to each individual controller and shall fit inside the controller housing with a maximum size for readability.

c. Controller chart shall be a C.A.D. print with differentiating pastel or transparent colors applied to indicate area of coverage for each numbered station.

d. Indicate the location of each numbered sprinkler controlled valves and quick coupling valves with legible dimensions from two permanent points of reference such as building corners or sidewalks.

e. The controller charts shall indicate all remote control valves, quick couplers, controllers, flow sensors and master valves, backflow devices, point of connections, and sprinkler head manufacturer and type of sprinklers for each zone. Each zone shall be colored differently.

2. Closeout Submittals-As Built:

a. Submit three (3) copies of as built including complete list of materials, manufacturer's name, and product installation literatures.

b. Record drawings: Submit dimensioned drawings and details, before Contract Completion.

c. Record Drawings shall contain the following:

1) As-Built shall be computer generated (C.A.D.)

2) Print shall show the locations of the numbered remote control valves, manual control valves, locations and size of all supply and lateral lines, location and type of all sprinkler heads, quick coupling valves, gate valves, backflow devices, point of connections, controllers and all other related equipment.

c. Dimensions shall be legible from two permanent points of reference such as buildings and sidewalks.

3. Operation and Maintenance Manuals:

a. Provide complete operating and maintenance instruction manuals for all equipment.

3.12 COVERAGE TEST

A. When sprinkler system has been completed, perform a coverage test to determine if coverage of water to turf and planting areas is complete and adequate.

B. Make adjustments, add heads, change heads, nozzles or orifices as may be required to provide complete coverage and provide layout indicated on Drawings.

3.13 PRESSURE TEST

A. After welded joints have cured at least 24 hours and before sprinkler heads are installed, flush out lines and cap all outlets. Test system under normal street water pressure, in presence of the IOR.

B. Joints shall remain exposed for examination during pressure test. Center load pipe with small amount of sand to prevent arching or slipping under pressure. Use normal street water pressure for test. Maintain pressure on plastic pipe for not less than four hours.

C. Replace or repair system, including joints that fail during pressure test. Repeat pressure testing until entire system passes the test period without leaks.

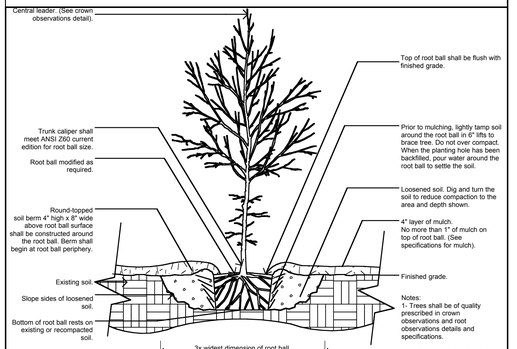
3.15 PROTECTION

Protect the Work of this section until Substantial Completion.

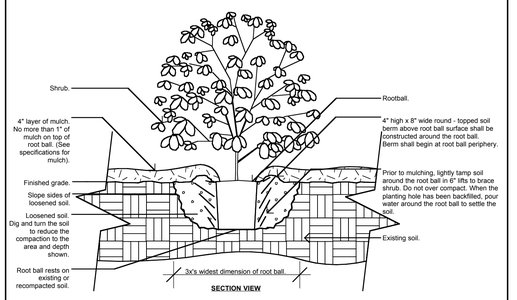
CLEANUP

Remove rubbish, debris, and waste materials and legally dispose of off the Project site. All hard surfaces shall be washed clean. Daily clean up shall be required on all areas used for circulation, parking, or other use.

END OF SECTION



P-S TREE w/ BERM (EXISTING SOIL NOT MODIFIED)
N.T.S
L_tree planting_single berm_existing



P-T SHRUB - UNMODIFIED SOIL
N.T.S
pdet_shrub_unmodified soil

C - 23697
LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	BY/SON
1	5.28.24	CITY SUBMITTAL
2	4.3.25	LOGO FIX
3	8.11.25	CITY SUBMITTAL
4		

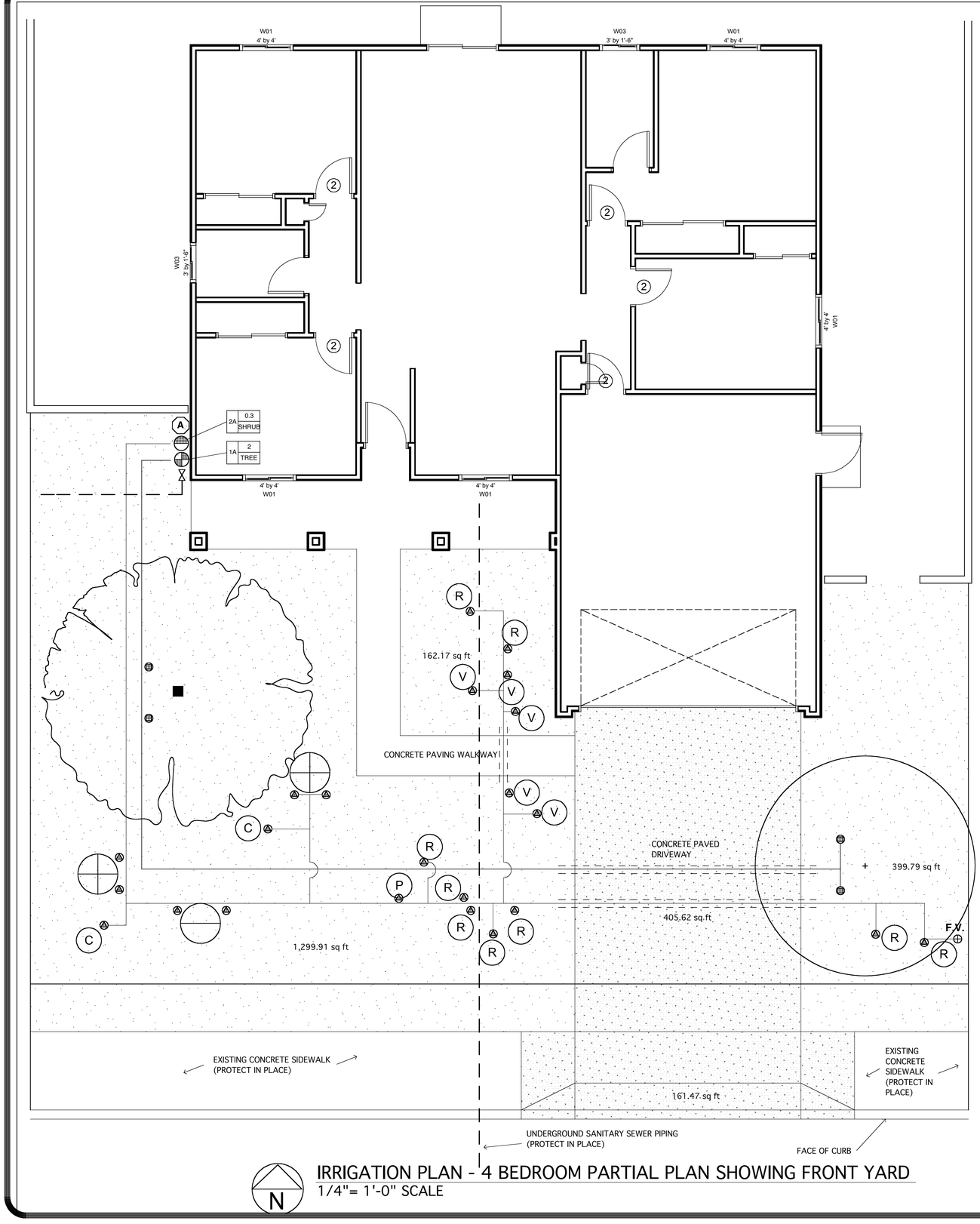
PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
PLANTING DETAILS AND SPECIFICATIONS
IRRIGATION SPECIFICATIONS (CONTUNUED)

ACKNOWLEDGEMENT AND USE OF DOCUMENT'S
ARCHITECT'S DRAWINGS AND SPECIFICATIONS
All drawings, specifications and copies thereof furnished by Architect are and shall remain the property of Architect. They are to be used only with respect to this Project and are not to be used on any other project. They are not to be loaned, copied or disclosed to others for use on other projects without the prior written permission of Architect. Submission or distribution of same to meet official regulatory requirements or for purposes in connection with this Project is not to be construed as publication in derogation of Architect's copyright or other reserved rights.

DATE 8/10/25
JOB
SHEET L-2
OF DWGS



IRRIGATION PLAN - 4 BEDROOM PARTIAL PLAN SHOWING FRONT YARD

1/4"= 1'-0" SCALE

LANDSCAPING & IRRIGATION NOTES

DRIPPERS, EMITTERS, TUBING, FITTINGS, STAKES, CONNECTORS, FILTERS, VALVES AND PRESSURE REGULATORS SHALL BE MANUFACTURERED BY RAINBIRD OR APPROVED EQUAL OR AS OTHERWISE NOTED. SEE NOTE 5 (E) THIS SHEET BELOW.

PROVIDE COMPLETE LOW VOLUME IRRIGATION SYSTEM INSTALLED IN STICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

PROVIDE BACKFLOW PREVENTER AS REQUIRED IN UNDERGROUND BOX PER MANUFACTURER'S RECOMMENDATIONS (NCS OR APPROVED EQUAL).

BACKFLOW PREVENTER SHALL BE INSTALLED BY PRIVATE CONTRACTOR AND INSPECTED AND TESTED AS REQUIRED BY THE LOCAL JURISDICTION.

PROVIDE AND INSTALL CONTROL WIRING PER MANUFACTURER'S RECOMMENDATIONS.

ALL IRRIGATION LATERAL PIPING SHALL BE SUBSURFACE.

ALL IRRIGATION LATERAL PIPING SHALL BE THREADED OR GLUED CONNECTIONS.

5. IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING:

(A) AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.

(B) IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.

(C) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.

(D) MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTIONOF THE WATER SUPPLY.

(E) ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD ASABE/ ICC802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ ICC802-2014.

(F) AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

C AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

UTILITIES NOTES

UTILITIES SHOWN ARE GENERAL LOCATIONS. REFER TO PRECISE GRADING PLANS. OBTAIN THE SERVICES OF DIG ALERT- CALL 811 AT LEAST TWO DAYS BEFORE YOU DIG. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS, MEASURES AND MEANS AS NECESSARY TO ENSURE SAFETY.
UNKNOWN AND BURRIED/HIDDEN UTILITIES MAY EXIST. EXERCISE EXTREME CAUTION.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NUMBER	TYPE	NOZZLE	FLOW RATE	PRESSURE	PATTERN
	RAINBIRD	XB-SERIES	DRIP EMITTER	XB-10PC-1032	1 G.P.H.	30	
	RAINBIRD	1400 SERIES	TREE BUBBLER	XB-10PC-1032	0.5 G.P.M.	25	FULL
A	HUNTER	X-CORE	(6) STATION CONTROLER - WALL MOUNTED RESIDENTIAL CONTROLER - (OUTDOOR MODEL WITH SOLAR SYNC ET SENSOR/RAIN CLICK SENSOR				
	RAINBIRD	XACZ-075-PRF	XERIGATION CONTROL VALVE KIT FOR DRIP AREAS - 3/4" LOW FLOW ANTI-SIPHON WITH 3/4" PR RBY FILTER				
	RAINBIRD	ASVF-075	ELECTRONIC CONTROL VALVE WITH ATMOSPHERIC BACKFLOW PREVENTION FOR TREE BUBLERS - 3/4"				
	KBI	#MIP-100-T	BALL VALVE (FULL PORT).				
F.V.	HUNTER	AFV-T	AUTOMATIC FLUSH VALVE WITH 1/2" MPT CONNECTION - INSTALL IN BUBBLER BOX				

SUPPLY LINE - PRESSURE MAINLINE PIPING

LATERAL LINE - IRRIGATION SUPPLY PIPING FOR TREES- SCHEDULE 40 PVC

LATERAL LINE - IRRIGATION SUPPLY PIPING FOR SHRUBS- SCHEDULE 40 PVC

PVC PIPE SLEEVE - INSTALL UNDER ALL HARDSCAPE - 2X DIAMETER OF IRRIGATION PIPE

M — WATER METER - INSTALLED BY CVWD.

CONTROLLER NUMBER
FLOW RATE IN GALLONS PER MINUTE
INDICATES ZONE TYPE

HYDROZONE INFORMATION TABLE:

WATER METER IRRIGATION POINT OF CONNECTION

CONTROLLER NO.	VALVE CIRCUIT NO.	PLANT TYPES	IRRIGATION METHOD	AREA	PERCENTAGE O LANDSCAPE AREA
A	1A	LOW	BUBBLER	400.0 SQ. FT.	19%
A	2A	LOW	DRIP	1724.5 SQ. FT.	81%
				2124.5 SQ. FT.	100%

CVWD WATER CALCULATIONS:

ZONE: 3 ETo = 64"
LA = 2124.5 SQ. FT.
100 CUBIC FEET = 748 GALLONS

MAWA = ETo • 0.62 • 0.45 • LA / 748 GALLONS

MAWA = 64" • 0.62 • 0.45 • 2124.5 SQ.FT. / 748 GALLONS = **50.72 CCF**

ETWU = [(ETo) • (PF) • (LA) • (0.62)] / 748 GALLONS / (IE)

ETWU = [(64") • (0.2) • (2124.5 SQ.FT.) • (0.62)] / 748 GALLONS / (0.9) = **25.0 CCF**

TOTAL ESTIMATED WATER USE: **25.0 CCF**

C - 23697
LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE: JULY 31 2027
STATE OF CALIFORNIA

6"
0 1' 5' 10' 20'
GRAPHIC SCALE

NO	DATE	REVISION
1	6.30.24	CVWD SUBMITTAL
2	4.3.25	CORRECTIONS - 24" BOX TREE & MULCH
3	8.11.25	CITY SUBMITTAL
4	9.29.25	CORRECTIONS - ROCK MULCH

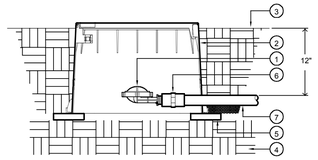
PROJECT:
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR:
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON DARLING
ARCHITECT
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90732 (310) 619-9540

SHEET TITLE
MODEL 1374
4 BEDROOM SFR TYPE MORN 1
IRRIGATION PLAN, SCHEDULE, LEGEND & NOTES.

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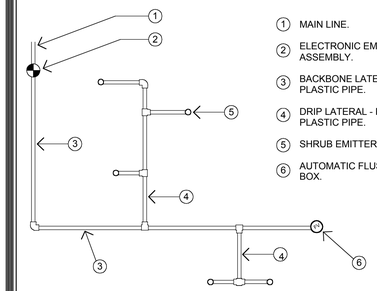


DETAIL LEGEND:

1. HUNTER AUTOMATIC FLUSH VALVE WITH 5/8" [17 mm] BARB CONNECTION, MODEL AFV-T.
2. HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MB-0811). LID COLORS: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE, SEE HUNTER CATALOG.
3. FINISHED GRADE
4. GRAVEL BASE, DEPTH AS SPECIFIED
5. COMMON HALF BRICK, 2 TOTAL, INSTALL ONE ON EACH SHORT SIDE OF BOX.
6. FEMALE ADAPTER PER PLAN, SLIP X FPT
7. LATERAL LINE PER PLAN

L EMITTER ZONE AUTOMATIC FLUSH VALVE WITH MPT CONNECTION

N.T.S.

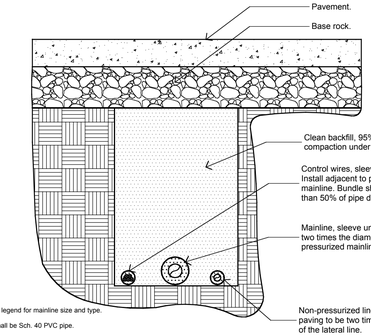


1. MAIN LINE.
2. ELECTRONIC EMITTER CONTROL VALVE ASSEMBLY.
3. BACKBONE LATERAL - PVC CLASS 200 IPS PLASTIC PIPE.
4. DRIP LATERAL - PVC CLASS 315 IPS PLASTIC PIPE.
5. SHRUB EMITTER (TYPICAL).
6. AUTOMATIC FLUSH VALVE IN BUBBLER BOX.

NOTES:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 15 PSI

K DRIP LAYOUT SCHEMATIC

N.T.S.

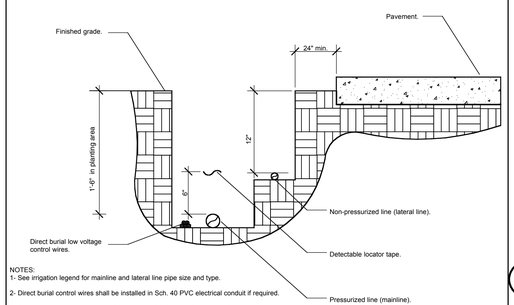


Notes:
1- See irrigation legend for mainline size and type.
2- All sleeves shall be Sch. 40 PVC pipe.
3- All sleeves shall extend 12" beyond the edge of pavement.
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

H PIPE BENEATH PAVEMENT

N.T.S.

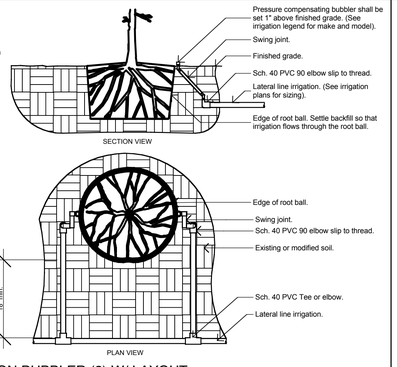
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NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

G IRRIGATION TRENCHING

N.T.S.

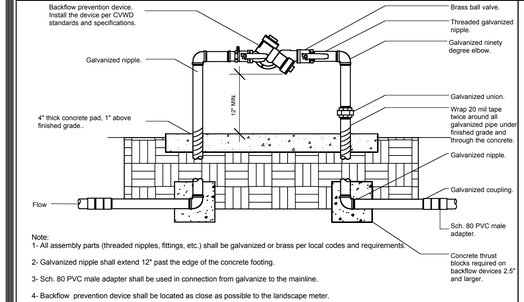


Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be madeusing teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

J IRRIGATION BUBBLER (2) W/ LAYOUT

N.T.S.

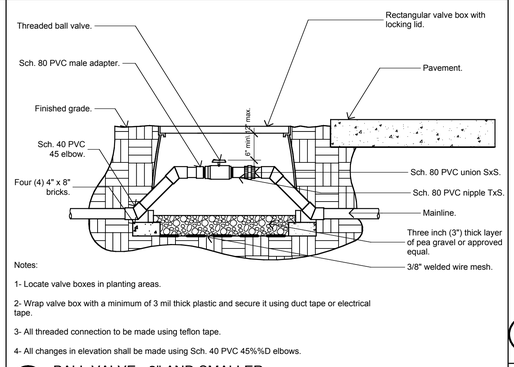
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Note:
1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.
2- Galvanized nipple shall extend 12" past the edge of the concrete footing.
3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.
4- Backflow prevention device shall be located as close as possible to the landscape meter.
5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.
7- All backflow prevention devices shall have freeze blanket included upon installation.
8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

I BACKFLOW PREVENTION DEVICE

N.T.S.

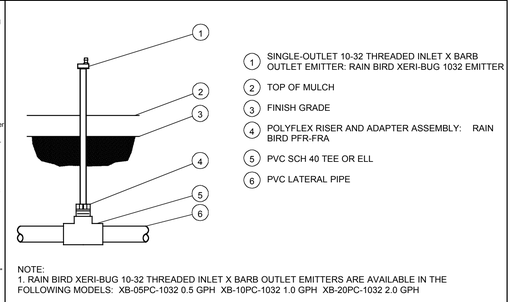


Notes:
1- Locate valve boxes in planting areas.
2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.
3- All threaded connection to be made using teflon tape.
4- All changes in elevation shall be made using Sch. 40 PVC 45%%D elbows.

F BALL VALVE - 3" AND SMALLER

N.T.S.

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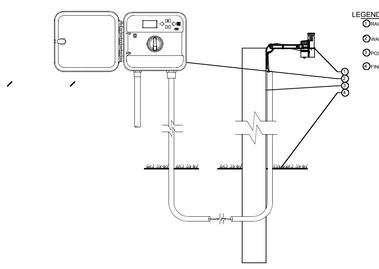


1. SINGLE-OUTLET 10-32 THREADED INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG 1032 EMITTER
2. TOP OF MULCH
3. FINISH GRADE
4. POLYFLEX RISER AND ADAPTER ASSEMBLY: RAIN BIRD PFR-FRA
5. PVC SCH 40 TEE OR ELL
6. PVC LATERAL PIPE

NOTE:
1. RAIN BIRD XERI-BUG 10-32 THREADED INLET X BARB OUTLET EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC-1032 0.5 GPH XB-10PC-1032 1.0 GPH XB-20PC-1032 2.0 GPH

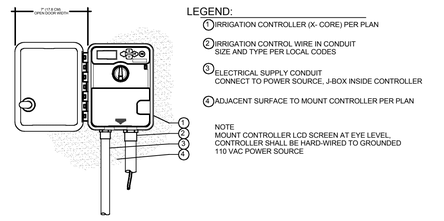
E XERI-BUG 1032 THREADED EMITTER ON POLYFLEX RISER INTO PVC

N.T.S.



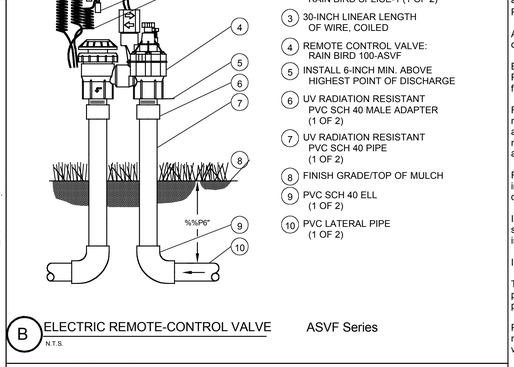
D RFC WITH GENERIC WALL MOUNT CONTROLLER

Hunter NOT TO SCALE



C X-CORE - WALL MOUNT

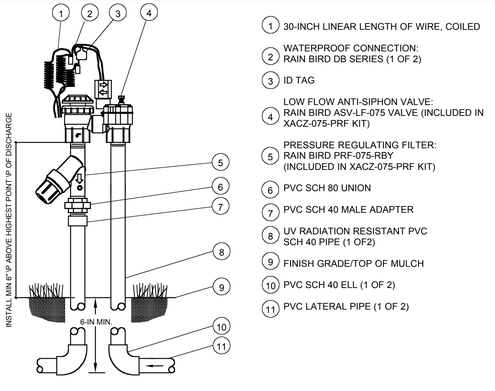
Hunter NOT TO SCALE



1. ID TAG: RAIN BIRD VID SERIES
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. REMOTE CONTROL VALVE: RAIN BIRD 100-ASVF
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

B ELECTRIC REMOTE-CONTROL VALVE ASVF Series

N.T.S.



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. LOW FLOW ANTI-SIPHON VALVE: RAIN BIRD ASV-LF-075 VALVE (INCLUDED IN XACZ-075-PRF KIT)
5. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XACZ-075-PRF KIT)
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF2)
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

A XACZ-075-PRF 3/4" LOW FLOW CONTROL ZONE KIT

N.T.S.

SECTION 02810 IRRIGATION SYSTEMS
PART 1 - GENERAL
1.01 SUMMARY
B. Section Includes:
1. Irrigation system.
2. Line voltage connection of irrigation controller.
C. Related Sections:
4. Section 02900: Planting.

1.04 QUALITY ASSURANCE
A. Regulatory Requirements:

Comply with local, municipal and state laws, rules, and regulations governing or relating to this Work. Wiring shall conform to National Electrical Code and local codes.

B. Best Management Practices: Conform to "Handbook Five: A Guide for Implementing Large Scale Irrigation Projects" as required by The California Water Conservation in Landscaping Act (Assembly Bill 325).

1. AB 325 California Calculation of Estimated Applied Water Use (EWU).

2. AB 325 California Calculation of Maximum Applied Water Allowance (MAWA).

C. Conform to California Code of Regulations, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

D. Manufacturers Instructions: The manufacturer's instructions and detailed drawings shall be followed in all cases where the manufacturers of products and/or materials furnish installation details not indicated in the Drawings and Specifications.

E. Qualifications: Work shall be performed by skilled workers with a minimum of 5 years experience in work of similar scope and complexity.

PROJECT CONDITIONS
A. Before excavation, contact the "Underground Service Alert of Southern California" (USASC) for information on buried utilities and pipelines.

1.07 TESTING AND INSPECTION
Notify the IOR 24 hours in advance of the pressure side piping inspection.
1. Pressure Side Piping: After all welded joints have cured for at least 24 hours, all lines flushed and outlets are capped, the system shall be tested under normal street water pressure for a minimum of 4 hours. All joints shall remain exposed for inspection during the pressure test. Center loading of piping with small loads of sand backfill to prevent arching or slipping under pressure is permitted.

2. Correct all defective Work and repeat tests until the entire system is tested watertight.

Submit a request for a final inspection 48 hours in advance. Perform a coverage test to determine if the coverage of water to planting areas is complete and adequate as required.

Final Inspection: The following items shall be considered part of the final inspection:
All specified products and materials.
2. Irrigation coverage test, providing 100% head to head coverage.
3. Soils compacted in trenches and around sprinkler heads, level with existing grades.
4. Controller and cabinet installation. Sprinkler control valves and boxes.
Backflow devices, pressure regulators, pumps.Automatic sensors.
Final site review shall include operating each system in its entirety in the presence of the Landscape Architect or IOR. Provide any required adjustments and correct defective Work as required.
PART 2 - PRODUCTS 2.01 IRRIGATION SYSTEM

A. All systems shall be automatic with electrically operated control valves.

B. Point of connection (POC) for all irrigation systems: Provide a single POC on a designated irrigation meter, with flow monitoring, unless otherwise indicated on the Drawings.

Flow Sensor and Master Valve Installation: Provide all required protection for main and lateral lines with flow sensors and master valve per each zone controller. Do not install manual control valves to actuate an irrigation zone when using a flow monitoring system.

Full meter protection is required for all irrigation systems by installing reduced pressure principle backflow prevention devices.

Install isolation valves in order to avoid a total system shutdown for maintenance and repairs. Include valves to isolate loop system and major branch lines.

Irrigation System shall incorporate the following requirements:

The flow velocity shall not exceed five (5) feet per second for pressure/lateral lines based on industry standard friction pressure loss values.

Pressure line pipe size shall be sufficient to support a minimum of two control valves operating at the same time, one valve opening while another is closing.

G.P.M. demand and sprinkler head coverage shall follow the manufacturer's requirements.

Remote valves shall be sized no smaller than the piping it serves unless piping is increased in size to reduce friction loss. Remote valves shall then be sized no less than one pipe size smaller than the piping it serves.

2.02 MATERIALS

Provide only new materials, of brands and types noted on Drawings and in the Specifications.

B. Plastic Pipe and Fittings:

1. Plastic Pipe: Schedule 40, class 200 IPS and class 315 IPS, as called out on drawings, extruded from 100 percent Virgin Polyvinyl Chloride (PVC) Compound, meeting requirements of Class 12454-B of ASTM D1784.

a. Plastic pipe shall be continuously and permanently marked with the following information: Manufacturer's name, nominal pipe size, Schedule or Class, SDR (Standard Dimension Ratio, or pressure rating in psi) National Sanitation Foundation (NSF).

2. Plastic fittings: Schedule 40 molded from PVC Type I Compound, conforming to the requirements of specification ASTM D2466.
a. Plastic Nipples: PVC schedule 80 conforming to ASTM D2467.

b. PVC male threaded fittings are not allowed.

3. PVC primer and solvent for chemical weld of pipe and fittings shall be as recommended by pipe manufacturer. Containers for solvent and primer shall be clearly marked with manufacturer's data. Solvent and primer shall not be more than one year old. Blue or red hot glue is not permitted.

RAIN SWITCH SENSOR

1. Rain Switch Sensor shall be 24-volt for wiring to one 110 volt or 220 volt A.C. All electrical devices and wiring shall comply with the National Electrical Code, Specifications, and local codes. Hunter Mini-Click, or equal.

M. Ground Rod

1. Ground rod shall be 5/8 inch X 8 foot copper clad.

N. Back Flow Protection Device:

To operate on a reduced pressure principle furnished with a full port shut off valve up stream and down stream of the backflow device. Provide enclosure to house backflow device.

2. Wye strainers at back flow device shall be 125 pounds class customer brass with 40 mesh Monel screen.

O. Tracer Wires: A No. 14, Green, Type TW plastic-coated copper tracer wire shall be installed with non-metallic irrigation main lines.

P. Control Wires to Control Valves: Control wires to electrically operated solenoid valves shall be direct burial type UF#14 AWG copper, 3/64 inch thick PVC coating. UL approved for Class 2 wiring for 24 volts, 60 cycle AC use UL recognized waterproof connectors to connect control wires to solenoids.

Q. Valve Boxes:

1. Rectangular valve boxes shall be green plastic 12 inch wide, 18 inch long, and 12 inch deep (outside dimensions) or larger as may be required to provide specified clearances.

2. Round valve boxes shall be green, 7 inches diameter by 10 inches high with locking cover.

3. All covers on valve boxes shall be vandal resistant, locking, and marked "Water". Tops of boxes shall be set flush with finished turf grade or 2 inch above grade in shrubbery or groundcover areas.
The cover shall be identified with 3 inch high stenciled letters "RCV (with Station No.) GV, QC, etc."

R. Remote Control Valve Boxes: Automatic control valves shall be enclosed in green rectangular plastic boxes with locking covers.

PART 3 - EXECUTION

3.01 CONNECTIONS TO SUPPLY

A. Source of water supply shall be as indicated on the Drawings.

B. Connection to piping shall be provided with proper fittings:

1. When connecting to point of connection (POC) above grade all pipes shall be brass or copper with required fittings unless otherwise indicated.

2. POC from above to below grade transition shall be brass or copper pipe to a depth of 18 inches from top of pipe.

3. No steel pipe or fitting shall be installed below grade.

4. When connecting plastic pipe to copper, brass, or steel material, provide a schedule 80 PVC nipple.

5. All exposed copper or brass material above grade shall be painted green in color.

6. Connect steel and copper pipe or tube with a 6-inch brass nipple.

3.02 PIPE INSTALLATION

A. Excavate trenches deep enough to provide earth coverage of 12 inches for non-pressure lines and 18 inches for pressure lines, from finished grades to top of pipe. Bottom of trenches shall be free of rocks, clods and other sharp-edged objects. Below grade piping shall be installed on a firm sand bed for its entire length.

B. Plastic pipe and fittings shall be solvent welded. PVC pipe ends shall be cut ninety (90) degrees and cleaned of all cutting burrs prior to cementing. Use approved reaming tool. Pipe ends shall be wiped clean with a rag and lightly wetted with PVC primer. Cement shall be applied with a light coat on the inside of the fitting and a heavier coat on the outside of the pipe. Pipe shall be inserted into the fitting and given a quarter turn to seat the cement. Excess cement shall be wiped from the outside of the pipe. The pipe will be tested as indicated in article 1.07.

C. Cure welded joints at least 15 minutes before moving or handling, and at least 24 hours before applying pressure to system, unless otherwise recommended by joint solvent manufacturer.

Pressure piping installed under a driveway or sidewalk shall be sleeved. The sleeves shall be two pipe sizes larger than the pressure piping.

Piping through cement and asphalt pavement shall be L type copper with ? inch of foam wrap or other required material around the pipe to allow for expansion.

All holes cored through walls shall be two pipe sizes larger to allow for foam wrap around pipe.

PVC pipes shall not be installed above grade unless reviewed by the Architect.

H. Lettering shall be face up on all below grade PVC piping. Pipe serving tree areas shall be located not less than 30 inch from center of tree area.

3.04 VALVE BOX INSTALLATION

A. Automatic control valves shall be enclosed in valve boxes of HDPE or pololefin fibrous material, with locking lids.

B. Valve boxes shall be of sufficient size to provide no less than 1-1/2 inch of clearance on all sides of equipment installed within. The bottom section shall be slotted so as to extend below the pipe. Extensions shall be added as required to meet grade requirements.

C. Valve boxes installed in concrete or asphalt shall be set one inch below pipe and extensions shall be added as required to meet grade requirements. A homogeneous finished material shall surround valve boxes 4 inches below finished grade and match existing grade conditions.

D. All valve boxes shall be installed level to finish grade except in ground cover areas which shall extend 2 inches above finish grade.

E. Bottom of valve boxes shall be set level on 4 full size corner bricks on 2 inches of gravel bed..

F. Pea gravel shall be filled up to the bottom of the manual and remote valve and at least 4 inches of gravel inside of the valve box.

3.10 CONTROL WIRE

A. Mainline control wires shall be taped together at five (5) foot intervals with black electrical tape, then laid parallel to pressure line with 18 inches minimum cover to finish grade.

B. Control wiring located under paved areas shall be encased in Schedule 40 PVC pipe and shall extend a minimum of 12 inches beyond pavement.

C. Wires shall be color coded, white for common ground wire, red or black for valve control wires.

D. Wire splicing shall only be performed in controller cabinet and at remote control valve boxes. Splices shall be made with a mechanical connector equal to "Scotch-lok" and encased in epoxy resin to provide a permanent watertight connection.

E. Stubbed out control wires shall terminate in concrete yard boxes.

3.01 CONNECTIONS TO SUPPLY

F. Wire passing under future or existing paving or structures shall be encased in Schedule 40 PVC pipe extending at least 12 inch beyond edges of the paving or structure.

3.11 TRACER WIRES

A. Tracer wire #14 or greater shall be installed on bottom of trench, adjacent to vertical pipe projections, carefully installed to avoid stress from backfilling, and shall be continuous throughout length of pipe with spliced joints soldered and covered with insulation type tape.

B. Tracer wire shall follow main line pipe and branch lines and terminate in yard box with gate valve controlling these main irrigation lines. Provide sufficient length of wire to reach finish grade, bend back end of wire to make a loop and attach a Dymo-Tape type plastic label with designation "Tracer Wire."

C. Record locations of tracer wires and their terminations on project record documents.

SEE SHEET L-2 FOR CONTINUATION

C - 23697
LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	5.29.24	CVWD SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

PROJECT:
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR:
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON DARLING
ARCHITECT
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90732 (310) 619-9540

SHEET TITLE
MODEL 1374
IRRIGATION DETAILS
IRRIGATION SPECIFICATIONS
PART ONE

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DATE 8/10/25
JOB
SHEET
IR-2
OF DWGS

FOUR BEDROOM
ONE-STORY SINGLE FAMILY RESIDENCE

COACHELLA HOMES
MARIPOSA POINT
1412

FOR THE

COACHELLA VALLEY HOUSING COALITION

LOCATED IN THE
CITY OF

COACHELLA, CA

AT VARIOUS PROJECT PARCELS

83554 AVENIDA CAMPANAS	779-272-001	LOT 1
83560 AVENIDA CAMPANAS	779-272-002	LOT 2
83572 AVENIDA CAMPANAS	779-272-004	LOT 4
83584 AVENIDA CAMPANAS	779-272-006	LOT 6
83596 AVENIDA CAMPANAS	779-272-008	LOT 8
50358 CALLE XAVIER	779-272-010	LOT 10
50370 CALLE XAVIER	779-272-012	LOT 12
50382 CALLE XAVIER	779-272-014	LOT 14
50394 CALLE XAVIER	779-272-016	LOT 16
50406 CALLE XAVIER	779-301-002	LOT 18
50418 CALLE XAVIER	779-301-004	LOT 20
50430 CALLE XAVIER	779-301-006	LOT 22
83579 AVENIDA SAN DOMINGO	779-301-008	LOT 52

GENERAL NOTES (CONTINUED)

12. The Contractor shall provide all materials and work required to provide a finish to all new work exposed to the interior or exterior provided in this contract. This shall include two finish coats of paint over base coat at all paintable surfaces. Entire surface of existing surfaces shall be painted when any portion is disturbed by work.

13. SIMPSON A35 SHALL BE SUBSTITUDED WITH SIMPSON LTP4 AT LOCATIONS NECESSITATING A FLAT APPLICATION.

14. The design, timing, implementation and construction of the temporary bracing of the structure and its elements during construction is the responsibility of the general contractor

SPECIFIC NOTES AND INFORMATION

The Project shall comply with California's Green Building Code (Part 11 of Title 24, California Code of Regulations, effective 1.1,2020 with any Supplement(s) in effect . Provide and maintain a copy of said code and Residential checklist on jobsite during construction.

ENERGY REQUIREMENTS:

The Project shall be constructed using materials, equipment and/or systems that comply with the energy efficiency standards of the State of California Title 24 .

ENVIRONMENTAL REQUIREMENTS:

The Project shall be constructed using materials, equipment and/or systems that comply with the environmental standards of the City of COACHELLA, RIVERSIDE County, the State of California, and the US Federal government (EPA).

The Project shall comply with all regulatory guidelines and code requirements pertaining to outgassing of materials such as, but not limited to, VOC and formaldahyde.

GENERAL NOTES

1. The Contactor shall provide temporary barricades and all other means required to maintain a safe environment during construction.

2. All work, materials, equipment, and furnishings indicated and or noted within the Construction Documents shall be new and constructed, provided and installed by the Contractor unless noted otherwise.

3. The General Contractor is responsible for furnishing all subcontractors with a complete set of Contract Documents.

4. If there is a conflict between disciplines within the Contract Documents, the Architect shall be notified in writing prior to work. If there is a conflict between the Contract documents and the conditions in the field, the Architect shall be notified in writing prior to work.

5. Modifications to the construction work as described within the Construction Documents shall not be made without the prior written approval of the Architect.

6. All information shown/identified in the Contract Documents relative to existing conditions is shown as a general representation. Contractor shall verify actual field conditions prior to submitting bid.

7. If there is a conflict between disciplines within the Contract Documents, the Contractor and Subcontractor shall provide in His or Her bid the more expensive option.

8. NO SUBSTITUTIONS or DEVIATIONS from the Construction Documents will be acepted unless prior written authorization is obtained from the Architect. Submittals and requests for substitutions shall be made at least 14 business days prior to the commencement of the work. A letter, drafted and signed by each subcontractor, affirming his/her understanding of this requirement, shall be submitted to the owner's representitive and the Architect at least 14 calandar days prior of the commencement of work of that trade.

9. All egress doors shall comply with CBC Sec. 1003.3.1.8 for proper door hardware.

10. All demolished items, debris, trash, excavated earth that is not to be used on site, and any extra material that is not needed for the completion of the job shall be hauled away and legally disposed of off-site at the Contractor's expense.

11. It is the responsiblity of the Contractor to provide and install all required items and perform all work necessary to ensure a complete job, such that all electrical and lighting systems, access control systems, plumbing and mechanical systems, irrigation systems and controller, data, cable t.v. and phone systems shall be made operational by the completion of the construction period as set by the Contract.

CONSULTANTS

STRUCTURAL ENGINEER

PETRA STRUCTURAL ENGINEERS
17981 SKY PARK CIRCLE SUITE O,
IRVINE, CA 92614
(949) 748-7170

ENERGY CONSULTANT

CALIFORNIA LIVING & ENERGY
3015 DALE COURT, CERES, CA 95307
(209) 538-2879

PLANNING DATA

ZONING DISTRICT DESIGNATION — RESIDENTIAL PLANNED DEVELOPMENT

4 BEDROOM RESIDENCE
LIVING AREA 1412.0 SQ. FT.
GARAGE AREA 470 SQ. FT.
TOTAL - 1882.0 SQ. FT.

ATTIC VENTILATION REQUIREMENT	ATTIC VENTILATION PROVIDED
1882 SQ. FT / 150 (FACTOR) = 12.5 SQ. FT TOTAL	1 1/2" X 12" EAVE VENTS (56) @ .125 SQ. FT = 7.0 SQ. FT. (6) 15"X 24" GABLE END VENTS @ 2.5 SQ. FT. = 15.0 SQ. FT. (1) 12" X 18" GABLE END VENT @ 1.5 SQ. FT. = 1.5 SQ. FT. 23.5 SQ. FT. PROVIDED > 12.5 REQUIRED THERFORE O.K.

CONDITIONS OF APPROVAL OF PLANS

1. CIVIL AND STRUCTURAL SHEETS SHALL BE SIGNED BY RESPONSIBLE DESIGN PROFESSIONAL.
2. TRUSS CALCULATIONS SHALL BE REVIEWED AND APPROVED BY ENGINEER OF RECORD.

DEFERRED SUBMITTALS

1. MANUFACTURED ROOF TRUSSES DESIGNED AND INSTALLED IN ACCORDANCE WITH THE 2019 CRC.
2. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE 2019 CRC SECTION R313.3 OR NFPA 13D.
3. A ROOFTOP PHOTO-VOLTAIC SOLAR SYSTEM AS REQUIRED BY THE ENERGY CALCULATIONS.

INDEX OF DRAWINGS

ARCHITECTURAL	T-1	TITLE SHEET, INDEX OF DRAWINGS, VICINITY MAP, GENERAL NOTES, CODE INFORMATION	1
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	A-2	SECTIONS, INTERIOR ELEVATIONS, INTERIOR FINISH, DOOR & WINDOW SCH & DETAILS	3
	A-3	ELEVATIONS	4
	A-4	CORROSION CONTROL REQUIREMENTS	5
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	S-2	DETAILS AND NOTES	8
	S-3	GENERAL NOTES	9
	SI-1	SPECIAL INSPECTION	10
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	P-1	PLUMBING PLAN (SEWER AND WATER), SCHEDULES, LEGEND AND NOTES	12
ENERGY	EN-2	ENERGY CALCULATIONS AND FORMS	13
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ELECTRICAL	E-1	ELECTRICAL PLAN, SCHEDULES, LEGEND AND NOTES	15
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APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE.
2022 CALIFORNIA RESIDENTIAL CODE.
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN CODE
CITY OF COACHELLA MUNICIPAL CODE

CODE NOTES

1. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF RIVERSIDE CA. AND THE CITY OF COACHELLA, CA.

2. ALL CONSTRUCTION SHALL CONFORM TO STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES, ETC. FOR MIN. STRUCTURAL DESIGN,MATERIALS USED, AND METHODS OF CONSTRUCTION, REFER TO APPLICABLE STATE AND MUNICIPAL BUILDING CODES. PROJECT SHALL BE CONSTRUCTED UNDER ALL APPICABLE LOCAL BUILDING PERMITS AND INSPECTION PROCEDURES.

BUILDING DATA

CONSTRUCTION TYPE	STORIES	OCCUPANCY GROUP
TYPE V-B WITH AUTOMATIC FIRE SPRINKLERS (DEFERRED SUBMITTAL)	ONE	RESIDENCE GROUP R DIVISION 3 GARAGE GROUP U

SCOPE OF WORK

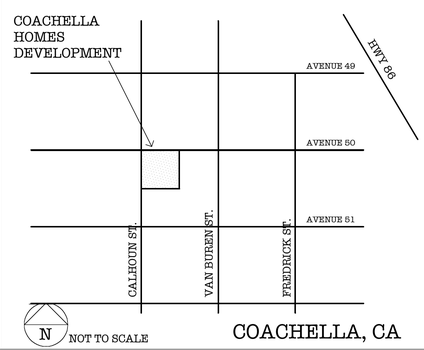
CONSTRUCT A FINISHED SINGLE FAMILY, ONE-STORY, HOUSE WITH ATTACHED GARAGE WITH PLUMBING, MECHANICAL, ELECTRICAL, LANSCAPING AND SITEWORK.

PERMITS

SEPERATE PERMITS SHALL BE REQUIRED FOR SIGNS, FENCES, RETAINING WALLS, TRASH ENCLOSURES, FLAGPOLES, POLE MOUNTED YARD LIGHT FOUNDATIONS, AND PLANTERS.

LICENSED ARCHITECT
C - 23697
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

VICINITY MAP



NO	DATE	REVISION
1	6.7.24	CITY SUBMITTAL
2	4.5.25	CITY RE-SUBMITTAL
3	8.11.25	CITY RE-SUBMITTAL
4		
5		

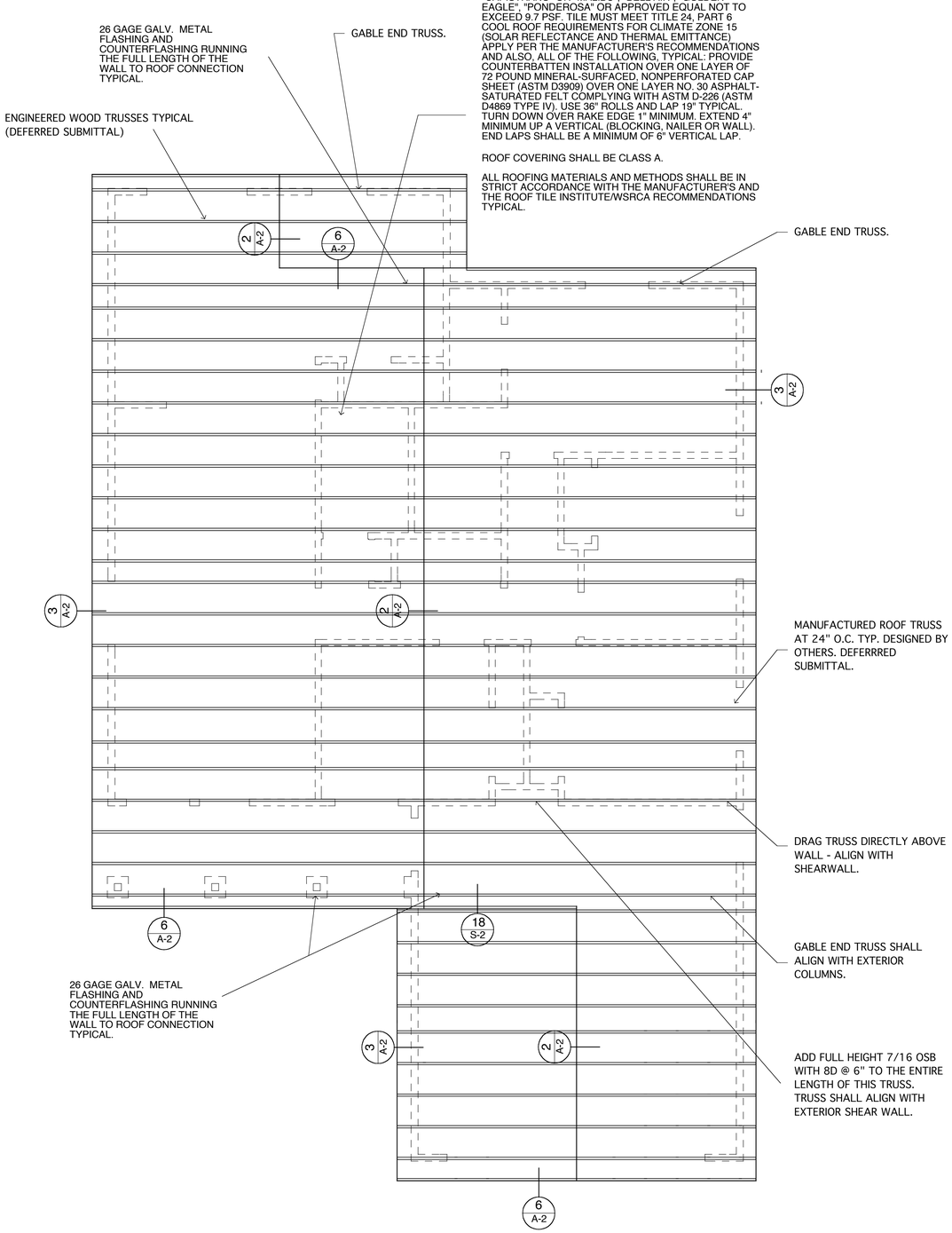
PROJECT:
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR:
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
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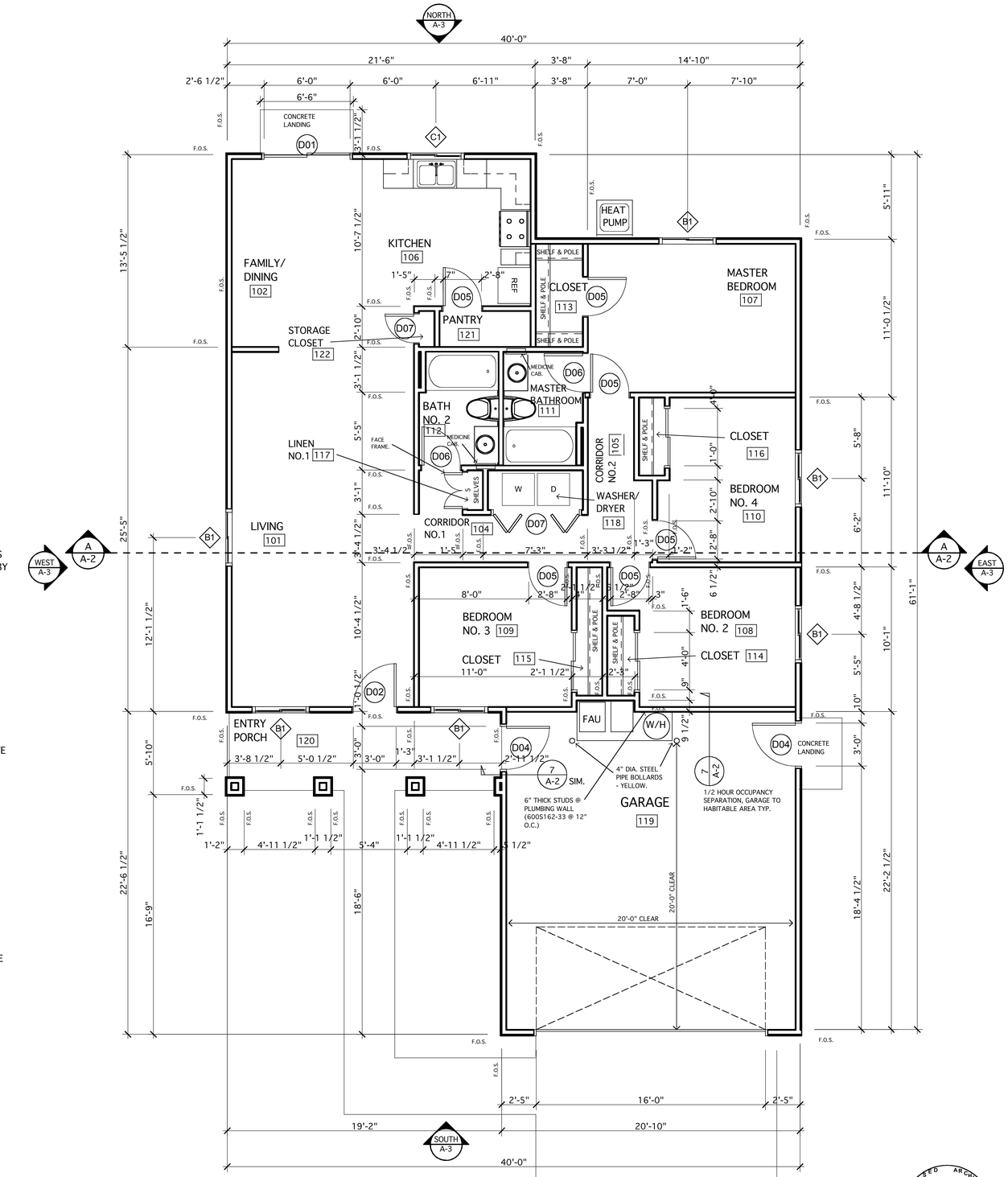
SHEET TITLE
4 BEDROOM
INDEX, CODE & PLANNING DATA
VICINITY MAP & GENERAL NOTES

ARCHITECTURE AND USE OF DOCUMENTS
All drawings, specifications and documents prepared by Garon J. J. Darling Architect, are and shall remain the property of the Architect. The plans are to be used only with respect to this Project and are not to be changed or copied in any form whatsoever, for assignment to any other person or for use on any other project without the specific written consent of the Architect. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions. All common law statutory and other reserved rights.

DATE 8/10/25
JOB
SHEET T-1
OF DWGS



ROOF PLAN AND TRUSS LAYOUT
1/4"= 1'-0" SCALE



FIRST FLOOR PLAN
1/4"= 1'-0" SCALE

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

NO	DATE	REVISION
1	5.24.24	CITY SUBMITTAL
2	4.5.25	SHIFT BEDROOM 2 WINDOW LOCATION
3	8.11.25	CITY SUBMITTAL
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

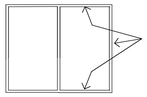
SHEET TITLE
MODEL 1412
4 BEDROOM
FLOOR PLAN
ROOF PLAN & TRUSS LAYOUT

ARCHITECTURAL WORK AS INSTRUMENTS OF SERVICE
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DATE 8/10/25
JOB
SHEET A-1
OF DWGS

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

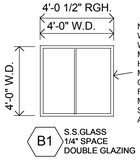
WINDOW SCHEDULE



INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE MOISTSTOP FLASHING ALL AROUND TYPICAL. CAULK ALL AROUND TYP.

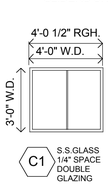
NOTES:

1. LOW E GLASS & U VALUE 0.35 TYPICAL UNLESS NOTED OTHERWISE.
2. PROVIDE OBSCURE GLASS AT TOILETS.
3. ALL ROOM WINDOWS SHALL HAVE "LOUVER-DRAPE" VINYL BLINDS.
4. ALL WINDOWS ARE HORIZONTAL SLIDERS UNLESS NOTED OTHERWISE.

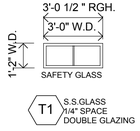


NOTE: EMERGENCY ESCAPE WINDOW.
WINDOW B1 SHALL PROVIDE A MINIMUM 20" CLEAR HORIZONAL OPENING WIDTH, MINIMUM 24" CLEAR VERTICAL OPENING HEIGHT AND 5.7 SQ. FT. OPENABLE AREA MINIMUM. SILL OPENING SHALL BE SET @ 44" OR LESS A.F.F

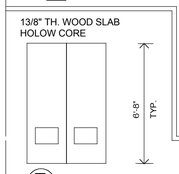
B1 S.S.GLASS 1/4" SPACE DOUBLE GLAZING



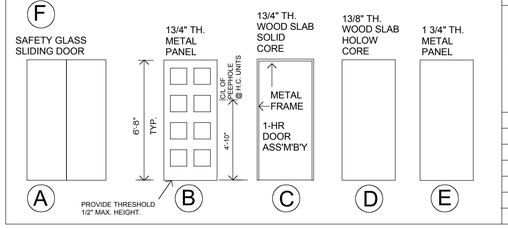
C1 S.S.GLASS 1/4" SPACE DOUBLE GLAZING



T1 S.S.GLASS 1/4" SPACE DOUBLE GLAZING



F SAFETY GLASS SLIDING DOOR



INTERIOR FINISH SCHEDULE

ROOM NAME		FLOOR: CARPET AND PAD.	FLOOR: CERAMIC TILE.	FLOOR: CONC. SLAB MEDIUM BRUSH FINISH.	FLOOR: CONC. SLAB SMOOTH FINISH.	BASE: 4" RUBBER	BASE: WOOD	WALLS: 1/2" GYPSUM BOARD.	WALLS: 5/8" TYPE 'X' GYPSUM BOARD.	WALLS: MOISTURE RESISTANT BOARD AT PLUMBING.	WALLS: MOISTURE RESISTANT BOARD AT TUB/SHOWER ENCLOSURE	WALLS: PAINT SEMI-GLOSS	WALLS: PAINT GLOSS	CEILINGS: 5/8" GYPSUM BOARD.	CEILINGS: 5/8" TYPE 'X' GYPSUM BOARD.	CEILINGS: MOISTURE RESISTANT BOARD AT BUSHOWER ENCLOSURE	CEILINGS: PAINT SEMI-GLOSS	CEILINGS: PAINT GLOSS	REMARKS
																			● ENTIRE ROOM ◑ PARTIAL ROOM
LIVING	101		●				●	●				●		●			●		
FAMILY/DINING	102		●				●	●				●		●			●		
ENTRY	103		●				●	●				●		●			●		
CORRIDOR NO. 1	104		●				●	●				●		●			●		
CORRIDOR NO. 2	105		●				●	●				●		●			●		
KITCHEN	106		●				●	◑		◑			●	●					●	ROOM WALL AT SINK: MOISTURE RESISTANT BOARD SHALL BE SHEETROCK MOLD TOUGH GYSUM PANELS.
MASTER BEDROOM	107	●					●	●				●		●			●		
BEDROOM NO.2	108	●					●	●				●		●			●		
BEDROOM NO.3	109	●					●	●				●		●			●		
BEDROOM NO.4	110	●					●	●				●		●			●		
MASTER BATHROOM	111		●				●	◑		◑	◑		●			●			●	ROOM WALLS AND CEILINGS: MOISTURE RESISTANT BOARD SHALL BE SHEETROCK MOLD TOUGH GYSUM PANELS. AT TUB/SHOWER WALLS/CEILING: FIBEROCK AQUA-TOUGH INTERIOR PANEL.
BATHROOM NO.2	112		●				●	◑		◑	◑		●			●			●	ROOM WALLS AND CEILINGS: MOISTURE RESISTANT BOARD SHALL BE SHEETROCK MOLD TOUGH GYSUM PANELS. AT TUB/SHOWER WALLS/CEILING: FIBEROCK AQUA-TOUGH INTERIOR PANEL.
CLOSET	113	●					●	●				●		●			●		
CLOSET	114	●					●	●				●		●			●		
CLOSET	115	●					●	●				●		●			●		
CLOSET	116	●					●	●				●		●			●		
LINEN NO.1	117						●	●				●		●			●		
WASHER/DRYER	118		●				●	◑		◑	◑		●			●			●	ROOM WALLS AND CEILINGS: MOISTURE RESISTANT BOARD SHALL BE SHEETROCK MOLD TOUGH GYSUM PANELS. AT TUB/SHOWER WALLS/CEILING: FIBEROCK AQUA-TOUGH INTERIOR PANEL.
GARAGE	119				●				●			●			●		●		
COVERED PORCH	120			●															
PANTRY	121		●					●	●			●		●			●		
STORAGE CLOSET	122		●					●	●			●		●			●		

INTERIOR FINISH SCHEDULE NOTES

1. AREAS SHOWN TO RECEIVE CARPET SHALL INCLUDE: CARPET, PAD, TACK STRIPS, AND CARPET TRANSITIONS AND ARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL PROVIDE A FLOOR SURFACE THAT FOLLOWS THE CARPET MANUFACTURER'S RECOMMENDATIONS.
2. WOOD BASE SHALL BE PAINT GRADE - DIMENSIONS AND PROFILE TO MATCH EXISTING. SUBMIT SAMPLE TO ARCHITECT PRIOR TO ORDERING OR MILLING.
3. INTERIOR WOODWORK AND TRIM SHALL BE PAINT GRADE WITH DIMENSIONS AND PROFILES AS APPROVED BY OWNER. SUBMIT SAMPLE TO ARCHITECT PRIOR TO ORDERING.
4. INTERIOR WALLS AND CEILINGS CALLED OUT TO BE PAINTED AND WHERE ANY PRIOR PAINTED SURFACE HAS BEEN DISTRUBED BY WORK DONE AFTER PAINTING, SHALL BE PAINTED WITH TWO COATS OVER BASE COAT. TRIM SHALL BE PAINTED WITH TWO COATS OF SEMIGLOSS OVER BASE COAT.

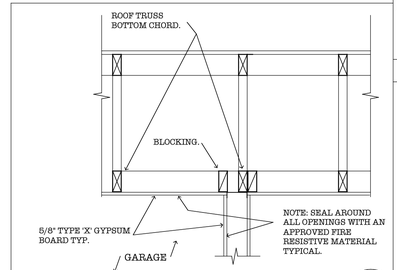
DOOR SCHEDULE

QUANTITY	DOOR NUMBER	SIZE: W X H	SIZE: THK.	TYPE	DETAILS: HEAD	DETAILS: JAMB	DETAILS: SILL	REMARKS
								EXTERIOR OUTSWINGING DOORS SHALL HAVE THE FOLLOWING: NON-REMOVABLE BUTTS, 20 GAUGE GALV. FLASHING/DRIP AT FRAME HEAD AND AT DOOR BOTTOM. SOLID HARDWOOD THRESHOLD, KEYED DEADBOLT WITH INTERIOR THUMBTURN.
1	D01	6'-0" X 6'-8"	1 3/4"	A				GLIDING DUAL GLAZED PATIO DOOR. SAFETY GLASS.
1	D02	3'-0" X 6'-8"	1 3/4"	B				
1	D03	3'-0" X 6'-8"	1 3/4"	C				SELF-CLOSING HARDWARE.
2	D04	3'-0" X 6'-8"	1 3/4"	E				
4	D05	2'-8" X 6'-8"	1 3/8"	D				UNDERCUT DOOR 1" FOR RETURN AIR.
2	D06	2'-8" X 6'-8"	1 3/8"	D				UNDERCUT DOOR 1" FOR RETURN AIR.
1	D07	2'-0" X 6'-8"	1 3/8"	F				PAIR. PROVIDE (1) 10" X 18" LOUVER IN EACH DOOR TYP.

DOOR NOTES

EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:

NONCOMBUSTABLE CONSTRUCTION -OR-
MINIMUM 20-MIN RATED -OR-
MEET SFM 12-7A-1

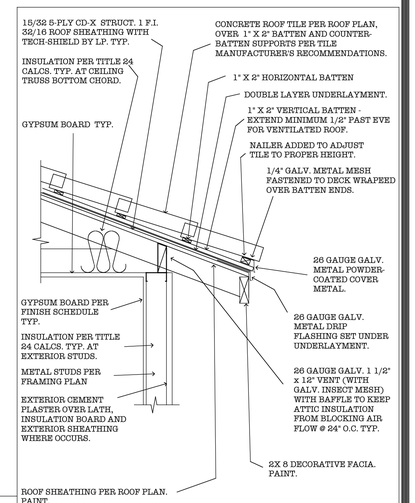


1/2 HOUR SEPARATION @ GARAGE/DWELLING TYPICAL 7

1" = 1'-0" SCALE

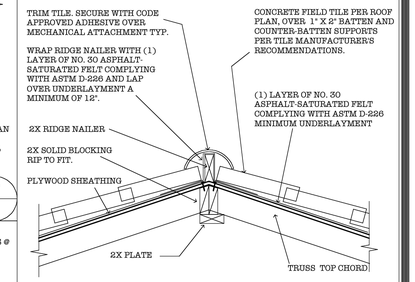
ROOF EAVE AT GABLE END TYPICAL 6

1" = 1'-0" SCALE



ROOF EAVE TYPICAL 3

1" = 1'-0" SCALE



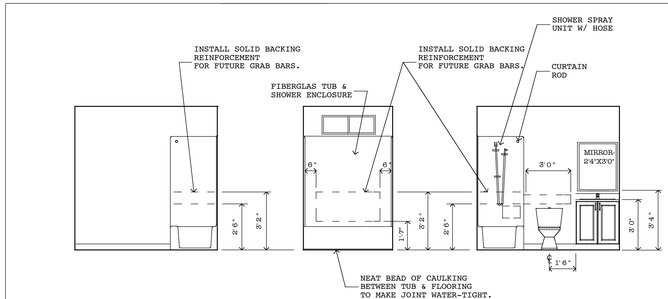
ROOF RIDGE TYPICAL 2

1" = 1'-0" SCALE

SECTION A
3/8"= 1'-0" SCALE

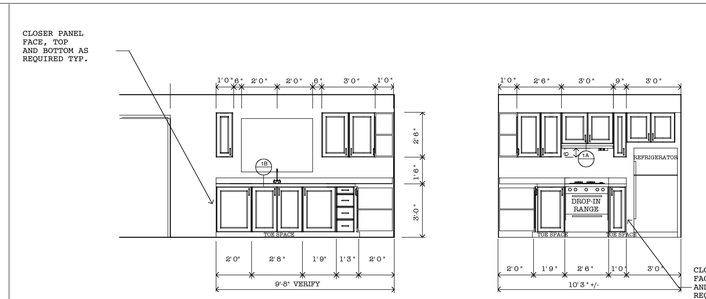
EXTERIOR WALL TYPICAL 1

1" = 1'-0" SCALE



BATH ELEVATION TYPICAL 5

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



KITCHEN ELEVATION 4

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

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C - 23697
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

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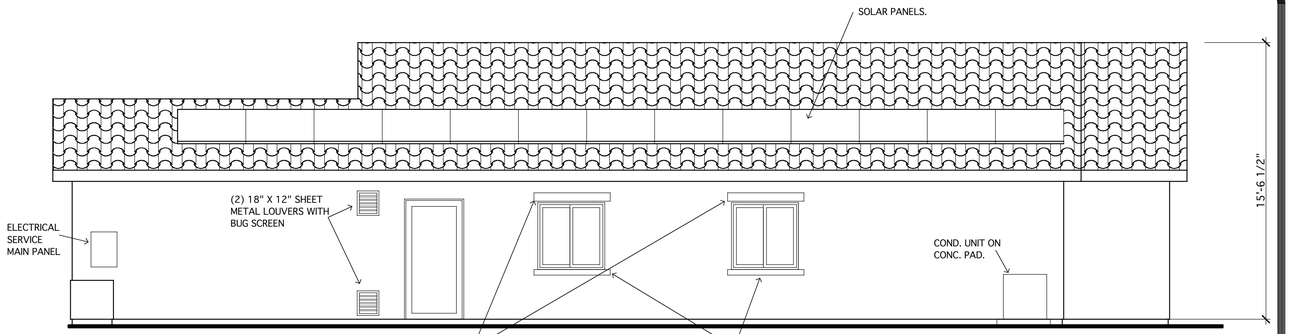
PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING ARCHITECT
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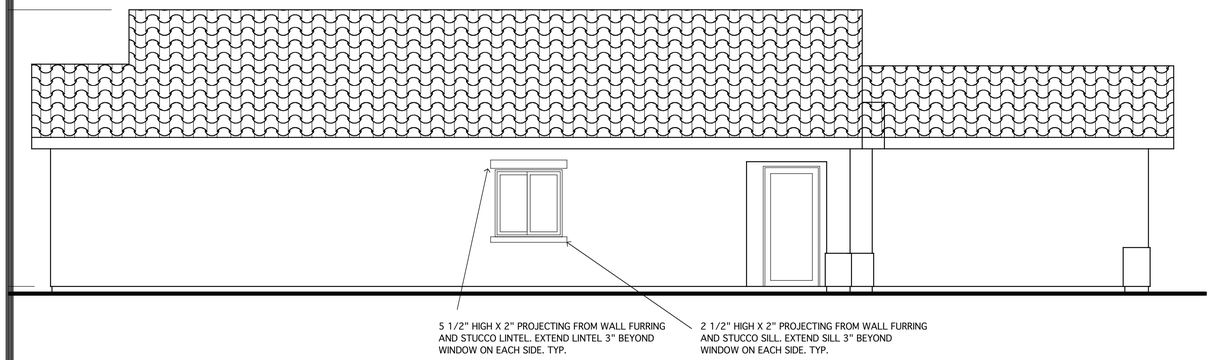
SHEET TITLE
MODEL 1412
4 BEDROOM
INTERIOR FINISH SCHEDULE
DOOR & WINDOW SCHEDULE
INTERIOR ELEVATIONS
SECTION A AND DETAILS

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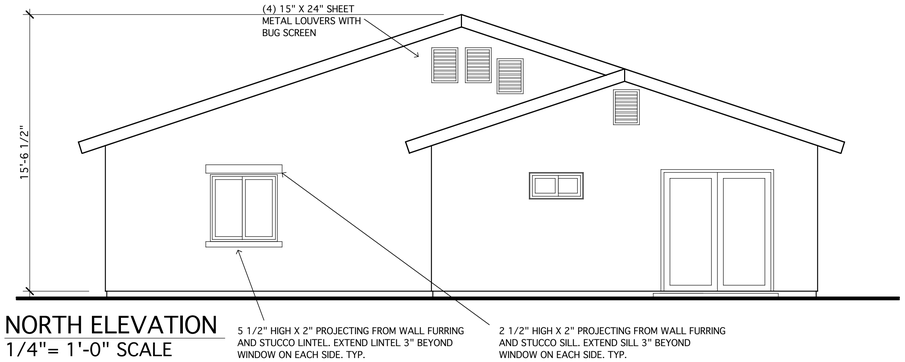
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JOB
SHEET A-2
OF DWGS



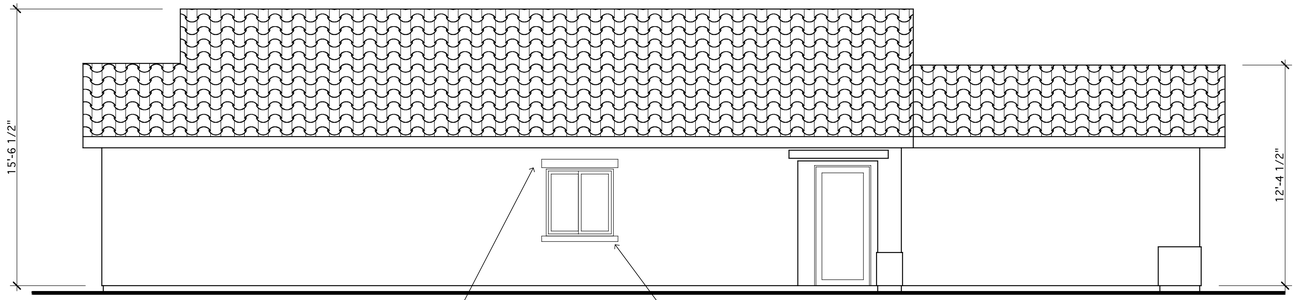
EAST ELEVATION
1/4"= 1'-0" SCALE



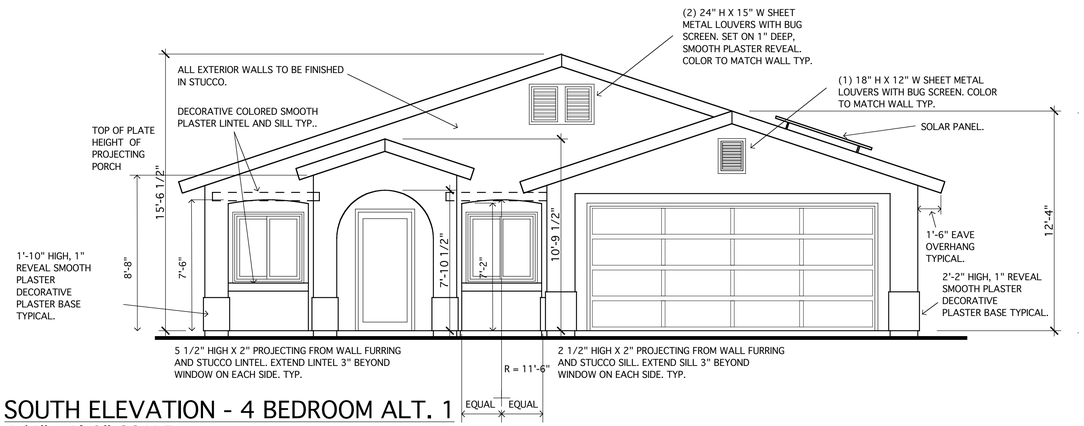
WEST ELEVATION - 4 BEDROOM ALT. 1
1/4"= 1'-0" SCALE



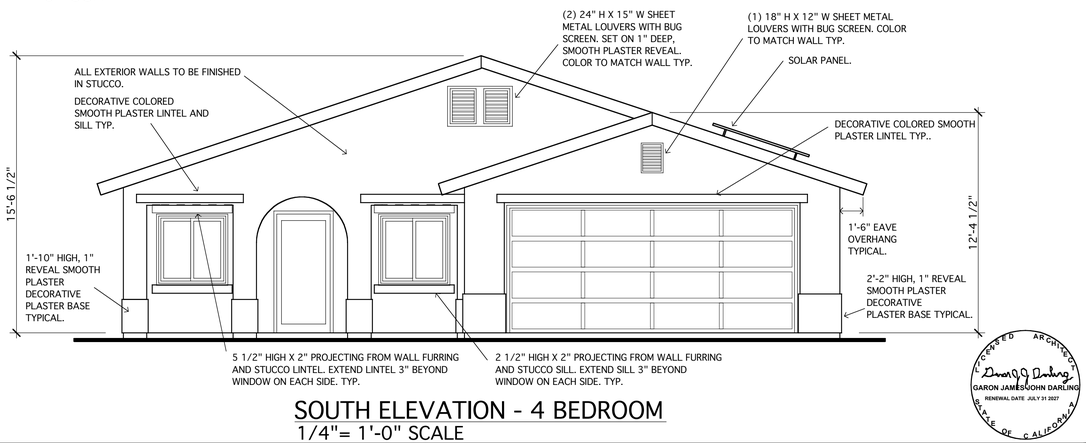
NORTH ELEVATION
1/4"= 1'-0" SCALE



WEST ELEVATION
1/4"= 1'-0" SCALE



SOUTH ELEVATION - 4 BEDROOM ALT. 1
1/4"= 1'-0" SCALE



SOUTH ELEVATION - 4 BEDROOM
1/4"= 1'-0" SCALE

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1	5.24.24	CITY SUBMITTAL
2	5.15.25	ADD ALT 1
3	8.11.25	CITY SUBMITTAL
4		

PROJECT:
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR:
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45-701 MONROE ST.
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GARON J. J. DARLING
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SHEET TITLE
MODEL 1412
4 BEDROOM
ELEVATIONS

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STATE OF CALIFORNIA

CONCRETE STRUCTURES CONTINUED:

EXPOSED SLAB EDGE AND EXTERIOR FOUNDATION FACES SHALL BE COATED WITH A PERMANENT WATERPROOFING MEMBRANE.

PROVIDE 10 MIL POLYETHYLENE VAPOR BARRIER - SEAL MINIMUM 8" LAP AT VAPOR BARRIER JOINTS WITH STEGO TAPE OR APPROVED EQUAL. THE VAPOR BARRIER SHALL BE PROTECTED FROM PUNCTURE. TURN DOWN VAPOR BARRIER AT FOOTING TO EXTEND UNDER FOOTING AND BACK UP AT EXTERIOR FACE TO FINISH GRADE LEVEL PER THE WIRE REINFORCEMENT INSTITUTE (WRI) RECOMMENDATIONS. THE VAPOR BARRIER SHALL BE PLACED DIRECTLY UNDER THE CONCRETE.

THE CONCRETE SHALL BE PLACED DIRECTLY ON THE VAPOR BARRIER. THE VAPOR BARRIER SHALL BE PLACED DIRECTLY ON A 4" THICK LAYER OF 1/2" CLEAN AGGREGATE BASE AS REQUIRED TO PEOVIDE A CAPILLARY BREAK PER ACI 302.2R-06.

STEEL REINFORCING SHALL BE SET SO AS TO PROVIDE A MINIMUM 3" COVER OF DENSELY CONSOLIDATED CONCRETE (BY USE OF A VIBRATOR) TO SOIL CLEARANCE TYPICAL.

ALL WALL ANCHOR BOLTS AND ALL HOLD DOWN ANCHOR BOLTS SHALL BE HOT DIP GALV. TYP.

'STRAP-TYPE' HOLD DOWN ANCHORS ARE NOT ALLOWED. ONLY SOLID ROUND BAR STEEL, HOT-DIP GALV. ANCHORS ARE PERMITTED.

NO METALIC WATER PIPES OR CONDUITS SHALL BE PLACED BEFLOW FOUNDATIONS.

COPPER WATER PIPING (EXCEPT FOR TRAP PRIMERS) SHALL NOT BE PLACED UNDER FLOOR SLABS. ALL COPPER PIPING WITHIN 18 INCHES OF THE GROUND SURFACE SHALL BE SLEEVED WITH PVC PIPING TO PREVENT CONTACT WITH SOIL. THE TRAP PRIMER SHALL BE COMPLETELY ENCAPSULATED IN A PVC SLEEVE.

PRESSURIZED WATERLINES SHALL NOT BE PLACED UNDER THE FLOOR SLAB.

COPPER TUBING:

1. USE TYPE K OR TYPE L COPPER TUBING AS REQUIRED BY THE APPLICABLE LOCAL PLUMBING CODE. TYPE M TUBING SHALL NOT BE USED FOR BURIED APPLICATIONS.
2. ELECTRICALLY INSULATE UNDERGROUND COPPER PIPE FROM DISSIMILAR METALS AND FROM ABOVE GROUND COPPER PIPE WITH INSULATING DEVICE PER NACE SP0286.
3. ELECTRICALLY INSULATE COLD WATER PIPING FROM HOT WATER PIPING SYSTEMS.
4. PROTECT BURIED COPPER TUBING BY ONE OF THE FOLLOWING MEASURES.

   A. PREVENT SOIL CONTACT. SOIL CONTACT SHALL BE PREVENTED BY PLACING THE TUBING ABOVE GROUND OR BY ENCASING THE TUBING USING PVC PIPE WITH SOLVENT-WELDED JOINTS. EITHER SEAL THE PVC PIPE AT BOTH ENDS OR TERMINATE BOTH ENDS ABOVE-GRADE IN A MANNER THAT DOESN'T ALLOW WATER TO INFILTRATE.
   B. INSTALL COPPER PIPE WITH A FACTORY-APPLIED COATING THAT IS AT LEAST 25 MILS IN THICKNESS. USE KAMCO'S AQUA SHIELD, MUELLER STEAMLINE'S PLUMBSHIELD, OR EQUAL. THE COATING MUST BE CONTINOUS WITH NO CUTS OR DEFECTS.
   C. INSULATE THE PIPE BY INSTALLING 12-MIL POLYETHYLENE PIPE WRAPPING TAPE WITH BUTYL RUBBER MASTIC OVER A SUITABLE PRIMER. PROTECT WRAPPED COPPER TUBING BY APPLYING CATHODIC PROETCTION PER NACE SP0169.

PLASTIC AND VITRIFIED CLAY PIPE:

1. NO SPECIAL CORROSION CONTROL MEASURES ARE REQUIRED FOR PLASTIC AND VITRIFIED CLAY PIPING.
2. PROTECT ALL METALLIC FITTINGS AND VALVES WITH WAX TAPE PER AWWA C217, OR WITH EPOXY AND APPROPRIATELY DESIGNED CATHODIC PROTECTION SYSTEM PER NACE SP0169.

CONCRETE STRUCTURES AND PIPE:

1. PROTECT CONCRETE STRUCTURES AND PIPE FROM SULFATE ATTACK IN SOIL WITH A SEVERE SULFATE CONCENTRATION (S2), FROM 0.20 TO 2.0 PERCENT. USE ASTM C150 TYPE V CEMENT, A MAXIMUM WATER/ CEMENT RATIO OF 0.40, AND A MINIMUM STRENGTH OF 5000 P.S.I.
2. CHLORIDE CONCENTRATIONS ARE AT LEVELS WHERE ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED TO PROTECT STEEL AND IRON EMBEDDED IN CONCRETE FROM CHLORIDE ATTACK. THIS APPLIES TO SUCH ITEMS AS REINFORCING STEEL AND ANCHOR BOLTS, (BUT NOT POST-TENSIONING STRANDS AND ANCHORS WHICH HAVE SEPERATE REQUIRMENTS).
   A. INSTALL PROTECTIVE CONCRETE USING A CONCRETE MIX DESIGNED TO PROTECT EMBEDDED STEEL AND IRON WITH THE INCLUSION OF CORROSION INHIBITOR ADMIXTURE AND/OR SUPPLEMENTARY CEMENTIOUS MATERIALS (SUCH AS FLY ASH AND SILICA FUME) BASED ON THE FOLLOWING PARAMETERS:
      I. CHLORIDE ION CONTENT.
      II. SERVICE LIFE OF 40 YEARS MINIMUM.
      III. CONCRETE COVER OF 3" CLEAR FOR FOOTINGS AND 2" CLEAR FOR SLAB.
      IV. THE CURRENT BUILDING CODE.
   B. INSTALL WATERPROOF CONCRETE. WATERPROOFING FOR CONCRETE SHALL BE THE FOLLOWING:
      I. A 4" LAYER OF 1/2" CLEAN AGGREGAE GRAVEL CAPILARY BREAK UNDER THE CONCRETE.

CORROSION CONTROL MEASURES

ANIONS	ACI-318 SOIL CLASSIFICATION	SOIL CONTENT	CATEGORY
SULFATE CONCENTRATION	S2	4900 MG/KG	SEVERE
CHLORIDE CONCENTRATION		2020 MG/KG	AGGRESSIVE

MATERIAL	CLASSIFICATION
FERROUS METALS	SEVERELY CORROSIVE
COPPER	AGGRESSIVELY CORROSIVE
CONCRETE	SEVERELY CORROSIVE
REINFORCING STEEL	AGGRESSIVELY CORROSIVE

GENERAL:

SITE SOIL IS NOT SUITABLE FOR USE AS BACKFILL DUE TO CORROSION POTENTIAL PER CALTRANS.

ALL PIPE:

ALL PIPES, APPURTENANCES, AND FITTINGS NOT PROTECTED BY CATHODIC PROTECTION, COAT BARE METAL SUCH AS VALVES, BOLTS, FLANGE JOINTS, JOINT HARNESSES, AND FLEXIBLE COUPLINGS WITH WAX TAPE PER AWWA C217 AFTER ASSEMBLY.

WHERE METALIC PIPELINES PENETRATE CONCRETE STRUCTURES SUCH AS BUILDING FLOORS, VAULT WALLS, AND THRUST BLOCKS, USE PLASTIC SLEEVES, RUBBER SEALS, OR OTHER DIELECTRIC MATERIAL TO PREVENT PIPE CONTACT WITH THE CONCRETE AND REINFORCING STEEL.

PREVENT DIFFERENTIAL AERATION CORROSION CELLS BY PROVIDING AT LEAST 2 INCHES OF PIPE BEDDING OR CLEAN NON-CORROSIVE BACKFILL MATERIAL ALL AROUND METALIC PIPING, INCLUDING THE BOTTOM. DO NOT LAY PIPE DIRECTLY ON UNDISTURBED SOIL.

STEEL PIPE:

1. UNDERGROUND STEEL PIPE WITH RUBBER GASKETED, MECHANICAL, GROOVED END, OR OTHER NONCONDUCTIVE TYPE JOINTS SHOULD BE BONDED FOR ELECTRICAL CONTINUITY. ELECTRICAL CONTINUITY IS NECESSARY FOR CORROSION MONITORING AND CATHODIC PROTECTION.
2. INSTALL CORROSION MONITORING TEST STATIONS TO FACILITATE CORROSION MONITORING AND THE APPLICATION OF CATHODIC PROTECTION:

   A. AT EACH END OF THE PIPELINE.
   B. AT EACH END OF ALL CASINGS.
   C. OTHER LOCATIONS AS NECESSARY SO THE INTERVAL BETWEEN TEST STATIONS DOES NOT EXCEED 1,200. FEET.

3. TO PREVENT DISSIMILAR METAL CORROSION CELLS AND TO FACILITATE THE APPLICATION OF CATHODIC PROTECTION, ELECTRICALLY ISOLATE EACH BURIED STEEL PIPELINE PER NACE SP0286 FROM:

   A. DISSIMILAR METALS.
   B. DISSIMILARLY COATED PIPING (CEMENT-MORTAR VS. DIELECTIC).
   C. ABOVE GROUND STEEL PIPE.
   D. ALL EXISTING PIPING.

4. APPLY A SUITABLE DIELECTRIC COATING INTENDED FOR UNDERGROUND USE SUCH AS:

   A. POLYURETHENE PER AWWA C222 OR,
   B. EXTRUDED POLYETHYLENE PER AWWA C215 OR,
   C. A TAPE COATING SYSTEM PER AWWA C214 OR,
   D. HOT APPLIED COAL TAR ENAMEL PER AWWA C203 OR,
   E. FUSION BONDED EPOXY PER AWWA C213.

5. APPLY CATHODIC PROTECTION TO STEEL PIPING AS PER NACE SP0169.

CAST IRONSOIL PIPE (IF USED IN LIEU OF PVC/ABS):

1. PROTECT CAST IRON SOIL PIPE WITH EITHER A DOUBLE WRAP 4-MIL OR SINGLE WRAP 8-MIL POLYETHYLENE ENCASEMENT PER AWWA C105.
2. IT IS NOT NECESSARY TO BOND THE PIPE JOINTS OR APPLY CATHODIC PROTECTION.
3. PROVIDE 6 INCHES OF CLEAN SAND BACKFILL ALL AROUND THE PIPE. USE THE FOLLOWING PARAMETERS FOR CLEAN SAND BACKFILL:

   A. A MINIMUM SATURATED RESISTIVITY OF NO LESS THAN 3,000 OHM-CM; AND,
   B. PH BETWEEN 6.0.AND 8.0.
   C. ALL BACKFILL TESTING SHOULD BE PERFORMED BY A CORROSION ENGINEERING COMPANY.

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
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NO | DATE | REVISION
1 | 6-24-24 | CITY SUBMITTAL
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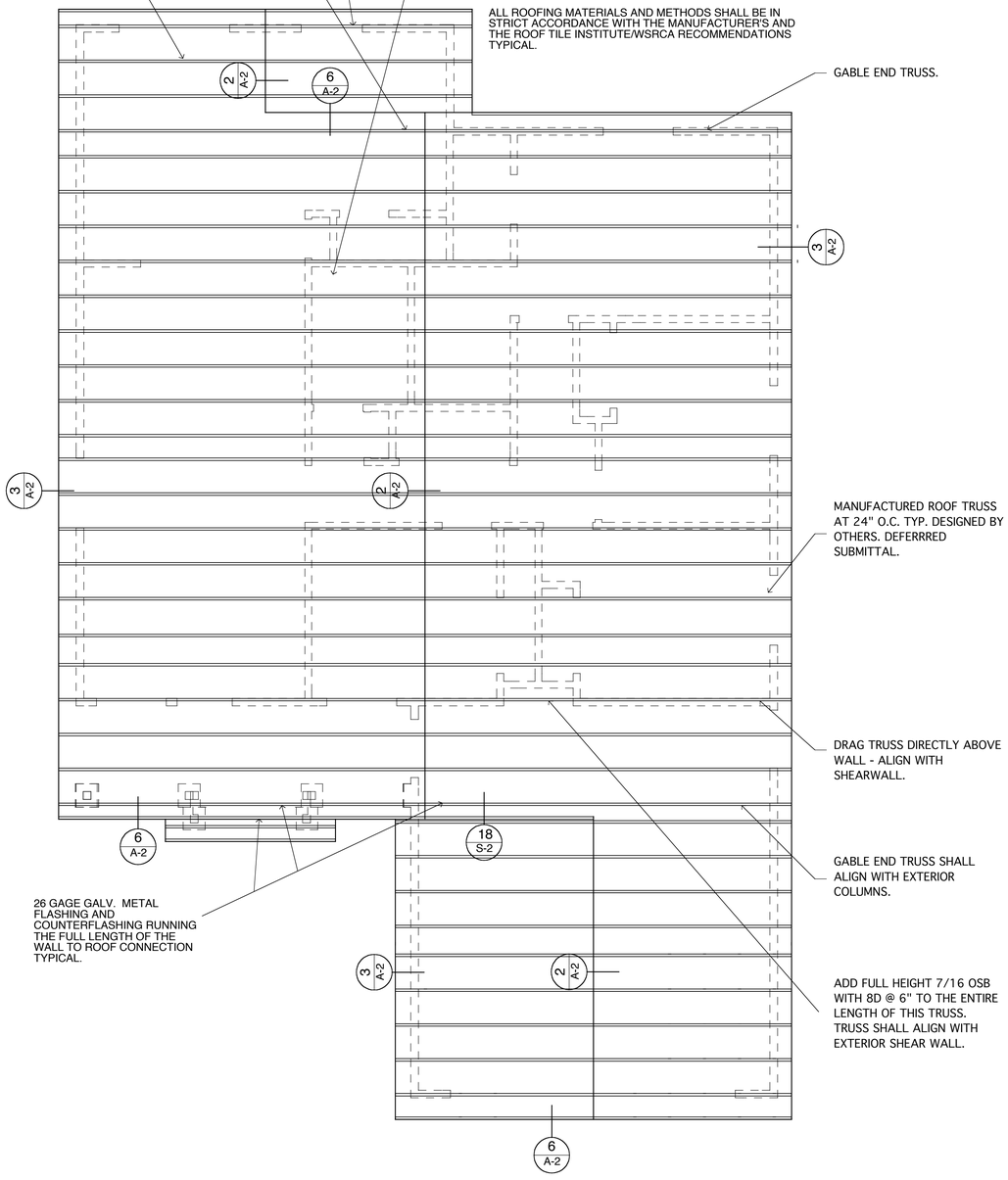
PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

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SHEET TITLE
GENERAL NOTES

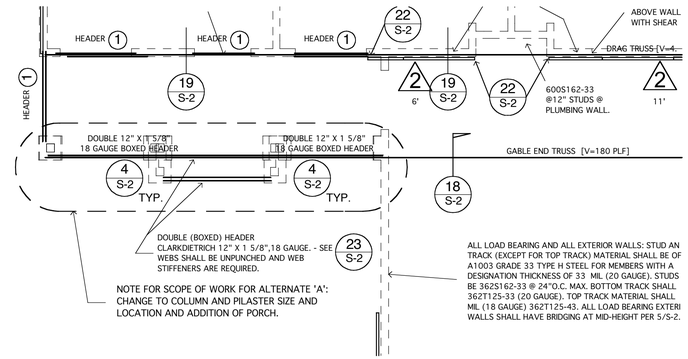
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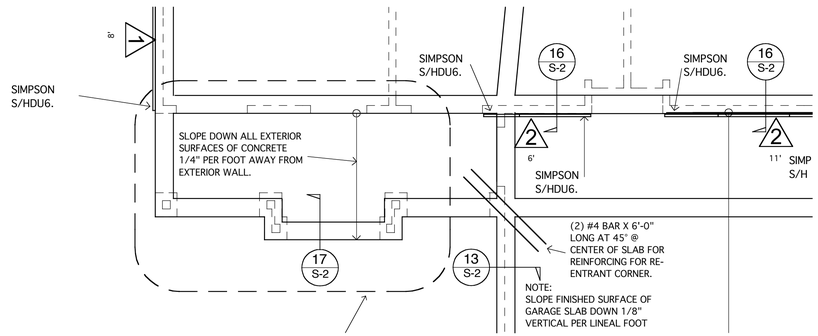
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ROOF PLAN AND TRUSS LAYOUT
1/4"= 1'-0" SCALE



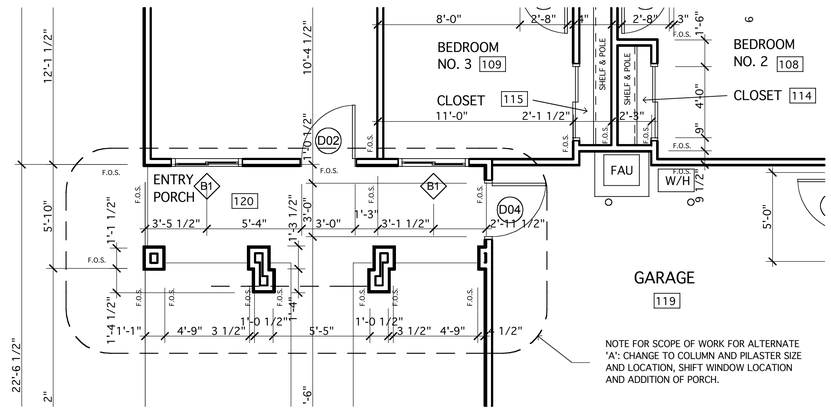
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PARTIAL FRAMING PLAN - ALT 1
1/4"= 1'-0" SCALE



N

PARTIAL FOUNDATION PLAN - ALT 1
1/4"= 1'-0" SCALE



N

FIRST FLOOR PLAN - ALT 1
1/4"= 1'-0" SCALE

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

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1	5.24.24	CITY SUBMITTAL
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PROJECT
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SHEET TITLE
MODEL 1412
4 BEDROOM
FLOOR PLAN
ROOF PLAN & TRUSS LAYOUT

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METAL STUD AND WOOD STRUCTURAL PANEL SHEAR WALL SCHEDULE

TYPE	PANEL MATERIAL	STUD AND TRACK MATERIAL***	FASTENER AT PANEL EDGES	FASTENER IN THE FIELD	ANCHOR BOLTS	FRAMING ANCHOR @ TOP	NOMINAL SHEAR*	SEISMIC ALLOWABLE SHEAR**	(ASD) WIND ALLOWABLE SHEAR****
1	7/16" OSB ONE SIDE	33 MILS	#8 X 1" @ 6" O.C.	#8 X 1" @ 12" O.C.	5/8" DIA. @ 36" O.C. MAX. & 12" MAX. FROM END HOLDDOWNS	L50 @ 20" O.C.	700 PLF	280 PLF	350 PLF
2	7/16" OSB ONE SIDE	33 MILS	#8 X 1" @ 4" O.C.	#8 X 1" @ 12" O.C.	5/8" DIA. @ 32" O.C. MAX. & 12" MAX. FROM END HOLDDOWNS	L50 @ 14" O.C.	915 PLF	366 PLF	457 PLF
3	7/16" OSB ONE SIDE	43 MILS	#8 X 1" @ 2" O.C.	#8 X 1" @ 12" O.C.	5/8" DIA. @ 12" O.C. MAX. & 12" MAX. FROM END HOLDDOWNS	L50 @ 9" O.C.	2060 PLF	824 PLF	1030 PLF

*** TOP TRACK SHALL BE 43 MILS (18 GAUGE).

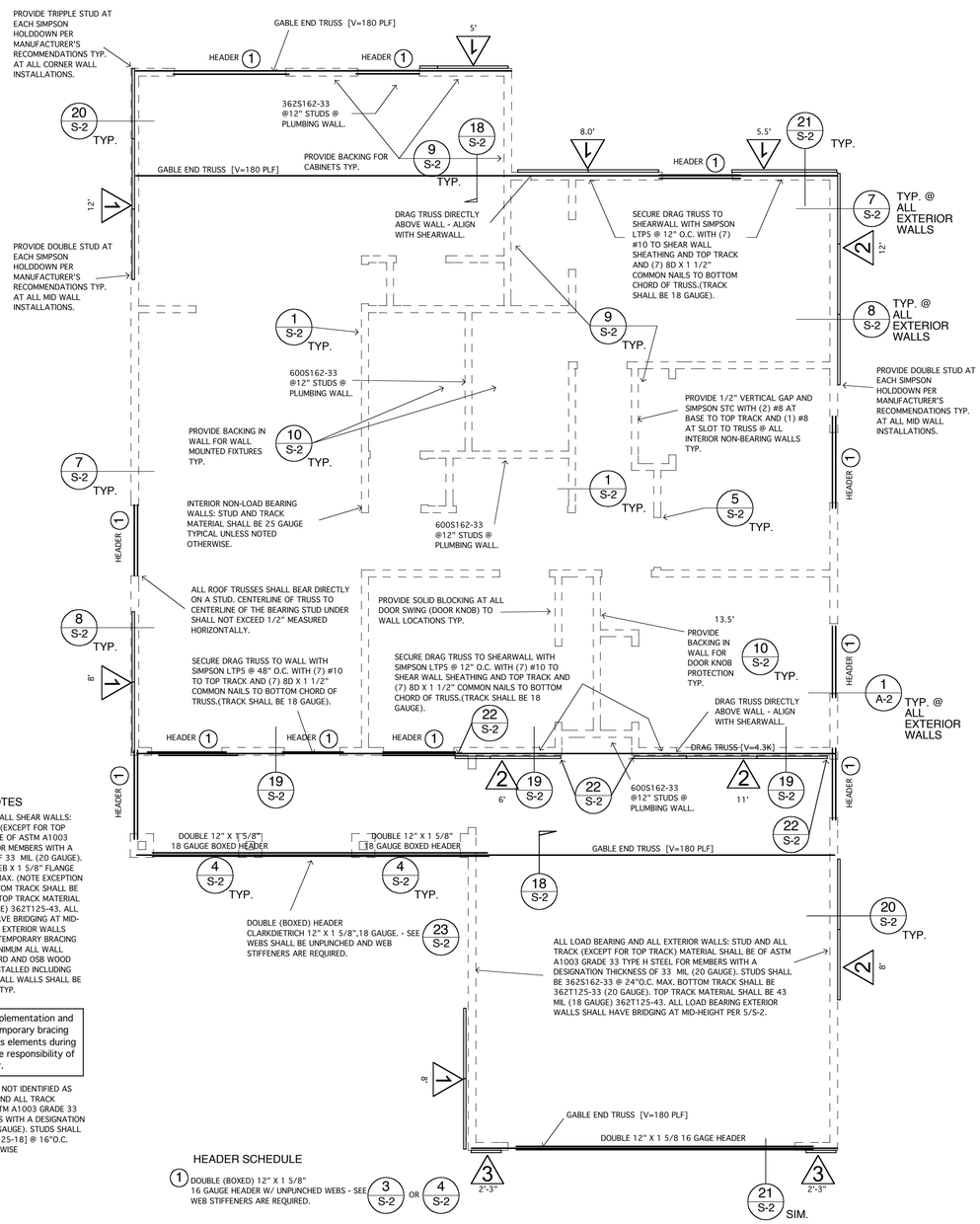
* PRIOR TO REDUCTION FACTOR ** AFTER OMEGA 2.5 REDUCTION FACTOR **** AFTER OMEGA 2.0 REDUCTION FACTOR

LEGEND

1 / 8' — SHEAR WALL TYPE / SHEAR WALL LENGTH

NOTES:

1. ALL WOOD PANEL SHEAR WALLS SHALL BE IN ACCORDANCE WITH AISI S213.
2. WALL STUDS SHALL BE IN ACCORDANCE WITH AISI S200, AISI S211 OR ANSI S100.
3. SHEAR VALUES FOR STEL SHEETS OR COLD-FORMED STEEL FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS SHALL CONFORM WITH THE REQUIREMENTS IN AISI-LATERAL C2.2.1 AND C2.2, RESPECTIVELY.
4. ALLOWABLE VALUES SHALL BE IN ACCORDANCE WITH TABLE C2.1-3, TAKING IN TO ACCOUNT THE CORRESPONDING REDUCTIONS PER C2.1 (ANSI-LATERAL).
5. SCREW EDGE DISTANCE SHALL BE 1/2" TYPICAL.
6. ALL SHEAR WALL SILL PLATE BOLTS SHALL HAVE 8" MINIMUM EMBEDMENT IN FOOTING UNLESS NOTED OTHERWISE.
7. SHEAR PANELS LESS THAN 6' LONG SHALL HAVE A MINIMUM OF 3 ANCHOR BOLTS IN ADDITION TO HOLDDOWNS.
8. STUD AND TRACK MATERIAL SHALL BE OF ASTM A1003 GRADE 33 TYPE H STEEL FOR MEMBERS WITH A DESIGNATION THICKNESS OF 33 AND 43 MIL.
9. #8 FASTENERS = SIMPSON 'X METAL SCREWS' #8 X 1" LONG (ICC ESR-3006).



WALL FRAMING NOTES

ALL EXTERIOR WALLS AND ALL SHEAR WALLS: ALL STUD AND ALL TRACK (EXCEPT FOR TOP TRACK) MATERIAL SHALL BE OF ASTM A1003 GRADE 33 TYPE H STEEL FOR MEMBERS WITH A DESIGNATION THICKNESS OF 33 MIL (20 GAUGE). STUDS SHALL BE 3 5/8" WEB X 1 5/8" FLANGE [362S162-33] @ 24"O.C. MAX. (NOTE EXCEPTION @ PLUMBING WALLS). BOTTOM TRACK SHALL BE 362T125-33 (20 GAUGE). TOP TRACK MATERIAL SHALL BE 43 MIL (18 GAUGE) 362T125-43. ALL EXTERIOR WALLS SHALL HAVE BRIDGING AT MID-HEIGHT PER S/S-2 -OR- ALL EXTERIOR WALLS SHALL BE PROVIDED WITH TEMPORARY BRACING TO REMAIN UNTILL AT A MINIMUM ALL WALL SHEATHINGS (GYPSUM BOARD AND OSB WOOD PANELS) ARE SECURELY INSTALLED INCLUDING ALL REQUIRED FASTENERS. ALL WALLS SHALL BE SHEATHED ON BOTH SIDES TYP.

The design, timing, implementation and construction of the temporary bracing of the structure and its elements during construction are all the responsibility of the general contractor.

INTERIOR WALLS THAT ARE NOT IDENTIFIED AS SHEAR WALLS: ALL STUD AND ALL TRACK MATERIAL SHALL BE OF ASTM A1003 GRADE 33 TYPE H STEEL FOR MEMBERS WITH A DESIGNATION THICKNESS OF 18 MIL (25 GAUGE). STUDS SHALL BE 3 5/8" X 1 1/4" [350S125-18] @ 16"O.C. TYP. UNLESS NOTED OTHERWISE

HEADER SCHEDULE

1 DOUBLE (BOXED) 12" X 1 5/8" 16 GAUGE HEADER W/ UNPUNCHED WEBS - SEE WEB STIFFENERS ARE REQUIRED. — 3 S-2 OR 4 S-2

N

WALL FRAMING AND SHEAR WALL PLAN - 4 BEDROOM UNIT

1/4"= 1'-0" SCALE

STRUCTURAL DESIGN CRITERIA

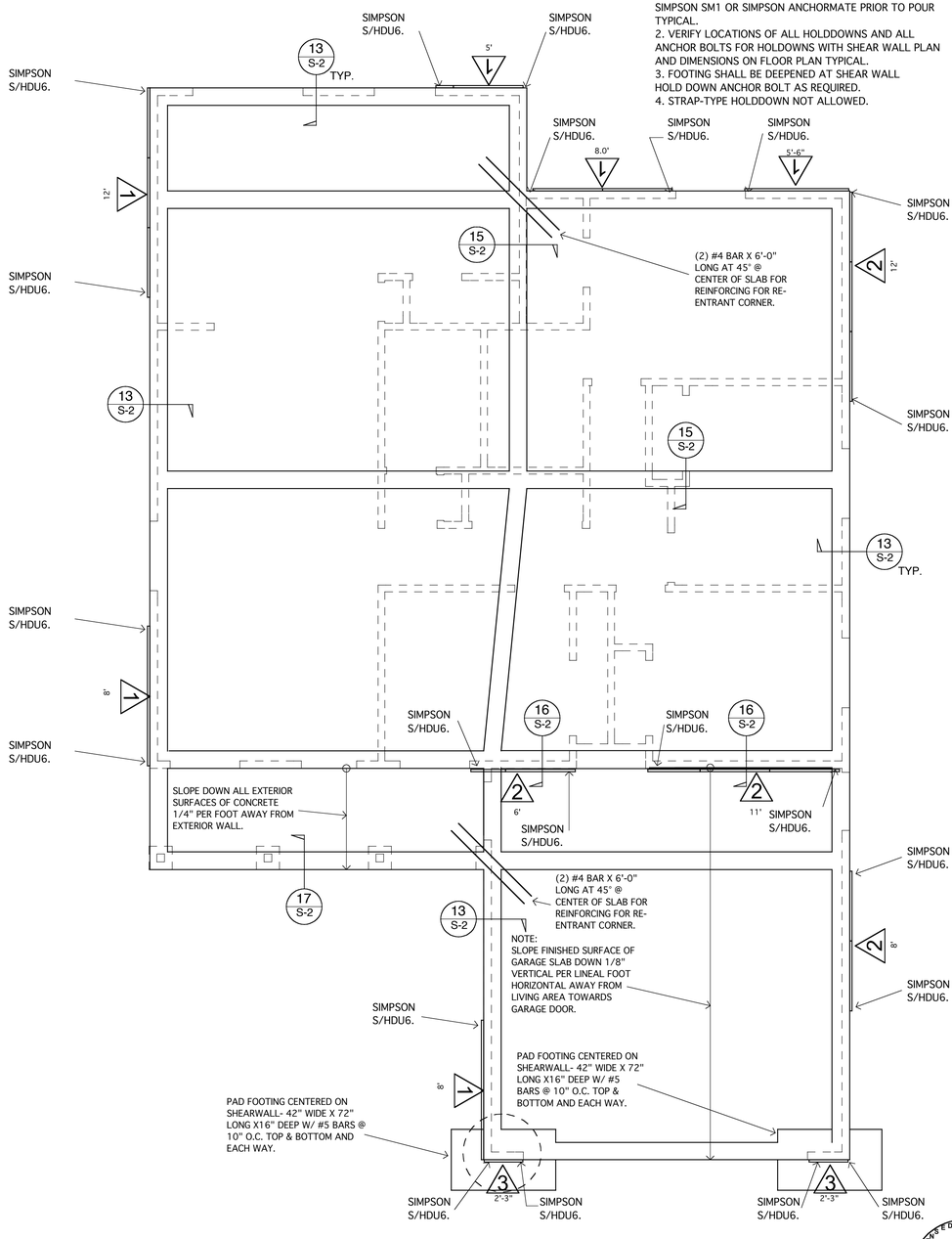
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S1=	0.783g	Sd1	0.887g
Fa=	1.0	DESIGN CATEGORY	E
Fv=	1.7	SITE CLASS	D
Ie=	1	Vs=	CsW
R=	6.5	Cs=	0.193W
Cd=	3	OMEGA=	2.5

DESIGN LOADS

1. ROOF LIVE LOAD = 20 PSF
   FLOOR LIVE LOAD = 40 PSF
2. WIND ANALYSIS PER CHAPTER 16 OF THE CODE.
   RISK CATEGORY = II
   BASIC WIND SPEED, V = 97 MPH
   EXPOSURE = C
3. SEISMIC ANALYSIS PER CHAPTER 16 OF THE CODE UTILIZING THE FOLLOWING:
   A. PROCEDURE - EQUILIVANT LATERAL FORCE ANALYSIS (Rho = 1.0)
   B. SYSTEM - LIGHT-FRAMED WOOD SHEAR WALLS WITH RATED SHEATHING.

HOLDDOWN SPECIFICATION AND LOCATION NOTES:

1. SIMPSON S/HDU6 AS CALLED OUT. INSTALL PER MANUFACTURERS RECOMMENDATIONS INTO MONOLITHIC POUR ONLY (NO HORIZONTAL COLD JOINT IS ALLOWED WITHIN THE EMBEDMENT DEPTH). SECURE PLACEMENT WITH SIMPSON SM1 OR SIMPSON ANCHORMATE PRIOR TO POUR TYPICAL.
2. VERIFY LOCATIONS OF ALL HOLDDOWNS AND ALL ANCHOR BOLTS FOR HOLDOWNS WITH SHEAR WALL PLAN AND DIMENSIONS ON FLOOR PLAN TYPICAL.
3. FOOTING SHALL BE DEEPENED AT SHEAR WALL HOLD DOWN ANCHOR BOLT AS REQUIRED.
4. STRAP-TYPE HOLDDOWN NOT ALLOWED.



LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	5.24.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

PROJECT: SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR: COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

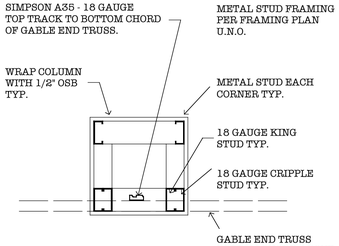
GARON J. J. DARLING ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE: MODEL 1412 FOUNDATION PLAN WALL FRAMING AND SHEAR WALL PLAN SCHEDULE, LEGEND & NOTES

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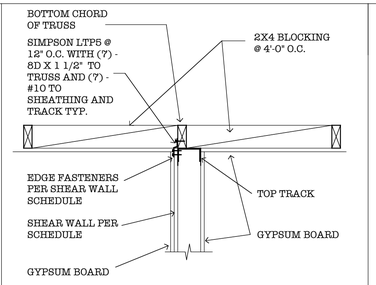
DATE 8/10/25 | JOB

SHEET S-1 OF DWGS



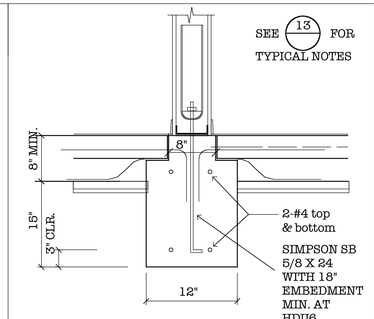
PLAN VIEW
BOX COLUMN @ GABLE END TRUSS
CONNECTION DETAIL TYPICAL

23



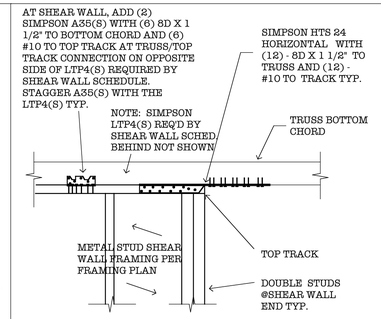
TRUSS/SHEARWALL
CONNECTION DETAIL TYPICAL

19



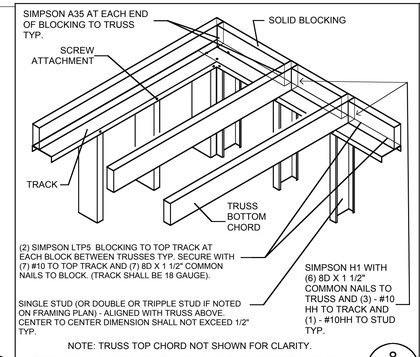
INTERIOR FOOTING DEEPENED @ SHEAR
WALL HOLD DOWN ANCHOR BOLT

16



TRUSS/SHEARWALL DRAG CONNECTION
DETAIL TYPICAL - ALTERNATE B

12

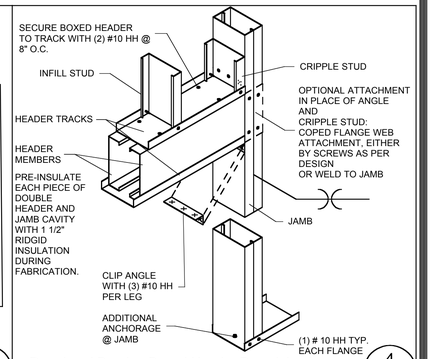


NOTE: TRUSS TOP CHORD NOT SHOWN FOR CLARITY.

TRUSS TO BEARING WALL CONNECTION TYP.

NTS

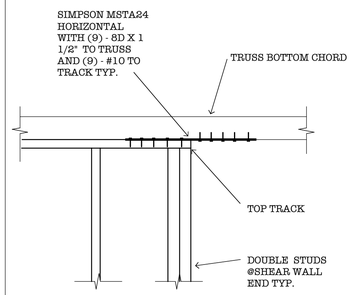
8



Door Load Bearing Boxed Header Boxed Jamb

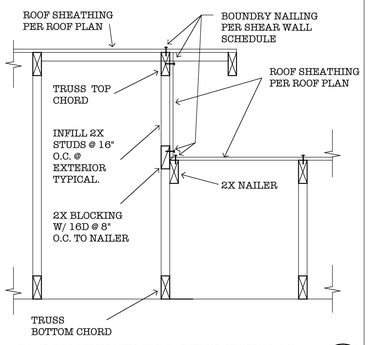
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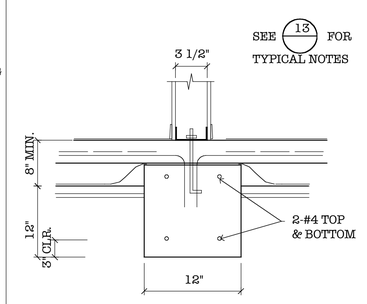
TRUSS/SHEARWALL DRAG
CONNECTION DETAIL TYPICAL

22



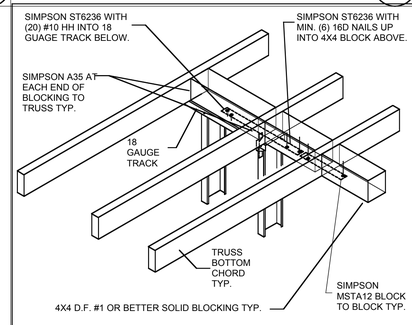
GABLE END TRUSS STEP TYPICAL

18



INTERIOR FOOTING

15

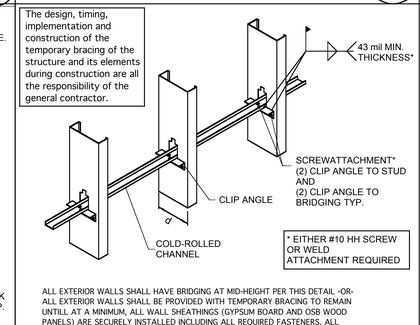


NOTE: TRUSS TOP CHORD NOT SHOWN FOR CLARITY.

DRAG BLOCKING AND STRAPS

NTS

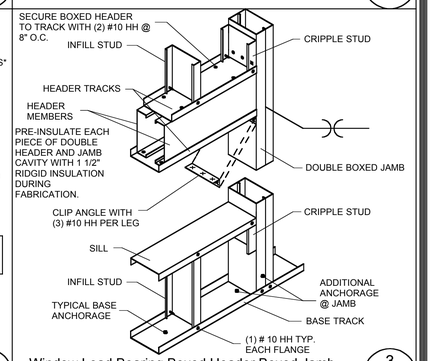
11



Bridging Cold-Rolled Channel With Clip Angle

NTS

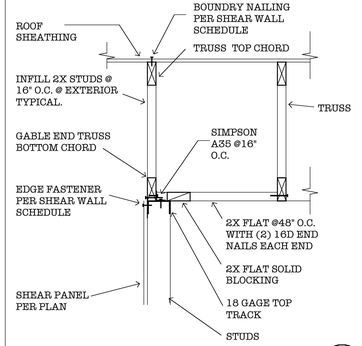
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Window Load Bearing Boxed Header Boxed Jamb

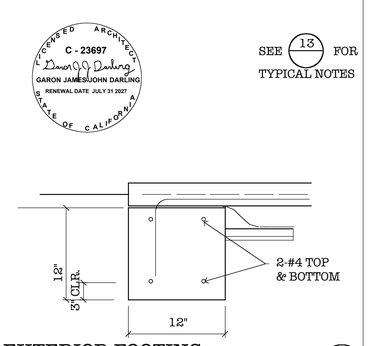
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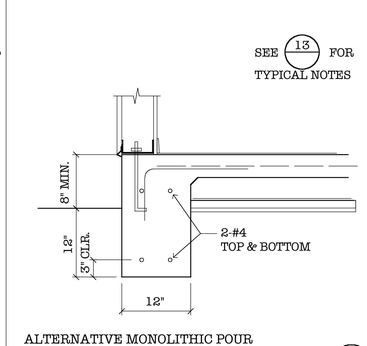


EXTERIOR FOOTING

21

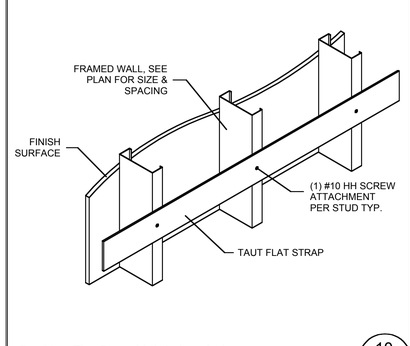


17



ALTERNATIVE MONOLITHIC POUR
EXTERIOR FOOTING AT 1 STORY TYPICAL.

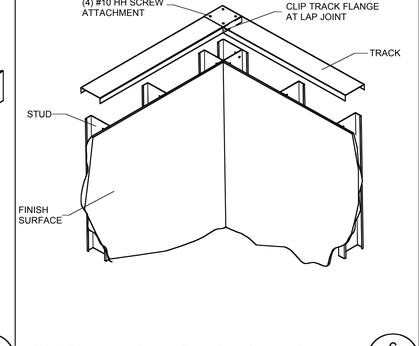
14



Backing Flat Strap Lightly Loaded

NTS

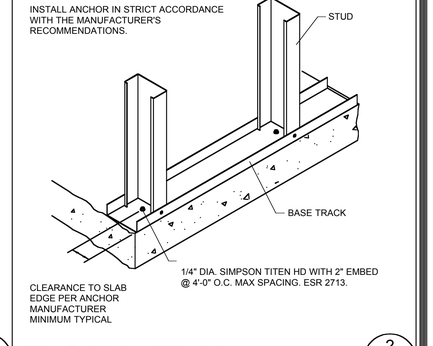
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Wall Framing at Corner Track Lap Connection

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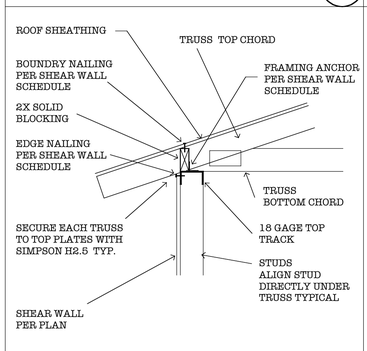
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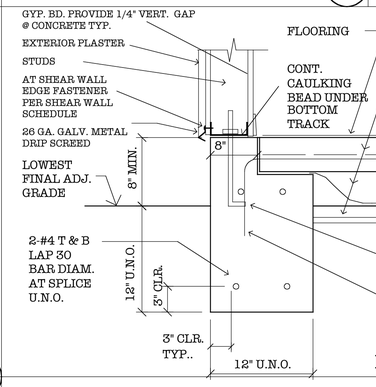
Bottom Track Anchorage Wedge Anchor

NTS

2

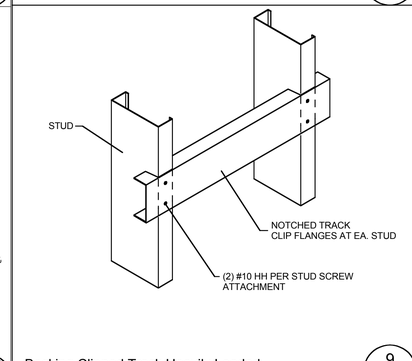


20



EXTERIOR FOOTING

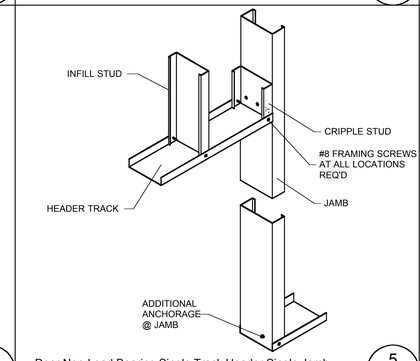
13



Backing Clipped Track Heavily Loaded

NTS

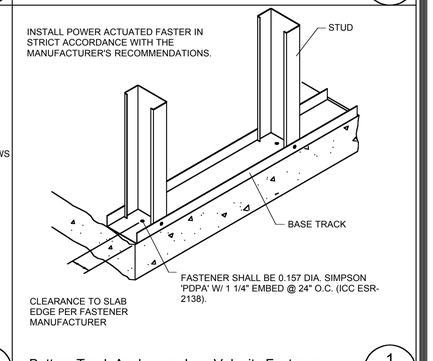
9



Door Non-Load Bearing Single Track Header Single Jamb

NTS

5



Bottom Track Anchorage Low Velocity Fastener

NTS

1

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
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NO	DATE	REVISION
1	6-24-24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

SHEET TITLE
4 BEDROOM
DETAILS

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DATE	JOB
8/10/25	

SHEET
S-2
OF DWGS

GENERAL NOTES

THIS SHEET
REVISED 6.12.24

MATERIAL SPECIFICATIONS AND NOTES FOR CONCRETE TYPICAL.

FOOTING AND SLAB SHALL BE POURED WITH 4500 P.S.I. CONCRETE AT 28 DAYS CURE MIN. OF TYPE V PORTLAND CEMENT WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (BY WEIGHT) CONFORMING TO ACI 304. ONLY TYPE V CEMENT SHALL BE PLACED.

ADMIXTURES MAY BE USED AS REQUIRED TO ALLOW PLACEMENT OF THE REQUIRED LOW WATER/CEMENT RATIO CONCRETE.

TOP OF SLAB SHALL BE SHALLOWLY (1" DEEP) SAWCUT AT 10'-0" O.C. WITHIN 6 TO 8 HOURS OF CONCRETE PLACEMENT PER THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) - EACH WAY FORMING A SQUARE PATTERN GRID TO PROVIDE SHRINKAGE CRACK CONTROL.

EXPOSED SLAB EDGE AND EXTERIOR FOUNDATION FACES SHALL BE COATED WITH A PERMANENT WATERPROOFING MEMBRANE.

PROVIDE WATERPROOF MEMBRANE AND ALL REQUIRED ANCILLARY COMPONENTS. TURN DOWN VAPOR BARRIER AT FOOTING TO EXTEND UNDER FOOTING, UNDER SLAB AND BACK UP AT EXTERIOR FACE TO FINISH GRADE LEVEL PER THE WIRE REINFORCEMENT INSTITUTE (WRI) RECOMMENDATIONS. UNDER THE SLAB PORTION OF THE BUILDING FOUNDATION, THE VAPOR BARRIER SHALL BE COVERED BY 4 INCHES OF CLEAN SAND.

WATERPROOF MEMBRANE AND ALL ANCILLARY COMPONENTS SHALL BE PREPRUFE 300R/160R PLUS BY GRACE. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SLAB REINFORCING SHALL BE SET ON CHAIRS AT CENTER OF SLAB.

REINFORCING STEEL AT BOTTOM OF FOOTINGS/BEAMS SHALL BE SET ON CHAIRS.

STEEL REINFORCING SHALL BE SET SO AS TO PROVIDE A MINIMUM 3" COVER OF DENSELY CONSOLIDATED CONCRETE (BY USE OF A VIBRATOR) TO SOIL CLEARANCE TYPICAL.

ALL WALL ANCHOR BOLTS AND ALL HOLD DOWN ANCHOR BOLTS SHALL BE HOT DIP GALV. TYP.

REBAR SHALL BE ASTM A615 OR ASTM A706 DEFORMED GRADE 40 OR GRADE 60 BILLET STEEL AS CALLED OUT.

NO METALLIC WATER PIPES OR CONDUITS SHALL BE PLACED BELOW FOUNDATIONS.

'STRAP-TYPE' HOLD DOWN ANCHORS ARE NOT ALLOWED. ANCHORS SHALL BE SOLID ROUND BAR STEEL, HOT-DIP GALV. ANCHORS WITH HOT-DIP GALV. WASHER AND TWO HOT-DIP GALV. NUTS UNLESS NOTED OTHERWISE.

INSPECTION AND CERTIFICATE:
PROVIDE SPECIAL (DEPUTY) INSPECTION FOR THE FOLLOWING ITEMS:

ALL DRILLED ADHESIVE ANCHORS FOR STRUCTURAL WORK.
ALL SITE WELDS ON STRUCTURAL MEMBERS EXCEPT METAL STUDS AND FURRING, AND WHERE OTHERWISE NOTED.
FOUNDATION ANCHOR BOLT TEMPLATES FOR MANUFACTURED SHEAR PANEL/FRAME SYSTEMS.

THE OWNER OR OWNER'S REPRESENTATIVE SHALL SELECT A QUALIFIED DEPUTY OR SPECIAL INSPECTOR, TO INSPECT THE PORTIONS OF WORK SHOWN ON PLANS AS REQUIRING SPECIAL INSPECTION. INSPECTOR SHALL BE LICENSED OR OTHERWISE APPROVED, BY THE GOVERNING BUILDING OFFICIAL OR AGENCY, TO PERFORM THE REQUIRED INSPECTIONS. INSPECTOR SHALL PREPARE WRITTEN REPORTS OR FORMS FOR ALL INSPECTIONS PERFORMED, AND SHALL FURNISH COPIES OF ALL INSPECTION REPORTS TO THE ENGINEER OF RECORD AND THE OWNER OR OWNER'S REPRESENTATIVE, IN A TIMELY MANNER, AND PRIOR TO NEXT PLANNED FIELD VISIT OF THE BUILDING OFFICIAL.

PLAN NOTES:

SEE ARCHITECTURAL PLANS FOR BUILDING PAD DIMENSIONS, FLOOR ELEVATIONS, AND FINISHES.

THE FINAL MANUFACTURED ROOF FRAMING PLANS MUST BE REVIEWED, SIGNED AND WET STAMPED BY ENGINEER OF RECORD.

THE FINAL FOUNDATION PLANS MUST BE REVIEWED, SIGNED AND WET STAMPED BY ENGINEER OF RECORD AND PROJECT GEOTECHNICAL CONSULTANT.

FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD OR FIRE-RETARDANT WOOD, INCLUDING NUTS, BOLTS, ANCHOR BOLTS, LAG BOLTS, PLATE WASHERS, CUT WASHERS, NAILS, ETC., SHALL BE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL.

ROOF SHEATHING: 1/2" OR 5/8" CDX PLYWOOD, OR OSB, (PANEL I.D. 24:0), W/8d @ 6:12, MINIMUM, U.N.O. UNBLOCKED.

NOTE: HORIZONTAL WALL ANCHOR, DRAG, AND CROSSTIE BOLTS SHALL BE RE-TIGHTENED JUST PRIOR TO FINISH CLOSURE.

HOLDOWNS SHALL BE INSTALLED PER THE STRICT RECOMMENDATIONS OF THE MANUFACTURER.

SIMPSON 'S/HDU6' HOLDOWN ON MINIMUM DOUBLE STUD, AT BASE OF SHEARWALL SHOWN.

NUTS OF HOLDOWNS AND ALL BOLTED CONNECTIONS WITH PLATE WASHERS SHALL BE WRENCH TIGHTENED 'SNUG' PRIOR TO INSPECTION AND COVERING. DO NOT OVERTIGHTEN.

POWER-DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NONBEARING WALLS NOT DESIGNED AS SHEAR WALLS. VERIFY SUITABILITY OF POWER-DRIVEN FASTENERS FOR GENERAL USE ON SLAB.

EXTERIOR ANCHOR BOLTS AND POST BASES SHALL BE HOT-DIPPED GALVANIZED AND EACH ANCHOR BOLT SHALL HAVE AT LEAST TWO HOT DIPPED GALVANIZED NUTS ABOVE THE BASE PLATE.

BUILDER TO VERIFY ALL CONDITIONS IN THE FIELD. PLANS ARE A GUIDELINE FOR CONSTRUCTION AND FIELD CONDITIONS MAY VARY AND TAKE PRECEDENCE. ENGINEER OF RECORD IS NOT HELD RESPONSIBLE UNDER ANY CONDITION FOR BUILDER'S PERFORMANCE IN THE CONSTRUCTION AND/OR MANAGEMENT OF THIS PROJECT AND FOR ANY DISCREPANCIES THAT MAY ARISE FROM THESE PLANS.

GARAGE: PROVIDE POSITIVE WHEEL STOP PROTECTION AT GARAGE PARKING SPACES TO PROTECT WALL & UTILITIES FROM IMPACT.

STRUCTURAL STEEL:
ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO A.S.T.M. SPECIFICATIOIN A-36 AND SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. FABRICATION SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR. SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.

MACHINE BOLTS SHALL CONFORM TO A.S.T.M. A-307 WITH WASHERS UNLESS OTHERWISE NOTED. WHERE HIGH-STRENGTH BOLTS ARE SPECIFIED, BOLTS SHALL CONFORM TO A.S.T.M. A-325, WITH DEPUTY INSPECTION REQUIRED. BOLT HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.

COLD FORMED STEEL MEMBERS SHALL CONFORM TO A.S.T.M A-446 GRADE A, U.N.O. ON PLANS.

WELDING IS TO COMPLY WITH A.W.S. SPECIFICATION D-1.1 AND IS TO BE DONE BY CERTIFIED WELDERS AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY. ALL WELDING IS TO BE DONE BY ELECTRIC ARC PROCESS AND SHALL BE PERFORMED WITH APPROVED LOW-HYDROGEN ELECTRODES (TYPE E-70). SHOP WELDS ARE DESIGNED AT FULL STRESS.

WELDED ANCHORS (THREADED STUDS OR HEADED STUDS, ETC.) SHALL BE APPROVED 'NELSON' OR EQUAL, MADE FROM C-1015 COLD ROLLED STEEL AND SHALL CONFORM TO A.S.T.M. A-108 GRADES 1015-1020, WITH A MINIMUM TENSILE STRENGTH OF 60,000 psi. STUD WELDING SHALL CONFORM TO A.W.S D1.1.

FIELD WELDS ARE DESIGNED AT HALF STRESS. DEPUTY INSPECTION NOT REQUIRED FOR FIELD WELDS UNLESS OTHERWISE NOTED. PROVIDE CERTIFICATION AND INSPECTION AS REQUIRED BY THE BUILDING DEPARTMENT.

STRUCTURAL STEEL SHALL HAVE, AS A MINIMUM, A SHOP COAT OF RED-OXIDE PRIMER; OTHER COATINGS MAY BE SPECIFIED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS FOR SPECIFIC STRUCTURAL ELEMENTS. FIELD CONNECTIONS AND ABRASIONS SHALL BE CLEANED AND TOUCHED UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

MANUFACTURED ROOF FRAMING:
FABRICATOR SHALL SUBMIT CERTIFICATE OF INSPECTION TO BUILDING DEPARTMENT AND ENGINEER, PRIOR TO INSTALLATION. FABRICATOR SHALL BE LICENSED AS REQUIRED BY BUILDING DEPARTMENT.

FABRICATOR SHALL SUBMIT SHOP DRAWINGS, ERECTION PLANS AND DESIGN CALCULATIONS (SEALED BY AN ENGINEER REGISTERED IN THE STATE) TO THIS OFFICE FOR REVIEW PRIOR TO FABRICATION.

NOTCHING OR DRILLING OF FABRICATED FRAMING IS PERMITTED ONLY AT LOCATIONS SPECIFIED ON MANUFACTURER'S ERECTION PLANS.

FRAMING SHALL BE ERECTED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROVED ERECTION DRAWINGS SHALL BEAR AN ENGINEER'S SEAL AND BE KEPT ON THE JOBSITE AS PART OF THE APPROVED PLAN SET. FABRICATED FRAMING SHALL BE TRANSPORTED, STORED, ERECTED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL PERMANENT AND TEMPORARY BRACING AND FASTENING SHALL BE BY THE MANUFACTURER, U.N.O. ON PLANS.

LIGHT-GAUGE STRUCTURAL STEEL FRAMING:
ALL 18 AND 20 GAUGE STUDS AND JOISTS SHALL BE 33,000 psi MINIMUM YIELD STRESS STEEL. FRAMING OF 16 GAUGE AND HEAVIER SHALL BE 50,000 psi MINIMUM YIELD STRESS. ALL STRUCTURAL FRAMING SPECIFIED IS TO BE MANUFACTURED BY APPROVED MANUFACTURERS UNDER SSMA STANDARD AND ICC-ES REPORT NUMBER ESR-3064P, AND STAMPED AS SUCH.

FASTENERS FOR LIGHT-GAUGE FRAMING SPECIFIED ARE "DARTS" BRAND SELF-DRILLING/SELF-TAPPING STEEL SCREWS, MANUFACTURED BY PRIMESOURCE BUILDING PRODUCTS (ICC ESR-1408), OR EQUAL. SUBMIT ICC REPORT FOR REVIEW.

BRIDGING SHALL BE COLD ROLLED CHANNEL, MINIMUM 1-1/2" DEEP WITH 9/16" FLANGE WIDTH. SPACE BRIDGING AT 4'-0" MAXIMUM o.c. VERTICALLY. DOUBLE STUDS AT ALL JAMBS. ALL CONNECTIONS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

LUMBER:
ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR-LARCH (W.C.D.F.) PER WEST COAST LUMBER INSPECTION BUREAU. EXCEPTIONS TO THE ABOVE SHALL BE NOTED ON PLANS. ALL LUMBER SHALL BE GRADE MARKED. MAXIMUM MOISTURE CONTENT FOR ALL STRUCTURAL MEMBERS SHALL NOT EXCEED 19 PERCENT.

RAFTERS (2x, 4x OR LARGER)..... (NO 1)
JOISTS (2x, 4x OR LARGER)..... (NO 1)
OTHER HORIZONTAL (BEAMS, PURLINS, HEADERS, ETC) (NO 1)
LEDGERS AND NAILERS..... (NO 2)
STUDS (2x4 AND LARGER)..... (NO 2 OR STUD)
POSTS (4x4 AND LARGER..... (NO 1)
SILLS, PLATES AND BLOCKING..... (NO 2)

PLYWOOD SHALL BE PS 1-09, DOUGLAS FIR-LARCH, STRUCTURAL I . O.S.B. SHEATHING SHALL BE PS 02-10. PROTECT FROM MOISTURE AT ALL TIMES. STUCCO AND/OR STUCCO WITH VENEER OVER A PLYWOOD SHEAR WALL SHALL BE WATERPROOFED WITH A MINIMUM OF (2) 15# UNDERLAYMENTS.

ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT SIZE. ALL BOLTS, SILL ANCHOR NUTS AND HOLDOWN ANCHOR NUTS SHALL BE RETIGHTENED PRIOR TO CLOSING IN. INSPECTOR TO VERIFY.

MACHINE BOLTS SHALL CONFORM TO A.S.T.M A-307

UNLESS OTHERWISE NOTED ON FRAMING PLANS, OR FABRICATOR'S FRAMING/ERECTION PLANS, MINIMUM PLYWOOD ROOF SHEATHING SHALL BE 1/2" STANDARD (C-D) WITH EXTERIOR GLUE, PANEL I.D. 24/0, NAILED WITH 8d NAILS AT 6:12. PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSION AND FACE GRAIN PERPENDICULAR TO THE RAFTERS AND THE SHEETS SHALL BE STAGGERED AS SHOWN. EACH SHEET CHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 BEARINGS. PLYWOOD DIAPHRAGM SHALL BE INSPECTED AND APPROVED BEFORE COVERING IS LAID.

DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD-BEARING STUDS WITHOUT PRIOR APPROVAL OF ENGINEER, UNLESS SPECIFIED ON PLANS OR DETAILS. HOLES THROUGH SILL, PLATES, STUDS AND DOUBLE PLATES IN INTERIOR, BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED ON THE CENTER LINE OF THE STUD OR PLATE.

ALL HANGERS, CONNECTORS AND STANDARD FRAMING HARDWARE UNLESS OTHERWISE NOTED ON DRAWINGS SHALL BE AS MANUFACTURED BY THE SIMPSON 'STRONG-TIE' COMPANY AND IDENTIFIED BY NUMBERS AS SHOWN IN THEIR LATEST CATALOG. SUBSTITUTIONS SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER. ALL MANUFACTURED HARDWARE SHALL COMPLY WITH A SPECIFIC ICC / IAPMO AND/ OR LARR RESEARCH REPORT.

GROUT OR DRYPACK:
DRYPACK UNDER BASE PLATES, SILL PLATES AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2.5 PARTS OF FINE AGGREGATE CONFORMING TO A.S.T.M. C-33, WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED IN THE HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRYPACK SHALL BE PACKED WITH THE DRYPACK MATERIAL BY TAMPING OR RAMMING WITH A BAR OR ROD, UNTIL THE VOID IS COMPLETELY FILLED. MINIMUM 28 DAY STRENGTH SHALL BE 5000 psi.

IN LIEU OF DRYPACK, NON-SHRINK GROUT SHALL BE A READY-TO-USE NON-METALLIC AGGREGATE PRODUCT REQUIRING ONLY THE ADDITION OF WATER AT THE JOB SITE, AND SHOULD BE CAPABLE OF PRODUCING A FLOWABLE GROUTING MATERIAL HAVING NO DRYING SHRINKAGE OR SETTLEMENT AT ANY AGE. THE COMPRESSIVE STRENGTH OF THE GROUT SHALL BE NOT LESS THAN 5000 psi AT SEVEN (7) DAYS, AND 7500 psi AT 28 DAYS.

GENERAL:
WORK SHALL CONFORM TO THE REQUIREMENTS, AS AMENDED TO DATE, OF THE 2022 CALIFORNIA BUILDING CODE (CBC/22) AND ALL LOCAL, STATE AND FEDERAL ORDINANCES AND REQUIREMENTS.

ALL MATERIALS AND WORKMANSHIP SHALL COMFORM TO THE DRAWINGS AND SPECIFICATIONS. THE APPROVED DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. BRACING AND SHORING SHALL BE MAINTAINED IN PLACE UNTIL ALL PROTECTED WORK HAS BEEN SUITABLY COMPLETED.

OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FUNRISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING GENERAL CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS (MANUFACTURED ROOF FRAMING; FOUNDATION & SLAB) AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.

OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE APPROVED STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH ANY WORK INVOLVED.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

THE APPROVED SET OF PLANS, INCLUDING ALL APPROVED REVISIONS AND ADDENDA, SHALL BE ON THE JOB SITE AT ALL TIMES.

PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.

CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/ OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY ON-SITE PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, SAFE PLACEMENT OF CONSTRUCTION EQUIPMENT, BARRICADES, SAFE PLACEMENT OF CONSTRUCTION MATERIAL, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR OBSERVATION SERVICES OF THE ABOVE OR SIMILAR TYPE ITEMS.

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	12.28.23	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
4 BEDROOM TYPE DHS UNIT
GENERAL NOTES

A REMINDER AND USE OF DOCUMENTS
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DATE 8/10/25
JOB

SHEET
S-3
OF DWGS

CONCRETE (TABLE 1705A.3)

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD[a]	CBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
2. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X	AWS D1.4 ACI 318: 26.5.4	-
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16".	-	X		
c. INSPECT ALL OTHER WELDS	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. b, c				
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-	ACI 318: 17.8.2.4	-
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	-	X	ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172, ASTM C31, ACI 318: 26.4.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.4.7-26.4.9	1908.9
9. INSPECT PRESTRESSED CONRETE FOR:				
a. APPLICATION OF PRESTRESSING FORCES.	X	-	ACI 318: 26.9.1	-
b. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-	ACI 318: 26.9.3	
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: 26.8	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.10.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 26.10.1(b)	-

a. WHERE APPLICABLE, SEE ALSO SECTION 1705A.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.

b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

c. INSTALLATION OF ALL ADHESIVE ANCHORS IN HORIZONTAL AND UPWARDLY INCLINED POSITIONS SHALL BE PERFORMED BY AN ACI/CRSI CERTIFIED ADHESIVE ANCHOR INSTALLER, EXCEPT WHERE THE FACTORED DESIGN TENSION ON THE ANCHORS IS LESS THAN 100 LBS AND THOSE ANCHORS ARE CLEARLY NOTED ON THE APPROVED CONSTRUCTION DOCUMENTS OR WHERE THE ANCHORS ARE SHEAR DOWELS ACROSS COLD JOINTS IN SLABS ON GRADE WHERE THE SLAB IS NOT PART OF THE LATERAL FORCE-RESISTING SYSTEM.

WOOD

REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL WOOD SEISMIC-RESISTING ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REFERENCE STANDARD	CBC REFERENCE
1. FIELD GLUEING OR EPOXING OPERATIONS	X	-	-	1705.12.2
2. NAILING, BOLTING, ANCHORING, & OTHER FASTENING OF WOOD SHEAR WALLS, DIAPHRAGMS DRAGS, BRACES, SHEAR PANELS, & HOLDOWNS	-	X	-	1705.12.2
3. FABRICATED ITEMS IN SHOP	X	-	-	1704.2.5
4. VERIFY THAT NUTS ON ANCHOR BOLTS, HOLDOWNS, & FABRICATED ITEMS ARE SNUG-TIGHT OR TORQUED PER PLAN	-	X	-	1705.5

NOTE:

FOR ANCHORS IN CONCRETE & MASONRY, SEE THOSE TABLES.

SPECIAL INSPECTION

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE CODE AND ANY ADDITIONAL REQUIREMENTS STATED IN THESE DRAWINGS AND/OR THE PROJECT SPECIFICATIONS AND DSA FORM 103.
2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c>2500 psi, AND SPRAYED-ON FIREPROOFING.
3. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR STRUCTURAL STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
4. SHOP WELDS MUST BE PERMORMED IN A LICENSED FABRICATOR SHOP.

LOADING

1. DESIGN LOADS
   - FLOOR LIVE LOAD = 40 PSF
   - ROOF LIVE LOAD = 20 PSF
2. WIND ANALYSIS PER CHAPTER 16A OF THE CODE
   - RISK CATEGORY = II
   - BASIC WIND SPEED, V = 97 mph
   - EXPOSURE = C
3. SEISMIC ANALYSIS PER CHAPTER 16 OF THE CODE UTILIZING THE FOLLOWING:
   - A. PROCEDURE - EQUIVALENT LATERAL FORCE ANALYSIS (Rho = 1.0)
   - B. SYSTEM - LIGHT - FRAME CFS WALLS w/ RATED WOOD SHTG

SEISMIC PARAMETERS			
S_s =	1.878g	S_{DS} =	1.252g
S_1 =	0.783g	S_{D1} =	0.887g
F_a =	1.0	DESIGN CATEGORY =	E
F_v =	1.7	SITE CLASS =	D
I_e =	1	V_s =	CS * W
R =	6.5	C_s =	0.193W
C_d =	3	OMEGA =	2.5

STRUCTURAL OBSERVATIONS

1. PERIODIC STRUCTURAL OBSERVATION SHALL BE PERFORMED BY THE ENGINEER OF RECORD AT CRITICAL STAGES OF CONSTRUCTION IN ACCORDANCE WITH CBC 1704A. STRUCTURAL OBSERVATION DOES NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENTS OF SPECIAL INSPECTION. SEE 'SPECIAL INSPECTION NOTES' FOR ITEMS REQUIRING INSPECTION.
2. NOTIFY THE ENGINEER AT SIGNIFICANT CONSTRUCTION STAGES 72 HOURS IN ADVANCE AND PROVIDE ACCESS FOR THE FOLLOWING STRUCTURAL OBSERVATIONS:
   - A. FOUNDATIONS
     - a. REINFORCEMENT
     - b. OTHER EMBEDDED ELEMENTS
   - B. STEEL FRAMING
     - a. GENERAL
   - C. CONCRETE
     - a. REINFORCING LAYOUT
     - b. PREPARATION OF SHOTCRETE PANEL (IF SHOTCRETE IS USED)
     - c. OPENING OF SHOTCRETE TEST PANEL
     - d. POST-TENSIONING LAYOUT
   - D. MASONRY
     - a. REINFORCING LAYOUT
   - E. WOOD
     - a. DIAPHRAGMS & SHEAR WALLS
     - b. PROPRIETARY HOLDOWN SYSTEM
   - F. DEMOLITION WORK

SPECIAL INSPECTIONS

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CBC CH 17A AND ANY ADDITIONAL REQUIREMENTS STATED IN THESE DRAWINGS AND/OR THE PROJECT SPECIFICATIONS.
2. THE OWNER SHALL PROVIDE FOR A SPECIAL INSPECTOR(S) WHO WILL PROVIDE SPECIAL INSPECTIONS OF THE CONSTRUCTION AS PRESCRIBED BY THE CODE AND THE CONSTRUCTION DOCUMENTS. IN NO CASE SHALL THE REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS PROVIDE FOR ANY LESS THAN THE MINIMUM REQUIREMENTS OF THE CODE OR ANY OTHER GOVERNING AUTHORITY. ANY SUCH DISCREPANCY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
3. THE SPECIAL INSPECTOR SHALL BE QUALIFIED BY THE JURISDICTION TO PROVIDE INSPECTIONS OF THE SPECIFIC CONSTRUCTION OR OPERATION REQUIRED. PROOF OF SUCH QUALIFICATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE START OF INSPECTIONS.
4. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER, ARCHITECT AND THE CONTRACTOR IN A TIMELY MANNER. ALL DISCREPANCIES BETWEEN THE INSPECTORS WORK AND THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF NOT CORRECTED, TO THE ENGINEER, ARCHITECT AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL KEEP RECORDS SUCH THAT ALL CONCERNED PARTIES CAN IDENTIFY THE OUTSTANDING WORK THAT NEEDS CORRECTION AND SUCH THAT CORRECTED WORK IS RECORDED IN A TIMELY MANNER.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE. IF NON-CONFORMING WORK REMAINS, THEN THIS WORK SHALL BE ITEMIZED AND NOTED IN THE REPORT.
6. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE A DESIGNATED AREA, ON SITE, FOR THE SPECIAL INSPECTOR TO RECEIVE CORRESPONDENCE AND AN AREA TO LEAVE CORRESPONDENCE FOR THE BUILDING OFFICIAL AND THE CONTRACTOR. THE CONTRACTOR SHALL DESIGNATE A QUALITY CONTROL INDIVIDUAL THAT SHALL ACT AS THE MAIN POINT OF CONTACT FOR THE INSPECTOR, ENGINEER AND ARCHITECT REGARDING INSPECTIONS ISSUES.
7. A PRE-INSPECTION MEETING SHALL BE HELD AND ORGANIZED BY THE CONTRACTOR ONCE INSPECTION HAS STARTED. AS A MINIMUM, THE ENGINEER, SPECIAL INSPECTOR, ARCHITECT, BUILDING OFFICIAL, OWNER'S REPRESENTATIVE AND THE CONTRACTOR'S QUALITY CONTROL INDIVIDUAL SHALL BE INVITED TO ATTEND. THE PURPOSE OF THE MEETING WILL BE TO MEET EACH OTHER, CONFIRM THE SCOPE OF WORK FOR EACH DISCIPLINE, ESTABLISH COMMUNICATION PROTOCOLS AND ANSWER ANY QUESTIONS.

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	6.11.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

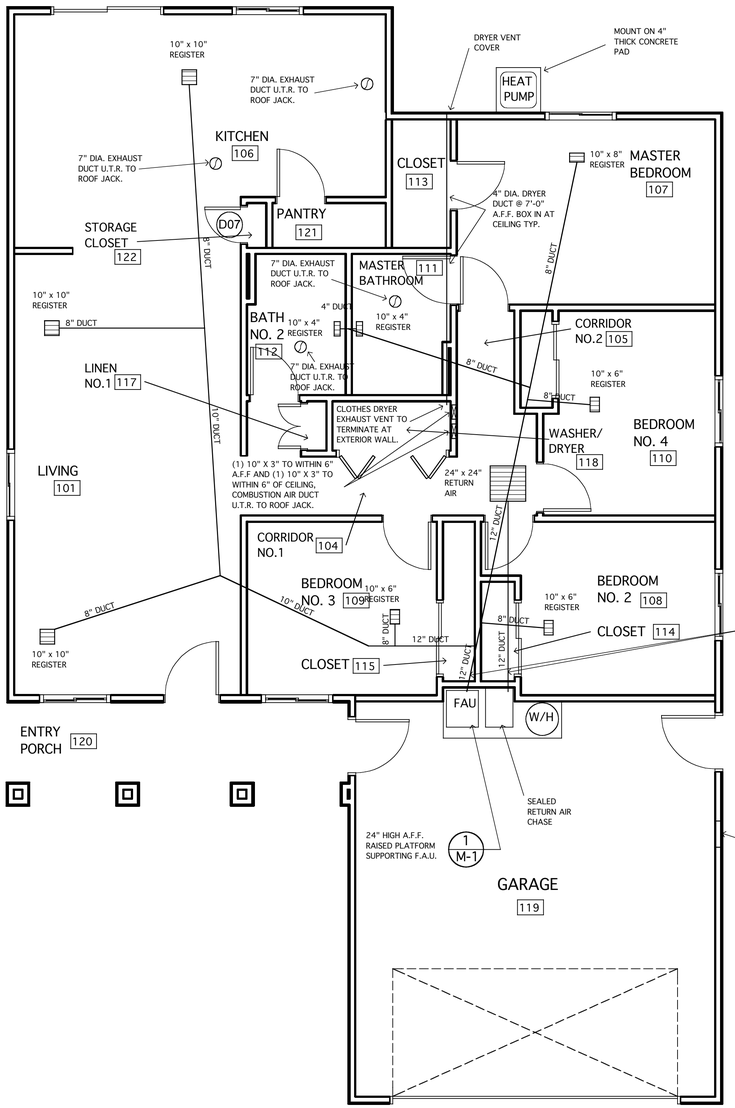
PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

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SHEET TITLE
SPECIAL INSPECTION, NOTES, TABLES & REQUIREMENTS

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DATE 8/10/25
JOB
SHEET SI-1
OF DWGS



GENERAL NOTES (MECHANICAL)

1. ALL DUCT PENETRATIONS THROUGH WALLS SEPARATING GARAGE FROM THE REST OF THE RESIDENCE SHALL BE INSTALLED WITH 26 GAGE GALV. SHEET METAL ONLY.

2. ALL DUCTS OCCURRING IN THE GARAGE SHALL BE 26 GAGE GALV. SHEET METAL ONLY.

3. CLOTHES DRYER EXHAUST DUCT SHALL BE 26 GAGE GALV. SMOOTH SHEET METAL ONLY WITH A MAXIMUM OF TWO 90 DEGREE BENDS AND 15 FEET LENGTH. SEAMS AND JOINTS SHALL NOT CREATE OBSTRUCTIONS OR POCKETS TO RESTRICT FLOW.

4. VENTING OF EXHAUST GASSES AND THE SUPPLY OF COMBUSTION AIR SHALL BE IN STRICT ACCORDANCE WITH THE MANUFATURERS RECOMMENDATIONS AND THE NATIONAL FUEL GAS CODE ANSI Z223.1/NFPA 54.

ENERGY NOTES (MECHANICAL)

1. ALL DUCTING SHALL PROVIDE AN INSULATION VALUE OF R-8.

2. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMEDATIONS AND INSTRUCTIONS.

3. ALL DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMEDATIONS AND INSTRUCTIONS.

4. ALL DUCTWORK SHALL BE TESTED FOR HERS INDEX.

HVAC GENERAL NOTES

1. THE MECHANICAL CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, EQUIPMENT, APPURTENANCES, AND ALL CONTRACTURAL EXPENSES REQUIRED FOR THE COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

2. THE INSTALLATION SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH ALL LEGALLY CONSTITUTED AUTHORITIES & CODES HAVING JURISDICTION.

3. THE MECHANICAL CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, APPARATUS, ACCESSORIES (I.E., THE ENTIRE INSTALLATION) AS FURNISHED BY HIM OR HER FOR A PERIOD OF ONE YEAR.

4. THE MECHANICAL CONTRACTOR SHALL OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS REQUIRED TO COMPLETE THIS JOB.

5. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE SIZE, LOCATION, & SERVICE REQUIRMENTS OF ALL MECHANICAL EQUIPMENT & DUCTWORK WITH THE GENERAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER CONTRACTORS PRIOR TO THE START OF CONSTRUCTION. ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS PRIOR TO THE START OF CONSTRUCTION.

6. ALL SHEET METAL DUCTWORK SHALL BE NEW GALVANIZED SHEET METAL. DUCT GAUGES, CONSTRUCTION, SUPPORT AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE AND 'SMACNA BEST TRADE PRACTICES'.

7. LINED DUCT WORK SIZE SHOWN ON DRAWINGS ARE INSIDE DIMENSIONS. DUCT LINER SHALL BE JOHNS-MANVILLE 'LINACOUSTIC' TYPE FIBER GLASS DUCT LINER 1.0" THICK, 1.5 LBS./CU. FT. DENSITY OR APPROVED ALTERNATIVE.

8. ALL TRANSVERSE JOINTS IN SUPPLY AIR DUCT SHALL BE SEALED AIR TIGHT 4 OZ. CANVAS AND AIRBOL. THE CANVAS SHALL EXTEND 1" ON BOTH SIDES OF SEAM AND JOINT.

9. FLEXIBLE CONNECTIONS SHALL BE PROVIDED FOR ALL DUCTWORK ATTACHED TO AIR MOVING EQUIPMENT MOUNTED ON OR SUSPENDED FROM VIBRATION ISOLATORS. FLEXIBLE CONNECTIONS SHALL BE CODE APPROVED NEOPRENE COATED GLASS TYPE FABRIC.

10. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT ALL MECHANICAL EQUIPMENT MOUNTED ON OR SUSPENDED FROM VIBRATION ISOLATORS. FLEXIBLE CONNECTIONS SHALL BE CODE APPROVED AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

11. FLEXIBLE CONNECTIONS (MECHANICAL, PLUMBING AND ELECTRICAL) SHALL BE PROVIDED AT ALL MECHANICAL EQUIPMENT MOUNTED ON OR SUSPENDED FROM VIBRATION ISOLATORS. FLEXIBLE CONNECTIONS SHALL BE CODE APPROVED AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

12. ALL CONDENSATE DRAIN LINES RUNNING INSIDE BUILDINGS SPACES SHALL BE INSULATED WITH JOHNS-MANVILLE 'AEROTUBE' TYPE PREFORMED SNAP-ON PLASTIC INSULATION.

13. PROVIDE ALL FIRE AND SMOKE DAMPERS AS REQUIRED BY LEGALLY CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION.

14. PAINT PLENUM BEHIND EACH GRILLE OR REGISTER WITH FLAT BLACK PAINT.

15. TEST, BALANCE AND ADJUST ALL DIFFUSERS, REGISTERS, ETC, FOR OPTIMUM AIR DISTRIBUTION AND MINIMUM NOISE.

16. ALL WALL SUPPLY REGISTERS (W.S.R.) SHALL BE KRUEGER AL 5880V DOUBLE DEFLECTION WITH O.B.D. FRAMES TO SUIT WALL OR CEILING.

17. ALL MODULAR CEILING DIFFUSERS (C.D.) SHALL BE KRUEGER SERIES 1200 CONSTRUCTED OF ALUMINUM WITH O.B.D. FRAMES TO SUIT CEILING. FINISH SHALL MATCH CEILING PAINT. CONSULT OWNER FOR COLOR.

18. RETURN AIR GRILLES SHALL BE KRUEGER SERIES EGC. ALL ALUMINUM. FRAME TO SUIT CEILING. FINISH SHALL MATCH CEILING PAINT. CONSULT OWNER FOR COLOR.

19. REFRIGERANT LINES SHALL BE TYPE 'L' COPPER WITH SILVER SOLDER JOINTS. PROVIDE AND INSTALL ALL NECESSARY MATERIALS INCLUDING WIDE ELBOWS ONLY AND ALL REQUIRED APPURTNANCES FOR A COMPLETE JOB.

20. ALL REFRIGERANT LINES SHALL BE INSULATED WITH 3/4" FOAMED PLASTIC PIPE INSULATION J.M. 'AEROTUBE' OR EQUAL. WEATHER SEAL AND UV PROOF COVERING SHALL BE INSTALLED AT ALL PIPING EXPOSED TO SUN AND WEATHER TYPICAL.

22. FLEXIBLE DUCT SHALL BE JOHNS-MANVILLE 'MICRO-AIRE J-FLX' TYPE INSULATED FIBER GLASS DUCT, LENGTH NOT TO EXCEED 60".

23. ALL SUPPLY, RETURN AND OUTSIDE AIR INTAKE DUCTS SHALL BE WRAPPED WITH JOHNS-MANVILLE 'R-SERIES MICRO-LITE WITH FSKL' TYPE FIBER GLASS DUCT INSULATION WITH ALUMINUM FOIL FACING; 2" THICK, 0.75 LBS./CU. FT. DENSITY.

AIR HANDLER SCHEDULE

MANUFACTURER	HEATING CAPACITY	COOLING CAPACITY	FLA	ELECTRICAL		
				VOLT	PH	HZ.
ALLIED - AC PRO	42,000	3.5 TON	40	230	1	60

HEAT PUMP SCHEDULE

MANUFACTURER	COOLING CAPACITY TOTAL	SEER	EER2	HSPF2	FLA	WEIGHT	ELECTRICAL		
							VOLT	PH	HZ.
ALLIED - AC PRO	42,000	14.3	11.7	7.5	40.0	262	230	1	60

N

MECHANICAL FLOOR PLAN - 4 BEDROOM UNIT
1/4"= 1'-0" SCALE

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		

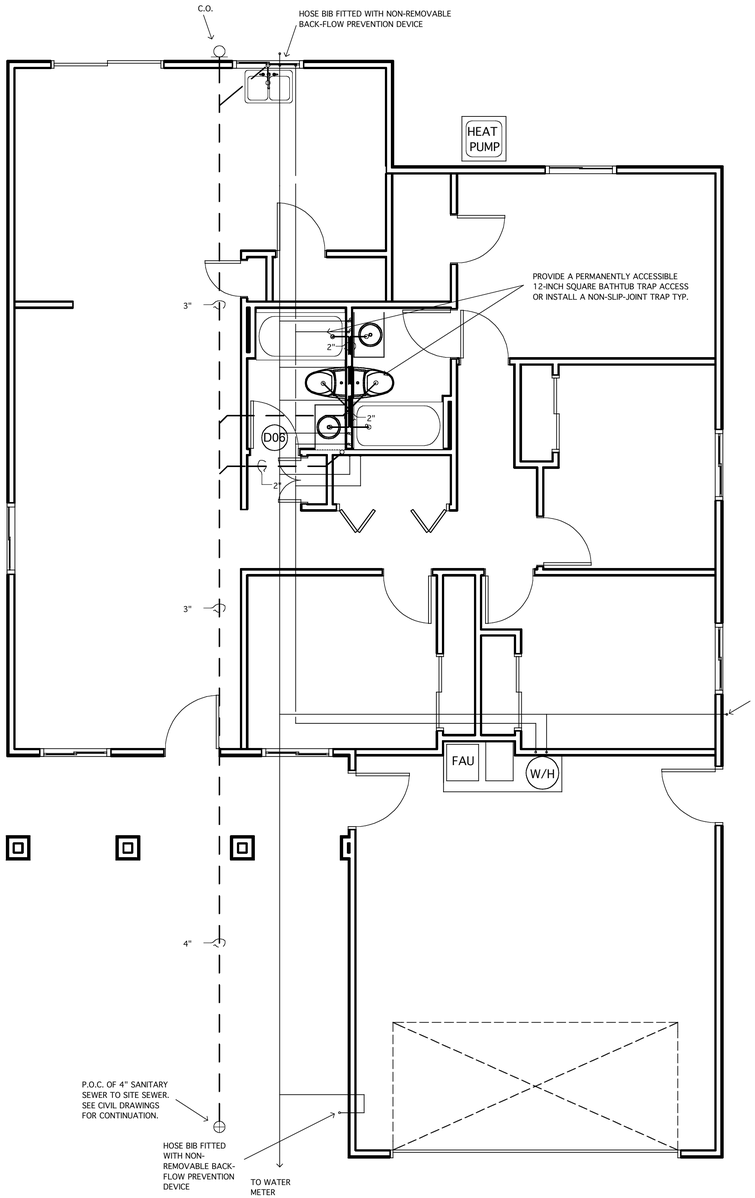
PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
MODEL 1412
MECHANICAL FLOOR PLAN SCHEDULE, LEGEND & NOTES

A PROFESSIONAL WORK USE OF DOCUMENTS
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DATE 8/10/25
JOB
SHEET
M-1
OF DWGS



WATER SUPPLY LAYOUT PLAN NOTES

1. WATER SUPPLY PIPE MATERIAL SHALL BE PEX OR PVC SCHEDULE 40 PIPE AT EXTERIOR, PEX AT INTERIOR.
WATER SUPPLY INSTALLATION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

2. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. INSTALLATION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

3. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE.

PLUMBING FIXTURE FLOW RATES AND NOTES

WATER CLOSET - 1.28 GALLONS PER FLUSH MAXIMUM.

SHOWER HEADS - 2.0 GALLONS PER MINUTE MAXIMUM.

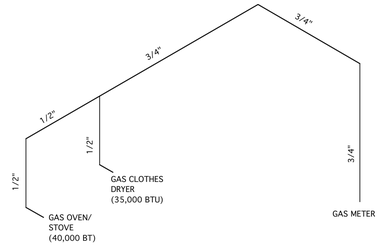
FAUCETS- 1.2 GALLONS PER MINUTE MAXIMUM.

SANITARY SEWER LAYOUT PLAN NOTES

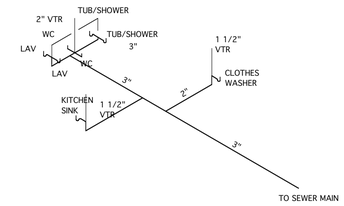
SEWER PIPE MATERIAL SHALL BE SCHEDULE 40 ABS-DWV PIPE AND FITTINGS PER ASTM D 2661
SANITARY SEWER INSTALLATION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

N

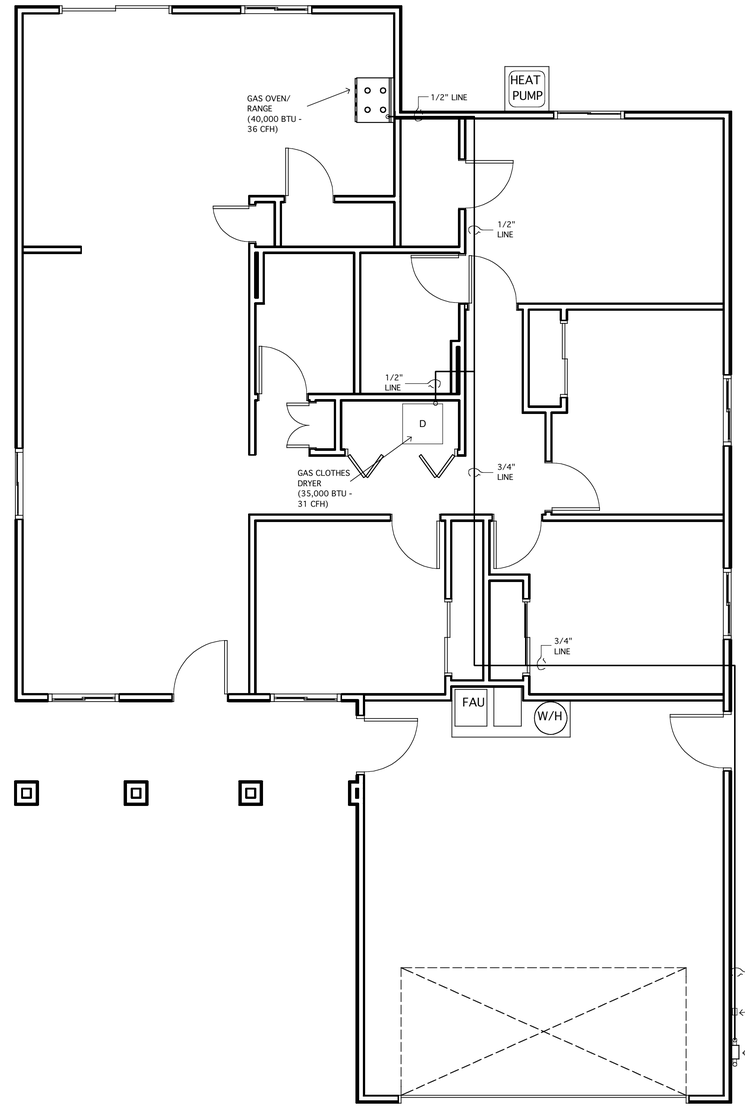
PLUMBING (SEWER & WATER) FLOOR PLAN - 4 BEDROOM UNIT
1/4"= 1'-0" SCALE



GAS - ISO



PLUMBING - ISO



GAS LAYOUT PLAN NOTES

GAS SIZING DEMANDS

DEVELOPED PIPE LENGTH = 66 LINEAL FEET.
GAS PIPE MATERIAL SHALL BE SCHEDULE 40 BLACK METALIC PIPE.
GAS INSTALLATION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

MAXIMUM GAS DEMAND

OVEN/RANGE - 36 CFH (1/2" DIA. PIPE)
CLOTHES DRYER - 31 CFH (1/2" DIA. PIPE)

COMBINED TOTAL - 67 CFH (3/4" DIA. PIPE)

NOTE; ALL PLUMBING GAS INSTALLATION SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE.

N

PLUMBING (GAS) FLOOR PLAN - 4 BEDROOM UNIT
1/4"= 1'-0" SCALE



NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		

PROJECT:
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR:
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
MODEL 1412
PLUMBING FLOOR PLAN SCHEDULE, LEGEND & NOTES

A PROFESSIONAL WORK USE OF DOCUMENTS
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DATE	JOB
8/10/25	

SHEET
P-1
OF DWGS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 13 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Ducts	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Ducts-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Ducts-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 9 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
4040 Oper	5	1	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 2	5	1	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 3	1.5	1	0	0	0	0	0	0	0	0	0	0	0
6068 SGD	1.5	3	0	0	0	0	0	0	0	0	0	0	0
4030 Oper	1.5	4	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 4	1.5	4	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 5	1.5	1	0	0	0	0	0	0	0	0	0	0	0
4040 Oper 6	1.5	1	0	0	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Conditioned	1412	136.833	none	0	80%	No
Slab-on-Grade - Garage	Garage	462	64	none	0	0%	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 5 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

ENERGY USE INTENSITY

	Standard Design ($kBtu/ft^2$ - yr)	Proposed Design ($kBtu/ft^2$ - yr)	Compliance Margin ($kBtu/ft^2$ - yr)	Margin Percentage
North Facing				
Gross EUI[1]	23.03	22.74	0.29	1.26
Net EUI[2]	4.84	5.03	-0.19	-3.93
East Facing				
Gross EUI[1]	23.03	22.61	0.42	1.82
Net EUI[2]	4.84	4.91	-0.07	-1.45
South Facing				
Gross EUI[1]	23.03	22.47	0.56	2.43
Net EUI[2]	4.84	4.76	0.08	1.65
West Facing				
Gross EUI[1]	23.03	22.8	0.23	1
Net EUI[2]	4.84	5.1	-0.26	-5.37

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 1 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

GENERAL INFORMATION

01	Project Name	Mariposa Point			
02	Run Title	Plan 1412			
03	Project Location	Plan 1412			
04	City	Coachella, CA	05	Standards Version	2022
06	Zip code	92203	07	Software Version	CBECC-Res 2022.3.1
08	Climate Zone	15	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	1412	19	Glazing Percentage (%)	10.48%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

5/24/24 Job# 32565 JH

CONSERVATION FOR THE CALIFORNIA LIFESTYLE
CL&E
A Division of Builder Services Network
Title 24 Compliance-Residential/Non-Residential
2937 Veneman Ave, Suite C275
Modesto, CA 95356
Ph: 209-618-4462 Fx: 209-846-9796

Slawomir Rutkowski
Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G
Indio, CA 92201
760-347-3157
CBECC v3.1
Re: Mariposa Point in Coachella, CA

Climate Zone 15 **2022 Code Compliance**

	EDR Efficiency / EDR Total	**1.5 / 0.1**
	EDR Source	**0.2**
	Photovoltaic	5.15 kW
	Plan Name	**1412**
	File Name	CV1412MP
	Square Footage	**1412**
	Number of Stories	1
	Glazing Percentage	10.48%
Envelope	Roofing Material	Tile
	Reflectance/Emittance	0.26 / 0.90
	Attic Floor*	R-38
	Attic Below Roof Deck	R-13
	Radiant Barrier	-
	Exterior Wall 2x4 Stucco	R-15 + R-4
	Exterior Wall 2x4 Siding	-
	Exterior Wall 2x6 Stucco	-
	Exterior Wall 2x6 Siding	-
	Knee Wall	-
	Floor Over Garage/Exterior	-
	Sub Floor/Slab	Slab
HVAC	Minimum SEER2/EER2 Value	14.3 / 11.7
	Minimum HSPF2	7.5
	Duct Insulation	R-6.0
	Whole House Fan (CFM)	-
HERS Inspections	Fan Wattage (W/CFM)	Yes (0.45)
	Airflow (CFM)	Yes (350)
	Duct Testing Required	Yes (5.0%)
	Indoor Air Quality (CFM)	Yes (72) Balanced
	HRV/ERV W/CFM	0.88
	HRV/ERV SRE	69%
	HRV/ERV ASRE	75%
	HRV/ERV Fault Indicator Display	Yes
	Kitchen Exhaust	Yes
	Refrigerant Charge	Yes
	SEER2 Verification	-
	EER2 Verification	-
	Heat Capacity Verification	Yes
	Infiltration (CFM)	-
	Low Leakage Air Handler	-
	Insulation Inspection**	Yes
H_2O	Fuel Type	Heat Pump
	Uniform Energy Factor (Tank Size)	PROPH50 T2 RH375-30
	Distribution	Standard

Windows	U-Value	SHGC
Operable	0.30	0.20
Sliding Glass Door	0.30	0.20

Date of Plans: 4/30/24
* Due to the stringencies of the California Energy Commission for approved methods of quality insulation inspection. California Living & Energy recommends to not install batt-insulation in the attic and ceiling areas due to the risk of not meeting the quality insulation inspection requirements.
Builders are strongly encouraged to enforce strict Title 24 compliance with all subcontractor scopes of work. Modifications to Title 24 specifications during construction may result in complications including but not limited to sampling protocol, CF-3R closing delays, state registry errors, and/or loss of rebates plus no CF-3R at final.
***This document is for communication purposes only. CF-1R compliance certificate(s) will be issued after approval of this document, and after HERS registration has been completed, if needed. Upon receipt of the final CF-1R form(s), please distribute to corresponding subcontractors.

Z:\Projects\Coachella Valley Housing Coalition\Mariposa Point\T-24\Datasheets\Mariposa Point - Datasheet.docx

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 14 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	72	0.88	Balanced	Yes	69 / 75	Yes	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 10 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Stucco	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 w/1 Foam Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / 4	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: R-4 Sheathing Exterior Finish: Synthetic Stucco
R-15 Wall - Interior	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Tile	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-0	None / None	0.4	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd
Tile HPA	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-13	None / None	0.072	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Top Chrd Around Roof Joists: R-0.0 insul.
R-0 Attic Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Attic Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 6 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
5.15	NA	Standard (14-17%)	Fixed	none	true	105-300	n/a	n/a	<=7:12	96	94

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 5.15 kWdc
- Indoor air quality, balanced fan
- IAQ Ventilation System Heat Recovery: minimum 69 SRE and 75 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Cool roof
- Insulation below roof deck
- Window overhangs and/or fins
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 2 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.6	44.4	25.8			
	Proposed Design					
North Facing	38.4	43	25.6	0.2	1.4	0.2
East Facing	38.4	42.9	25.7	0.2	1.5	0.1
South Facing	38.2	42	25.1	0.4	2.4	0.7
West Facing	38.4	42.8	25.6	0.2	1.6	0.2
	RESULT[3]: PASS					

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 4.41 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 15 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: James Hernandez	Documentation Author Signature: James Hernandez
Company: Builder Services Network	Signature Date: 05/24/2024
Address: 2937 Veneman Avenue	CEA/ HERS Certification Identification (If applicable): R22-18-40006
City/State/Zip: Modesto, CA 95356	Phone: 209-538-2879

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Angelica O'Malley	Responsible Designer Signature: Angelica O'Malley
Company: Coachella Valley Housing Coalition	Date Signed: 05/30/2024
Address: 45-701 Monroe Street	License: 820319
City/State/Zip: Indio, CA 92201	Phone: 800-689-4663

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 11 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Attic Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / None	0.049	Over Ceiling Joists: R-9.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW	Domestic Hot Water (DHW)	Standard	Water Heater	1	n/a	None	n/a	Water Heater (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
Water Heater	1	50	Rheem	PROPH50 T2 RH37530 (50 gal, JA13)	TankZone	Garage	Garage

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 7 of 15)
Calculation Description: Plan 1412 **Input File Name:** CV1412MP.ribd22

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Mariposa Point	1412	1	4	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Conditioned	Conditioned	HVAC	1412	8.1	DHW	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Conditioned	R-15 w/1 Foam Wall	0	Front	155.25	52.1	90
Left Wall	Conditioned	R-15 w/1 Foam Wall	90	Left	314.55	16	90
Back Wall	Conditioned	R-15 w/1 Foam Wall	180	Back	324	68	90
Right Wall	Conditioned	R-15 w/1 Foam Wall	270	Right	314.55	32	90
Garage Wall	Conditioned>>Garage	R-15 Wall - Interior	n/a	n/a	184.95	0	n/a
Roof	Conditioned	R-38 Attic Roof	n/a	n/a	1362	n/a	n/a
FAU Platform	Conditioned	R-19 Attic Roof	n/a	n/a	50	n/a	n/a
Roof - Garage	Garage	R-0 Attic Roof	n/a	n/a	462	n/a	n/a
Front Wall - Garage	Garage	R-0 Stucco	0	Front	168.75	112	90
Left Wall - Garage	Garage	R-0 Stucco	90	Left	179.55	0	90
Right Wall - Garage	Garage	R-0 Stucco	270	Right	179.55	0	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
Project Name: Mariposa Point **Calculation Date/Time:** 2024-05-21T17:10:22-07:00 (Page 3 of 15)
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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) ($kBtu/ft^2$ -yr)	Standard Design TDV Energy (EDR2) ($kTDV/ft^2$ -yr)	Proposed Design Source Energy (EDR1) ($kBtu/ft^2$ -yr)	Proposed Design TDV Energy (EDR2) ($kTDV/ft^2$ -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.12	0.6	0.03	0.23	0.09	0.37
Space Cooling	4.08	74.09	4.11	72.12	-0.03	1.97
IAQ Ventilation	0.79	8.28	1	10.41	-0.21	-2.13
Water Heating	1.16	12.34	0.84	9.51	0.32	2.83
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**6.15**	**95.31**	**5.98**	**92.27**	**0.17**	**3.04**
Space Heating	0.12	0.6	0.04	0.25	0.08	0.35
Space Cooling	4.08	74.09	4.12	72.14	-0.04	1.95
IAQ Ventilation	0.79	8.28	1	10.41	-0.21	-2.13
Water Heating	1.16	12.34	0.82	9.25	0.34	3.09
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**6.15**	**95.31**	**5.98**	**92.05**	**0.17**	**3.26**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
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WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC	Heat pump heating cooling	Heat Pump	1	Heat Pump	1	HVAC Fan 1	Ducts	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump	Central split HP	1	HSPF2	7.5	24000	13680	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Heat Pump-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump-hers-htpump	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
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ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic House	Tile HPA	Ventilated	4	0.26	0.9	No	Yes
Attic Garage	Tile	Ventilated	4	0.26	0.9	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
4040 Oper	Window	Front Wall	Front	0	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 2	Window	Front Wall	Front	0	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 3	Window	Left Wall	Left	90	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
6068 SGD	Window	Back Wall	Back	180	6	6.666 67	1	40	0.3	NFRC	0.2	NFRC	Bug Screen
4030 Oper	Window	Back Wall	Back	180	4	3	1	12	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 4	Window	Back Wall	Back	180	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 5	Window	Right Wall	Right	270	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen
4040 Oper 6	Window	Right Wall	Right	270	4	4	1	16	0.3	NFRC	0.2	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Entry	Front Wall	20.1	0.2
Car Door	Front Wall - Garage	112	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E
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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) ($kBtu/ft^2$ -yr)	Standard Design TDV Energy (EDR2) ($kTDV/ft^2$ -yr)	Proposed Design Source Energy (EDR1) ($kBtu/ft^2$ -yr)	Proposed Design TDV Energy (EDR2) ($kTDV/ft^2$ -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.12	0.6	0.03	0.23	0.09	0.37
Space Cooling	4.08	74.09	4.06	70.53	0.02	3.56
IAQ Ventilation	0.79	8.28	1	10.41	-0.21	-2.13
Water Heating	1.16	12.34	0.8	9.14	0.36	3.2
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**6.15**	**95.31**	**5.89**	**90.31**	**0.26**	**5**
Space Heating	0.12	0.6	0.03	0.22	0.09	0.38
Space Cooling	4.08	74.09	4.12	71.98	-0.04	2.11
IAQ Ventilation	0.79	8.28	1	10.41	-0.21	-2.13
Water Heating	1.16	12.34	0.82	9.4	0.34	2.94
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**6.15**	**95.31**	**5.97**	**92.01**	**0.18**	**3.3**

NOTE: The loads shown are only one of the criteria affecting the selection of HVAC equipment. Other relevant design factors such as airflow requirements, outdoor design temperatures, coil sizing, availability of equipment, oversizing safety margin, etc, must also be considered. It is the HVAC designer's responsibility to consider all factors when selecting the HVAC equipment. Mechanical Contractor must warrant the installed system to meet all Energy Star requirements if applicable. The minimum size of the residential heating systems is regulated by the California Building Code (CBC), Section 310.11. The CBC requires that the heating system be capable of maintaining a temperature of 70° at a distance three feet above the floor throughout the conditioned space of the building. California Living & Energy does not warrant or assume responsibility for performance or installation of any equipment labeled or alluded to on any calculation produced by California Living & Energy. Builder and all sub-contractors working on the project involving Title-24 understand and accept all aspects of the Title-24 submitted to building department pertaining to their work. All sub-contractors are responsible to contact the builder and California Living & Energy before beginning work if there is any error in any calculation that would prevent the Sub-Contractor from warranting the performance of his product which includes any Energy Star procedures.

CONSERVATION FOR THE CALIFORNIA LIFESTYLE
CALIFORNIA LIVING & ENERGY
Title 24 Compliance - Residential/Non Residential
A Division of Builder Services Network
Modesto, CA 209-618-4462 Fax: 209-846-9796
www.califliving.com

If a Builder and/or Subcontractor deviates in anyway from any design produced by California Living & Energy without the expressed written consent of California Living & Energy then all warranties become null and void.

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Mariposa Point
Coachella, CA

REVISIONS

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AUTHOR: JH
DATE: 5/30/24
JOB NO: 32565

SHEET TITLE
PLAN 1412 ENERGY CALCULATIONS

SHEET
EN-2

SECTION	SCOPE	REQUIREMENT	SHEET #	COMMENT
CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATION (QUALIFICATIONS, VERIFICATIONS)				
702.1		Installer training HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.		
702.2		Special inspection Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.		
703.1		Documentation Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special		
		4.504.4 Resilient flooring systems Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools Program) 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 4. Meet the California Department of Public Health, Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,Version 1.1, February 2010 (also known as Specification 01350)		
		4.504.5 Composite wood products Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board, Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. .Composite wood products, do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).		
		4.504.5.1 Documentation Verification of compliance shall be provided as requested by the enforcing agency, and as required in Section 4.504.5.1.		
		Division 4.5 ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)		
		4.505.2 Concrete slab foundations Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.		
		4.505.2.1 Capillary break A capillary break shall be installed in compliance with at least 1 of the following: 1. A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concreate and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.		
		4.505.3 Moisture content of building materials Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade-stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers drying recommendations shall be followed for wet-applied insulation products prior to enclosure.		
		Division 4.5 ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)		
		4.506.1 Bathroom exhaust fans Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%. b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.		
		Division 4.5 ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)		
		4.507.2 Heating and air conditioning system design Heating and air conditioning systems shall be sized, designed, and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D, 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems functions are acceptable.		
		4.408.5 Documentation documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.		
		4.408.4 4.408.4.1 Division 4.4 - BUILDING MAINTENANCE & OPERATION Operation and maintenance manual At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building. 4.410.2 Recyling by Occupants Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resourses Code Section 42649.82 (a)(2)(A) et. seq. are not required to comply with the organic waste portion of this section.		
		Division 4.5 ENVIRONMENTAL QUALITY (FIREPLACES)		
		4.503.1 General Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.		
		Division 4.5 ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
		4.504.1 Protection during construction At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.		
		4.504.2.1 Adhesives, sealants and caulks Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers,and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroentylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.		
		4.504.2.2 Paints and coatings Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings catergories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.		
		4.504.2.3 Aerosol paints and coatings Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.		
		4.504.3 Carpet systems Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: 1. Carpet and Rug Institute, Green Label Plus Program 2. California Department of Public Health, ¿üStandard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,Version 1.1, February 2010 (also known as Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Indoor AdvantageTM Gold		
		4.504.3.1 Carpet cushion Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program.		
		4.504.3.2 Carpet adhesive Carpet adhesives shall meet the requirements of Table 4.504.1.		
		LICENSED ARCHITECT GARON JAMES JOHN DARLING RENEWAL DATE JULY 31 2027 STATE OF CALIFORNIA		
		4.106.4.2.5 Identification The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as ,"EV CAPABLE" in accordance with the California Electrical Code. Notes: 1. The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD), to provide uniform standards and specifications for all official traffic control devices in Californ ia. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 12-01. Website: http://www.dot.ca.gov/hq/traffops/policy/13-01.pdf 2. See Vehicle Code Section 22511 for EV charging space signage in off-parking facilities and for use of EV charging spaces. 3. The Govenor's office of Planning and Research (OPR) published a "Zero Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website; http://opr.ca.gov/docs/ZEV_Guidebook.pdf		
		Division 4.2- ENERGY EFFICIENCY		
		4.201.1 & 5.201.1 Scope Energy efficiency requirements for low-rise residential (Section 4.201.1) and high- rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2016 California Energy Code.		
		Division 4.3 WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)		
		4.303.1 Water conserving plumbing fixtures and fittings Plumbing fixtures and fittings shall comply with the following: 4.303.1.1, 4.303.1.2, 4.303.1.3.1, 4.303.1.3.2, 4.303.1.4.1, 4.303.1.4.2, 4.303.1.4.3, & 4.303.1.4.4 Water Closets: ≤ 1.28 gal/flush Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush Single Showerheads: ≤ 2.0 gpm @ 80 psi Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gpm @ 80 psi, or only one shower outlet is to be in operation at a time Residential Lavatory Faucets: Maximum Flow Rate 1.2 gpm @ 60 psi; Minimum Flow Rate ≥ 0.8 gpm @ 20 psi Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi Metering Faucets: ≤ 0.25 gallons per cycle Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to ≤1.8 gpm		
		4.303.2 Standards for plumbing fixtures and fittings Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.		
		Division 4.3 WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)		
		4.304.1 Outdoor potable water use in landscape areas After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: 1. A local water efficient landscape ordinance or the current California Department of Water Resources, Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, or 2. Projects with aggregate landscape areas less than 2500 square feet may comply with the MWELO's Apendix D Prescriptive Compliance Option.		
		Division 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)		
		4.406.1 Rodent proofing Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.		
		Division 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)		
		4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.		
		Construction waste management plan 4.408.2 Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.		
		Waste management company 4.408.3 Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.		
		4.408.4 4.408.4.1 Waste stream reduction alternative Low-rise residential Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.		

City Of Coachella, CA 2022 CALGreen Notes
Residential New Construction

These requirements are effective January 1, 2022, for newly constructed residential buildings: low-rise, high rise, and hotels/motels.

Project Address: VARIOUS - SEE SHEET T-1
Project Name: SINGLE FAMILY RESIDENCE FOR COACHELLA, CA
Project Description: SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

SECTION	SCOPE	REQUIREMENT	SHEET #	COMMENT
		Division 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)		
		4.106.2 Storm water drainage and retention during construction Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.		
		4.106.3 Grading and paving Site shall be planned and developed to keep surface water from entering buildings. Exceptions: Additions and alterations which do not alter the existing drainage path.		
		4.106.4 Electric vehicle (EV) charging for new construction Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions on a case-by-case basis as determined by the AHJ: 1. Where there is no commercial power supply. 2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than $400.00 per dwelling unit. 3. ADU.		
		4.106.4.1 & 4.106.4.1.1 EV charging: 1- & 2-family dwellings/townhouses with attached private garages Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as ,"EV CAPABLE,". The raceway termination location shall be permanently and visibly marked as ,"EV CAPABLE,"		
		4.106.4.2 EV charging for multifamily dwellings If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project, capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		
		4.106.4.2.1 EV charging space (EV space) locations Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all residents. When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least 1 of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building,as defined in the California Building Code, Chapter 2.		
		4.106.4.2.2 EV charging space (EV space) dimensions EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 9 feet. 3. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. a) Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.		
		4.106.4.2.3 Single EV space required Install listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. 1. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). 2. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. 3. Construction documents shall identify the raceway termination point. 4. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		
		4.106.4.2.4 Multiple EV spaces required Construction documents shall indicate raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.		

Table 4.504.4.1
ADHESIVE VOC LIMIT1,2
Less Water and Less Exempt Compounds in Grams per Liter

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

Table 4.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

Sealants	VOC Limit
Architectural	250
Marine deck	760
Non-membrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural: Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

Table 4.504.4.5
FORMALDEHYDE LIMITS1
Maximum Formaldehyde Emissions in Parts per Million

Product	Current Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.08
Particle board	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard2	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.

2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

NO	DATE	REVISION
1	5.28.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
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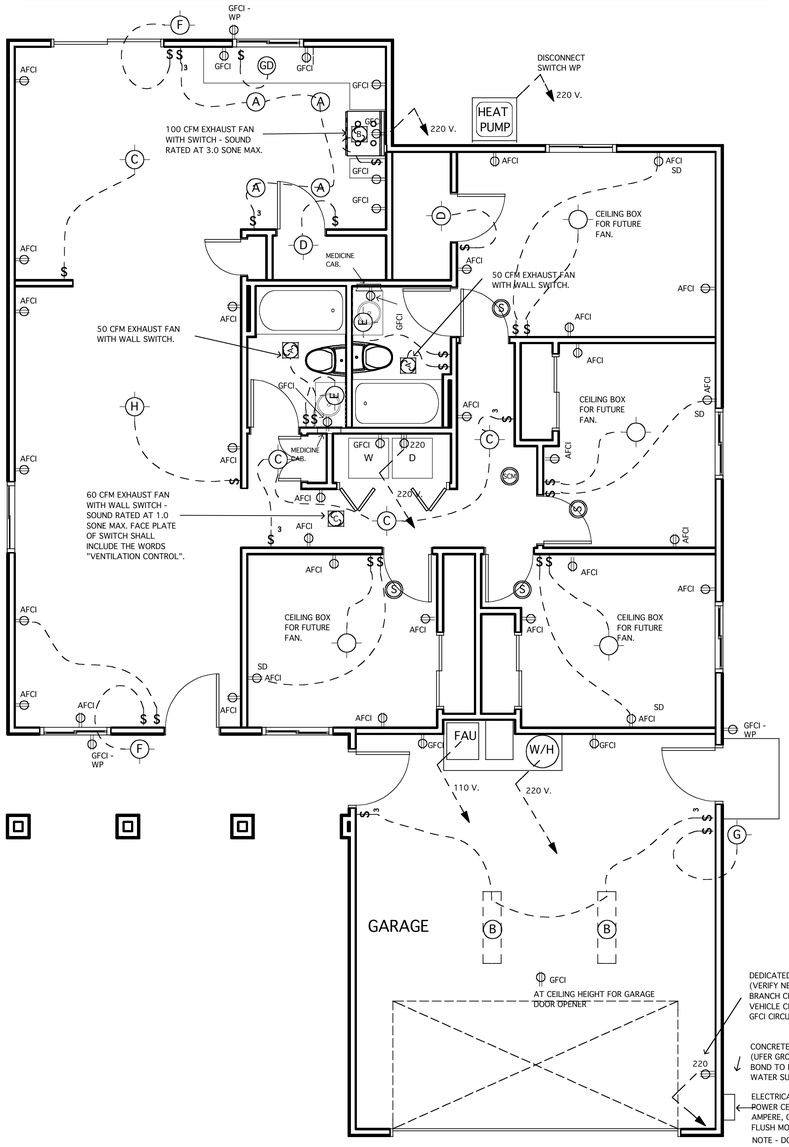
SHEET TITLE
CAL GREEN, NOTES, TABLES & REQUIREMENTS

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ELECTRICAL FIXTURE LIST

TYPE	DESCRIPTION	LAMP	WATTS	REMARKS
C	CEILING MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	COMPACT FLUORESCENT	26	
D	WALL MOUNTED SCONCE LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	COMPACT FLUORESCENT	26	CONTROLLED BY A VACANCY SENSOR.
E	VANITY WALL MOUNTED BRACKET LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	COMPACT FLUORESCENT	17	CONTROLLED BY A VACANCY SENSOR.
F	OUTDOOR WALL MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	COMPACT FLUORESCENT	26	CONTROLLED BY A MOTION SENSOR WITH PHOTO CONTROL
A	RECESSED CAN (IC-AT RATED -ASTM E283) CEILING LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	NO SCREW BASE SOCKETS	26	SHALL COMPLY WITH ALL THE REQUIREMENTS OF CEnC 150.0(K)C. CONTROLLED BY A VACANCY SENSOR.
B	CEILING MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	PIN-BASED LINEAR FLUORESCENT 32 WATT T8	(2)32	CONTROLLED BY A VACANCY SENSOR.
G	OUTDOOR WALL MOUNTED LIGHT FIXTURE WITH HIGH-EFFICIENCY LUMINAIRES	LED	13	CONTROLLED BY A MOTION SENSOR WITH PHOTO CONTROL
H	CEILING MOUNTED FAN & LIGHT FIXTURE COMBO WITH HIGH-EFFICIENCY LUMINAIRES	COMPACT FLUORESCENT	26	



ELECTRICAL SYMBOL LIST

- AFCI — ARC FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET
- AFCI SD — ARC FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET SPLIT OUTLET
- GFCI — GROUND FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET
- GFCI - WP — GROUND FAULT CIRCUIT INTERUTPTER DUPLEX OUTLET IN WEATHERPROOF BOX
- $ — SINGLE POLE SWITCH
- $3 — THREE WAY SWITCH
- S — SMOKE DETECTOR
- SCM — COMBINATION CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
- GD — GARBAGE DISPOSER
- EF — EXHAUST FAN BATHROOM 50 CFM
- EF — EXHAUST FAN KITCHEN HOOD 100 CFM
- EF — EXHAUST FAN WHOLE HOUSE VENTILATION 60 CFM

NOTES THIS SHEET

1. COMBINATION CARBON MONOXIDE ALARM AND SMOKE ALARM MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPED WITH A BATERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN FOR OVERCURRENT PROTECTION. COMBINATION CARBON MONOXIDE ALARM AND SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
2. SMOKE ALARM MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPED WITH A BATERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
3. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
4. RECESSED LIGHTS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.

N

ELECTRICAL FLOOR PLAN - 4 BEDROOM UNIT

1/4"= 1'-0" SCALE

LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

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SHEET TITLE
MODEL 1412
ELECTRICAL FLOOR PLAN SCHEDULE, LEGEND & NOTES

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DATE 8/10/25
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SHEET E-1
OF DWGS

GENERAL NOTES AND SPECIFICATIONS

1. ALL ELECTRICAL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL APPLICABLE LOCAL ELECTRICAL CODES. SUBMIT, OBTAIN AND PAY FOR ALL BUILDING PERMITS, PLAN CHECKS, AND FEES.
2. PROVIDE A CLEAN SET OF BLUEPRINTS "AS-BUILT" DRAWINGS TO THE OWNER WITH ALL REGULAR DAILY CHANGES CLEARLY NOTED THEREON IN RED INK AND SUBMITTED AT THE COMPLETION OF THE PROJECT. RED MARKS THAT ARE NOT LEGIBLE, UNINTELLIGIBLE OR CANNOT BE INTERPRETED SHALL BE REJECTED BY THE OWNERS REPRESENTATIVE AND RETURNED TO THE CONTRACTOR FOR RE-SUBMITAL TO THE COMPLETE SATISFACTION OF THE OWNERS REPRESENTATIVE.
3. UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT.
4. VERIFY EXACT LOCATION OF ALL OUTLETS WITH OWNER PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO RELOCATE ANY OUTLET IN ANY DIRECTION UP TO 10 FT. WITHOUT CHANGE IN CONTRACT PRICE PRIOR TO INSTALLATION. ALL NEW OUTLETS INSTALLED ON NEW WALLS, OR EXISTING WALLS TO BE REFINISHED, SHALL BE FLUSH MOUNTED, WITH CONDUITS CONCEALED IN CEILING OR WALLS.
5. SWITCHES SHALL BE "LEVITON" #CSB1-20W (1 POLE), #CSB2-20W (2 POLE) AND #CSB3-20W (3 WAY) #CSB4-20W (4 WAY). DUPLEX RECEPTACLES SHALL BE "LEVITON" #BR20W (20A.) AND #6899W (20A. GFCI), DIMMERS SHALL BE "LEVITON" #80800 (800 W.) AND 81500W (1500 W.). COVER PLATES SHALL BE PLASTIC TO MATCH DEVICES AND COLOR TO MATCH DEVICES.
6. ALL TELEPHONE, JUNCTION BOX, INTERCOM, TELEVISION, ALARM, ETC., OUTLETS SHALL BE MINIMUM 4" SQUARE X 2-1/8" DEEP WITH COVER PLATES.
7. ALL CONDUITS IN PROTECTED LOCATIONS SHALL BE "EMT", EXCEPT FLEXIBLE CONDUIT MAY BE USED IN SHORT RUNS TO LIGHT FIXTURES MAXIMUM 6 FT. FLEXIBLE STEEL CONDUITS MAY BE USED ON SPECIAL CONDITIONS ONLY AND WITH THE WRITTEN APPROVAL OF THE ENGINEER. GALVANIZED RIGID STEEL CONDUIT SHALL BE INSTALLED IN CONCRETE AND IN AREAS SUBJECTED TO MECHANICAL INJURY SUCH AS MECHANICAL AND EQUIPMENT ROOMS. CONDUIT BELOW GRADE SHALL BE SCH. 40 PVC OR PVCCOATED GALVANIZED RIGID STEEL. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED IN DAMP OR WET LOCATIONS AND FINAL CONNECTIONS TO MOTORS OR VIBRATING EQUIPMENT. ALL CONDUITS SHALL BEAR THE U.L. LABEL.
8. ALL LINE VOLTAGE WIRING SHALL BE IN CONDUIT OR RACEWAY. PRE-ASSEMBLED FLEXIBLE LINE VOLTAGE WIRING SYSTEMS SUCH AS TYPE "AC, MC, NM, NMC, NMS" CABLES WILL NOT BE ALLOWED.
9. ALL CONDUCTORS SHALL BE COPPER, 600 VOLT RATED WITH TYPE "THWN/THHN" INSULATION, AND BEAR THE U.L. LABEL. CONDUCTORS SMALLER THAN NO.8 SHALL BE SOLID AND NO.8 AND LARGER SHALL BE STRANDED. ALUMINUM CONDUCTORS WILL NOT BE ALLOWED.
10. PROVIDE A 3/32" POLYPROPYLENE PULL LINE IN EACH EMPTY CONDUIT, SUITABLY TIED AT EACH END, TAGGED AND LABELED.
11. ALL JUNCTION, SPLICE, AND PULL BOXES SHALL BE MINIMUM SIZED IN ACCORDANCE WITH CODE WITH RESPECT TO THE NUMBER AND SIZE OF CONDUITS & CONDUCTORS.
12. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF BID AND BE COMPLETELY FAMILIARIZED WITH THE SCOPE OF WORK TO BE PERFORMED AND ALL LOCAL CONDITIONS. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY DIFFERENCE FOUND BETWEEN THE DRAWINGS AND EXISTING CONDITIONS AT THAT TIME. NO EXTRAS WILL BE ALLOWED LATER FOR WORK NOT INCLUDED IN THE BID FOR CONTRACTOR'S FAILURE TO DO SO.
13. WORK SHALL BE DONE ONLY BY EXPERIENCED WORKERS USING APPROPRIATE TOOLS AND EQUIPMENT PROVIDED WITH ALL NECESSARY SAFEGUARDS TO PROTECT PERSONNEL, WORK, MATERIALS AND EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND/OR RELOCATE ALL ELECTRICAL EQUIPMENT WHERE WALLS, FLOORS, CEILINGS, ETC. ARE BEING DEMOLISHED IF REQUIRED DURING CONSTRUCTION AND TO ENSURE ALL ELECTRICAL IS IN A STATE OF "SAFETY OFF" CONDITION - NO LIVE ELECTRICAL SYSTEM PRESENT.
14. CONTRACTOR SHALL DO ALL CUTTING, CORE DRILLING AND PATCHING OF FLOORS, WALLS, CEILINGS, ETC. TO MATCH ADJACENT FINISH FOR THE INSTALLATION OF ALL ELECTRICAL WORK. VERIFY WITH OWNERS REPRESENTATIVE OR STRUCTURAL ENGINEER PRIOR TO ANY CORE DRILLING OR CUTTING.
15. ALL LIGHTING FIXTURES SHALL BE COMPLETE WITH ALL NECESSARY LAMPS AND MOUNTING HARDWARE. VERIFY TYPE OF CEILING TO BE INSTALLED WITH GENERAL CONTRACTOR AND COORDINATE MOUNTING METHOD. COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS FOR SEISMIC SUPPORT.
16. CONTRACTOR SHALL FURNISH THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM ALL REQUIRED TESTS OF THE WORK FOR APPROVAL. ALL WIRING DEVICES AND CONNECTIONS SHALL BE TESTED FOR CONTINUITY, SHORT CIRCUITS AND IMPROPER GROUNDS PER CODE.
17. COORDINATE WITH OTHER TRADES FOR THE EXACT ROUTING OF CONDUITS AND VERIFY EQUIPMENT LOCATIONS AND REQUIREMENTS THEREOF PRIOR TO INSTALLATION OF CONDUITS AND SUPPORTS.
18. ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE.
19. N/A
20. SUBMIT SIX SETS OF COPIES OF COMPLETE SHOP DRAWINGS FOR APPROVAL FOR ALL SWITCHGEAR, LIGHTING FIXTURES, TRANSFORMERS, PANELBOARDS, ETC. SUBSTITUTIONS MUST BE CLEARLY NOTED, WITH COMPLETE DETAILED DATA, CREDIT FOR OWNER SO STATED, AND MUST BE AUTHORIZED IN WRITING PRIOR TO ORDERING AND INSTALLATION.
21. ALL SWITCHGEAR, CONTROLS, PANELBOARDS, DISCONNECT SWITCHES AND TERMINAL CABINETS SHALL BE IDENTIFIED WITH ENGRAVED MICARTA NAMEPLATES ATTACHED WITH SCREWS.
22. ALL PANELBOARDS SHALL HAVE TYPEWRITTEN DIRECTORIES MOUNTED UNDER CLEAR PLASTIC SHEETS INDICATING BRANCH CIRCUITS. SEE PANEL SCHEDULES FOR DESCRIPTIONS.
23. PROVIDE ALL KEYS, MANUFACTURERS' WARRANTIES, OPERATING MANUALS, ONE SET OF SPARE FUSES, REPLACEMENT INSTRUCTIONS FOR BALLASTS, DIFFUSERS, ETC., TO OWNER PRIOR TO FINAL ACCEPTANCE.
24. ALL RECESSED FLUORESCENT LIGHTING FIXTURES SHALL BE INDEPENDENTLY SECURED TO THE BUILDING STRUCTURE.
25. ALL FLUORESCENT LAMPS SHALL BE T8 ENERGY SAVINGS TYPE AND BALLASTS SHALL BE ELECTRONIC ENERGY SAVING TYPE.
26. ALL SWITCHGEAR, MOTOR CONTROLS, AND PANELBOARDS SHALL BE "SQUARE "D", EATON (CUTTLER HAMMER), GENERAL ELECTRIC OR WESTINGHOUSE', WITH MATCHING CIRCUIT BREAKERS OF MINIMUM INTERRUPTING CURRENT RATED FOR, AND BRACED FOR, THE MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT.
27. FURNISH AND INSTALL ALL NECESSARY ELECTRICAL EQUIPMENT INCLUDING TIME SWITCHES REQUIRED AND MAKE ALL THE NECESSARY CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS, SUCH AS KITCHEN EQUIPMENT, ALARM SYSTEMS, WATER HEATERS, AIR CONDITIONING, REFRIGERATION AND CONTROLS. COORDINATE WITH MECHANICAL PLANS AND CONTROL WIRING DIAGRAMS FOR EACH ELECTRICAL ITEM THAT THE ELECTRICAL CONTRACTOR MUST PROVIDE AND IF SUCH INFORMATION IS NOT AVAILABLE AT TIME OF BID, SO STATE THAT THESE ITEMS ARE NOT INCLUDED IN THE BID.
28. THE ENTIRE WORK AREA SHALL BE LEFT CLEAN AND FREE OF DEBRIS ON A DAILY BASIS AND AT THE COMPLETION OF THE PROJECT.
29. ALL MATERIALS USED IN FABRICATION OF CONSTRUCTION OR THE VARIOUS PARTS OF THE ELECTRICAL INSTALLATION INCLUDED IN THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS WHERE APPLICABLE, AND SHALL BEAR THE UL LABEL. INSTALLATION OF LIGHT FIXTURES, BOXES, PANELS OR OTHER ELECTRICAL MATERIALS IN ANY FIRE RATED ENCLOSURE SHALL NOT VOID THE FIRE RATING OF THAT ENCLOSURE.

MECHANICAL SYSTEM

1. ELECTRICAL CONTRACTOR SHALL REFER TO MECHANICAL CONTROL DIAGRAM SHOWN ON MECHANICAL DRAWINGS. COORDINATE WITH MECHANICAL CONTRACTOR AND PROVIDE ALL LINE AND LOW VOLTAGE CONDUITS AND WIRING AND ALL CONTROL COMPONENTS SUCH AS TIME CLOCK, RELAYS, CONTACTORS, ETC. AS REQUIRED BY MECHANICAL SECTION FOR A COMPLETE "HVAC" SYSTEM INSTALLATION.
2. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF.
3. ALL FINAL CONNECTIONS TO MOTORS SHALL BE WITH LIQUID TIGHT FLEXIBLE CONDUITS. INSTALLATION SHALL COMPLY WITH THE LATEST N.E.C., AND SHALL BE PER LOCAL ELECTRICAL INSPECTOR'S SATISFACTION.
4. ELECTRICAL CONTRACTOR SHALL VERIFY WITH MECHANICAL CONTRACTOR THE EXACT LOCATION AND ELECTRICAL RATINGS OF ALL A/C UNITS PRIOR TO ROUGH-IN WORK AND ORDERING ELECTRICAL EQUIPMENT. REFER TO A/C UNITS NAMEPLATES AND PROVIDE PROPER FUSES AND WEATHERPROOF DISCONNECT SWITCHES.
5. ELECTRICAL CONTRACTOR SHALL VERIFY WITH MECHANICAL CONTRACTOR THE EXACT LOCATION FOR POINTS OF CONNECTIONS OF FEEDERS AND/OR BRANCH CIRCUITS STUB-OUTS FOR ALL MECHANICAL EQUIPMENT.

LIGHTING FIXTURES

1. ALL BALLASTS SHALL BE ELECTRONIC TYPE, HIGH PERFORMANCE, C.B.M.-E.T.L. CERTIFIED SERIES OF QUIETEST RATING AVAILABLE. PROVIDE LOW TEMPERATURE BALLASTS FOR OUTDOOR MOUNTED FIXTURES.
2. ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING BEFORE ORDERING ANY FIXTURES. CONTRACTOR IS FULLY RESPONSIBLE TO PROVIDE ALL MOUNTING BRACKETS TO FIT CEILING CONDITIONS AT NO EXTRA CHARGE TO THE OWNER.
3. ALL FIXTURES SHALL BE U.L. LISTED AND SHALL BE LISTED FOR THERMAL BARRIER WHERE IN CONTACT WITH INSULATION.
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS.
5. ALL FIXTURES SHALL BE HIGH EFFICACY TYPE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING PROPER TYPE OF TRIMS FOR ALL RECESSED TYPE FIXTURES TO FIT THE CEILING BEING INSTALLED. FINISH OF TRIMS SHALL MATCH CEILING FINISH AS DIRECTED BY ARCHITECT.
7. ALL LINEAR FLUORESCENT LAMPS SHALL BE T8, ENERGY SAVING TYPE, (4100K), EQUAL TO SYLVANIA "OCTRON".
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE FOR PROPER INSTALLATION TO COMPLY WITH ALL LOCAL AND STATE REQUIREMENT'S FOR SEISMIC SUPPORT

PANEL "A"

VOLTS: 120/240V, 1PHASE, 3W BUS: 200A
MOUNTING: SURFACE MAIN: 200A

CIR. No.	DESCRIPTION	C.B. AMP.	C.B. POLE	LOAD (VA) A	LOAD (VA) B	C.B. AMP.	C.B. POLE	DESCRIPTION	CIR. No.
1	KITCHEN	20	1	1500	750	20	1	BEDROOM 2	2
3	LIGHTING			750	750			BEDROOM 1	4
5	BATHROOM 2			1080	1080			BATHROOM 1	6
7	LIVING/DINING			1080	750			BEDROOM 3	8
9	OUTDOOR RECEPTACLES			360	275			KITCHEN - GD	10
11	KITCHEN			1500	750			BEDROOM 4	12
13	KITCHEN - RANGE	50	2	2200	1500			LAUNDRY	14
15		50	2	2200	4500	50	2	HEAT PUMP	16
17	DRYER	30	2	2500	4500	30	2		18
19		30	2	2500	2500	30	2	WATERHEATER	20
21	EV CHARGING OUTLET*	50	2	3500	2500	30	2		22
23		50	2	3500	1275	20	1	GARAGE	24
25	AIR HANDLER	20	1	345				SPACE	26
27	SPACE							SPACE	28
29	SPACE							SPACE	30
				22240	22055				

TOTAL CONNECTED LOAD: 44,295VA
CONNECTED AMPS : 184.0

*. DEDICATED 208/240V OUTLET (VERIFY NEMA 6-50 SOCKET) AND BRANCH CIRCUIT FOR ELECTRIC VEHICLE CHARGING WITH 50 AMP GFCI CIRCUIT BREAKER PER CODE.

LIGHT FIXTURE SCHEDULE

	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
A	RECESSED CEILING CAN	COOPER	HALO 30OTBZ H7ICATNB	
B	SURFACE MOUNTED CEILING	COOPER		GARAGE FLUORESCENT
C	CEILING DOME			
D	SURFACE MOUNTED CEILING			BULB GUARD
E	VANITY LIGHT		#17063-34	3-LIGHT VICTORIAN VANITY
F	RECESSED BOX - WALL SCONCE			EXTERIOR - WEATHERPROOF
G	RECESSED BOX - WALL SCONCE			EXTERIOR - WEATHERPROOF

EXHAUST FAN SCHEDULE

	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
A	EXHAUST FAN	NUTONE	AEN50	
B	EXHAUST FAN	NUTONE	RL6330WH	
C	EXHAUST FAN	NUTONE	AEN80	HOUSE VENTILATION

ELECTRICAL LEGEND

	CONDUIT HOMERUN		CONDUIT CONCEALED IN FLOOR OR BELOW GRADE
	CONDUIT CONCEALED IN CEILING OR WALL, 1/2"C-2#12 U.O.N. *		
	CONDUIT EXPOSED, 1/2"C-2#12 U.O.N. *		
T	TELEPHONE CONDUIT, 3/4" C.O. U.O.N.		
	3 NO. 12-1/2"C *	A	AMPERES
	4 NO. 12-3/4"C *	C	CONDUIT
	5 NO. 12-3/4"C *	CKT	CIRCUIT
	6 NO. 12-1"C *	C.O.	CONDUIT ONLY W/ PULL LINE
	7 NO. 12-1"C *	G	EQUIPMENT GROUND, GREEN INSULATED
	8 NO. 12-1"C *	IG	INSULATED/ISOLATED GROUND
	CONDUIT UP	N.F.	NON-FUSED
	CONDUIT DOWN	T.B.S.	TO BE SELECTED BY ARCHITECT
	CONDUIT STUB OUT & CAP	U.O.N.	UNLESS OTHERWISE NOTED
	DATA CONDUIT, 3/4" C.O., UNLESS NOTED	V	VOLTS
	GROUND (GND)	VL	VERIFY EXACT LOCATION
	REFERENCE NOTE	WP	WEATHERPROOF

FLOOR	WALL	CEIL.	DESCRIPTION	
			DUPLEX RECEPTACLE, 20A-125V	+15"
			LIGHT FIXTURE, T.B.S.	
	S_A		SINGLE POLE SWITCH,"a" CONTROLLED OUTLET REFERENCE	+48"
	S_3		THREE WAY SWITCH	+48"
	S_{TO}		TOGGLE MOTOR CONTROLLER WITH THERMAL OVERLOAD	
			DISCONNECT SWITCH	

* PROVIDE SEPARATE #12 "GREEN" GROUND WIRE IN CONDUIT (E.G.)

DEMAND CALCULATION SCHEDULE

1. GENERAL LIGHTING & RECEPTACLE LOADS	3 VA	1412 SQ. FT.	4236 VA
2. SMALL APPLIANCE BRANCH CIRCUITS.	1500 VA	2.	3000 VA
3. LAUNDRY BRANCH CIRCUITS.	1500 VA	1.	1500 VA
4. ADD LINES 1,2, &3			8736 VA
5. (LINE 4) - 3000 VA			5736 VA
6. (LINE 5) X 0.35 =		0.35	2007.6 VA
7. TOTAL GENERAL LIGHTING & RECEPTICLE LOAD. 3000 VA + (LINE 6) =			5007.6 VA
8. FASTENED-IN-PLACE APPLIANCES			
GARBAGE DISPOSER	1127 VA		
EVSV	7200 VA		
TOTAL	8327 VA		8327 VA
9. CLOTHES DRYERS. USE 5000 VA OR NAMEPLATE			5000 VA
10. RANGES, OVENS, COOKTOPS AND OTHER COOKING APPLIANCES OVER 1750 WATTS			
COOKTOP/RANGE	1750 VA		
TOTAL	1750 VA	0.65	1137.5 VA
11. HEATING AND AIR CONDITIONING. HEATING: = 0 VA + [2A X 115V= 230 VA] (AIR HANDLER BLOWER) = 230.0 VA COOLING: 3090 VA + [2A X 115V= 230 VA] (AIR HANDLER BLOWER) = 3,710.0 VA			
COOLING GOVERNS			3,710 VA
12. LARGEST MOTOR			
GARBAGE DISPOSER			275 VA
13. TOTAL VOLT-AMP DEMAND LOAD			23,457.1 VA
14. MINIMUM AMPERAGE FOR SERVICE			97.74A

REGISTERED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2025
STATE OF CALIFORNIA

NO	DATE	REVISION
1	6.24.24	CITY SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		

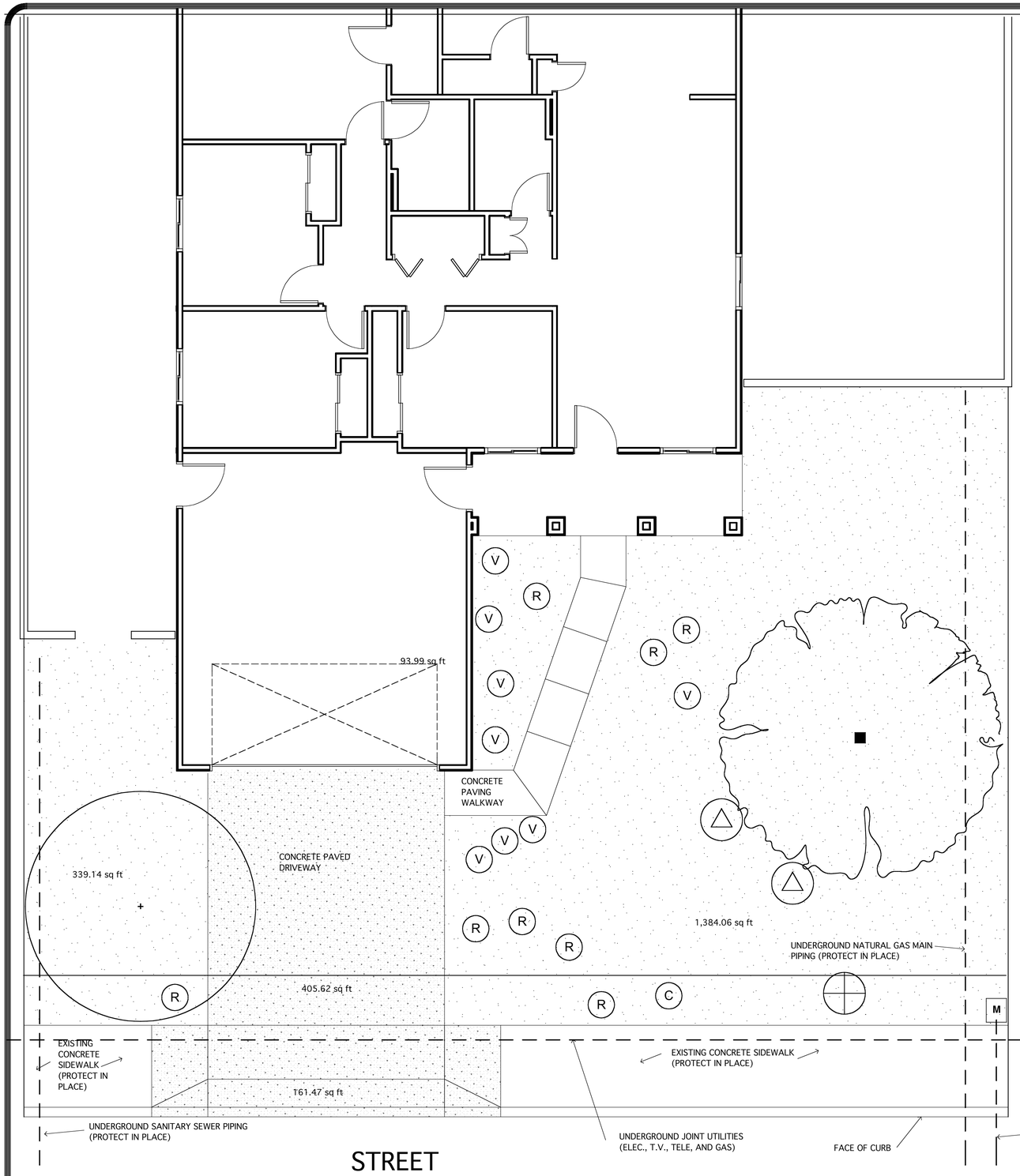
PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON J. J. DARLING ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
MODEL 1412
4 BEDROOM SCHEDULE, LEGEND & NOTES

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DATE 8/10/25
JOB
SHEET E-2
OF DWGS



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE NOTES

A. THE FOLLOWING PRESCRIPTIVE COMPLIANCE OPTION (APPENDIX D) OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, DIVISION 2, CHAPTER 2.7, SECTION 490 SHALL BE FOLLOWED.

B. COMPLIANCE WITH THE FOLLOWING ITEMS IS MANDATORY AND MUST BE DOCUMENTED ON A LANDSCAPE PLAN IN ORDER TO USE THE PRESCRIPTIVE COMPLIANCE OPTION.

1. SUBMIT A LANDSCAPE DOCUMENTATION PACKAGE WHICH INCLUDES THE FOLLOWING ELEMENTS:
   (A) DATE
   (B) PROJECT APPLICANT
   (C) PROJECT ADDRESS
   (D) TOTAL LANDCAPE AREA: 2124.5 SQ. FT.
   TURF AREA = ZERO SQ. FT.
   PLANT MATERIAL = 175.0 SQ. FT.
   DECOMPOSED GRANITE MULCH = 2124.5 SQ. FT.
   (E) PROJECT TYPE: NEW PROJECT
   (F) WATER SUPPLY: POTABLE - COACHELLA VALLEY WATER DISTRICT
   (G) CONTACT INFORMATION FOR THE APPLICANT:

   CONTACT INFORMATION FOR THE PROPERTY OWNER:

   (H) APPLICANT SIGNATURE AND DATE WITH THE FOLLOWING STATEMENT: "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PERSCRIPTIVE COMPLIANCE OPTION TO THE MWELO" SIGNED _____ . DATE 3.16.2022

2. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHED INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).

3. PLANT MATERIAL SHALL COMPLY WITH ALL OF THE FOLLOWING:

   (A) FOR RESIDENTIAL AREAS, INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.

   (B) A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

4. NOTE: TURF IS NOT INSTALLED IN THIS PROJECT.

5. SEE SHEET IR-1 FOR IRRIGATION NOTES.

6. N/A

C AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

UTILITIES NOTES

UTILITIES SHOWN ARE GENERAL LOCATIONS. REFER TO PRECISE GRADING PLANS. OBTAIN THE SERVICES OF DIG ALERT- CALL 811 AT LEAST TWO DAYS BEFORE YOU DIG. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS, MEASURES AND MEANS AS NECESSARY TO ENSURE SAFETY.
UNKNOWN AND BURRIED/HIDDEN UTILITIES MAY EXIST. EXERCISE EXTREME CAUTION.

LANDSCAPE LEGEND

GROUND COVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	COMMENTS
Ⓡ	ACACIA REDOLENS ' DESERT CARPET' PROSTRATE ACACIA	1 GAL	LOW	3'-0" O.C. PLANT 36" FROM EDGE OF CURB OR WALK.
Ⓥ	VERBENA PULCHELLA GRACILLIOR / MOSS VERBENA	1 GAL	LOW	30" O.C. PLANT 30" FROM EDGE OF CURB OR WALK.

SHRUB

SYMBOL	BOTANICAL/COMMON NAME	SIZE		COMMENTS
⊕	LEUCOPHYLLUM F. 'GREEN CLOUD' / GREEN CLOUD TEXAS RANGER	1 GAL	LOW	4'-0" O.C.
⊖	LEUCOPHYLLUM FR 'COMPACTA' / DWARF TEXAS RANGER	1 GAL	LOW	4'-0" O.C.
△	SENNA ARTEMISIOIDES / FEATHERY CASSIA	5 GAL	LOW	4'-0" O.C.
C	CASSIA NEMOPHILA / CASSIA	5 GAL	LOW	4'-0" O.C.
P	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL	LOW	4'-0" O.C.

TREE

SYMBOL	BOTANICAL/COMMON NAME	SIZE		COMMENTS
+	PROSOPIS CHILENSIS / PHOENIX THORNLESS CHILEAN MESQUITE	15 GAL	LOW	HIGH MULTI-BRANCHES
■	CERCIDIUM HYBRID/ DESERT MUSEUM PALO VERDE	24" BOX	LOW	STANDARD / D.S.

NOTE:

ALL PLANTING AREAS SHALL RECIEVE 2" LAYER OF 3/4" SIZE MOJAVE GOLD CRUSHED ROCK TO MATCH EXISTING LANDSCAPING IN ADJACENT DEVELOPMENT.

LANDSCAPING & IRRIGATION NOTES

LANDSCAPING:
REQUIRED LANDSCAPING AREA: ENTIRE FRONT YARD SHALL BE LANDSCAPED (PLANTS AND OR ROCK MULCH AS REQUIRED)EXCEPT FOR NECESSARY DRIVEWAYS AND WALKWAYS.

IRRIGATION: SEE SHEET IR-1 FOR IRRIGATION.

SOIL:
AMMENDMENTS: INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF 6" INTO LANDSCAPE AREA.

C - 23697
LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

6"
0 1' 5' 10' 20'
GRAPHIC SCALE

LANDSCAPE PLAN - 4 BEDROOM PARTIAL PLAN SHOWING FRONT YARD
1/4"= 1'-0" SCALE

NO	DATE	REVISION
1	5.24.24	CITY SUBMITTAL
2	4.5.25	CITY CORRECTIONS
3	8.11.25	CITY SUBMITTAL
4	9.29.25	CITY CORRECTIONS ROCK MULCH

PROJECT
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR
COACHELLA VALLEY HOUSING COALITION
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INDIO, CA 92201

GARON J. J. DARLING ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
MODEL 1412
4 BEDROOM
LANDSCAPE PLAN, SCHEDULE, LEGEND & NOTES.

OWNERSHIP AND USE OF DOCUMENTS
All drawings, specifications and copies thereof furnished by the Architect are and shall remain the property of the Architect. They are to be used only with respect to this Project and are not to be used on any other project. With the exception of one contract set for each party approved and retained for work on this Project, they are not to be loaned, copied or otherwise disposed of without the written consent of the Architect. All copies made by any party at the direction of the Architect pursuant to the preceding sentence must bear a statement similar to this one setting forth the Architect's rights hereunder. All common law, statutory and other reserved rights, including copyright.

DATE 9/29/25
JOB
SHEET L-1
OF DWGS

PLANTING
PART 1 – GENERAL
1.01 SUMMARY
A. Provide all labor, material, equipment, and appliances necessary to provide trees, plants, and ground cover as indicated on Drawings, specified herein and as required for a complete installation.
B. Related Sections:
3. Section 02810: Irrigation System.
1.02 SUBMITTALS
A.
B. Submit complete lists of landscape materials and equipment to be used, including manufacturers name and address, specific trade names, catalog numbers complete with illustrations and descriptive literature and clearly mark or underline proposed items; list sources of landscape topsoil.
C. Shop Drawings: Required for any landscape structure.
D. Material List: Plant materials list.
E. Certification: In addition to other required certification, furnish a certificate with each delivery of bulk material, including topsoil, planter mix soil, bark mulch, stating its source, quantity, type of material furnished and that such item or material conforms to requirements of this section.
F. Sample: Submit topsoil Sample and soil amendments with analysis.
G. Fertilizer analysis: Provide labels of each fertilizer used and quantities used at each applications recommended in Soil Analysis Report.
H. Soil Test: After completing soil rough grading, Contractor shall have soil tested for fertility and agricultural suitability. Soil shall be tested from minimum of (3-4) locations per acre of planted area. Contractor shall record locations where samples were taken. A copy of soil test results shall be submitted to Architect before landscape work begins. Contractor shall pay cost of soil test.

1.03 QUALITY ASSURANCE
A. Workers: Furnish skilled workers thoroughly trained and experienced in required crafts and familiar with specified requirements for proper performance of Work of this section.
B. Codes and Regulations: All materials and workmanship in this section shall comply with all applicable City, County, Federal and State Codes and Regulations. Deliver all permits and testing certifications to IOR.
C. Quality and Size: Comply with current edition of "Horticultural Standards" for number one nursery stock as adopted by "American Association of Nurserymen".
D. All Plants:
1. True to name, with name of plants in accordance with standards of practice of "American Association of Nurserymen."
2. In all cases, botanical names take precedence over common names.
1.04 GENERAL REQUIREMENTS
A. IOR shall verify that all irrigation systems are operating before starting Work of this section.
B. Inspection: Notify Architect at least 72 hours in advance to schedule following inspections:
1. All plant material at time of delivery to Project site.
2. Final location of plants prior to preparation of planting pits.
3. All trees of 24" box size and larger at their source before delivery to Project site.
4. Finish grades prior to sodding or seeding areas.
5. All landscape construction items prior to start of maintenance of plant establishment period.
6. Final inspection.
C. Existing Utilities and Plant Materials:
1. Protect utilities and plant materials from damage.
a. Perform modifications only as permitted by Architect, in accordance with applicable provisions noted or specified on Drawings, or in other sections of these Specifications.
2. Replace damaged plant material with like type and size material. Architect shall determine cost of irreplaceable plant material according to "square inch" method as described by Council of Tree and Landscape Appraisers' "Manual for Plant Appraisers" handbook, Current Edition, and "Guide for Establishing Values of Trees and Other Plants".
D. Verification of Dimensions and Quantities:
1. Verify all scaled dimensions and quantities before starting landscaping Work.
2. Promptly notify Architect of any discrepancies between Drawings, Specifications or actual Project site conditions.
E. Tree Tagging: Architect will tag 24" box and larger trees at nursery. Request tree tagging from Architect by providing 3 days advance notice.
F. Pest Management Method and Products:
1. Contractor shall ensure that all plants provided are clean, healthy, free of physical damage, and show no symptoms of abiotic injury. Plants must also be free of diseases, arthropod pests, and any other type of plant pests. Before applying pesticides to plants, the following criteria must be met:
a Individuals who apply pesticides on behalf of contractor's company must have a Qualified Applicator License in appropriate category of pest control issued by California Department of Pesticide Regulation and registered to conduct pest control for hire as a business by RIVERSIDE County Agricultural Commissioner's Office.

1.05 DELIVERY, STORAGE AND HANDLING
A. Plants shall be protected in transit and after delivery to Project site. Plants in broken containers and plants with broken branches or injured trunks will be deemed defective Work.
B. Plant materials damaged in planting operations shall be replaced.
1.06 WARRANTY
A. Shrubs and groundcover shall be growth and health guaranteed by installer for a period of 90 days after completion of maintenance period. Trees shall be installer guaranteed to live and grow in upright position for a period of one year after completion of maintenance period.
B. Within 15 days after notification by Owner, remove and replace failed plantings. Replacement plantings shall be guaranteed as specified for original plantings.

PART 2 - PRODUCTS
2.01 MATERIALS
A. Topsoil: Designated as imported topsoil as specified herein. Soil test will determine suitability of topsoil before installation. Transport topsoil from source to its final position unless stockpiling is specified.
1. Imported Soil:
a. Shall be from a source outside Project site and in compliance with this section.
b. Architect may make such inspections and perform such tests as deemed necessary to determine material meets all requirements.
c. At least 30 days before scheduled installation, submit proposed source of topsoil and a sample to Architect. Submit a written request for review, accompanied by a testing laboratory registered by State of California for agricultural soil evaluation.
d. Comply with all recommendations of soils testing laboratory and provide any soil amendments necessary to achieve proper nutrient levels to support healthy plant growth.
e. Imported topsoil shall be of a uniform composition and structure, fertile and friable sandy loam soil, and be free of roots, decay, subsoil, clods and stones larger than 1/4" in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush and other litter and not be infested with nematodes or other undesirable insects and plant disease organisms. Imported topsoil shall meet following additional requirements:
1) Gradation Limits: Sand – 50-80%, clay – 20% maximum, and silt – 30% maximum. Sand, clay and silt gradation limits shall be as defined in ASTM D 422.
2) Agricultural Suitability and Fertility: Topsoil shall be fertile and friable garden soil suitable for sustaining and promoting growth of specified plants.
3) Electrical conductivity less than 2.0 milliohms/centimeter or DS/m.
4) Boron content maximum of 1.0 part per million.
B. Fertilizers and Conditioning Materials: Comply with applicable requirements of State of California Agricultural Code:
General:
a. All fertilizing materials shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis.
b. Fertilizing material shall not contain toxic ingredients and fillers in quantities harmful to animal, human or plant life.
c. Submit a certificate of compliance stating material substantially meets Specifications in accordance with provisions of Article 1.03B.
2. Materials:
a. Bone Meal: Commercial raw bone mean shall be finely ground, steamed dry material with a minimum analysis of 2.5% nitrogen and 22% phosphoric acid.
b. Gypsum: Hydrated calcium sulfate produce containing 23% calcium and 18% sulfur with a guarantee analysis of 84% calcium sulfate.
c. Soil Sulfur: Guarantee analysis of 99% sulfur.
d. Superphosphates: First grade finely ground phosphate rock used for agricultural purpose, containing minimum 18% phosphoric acid by volume.
e. Commercial Fertilizer: Pellets or granular product having a chemical analysis of 14-14-14, with a minimum of 68% of nitrogen from slow release nitrogen unless otherwise specified in Soil Analysis Report: it should be a free flowing material delivered in unopened bags, do not install material which becomes caked or otherwise damaged.

f. Nitrogen Fortified Wood Product: Derived from redwood, fir or cedar sawdust or from bark of fir or pine treated with a non-toxic agent to quickly absorb water and comply with following requirements:
1). Gradation:
SIEVE SIZE
PERCENT PASSING
?-inch
95% minimum
#6
80% minimum
#35
30% minimum
Nitrogen Content:
NITROGEN CONTENT
% DRY WEIGHT
Redwood
0.4 – 0.6%
Fir
0.56 – 0.84%
Cedar
0.56 – 0.84%
Fir Bark
0.8 – 1.2%
Pine Bark
0.8% - 1.2%
3) Salinity: Maximum saturation extract conductivity 2.5 milliohms/centimeter at 25 degrees Celsius.
4) Absorption: When one teaspoon of water is applied to 4 cubic inches of air-dried products, material shall be become completely damp in a period of less than 2 minutes. Kellogg KRA, Sequoia Redwood/Cedar Blend or White Fir, Long Beach Soil Preparation, Bandini #101 Redwood Soil Builder of nitrogenized wood amendment.
g. Organic Fertilizer: Treated, relatively dry friable organic compost derived from sewage sludge processed for agricultural use; containing at least 1% nitrogen by dry weight, 2% phosphoric acid and comply substantially with gradation noted in sub-section 2.1, B6. Milorganic, Kellogg's Nitrohumus, or equal.
C. Prepared Backfill mix:
1. To be based upon recommendations from soils test performed by a certified laboratory
2. Mix (for bidding purposes)
a. 70% by volume clean excavated topsoil/import soil.
b. 30% by volume nitrogen stabilizer wood residual
c. 1 lb. per cu. yd. gypsum
d. 2 lbs. fertilizer per cu. yd. (14-14-14 with a minimum 68% of nitrogen from slow release nitrogen. Additional secondary and micronutrients preferred)
3. Mix (acid plants)
a. 30% by volume clean excavated soil/imported soil
b. 70% by volume nitrogen stabilized wood residual
c. 2 lb .per cu yd. soil sulfur
d. 2 lbs. fertilizer per cu. yd. (14-14-14 with a minimum 68% of nitrogen from slow release nitrogen. Additional secondary and micronutrients preferred)
D. Plants (General): Plant names indicated or listed on Drawings shall conform with Sunset, Western Garden Book, latest edition.
1. Type and Size: Plant materials shall be listed on Drawings.
2. All plants shall be true name, and one of each bundle or lot shall be tagged with Botanical/Common name and size of each plant in accordance with standards of practice recommended by American Association of Nurseryman
3. Tag one plant of each variety for identifying purposes.
4. All plantings shall be inspected before installation.
5. Substitutions: When plants of a specified kind or size are not available, substitution may be requested in accordance with General Conditions.
6. All plants shall have a growth habit normal to species in accordance with USA Standards for Nursery Stock, latest editions; shall be sound, healthy, vigorous, and free from insect pests, plant disease, sun scalds, fresh bark abrasions, excessive abrasions or other objectionable disfigurements. Tree trunks shall have normal well developed branch systems and vigorous and fibrous root systems, not root bound and shall be free of kinked or girding roots.
7. No pruning shall be performed before inspection at nursery by Architect. (Other than normal pruning during growth period).
8. Plantings specified for adverse conditions shall be Project site acclimated before planting. Purchase from local nurseries or store on Site for a period of 10 weeks for autumn planting and 6 weeks for spring planting.
E. Plant Material:
1. Trees: All trees shall conform to type and size noted on Drawings. Measure height from root crown to last division of terminal leader and measure diameter 1 ft. above root crown. Measure height of palm trees from ground line to base of growing bud. Palms shall stand reasonably erect without support.
2. Shrubs: Specified type and size selected from high quality well shaped nursery stock.
3. Flatted Plants: Grown and remain in flat until transplanted at Project site. Soil and spacing of plants in flat shall insure minimum disturbance of root system at time of transplanting. Maximum plants per flat to be 64 to 100 plants, or as indicated in Drawings.
H. General Materials:
1. Pipe: Galvanized steel, standard weight (schedule 40) complying with ASTM A120.
2. Nails, fasteners, etc.: Galvanized and commercial quality materials.
3. Fabricated metal items: Steel conforming to ASTM A36.
4. Concrete items: Standard 2000 psi concrete.
I. Concrete headers: 6-inch x 8-inch size, complete with pre-molded expansion joint material 10 ft. apart or as indicated on Drawings.
J. Composite Headers: Headers and stakes shall be composite material sizes as indicated on Drawings. Screws shall be plated deck screws. Stakes shall be 1" x 2" x 12" in length and headers shall be furnished in 2" x 4" x 20'-0" in length and shall be of uniform width and thickness.
K. Tree Stakes: Steel stakes shall be the Reddy Stake System manufactured by Decorations for Generations, Inc. or equal. Provide two Reddy Stake per each new tree.
L. Tree Ties:
1. Wire Type: No. 10 ga. BMG galvanized soft steel wire covered with garden hose.
2. Cinch Tie: Flexible vinyl with adjustable interlocking capability.
M. Tree-Root Control Barrier: Shall be fabricated from a high density and high impact plastic such as polyvinyl chloride, ABS or polyethylene, and have a minimum thickness of 0.06". Plastic shall be furnished with ?" to ?" high raised vertical ribs on inner surface spaced at least 6" but not more than 8" apart. Install a plastic root control barrier with each new tree planted within a tree well. Deep Root Corp., 7354 Bolsa Avenue, Westminster, CA 92683, 714 898-0563, or equal.
N. Pest Management Methods and Products: Refer to section 1.04 F in this specification for details pertaining to Contractor applying pesticides.
O. Jute matting shall be of a uniform open plain weave, single jute yarn, not varying in thickness by more than one half its normal diameter. Jute matting shall be furnished in rolled strips as follows: Length, approximately 50 to 75 yards, width, 45 inches to 50 inches. Ludlow Soil Saver No. 48, or equal.

PART 3 – EXECUTION
3.01 SURFACE CONDITIONS
A. Examine areas and conditions under which Work of this Section will be performed. Correct detrimental conditions before commencing Work of this section.
3.02 GRADING AND SOIL PREPARATION
A. Initial Rough Grading: Specified in Division 02.
B. Earthwork and Topsoil Placement: Shall include excavation and backfilling for irrigation system and preparation for spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.
C. Preliminary Grading: Scarify existing soil to a depth of 6 inches before backfilling with topsoil. During preliminary grading operation, remove all stones over 7 inch.
D. In Previously Paved Areas: Remove top 6 inches of existing soil and legally dispose of off Project site. Replace with approved imported topsoil to indicated finish grade.
E. Topsoil Preparation and Conditioning:
1. Type and Thickness: Topsoil shall have a minimum depth of 6 inches above subgrade or as indicated on Drawings, whichever is greater.
2. Before installing topsoil, subgrade shall be cleared of all weeds, rock 7" and larger and other extraneous materials from designated planting areas to a depth of 6 inches. The tools acceptable for this cleaning process are a Rock Picker by Harley Enterprise, Track Screener by Cherrington, Screen USA Inc. or other tools or machines designed for the purpose. The finished planting bed preparation is subject to the approval of the Architect and/or Owner's representative. OAR shall coordinate with the Owner's Landscape Office for a site visit and approval prior to plant/lawn installation.
3. Do not process topsoil when it is so wet or dry as to cause excessive compaction or forming of hard clods or dust.
4. Existing soil can be used as topsoil only if it meets the requirements of Article 2.01.A of this specification.
F. Fertilizing and Conditioning: Provide planting areas to finish grades, including mounds, before installation of specified fertilizer or soil conditioning materials.
1. Mechanically install following amount of fertilizer or soil conditioning materials at a uniform rate per 1,000 sq. ft. of planting area:
a. 3 cubic yards of nitrogen fortified wood compost.
b. 2 cubic yards of organic fertilizer.
c. 100 lbs. of gypsum.
d. 30 lbs. of commercial fertilizer.
2. Quantities of required materials for planting areas shall be at Project site. Furnish IOR with delivery tickets before installation to verify source, kind, and quantities delivered.
3. After installation of fertilizer and soil conditioning materials, uniformly cultivate materials into upper 6 inches of soil with suitable equipment operated in at least two directions at approximate at right angles. Process soil until friable.
G. Finish Grading:
1. Provide a finish grade, smooth, uniform, and free of abrupt grade changes and depressions to insure proper surface drainage.
2. Finish grades adjacent to paving curbs or headers shall be 1 inch lower in sod areas and 2 inches lower in shrub or ground cover areas.
3. Irrigate soil after installation of fertilizer and soil conditioning materials. Allow soil to settle. Provide a stable surface. After soil has dried out to a workable condition, re-grade, rake, and smooth to required grades and contours. Finished surfaces to be left clean and suitable for planting.
4. Areas to be planted shall be graded and floated to provide complete surface drainage; all water holding depressions and pockets shall be eliminated. Undulations and unsightly variations in grade which will not permit the use of normal mowing equipment without scalping or missing shall be removed so that proper use of mowing equipment can be performed.
5. Areas to be planted shall also be finished graded to meet any walks, paths or other adjoining surfaces so that, after compaction, no water pockets or ridges remain.
6. Areas where sod will interface with other modes of planting at catch basins and paved areas shall be finish shaped so as to counter sink the sod one inch (1") such that once sod is placed, it shall be at grade with adjacent planting bed.
H. Contour mounds: Construct with imported topsoil and specified soil amendments. Install and shape mounds to minimize settlement or erosion and to provide adequate footing for placement of boulders. Referenced dimensions of mound contours refer to height above finish grade.
I. Trenching: After completion of soil conditioning or finish grading operations, backfill upper portion of trench so specified topsoil thickness in trench is restored.
J. Weeding: Once site has been cleared, grubbed and rough graded, all landscape areas shall be maintained free of vegetation growth until start of irrigation and planting phase of work.

3.04 PLANTING
A. General: All planting materials shall be inspected before planting, including those tagged at nursery.
1. Perform planting with material, equipment and according to procedures favorable to optimum growth of plant. Do not plant during windy conditions.
2. Except as noted for specimen planting in sub-section 3.04D, commence all planting operations immediately following completion of irrigation system.
B. Protection and Storage:
1. Maintain all plantings delivered to Project site in a healthy condition.
2. Do not allow plantings to dry out.
3. Separate bare root stock and "heal in" in moist earth or other suitable material.
4. Cover root ball of bailed or burlap wrapped plantings with moist sawdust, wood chips, or other permitted materials.
C. Layout and Plant Locations:
1. Plant locations indicated on Drawings are approximate.
2. Plants may be re-spotted before planting as required by Architect.
3. Provide a detailed layout of plants, etc., in planting areas and obtain review of Architect before actual planting operations.
4. Locate first row of plantings in areas designated for on center spacing at one-half the designated spacing from edge of area.
D. Specimen Planting: Plantings in boxes 24 inches or larger shall be installed before installation of lateral irrigation lines. Re-route irrigation lines in conflict with specimen locations to clear root ball.
E. Tree and Shrub Installation:
1. Excavate planting holes approximately square with vertical sides shall be twice the width of plant container or root ball; larger if necessary to permit handling and installation without damage to root ball system. Bottom of plant container or root ball shall be placed on existing undisturbed soil.
2. Do not install plantings having a broken or cracked root ball.
3. Containers should be opened and removed in such a manner not to damage root system.
4. Remove balled plant wrappings after plant is positioned in hole.
5. Scarify native soil at bottom half of holes to a depth of 6 inches.
6. Backfill bottom half of hole with specified backfill mix minus fertilizers. Settle with water.
7. After water settling bottom half of hole, set planting approximately in center of hole and adjust root flush to finish grade.
8. Backfill balance of hole with specified backfill mix and fertilizer and water settle.
9. Prune or remove any broken or damaged limbs.
10. Form a circular watering basin slightly larger than hole; 4 inches high for trees and 2 inches high for shrubs. Shape bottom of basin to be slightly lower than finish grade.
11. Restore area around plantings to finish grade.
12. After installation, plantings shall be plumb with root crown at its natural depth with respect to finish grade.
13. All new trees in sod areas to be installed with tree trunk protector.
F. Backfill Planting Mix: Consists of 70% specified topsoil, and 30% nitrogen fortified sawdust mulch plus the amendments indicated in soil analysis report.
G. Raised Planter Mix: Backfill mix for raised planters and tree pits in raised planters shall be of following materials.
1. Planter Mix by B.D. White Topsoil Co., Culver City, LAUSD Mix by AE Schmidt Co, Planter Mix by Gale Materials or equal.
2. Weights shall be 45 lbs. per cubic ft.
3. All raised planters shall be backfilled with finish grade at 2" below planter top.
4. Required system for draining planters shall be in place prior to placing backfill.
H. Ground Cover Planting:
1. Complete soil preparation and fine grading before installation of ground cover plantings.
2. Install ground cover in moist soil, spaced as indicated on Drawings.
3. Install each plant with its proportionate amount of flat soil to minimize root disturbance.
4. The degree of soil moisture in flat shall be such that soil does not crumble when removing planting.
5. Following installation of ground cover, restore finish grade to insure proper surface draining.

3.06 MAINTENANCE AND PLANT ESTABLISHMENT
A. Required: Maintain all areas on a continuous basis as they are completed during progress of Work and during establishment period. Maintenance shall include continuous operations of watering, weeding, trimming, rodent control, reseeding, planting replacement irrespective of cause or any other operations necessary to assure normal plant growth.
B. Keep all planting areas free of debris and weeds. Cultivate at intervals not to exceed 10 days.
D. Pruning: Required pruning of plants at start of plant establishment period shall be as required by Architect.
E. Plant Establishment Inspection:
1. Request an inspection to begin plant establishment period after all plantings and related Work has been completed in accordance with Contract Documents.
2. Upon successful completion of inspection, effective commencement date of plant establishment period shall begin.
3. Plant establishment period for shrubs and ground cover, shall be 90 calendar days and for trees shall be one year or as otherwise indicated in Contract Documents.
4. Architect may recommend extension of plant establishment period if planting areas are improperly maintained, appreciable plant replacement is required, or other defective Work.
F. Damage:
1. Immediately replace failed or damaged plantings.
2. Provide replacement plantings of same type and size to match adjacent plantings. Furnish plantings and fertilizer as specified. New plantings shall be subject to a 30 day establishment period.
3. Damage to planting areas shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil and leveled.
G. Final Inspection:
1. Upon completion of plant establishment period, Architect will perform a final inspection.
2. If plant establishment period is completed before Substantial Completion, planting areas shall be maintained until Final Completion.
3.07 PESTICIDE APPLICATION
A. Contractor must comply with specifications outlined in Article 1.04 F.
3.08 PROTECTION
A. Unless noted otherwise, protect Work of this section until Substantial Completion.
3.09 CLEANUP
A. Remove rubbish, debris and waste materials and legally dispose of off Project site.

END OF SECTION

IRRIGATION SPECIFICATIONS CONTINUED

(CONTINUED FROM SHEET IR-2)

RECORD DOCUMENTS

Before Contract Completion, provide project record documents as follows:

a. Control Diagrams: Submit three controller charts, with one copy laminated in plastic, for each controller.

b. Controller chart shall be a reduced drawing of the section of the record drawings that pertain to each individual controller and shall fit inside the controller housing with a maximum size for readability.

c. Controller chart shall be a C.A.D. print with differentiating pastel or transparent colors applied to indicate area of coverage for each numbered station.

d. Indicate the location of each numbered sprinkler controlled valves and quick coupling valves with legible dimensions from two permanent points of reference such as building corners or sidewalks.

e. The controller charts shall indicate all remote control valves, quick couplers, controllers, flow sensors and master valves, backflow devices, point of connections, and sprinkler head manufacturer and type of sprinklers for each zone. Each zone shall be colored differently.

2. Closeout Submittals-As Built:

a. Submit three (3) copies of as built including complete list of materials, manufacturer's name, and product installation literatures.

b. Record drawings: Submit dimensioned drawings and details, before Contract Completion.

c. Record Drawings shall contain the following:

1) As-Built shall be computer generated (C.A.D.)

2) Print shall show the locations of the numbered remote control valves, manual control valves, locations and size of all supply and lateral lines, location and type of all sprinkler heads, quick coupling valves, gate valves, backflow devices, point of connections, controllers and all other related equipment.

c. Dimensions shall be legible from two permanent points of reference such as buildings and sidewalks.

3. Operation and Maintenance Manuals:

a. Provide complete operating and maintenance instruction manuals for all equipment.

3.12 COVERAGE TEST

A. When sprinkler system has been completed, perform a coverage test to determine if coverage of water to turf and planting areas is complete and adequate.

B. Make adjustments, add heads, change heads, nozzles or orifices as may be required to provide complete coverage and provide layout indicated on Drawings.

3.13 PRESSURE TEST

A. After welded joints have cured at least 24 hours and before sprinkler heads are installed, flush out lines and cap all outlets. Test system under normal street water pressure, in presence of the IOR.

B. Joints shall remain exposed for examination during pressure test. Center load pipe with small amount of sand to prevent arching or slipping under pressure. Use normal street water pressure for test. Maintain pressure on plastic pipe for not less than four hours.

C. Replace or repair system, including joints that fail during pressure test. Repeat pressure testing until entire system passes the test period without leaks.

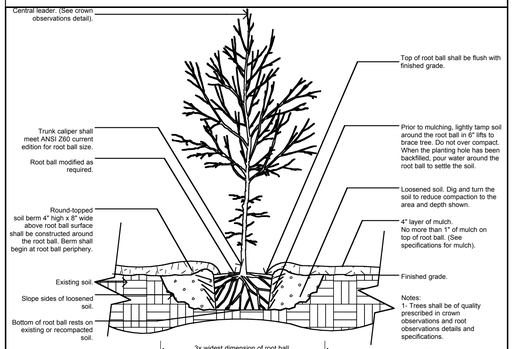
3.15 PROTECTION

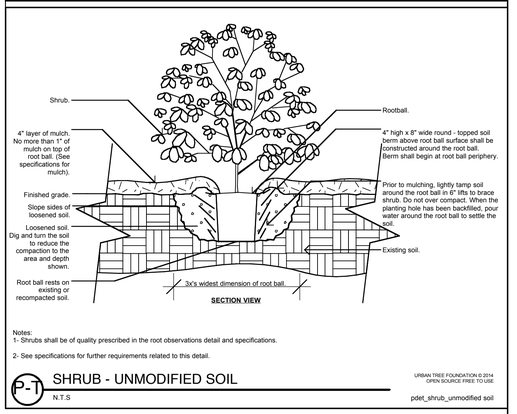
Protect the Work of this section until Substantial Completion.

CLEANUP

Remove rubbish, debris, and waste materials and legally dispose of off the Project site. All hard surfaces shall be washed clean. Daily clean up shall be required on all areas used for circulation, parking, or other use.

END OF SECTION







NO	DATE	BY/SON
1	5.28.24	CITY SUBMITTAL
2	4.3.25	LOGO FIX
3	8.11.25	CITY SUBMITTAL
4		

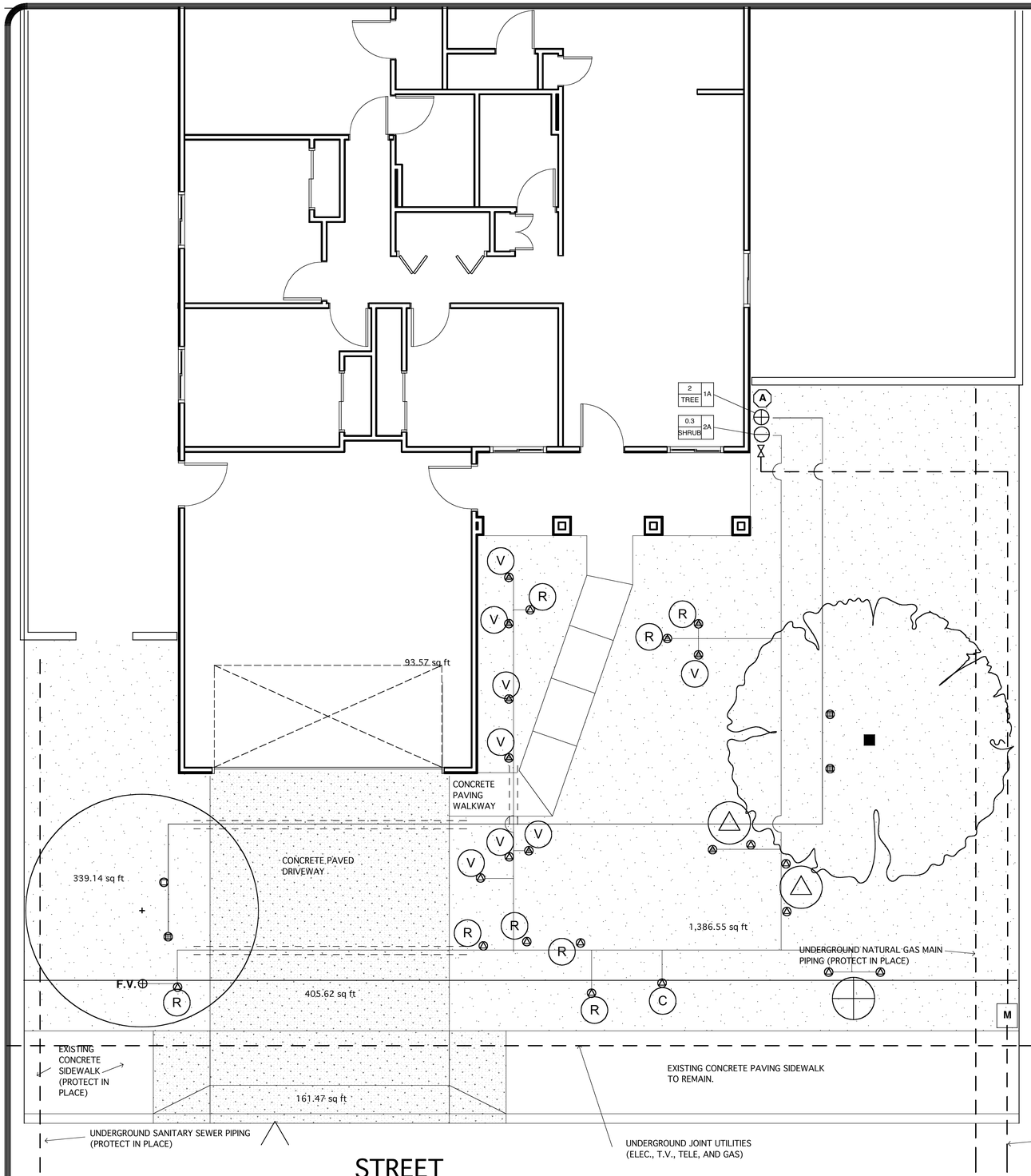
PROJECT
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COACHELLA VALLEY HOUSING COALITION
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INDIO, CA 92201

GARON J. J. DARLING
ARCHITECT
2259 PASEO DEL MAR
SAN PEDRO, CA. 90732 (310)619-9540

SHEET TITLE
PLANTING DETAILS AND SPECIFICATIONS
IRRIGATION SPECIFICATIONS (CONTUNUED)

ACKNOWLEDGEMENT AND USE OF DOCUMENTS
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DATE 8/10/25
JOB
SHEET L-2
OF DWGS



LANDSCAPING & IRRIGATION NOTES

DRIPPERS, EMITTERS, TUBING, FITTINGS, STAKES, CONNECTORS, FILTERS, VALVES AND PRESSURE REGULATORS SHALL BE MANUFACTURERED BY RAINBIRD OR APPROVED EQUAL OR AS OTHERWISE NOTED. SEE NOTE 5 (E) THIS SHEET BELOW.

PROVIDE COMPLETE LOW VOLUME IRRIGATION SYSTEM INSTALLED IN STICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

PROVIDE BACKFLOW PREVENTER AS REQUIRED IN UNDERGROUND BOX PER MANUFACTURER'S RECOMMENDATIONS (NCS OR APPROVED EQUAL).

BACKFLOW PREVENTER SHALL BE INSTALLED BY PRIVATE CONTRACTOR AND INSPECTED AND TESTED AS REQUIRED BY THE LOCAL JURISDICTION.

PROVIDE AND INSTALL CONTROL WIRING PER MANUFACTURER'S RECOMMENDATIONS.

ALL IRRIGATION LATERAL PIPING SHALL BE SUBSURFACE.

ALL IRRIGATION LATERAL PIPING SHALL BE THREADED OR GLUED CONNECTIONS.

5. IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING:

(A) AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.

(B) IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.

(C) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.

(D) MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTIONOF THE WATER SUPPLY.

(E) ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD ASABE/ ICC802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD", ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ ICC802-2014.

(F) AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

C AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

UTILITIES NOTES

UTILITIES SHOWN ARE GENERAL LOCATIONS. REFER TO PRECISE GRADING PLANS. OBTAIN THE SERVICES OF DIG ALERT- CALL 811 AT LEAST TWO DAYS BEFORE YOU DIG. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS, MEASURES AND MEANS AS NECESSARY TO ENSURE SAFETY.
UNKNOWN AND BURRIED/HIDDEN UTILITIES MAY EXIST. EXERCISE EXTREME CAUTION.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NUMBER	TYPE	NOZZLE	FLOW RATE	PRESSURE	PATTERN
	RAINBIRD	XB-SERIES	DRIP EMITTER	XB-10PC-1032	1 G.P.H.	30	
	RAINBIRD	1400 SERIES	TREE BUBBLER	XB-10PC-1032	0.5 G.P.M.	25	FULL
A	HUNTER	X-CORE	(6) STATION CONTROLER - WALL MOUNTED RESIDENTIAL CONTROLER - (OUTDOOR MODEL WITH SOLAR SYNC ET SENSOR/RAIN CLICK SENSOR				
	RAINBIRD	XACZ-075-PRF	XERIGATION CONTROL VALVE KIT FOR DRIP AREAS - 3/4" LOW FLOW ANTI-SIPHON WITH 3/4" PR RBY FILTER				
	RAINBIRD	ASVF-075	ELECTRONIC CONTROL VALVE WITH ATMOSPHERIC BACKFLOW PREVENTION FOR TREE BUBLERS - 3/4"				
	KBI	#MIP-100-T	BALL VALVE (FULL PORT).				
F.V.	HUNTER	AFV-T	AUTOMATIC FLUSH VALVE WITH 1/2" MPT CONNECTION - INSTALL IN BUBBLER BOX				

SUPPLY LINE - PRESSURE MAINLINE PIPING

LATERAL LINE - IRRIGATION SUPPLY PIPING FOR TREES- SCHEDULE 40 PVC

LATERAL LINE - IRRIGATION SUPPLY PIPING FOR SHRUBS- SCHEDULE 40 PVC

PVC PIPE SLEEVE - INSTALL UNDER ALL HARDSCAPE - 2X DIAMETER OF IRRIGATION PIPE

M — WATER METER - INSTALLED BY CVWD.

CONTROLLER NUMBER
FLOW RATE IN GALLONS PER MINUTE
INDICATES ZONE TYPE

HYDROZONE INFORMATION TABLE:

WATER METER IRRIGATION POINT OF CONNECTION

CONTROLLER NO.	VALVE CIRCUIT NO.	PLANT TYPES	IRRIGATION METHOD	AREA	PERCENTAGE O LANDSCAPE AREA
A	1A	LOW	BUBBLER	400.0 SQ. FT.	21.95%
A	2A	LOW	DRIP	1422.4 SQ. FT.	78.05%
				1822.4 SQ. FT.	100%

CVWD WATER CALCULATIONS:

ZONE: 3 ETo = 64"
LA = 1822.4 SQ. FT.
100 CUBIC FEET = 748 GALLONS

MAWA = ETo • 0.62 • 0.45 • LA / 748 GALLONS

MAWA = 64" • 0.62 • 0.45 • 1822.4 SQ.FT. / 748 GALLONS = **45.50 CCF**

ETWU = [(ETo) • (PF) • (LA) • (0.62)] / 748 GALLONS / (IE)

ETWU = [(64") • (0.2) • (1822.4 SQ.FT.) • (0.62)] / 748 GALLONS / (0.9) = **21.5 CCF**

TOTAL ESTIMATED WATER USE: **21.5 CCF**

C - 23697
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

GRAPHIC SCALE
6"
0 1' 5' 10' 20'

LANDSCAPE PLAN - 4 BEDROOM PARTIAL PLAN SHOWING FRONT YARD
1/4"= 1'-0" SCALE

NO	DATE	REVISION
1	5.24.24	CITY SUBMITTAL
2	4.5.25	CITY CORRECTIONS
3	8.11.25	CITY SUBMITTAL
4	9.29.25	CITY CORRECTIONS ROCK MULCH

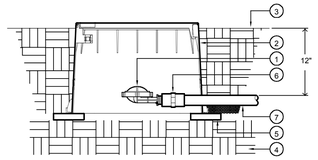
PROJECT
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GARON J. J. DARLING
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2259 PASEO DEL MAR
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SHEET TITLE
MODEL 1412
4 BEDROOM
IRRIGATION PLAN, SCHEDULE, LEGEND & NOTES.

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DATE 9/29/25
JOB
SHEET IR-1
OF DWGS

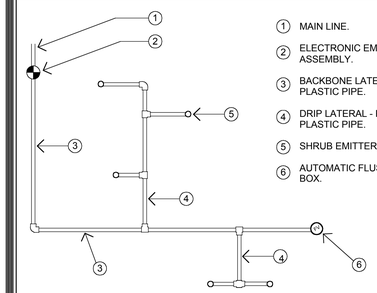


DETAIL LEGEND:

1. HUNTER AUTOMATIC FLUSH VALVE WITH 5/8" [17 mm] BARB CONNECTION, MODEL AFV-T.
2. HUNTER RECTANGULAR PLASTIC VALVE BOX AND LID (MB-0811). LID COLORS: STANDARD BLACK, PURPLE FOR RECYCLED WATER USE, AND OTHER COLORS AVAILABLE, SEE HUNTER CATALOG.
3. FINISHED GRADE
4. GRAVEL BASE, DEPTH AS SPECIFIED
5. COMMON HALF BRICK, 2 TOTAL, INSTALL ONE ON EACH SHORT SIDE OF BOX.
6. FEMALE ADAPTER PER PLAN, SLIP X FPT
7. LATERAL LINE PER PLAN

L EMITTER ZONE AUTOMATIC FLUSH VALVE WITH MPT CONNECTION

N.T.S.

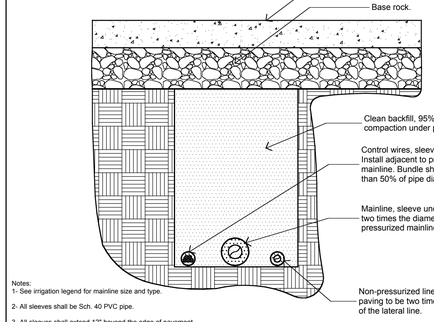


1. MAIN LINE.
2. ELECTRONIC EMITTER CONTROL VALVE ASSEMBLY.
3. BACKBONE LATERAL - PVC CLASS 200 IPS PLASTIC PIPE.
4. DRIP LATERAL - PVC CLASS 315 IPS PLASTIC PIPE.
5. SHRUB EMITTER (TYPICAL).
6. AUTOMATIC FLUSH VALVE IN BUBBLER BOX.

NOTES:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 15 PSI

K DRIP LAYOUT SCHEMATIC

N.T.S.

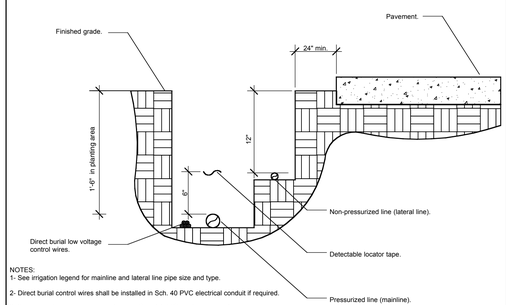


Notes:
1- See irrigation legend for mainline size and type.
2- All sleeves shall be Sch. 40 PVC pipe.
3- All sleeves shall extend 12" beyond the edge of pavement.
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

H PIPE BENEATH PAVEMENT

N.T.S.

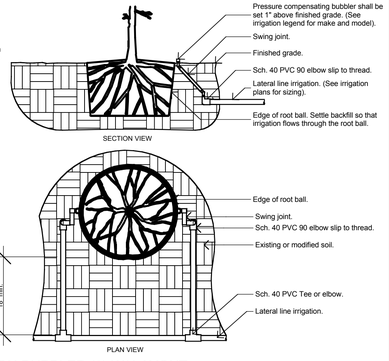
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NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

G IRRIGATION TRENCHING

N.T.S.

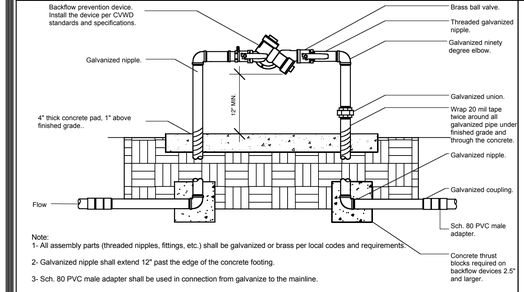


Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be madeusing teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

J IRRIGATION BUBBLER (2) W/ LAYOUT

N.T.S.

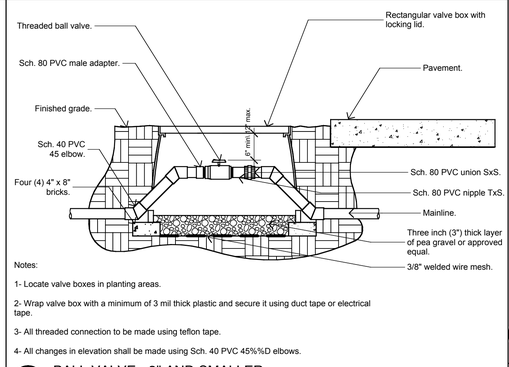
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Note:
1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.
2- Galvanized nipple shall extend 12" past the edge of the concrete footing.
3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.
4- Backflow prevention device shall be located as close as possible to the landscape meter.
5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.
7- All backflow prevention devices shall have freeze blanket included upon installation.
8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

I BACKFLOW PREVENTION DEVICE

N.T.S.

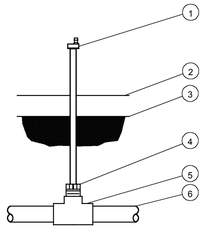


Notes:
1- Locate valve boxes in planting areas.
2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.
3- All threaded connection to be made using teflon tape.
4- All changes in elevation shall be made using Sch. 40 PVC 45%%D elbows.

F BALL VALVE - 3" AND SMALLER

N.T.S.

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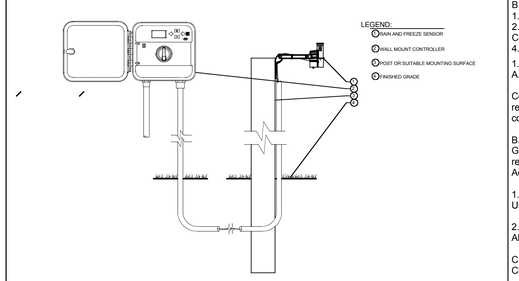


1. SINGLE-OUTLET 10-32 THREADED INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG 1032 EMITTER
2. TOP OF MULCH
3. FINISH GRADE
4. POLYFLEX RISER AND ADAPTER ASSEMBLY: RAIN BIRD PFR-FRA
5. PVC SCH 40 TEE OR ELL
6. PVC LATERAL PIPE

NOTE:
1. RAIN BIRD XERI-BUG 10-32 THREADED INLET X BARB OUTLET EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC-1032 0.5 GPH XB-10PC-1032 1.0 GPH XB-20PC-1032 2.0 GPH

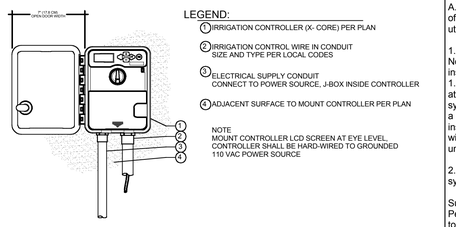
E XERI-BUG 1032 THREADED EMITTER ON POLYFLEX RISER INTO PVC

N.T.S.



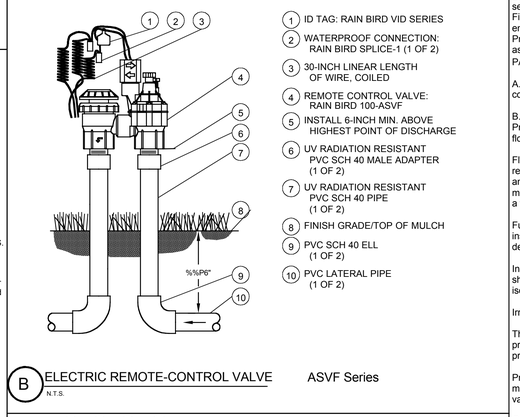
D RFC WITH GENERIC WALL MOUNT CONTROLLER

NOT TO SCALE



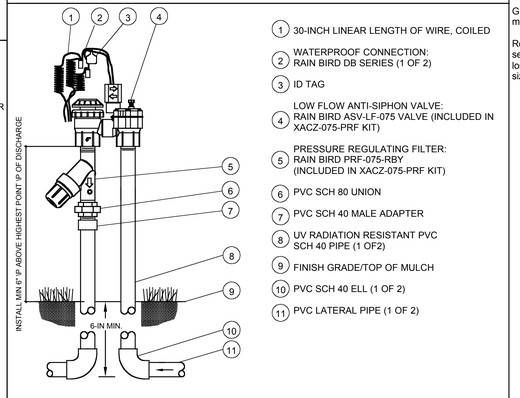
C X-CORE - WALL MOUNT

NOT TO SCALE



B ELECTRIC REMOTE-CONTROL VALVE ASVF Series

N.T.S.



A XACZ-075-PRF 3/4" LOW FLOW CONTROL ZONE KIT

N.T.S.

SECTION 02810 IRRIGATION SYSTEMS
PART 1 - GENERAL
1.01 SUMMARY
B. Section Includes:
1. Irrigation system.
2. Line voltage connection of irrigation controller.
C. Related Sections:
4. Section 02900: Planting.

1.04 QUALITY ASSURANCE
A. Regulatory Requirements:

Comply with local, municipal and state laws, rules, and regulations governing or relating to this Work. Wiring shall conform to National Electrical Code and local codes.

B. Best Management Practices: Conform to "Handbook Five: A Guide for Implementing Large Scale Irrigation Projects" as required by The California Water Conservation in Landscaping Act (Assembly Bill 325).

1. AB 325 California Calculation of Estimated Applied Water Use (EWU).

2. AB 325 California Calculation of Maximum Applied Water Allowance (MAWA).

C. Conform to California Code of Regulations, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

D. Manufacturers Instructions: The manufacturer's instructions and detailed drawings shall be followed in all cases where the manufacturers of products and/or materials furnish installation details not indicated in the Drawings and Specifications.

E. Qualifications: Work shall be performed by skilled workers with a minimum of 5 years experience in work of similar scope and complexity.

PROJECT CONDITIONS
A. Before excavation, contact the "Underground Service Alert of Southern California" (USASC) for information on buried utilities and pipelines.

1.07 TESTING AND INSPECTION
Notify the IOR 24 hours in advance of the pressure side piping inspection.
1. Pressure Side Piping: After all welded joints have cured for at least 24 hours, all lines flushed and outlets are capped, the system shall be tested under normal street water pressure for a minimum of 4 hours. All joints shall remain exposed for inspection during the pressure test. Center loading of piping with small loads of sand backfill to prevent arching or slipping under pressure is permitted.

2. Correct all defective Work and repeat tests until the entire system is tested watertight.

Submit a request for a final inspection 48 hours in advance. Perform a coverage test to determine if the coverage of water to planting areas is complete and adequate as required.

Final Inspection: The following items shall be considered part of the final inspection:
All specified products and materials.
2. Irrigation coverage test, providing 100% head to head coverage.
3. Soils compacted in trenches and around sprinkler heads, level with existing grades.
4. Controller and cabinet installation. Sprinkler control valves and boxes.
Backflow devices, pressure regulators, pumps.Automatic sensors.
Final site review shall include operating each system in its entirety in the presence of the Landscape Architect or IOR. Provide any required adjustments and correct defective Work as required.
PART 2 - PRODUCTS 2.01 IRRIGATION SYSTEM

A. All systems shall be automatic with electrically operated control valves.

B. Point of connection (POC) for all irrigation systems: Provide a single POC on a designated irrigation meter, with flow monitoring, unless otherwise indicated on the Drawings.

Flow Sensor and Master Valve Installation: Provide all required protection for main and lateral lines with flow sensors and master valve per each zone controller. Do not install manual control valves to actuate an irrigation zone when using a flow monitoring system.

Full meter protection is required for all irrigation systems by installing reduced pressure principle backflow prevention devices.

Install isolation valves in order to avoid a total system shutdown for maintenance and repairs. Include valves to isolate loop system and major branch lines.

Irrigation System shall incorporate the following requirements:

The flow velocity shall not exceed five (5) feet per second for pressure/lateral lines based on industry standard friction pressure loss values.

Pressure line pipe size shall be sufficient to support a minimum of two control valves operating at the same time, one valve opening while another is closing.

G.P.M. demand and sprinkler head coverage shall follow the manufacturer's requirements.

Remote valves shall be sized no smaller than the piping it serves unless piping is increased in size to reduce friction loss. Remote valves shall then be sized no less than one pipe size smaller than the piping it serves.

2.02 MATERIALS

Provide only new materials, of brands and types noted on Drawings and in the Specifications.

B. Plastic Pipe and Fittings:

1. Plastic Pipe: Schedule 40, class 200 IPS and class 315 IPS, as called out on drawings, extruded from 100 percent Virgin Polyvinyl Chloride (PVC) Compound, meeting requirements of Class 12454-B of ASTM D1784.

a. Plastic pipe shall be continuously and permanently marked with the following information: Manufacturer's name, nominal pipe size, Schedule or Class, SDR (Standard Dimension Ratio, or pressure rating in psi) National Sanitation Foundation (NSF).

2. Plastic fittings: Schedule 40 molded from PVC Type I Compound, conforming to the requirements of specification ASTM D2466.
a. Plastic Nipples: PVC schedule 80 conforming to ASTM D2467.

b. PVC male threaded fittings are not allowed.

3. PVC primer and solvent for chemical weld of pipe and fittings shall be as recommended by pipe manufacturer. Containers for solvent and primer shall be clearly marked with manufacturer's data. Solvent and primer shall not be more than one year old. Blue or red hot glue is not permitted.

RAIN SWITCH SENSOR

1. Rain Switch Sensor shall be 24-volt for wiring to one 110 volt or 220 volt A.C. All electrical devices and wiring shall comply with the National Electrical Code, Specifications, and local codes. Hunter Mini-Click, or equal.

M. Ground Rod

1. Ground rod shall be 5/8 inch X 8 foot copper clad.

N. Back Flow Protection Device:

To operate on a reduced pressure principle furnished with a full port shut off valve up stream and down stream of the backflow device. Provide enclosure to house backflow device.

2. Wye strainers at back flow device shall be 125 pounds class customer brass with 40 mesh Monel screen.

O. Tracer Wires: A No. 14, Green, Type TW plastic-coated copper tracer wire shall be installed with non-metallic irrigation main lines.

P. Control Wires to Control Valves: Control wires to electrically operated solenoid valves shall be direct burial type UF#14 AWG copper, 3/64 inch thick PVC coating. UL approved for Class 2 wiring for 24 volts, 60 cycle AC use UL recognized waterproof connectors to connect control wires to solenoids.

Q. Valve Boxes:

1. Rectangular valve boxes shall be green plastic 12 inch wide, 18 inch long, and 12 inch deep (outside dimensions) or larger as may be required to provide specified clearances.

2. Round valve boxes shall be green, 7 inches diameter by 10 inches high with locking cover.

3. All covers on valve boxes shall be vandal resistant, locking, and marked "Water". Tops of boxes shall be set flush with finished turf grade or 2 inch above grade in shrubbery or groundcover areas.
The cover shall be identified with 3 inch high stenciled letters "RCV (with Station No.) GV, QC, etc."

R. Remote Control Valve Boxes: Automatic control valves shall be enclosed in green rectangular plastic boxes with locking covers.

PART 3 - EXECUTION

3.01 CONNECTIONS TO SUPPLY

A. Source of water supply shall be as indicated on the Drawings.

B. Connection to piping shall be provided with proper fittings:

1. When connecting to point of connection (POC) above grade all pipes shall be brass or copper with required fittings unless otherwise indicated.

2. POC from above to below grade transition shall be brass or copper pipe to a depth of 18 inches from top of pipe.

3. No steel pipe or fitting shall be installed below grade.

4. When connecting plastic pipe to copper, brass, or steel material, provide a schedule 80 PVC nipple.

5. All exposed copper or brass material above grade shall be painted green in color.

6. Connect steel and copper pipe or tube with a 6-inch brass nipple.

3.02 PIPE INSTALLATION

A. Excavate trenches deep enough to provide earth coverage of 12 inches for non-pressure lines and 18 inches for pressure lines, from finished grades to top of pipe. Bottom of trenches shall be free of rocks, clods and other sharp-edged objects. Below grade piping shall be installed on a firm sand bed for its entire length.

B. Plastic pipe and fittings shall be solvent welded. PVC pipe ends shall be cut ninety (90) degrees and cleaned of all cutting burrs prior to cementing. Use approved reaming tool. Pipe ends shall be wiped clean with a rag and lightly wetted with PVC primer. Cement shall be applied with a light coat on the inside of the fitting and a heavier coat on the outside of the pipe. Pipe shall be inserted into the fitting and given a quarter turn to seat the cement. Excess cement shall be wiped from the outside of the pipe. The pipe will be tested as indicated in article 1.07.

C. Cure welded joints at least 15 minutes before moving or handling, and at least 24 hours before applying pressure to system, unless otherwise recommended by joint solvent manufacturer.

Pressure piping installed under a driveway or sidewalk shall be sleeved. The sleeves shall be two pipe sizes larger than the pressure piping.

Piping through cement and asphalt pavement shall be L type copper with ? inch of foam wrap or other required material around the pipe to allow for expansion.

All holes cored through walls shall be two pipe sizes larger to allow for foam wrap around pipe.

PVC pipes shall not be installed above grade unless reviewed by the Architect.

H. Lettering shall be face up on all below grade PVC piping. Pipe serving tree areas shall be located not less than 30 inch from center of tree area.

3.04 VALVE BOX INSTALLATION

A. Automatic control valves shall be enclosed in valve boxes of HDPE or pololefin fibrous material, with locking lids.

B. Valve boxes shall be of sufficient size to provide no less than 1-1/2 inch of clearance on all sides of equipment installed within. The bottom section shall be slotted so as to extend below the pipe. Extensions shall be added as required to meet grade requirements.

C. Valve boxes installed in concrete or asphalt shall be set one inch below pipe and extensions shall be added as required to meet grade requirements. A homogeneous finished material shall surround valve boxes 4 inches below finished grade and match existing grade conditions.

D. All valve boxes shall be installed level to finish grade except in ground cover areas which shall extend 2 inches above finish grade.

E. Bottom of valve boxes shall be set level on 4 full size corner bricks on 2 inches of gravel bed..

F. Pea gravel shall be filled up to the bottom of the manual and remote valve and at least 4 inches of gravel inside of the valve box.

3.10 CONTROL WIRE

A. Mainline control wires shall be taped together at five (5) foot intervals with black electrical tape, then laid parallel to pressure line with 18 inches minimum cover to finish grade.

B. Control wiring located under paved areas shall be encased in Schedule 40 PVC pipe and shall extend a minimum of 12 inches beyond pavement.

C. Wires shall be color coded, white for common ground wire, red or black for valve control wires.

D. Wire splicing shall only be performed in controller cabinet and at remote control valve boxes. Splices shall be made with a mechanical connector equal to "Scotch-lok" and encased in epoxy resin to provide a permanent watertight connection.

E. Stubbed out control wires shall terminate in concrete yard boxes.

F. Wire passing under future or existing paving or structures shall be encased in Schedule 40 PVC pipe extending at least 12 inch beyond edges of the paving or structure.

3.11 TRACER WIRES

A. Tracer wire #14 or greater shall be installed on bottom of trench, adjacent to vertical pipe projections, carefully installed to avoid stress from backfilling, and shall be continuous throughout length of pipe with spliced joints soldered and covered with insulation type tape.

B. Tracer wire shall follow main line pipe and branch lines and terminate in yard box with gate valve controlling these main irrigation lines. Provide sufficient length of wire to reach finish grade, bend back end of wire to make a loop and attach a Dymo-Tape type plastic label with designation "Tracer Wire."

C. Record locations of tracer wires and their terminations on project record documents.

SEE SHEET L-2 FOR CONTINUATION

C - 23697
LICENSED ARCHITECT
GARON JAMES JOHN DARLING
RENEWAL DATE JULY 31 2027
STATE OF CALIFORNIA

NO	DATE	REVISION
1	5.29.24	CVWD SUBMITTAL
2	8.11.25	CITY SUBMITTAL
3		
4		

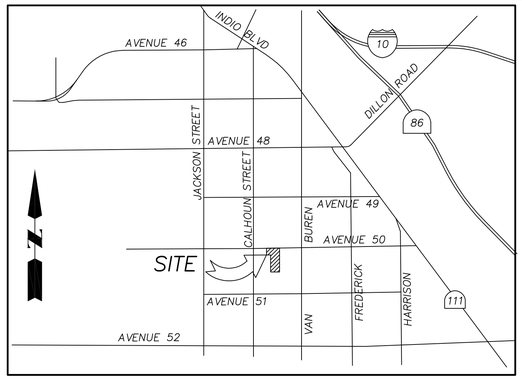
PROJECT:
SINGLE FAMILY RESIDENCE - COACHELLA HOMES
FOR:
COACHELLA VALLEY HOUSING COALITION
45-701 MONROE ST.
INDIO, CA 92201

GARON DARLING
ARCHITECT
2259 W PASEO DEL MAR
SAN PEDRO, CA. 90732 (310) 619-9540

SHEET TITLE
MODEL 1374
IRRIGATION DETAILS
IRRIGATION SPECIFICATIONS
PART ONE

Unauthorized use of documents, drawings, designs, and ideas as instruments of service are prohibited by law. Any unauthorized use of these documents shall be at the user's sole risk and without liability to the Architect and consultants. Unauthorized use of documents shall be prosecuted to the fullest extent of the law. © Copyright Garon Darling Architect. All rights reserved.

DATE 8/10/25
JOB
SHEET
IR-2
OF DWGS



VICINITY MAP
N.T.S.

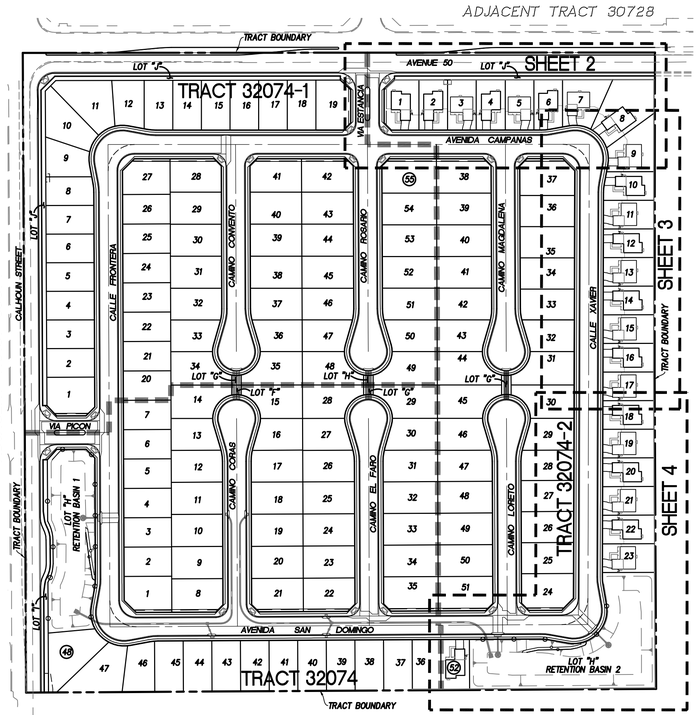
GENERAL CONSTRUCTION NOTES

1. ALL DESIGN, MATERIALS, AND CONSTRUCTION WORK SHALL CONFORM TO THE CITY OF COACHELLA STANDARD SPECIFICATIONS AND PROCEDURES AND THE CITY OF COACHELLA STANDARD DRAWINGS AND TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), MOST CURRENT EDITIONS AND THESE APPROVED PLANS.
2. THE CONTRACTOR SHALL, AT NO EXPENSE TO THE CITY, PROVIDE ALL NECESSARY SAMPLES AND TESTS REQUIRED BY THE CITY TO ASSURE THAT THE QUALITY OF THE MATERIALS AND WORKMANSHIP ARE IN ACCORDANCE WITH THESE PLANS AND SAID SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES COMPLETE AND UNCOMPLETED UNTIL ACCEPTED BY THE CITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTIILTY INCLUDING IRRIGATION LINES AND APPURTENANCES AT NO COST TO THE CITY.
5. THE CONTRACTOR SHALL OBTAIN AND REVIEW ALL NECESSARY STANDARDS, PLANS, AND SPECIFICATIONS IN DETAIL PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS, INCLUDING APPROVED PLANS AND REFERENCED STANDARDS SHALL BE ON-SITE AT ALL TIMES. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY INSPECTOR PRIOR TO WORK IN THAT AREA.
6. ALL ELEVATIONS SHOWN TO BE EXISTING ARE FROM A RECENT SURVEY OF THE ENGINEER AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
7. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL SECURE A CITY OF COACHELLA PERMIT FOR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY OF COACHELLA (760) 398-5744, 72 HOURS PRIOR TO STARTING ANY WORK. A PRE-CONSTRUCTION MEETING SHALL BE SET UP WITH THE CITY OF COACHELLA ENGINEERING DEPARTMENT AND ALL AFFECTED UTILITY COMPANIES SHALL BE PRESENT.
8. CONTRACTOR SHALL CALL U.S.A., UNDERGROUND SERVICE ALERT, AT 811 AND SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION. DIG ALERT TICKET SHALL BE SUBMITTED TO THE CITY OF COACHELLA ENGINEERING DEPARTMENT.
9. OSHA SAFETY ORDERS AND OSHA CONFINED SPACE ENTRY REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES WITHOUT EXCEPTION.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY CITY OF COACHELLA IN ACCORDANCE WITH THE CITY OF COACHELLA STANDARD SPECIFICATIONS.
11. QUANTITIES SHOWN HEREON ARE FOR ESTIMATE PURPOSES ONLY. NEITHER THE DESIGN ENGINEER NOR THE CITY OF COACHELLA GUARANTEE THE ACCURACY OR COMPLETENESS OF THE CONSTRUCTION QUANTITIES.
12. CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER SHOWING THE DESIGN OF SHORING, BRACING, SLOPING, OR OTHER PROVISIONS TO BE MADE FOR PROTECTION OF WORKERS FROM THE HAZARD OF CAVING GROUND DURING TRENCH EXCAVATION AND PIPE INSTALLATION THEREIN. THIS PLAN MUST BE PREPARED FOR ALL TRENCHES FIVE FEET OR MORE IN DEPTH. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE, THE PLAN SHALL BE PREPARED BY A REGISTERED ENGINEER. A COPY OF THE OSHA EXCAVATION PERMIT MUST BE SUBMITTED TO THE CITY OF COACHELLA INSPECTOR PRIOR TO EXCAVATION.
13. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS WAS OBTAINED BY AVAILABLE RECORDS SEARCH BY THE DESIGN ENGINEER. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITIES OR STRUCTURES NOT SHOWN, OR IN A DIFFERENT LOCATION FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
14. APPROVAL OF THIS PLAN BY THE CITY OF COACHELLA DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OF THE LOCATION OF, OR THE EXISTENCE OR NON-EXISTENCE OF, ANY UNDERGROUND UTILITY, PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS INCLUDING, BUT NOT LIMITED TO, TRENCH SAFETY AND CONFINED SPACE ENTRY.
16. SOILS REPORTS SHALL BE SUBMITTED TO THE CITY OF COACHELLA BY A QUALIFIED SOILS ENGINEER WHICH CERTIFIES THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH ON SITE EARTHWORK SPECIFICATIONS AND THE CITY OF COACHELLA STANDARD SPECIFICATIONS.
17. ALL REVISIONS TO DRAWINGS SHALL BE APPROVED BY THE CITY ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
18. CONTRACTOR IS RESPONSIBLE FOR KEEPING COMPLETE RECORD OF CHANGES AND SHALL MAKE SUCH RECORD AVAILABLE TO THE DESIGN ENGINEER. THE PRIVATE ENGINEER SHALL PROVIDE AS-BUILT DRAWINGS TO THE CITY OF COACHELLA FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. APPROVED AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY OF COACHELLA ENGINEERING DEPARTMENT IN AUTOCAD FORMAT.
19. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION. IF ANY SURVEY MONUMENTS ARE DISTURBED OR DESTROYED, THE CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO RE-ESTABLISH AND RECORD THE MONUMENT CHANGE PER STATE LAW.
20. CONTRACTOR SHALL NOT INTERRUPT OR DISTURB ANY UTILITY FACILITY WITHOUT AUTHORITY FROM THE UTILITY COMPANIES. WHERE PROTECTION IS REQUIRED TO ENSURE INTEGRITY OF UTILITY FACILITIES (INCLUDING CITY-OWNED UTILITIES). CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY PROTECTION.

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

WALL PLANS
TRACT 32074-2
LOTS 1 THRU 23 AND 52

BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T.6S., R.7E., SAN BERNARDINO MERIDIAN



INDEX MAP
1"=150'

LEGEND

(460)	– INDICATES EXISTING CONTOUR
	– INDICATES STREET CENTERLINE
	– INDICATES CURB LINE
	– INDICATES TRACT BOUNDARY
	– INDICATES FLOW LINE
	– INDICATES 2:1 MAX SLOPE
	– INDICATES RETAINING WALL
	– INDICATES SCREENING WALL
	– INDICATES WROUGHT IRON FENCE
	– INDICATES BASIN FLOOR
XXX.XX P.E.	– INDICATES PAD ELEVATION
BO	– BUILD-OUT
BW	– BACK OF WALK
EG	– EXISTING GROUND
EP	– EDGE OF PAVEMENT
ESMT	– EASEMENT
F.F.	– FINISH FLOOR
FG	– FINISH GRADE
FL	– FLOW LINE
FS	– FINISH SURFACE
GB	– GRADE BREAK
G.F.F.	– GARAGE FINISH FLOOR
G.S.L.	– GRADING SETBACK LINE
HP	– HIGH POINT
IE	– INVERT ELEVATION
LP	– LOW POINT
MIN.	– MINIMUM
PI	– POINT OF VERTICAL INTERSECTION
P/L	– PROPERTY LINE
R/W	– RIGHT OF WAY
RET. HT.	– HEIGHT TO BE RETAINED
S/W	– SIDEWALK
TC	– TOP OF CURB
TF	– TOP OF FOOTING
TRW	– TOP OF RETAINING WALL
TW	– TOP OF WALL
SD	– STORM DRAIN

OWNER/APPLICANT:
COACHELLA VALLEY HOUSING COALITION
45701 MONROE STREET, SUITE G,
INDIO, CALIFORNIA 92201
PH: (760) 347-3157

ASSESSOR'S PARCEL NO.
765-140-007

ENGINEER/MAP PREPARER:
AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

UNDERGROUND STRUCTURES
THE LOCATION IF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDRGROUND UTILITIES.

UNAUTHORIZED CHANGES AND USES
CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR , OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

NOTICE TO CONTRACTOR
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PRODUCTION WALL MATRIX

ANGELUS BLOCK WALL		
DESCRIPTION	BLOCK WALL	
	BLOCK	COLOR
FRONT WALLS WHERE VISIBLE FROM THE PUBLIC	SLUMP STONE	TAN
WALLS BETWEEN LOTS	PRECISION	TAN
BLOCK WALL GROUT COLOR: TO MATCH BLOCK		

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2-4	WALL PLANS
SHEET 5	DETAILS AND SECTIONS
SHEET 6	CONSTRUCTION SPECIFICATIONS

CONSTRUCTION NOTES

1	CONSTRUCT ANGELUS BLOCK MASONRY FENCE WALL PER S-1.0 DETAIL ON SHEET 5.	1,930 L.F.
2	CONSTRUCT 3' WIDE SIDE YARD GATE PER DETAIL ON SHEET 5.	24 EA.
3	CONSTRUCT ANGELUS DRAINAGE BLOCK-OUT PER S-5.1 DETAIL ON SHEET 5.	38 EA.

QUANTITY ESTIMATES

W.D.I.D. NUMBER - 733C395364

Underground Service Alert
Call: TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARINGS:
THE CENTERLINE OF CALHOUN STREET BEING N 00°18'22" W, PER MB 363/74-78.

BENCHMARK: BENCHMARK NO. 1003
3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS. 7786" IN CONCRETE SURFACE THE LOCATION OF WHICH BEING MORE PARTICULARLY DESCRIBED BELOW.
ESTABLISHED BY: ADVANCED SURVEY CONCEPTS INC. IN JUNE 2012.
THE STATION IS LOCATED AT AVENUE 50 AND VAN BUREN STREET.
THE STATION IS A 3 1/2" BRASS DISC SET IN THE TOP OF CURB AT THE NORTHEAST CURB RETURN. IT IS 32' NORTH OF THE CENTERLINE OF AVENUE 50, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE B.C.R. OF THE NORTHEAST CURB RETURN.
ELEVATION = 453.027' NAVD 88 (US. SURVEY FEET)
ELEVATION = 459.227' NAVD 88 + 500' FEET (US. SURVEY FEET)
THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION PLUS (+) 500'. TO OBTAIN ACTUAL ELEVATION SUBTRACT 500.00 FEET FROM ELEVATION LISTED ABOVE.
YEAR LEVELED: JUNE 2012

NO.	DATE	BY		APPV'D	DATE
			REVISIONS		

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

RECOMMENDED FOR APPROVAL: _____ DATE: _____
TKE ENGINEERING INC.

CITY OF COACHELLA
APPROVED FOR CONSTRUCTION: _____ DATE: _____
CITY ENGINEER: ANDREW R. SIMMONS
R.C.E. C72868 EXP. DATE: 6-30-26

_____ DATE: _____
GABRIEL PEREZ – DEVELOPMENT SERVICES DIRECTOR

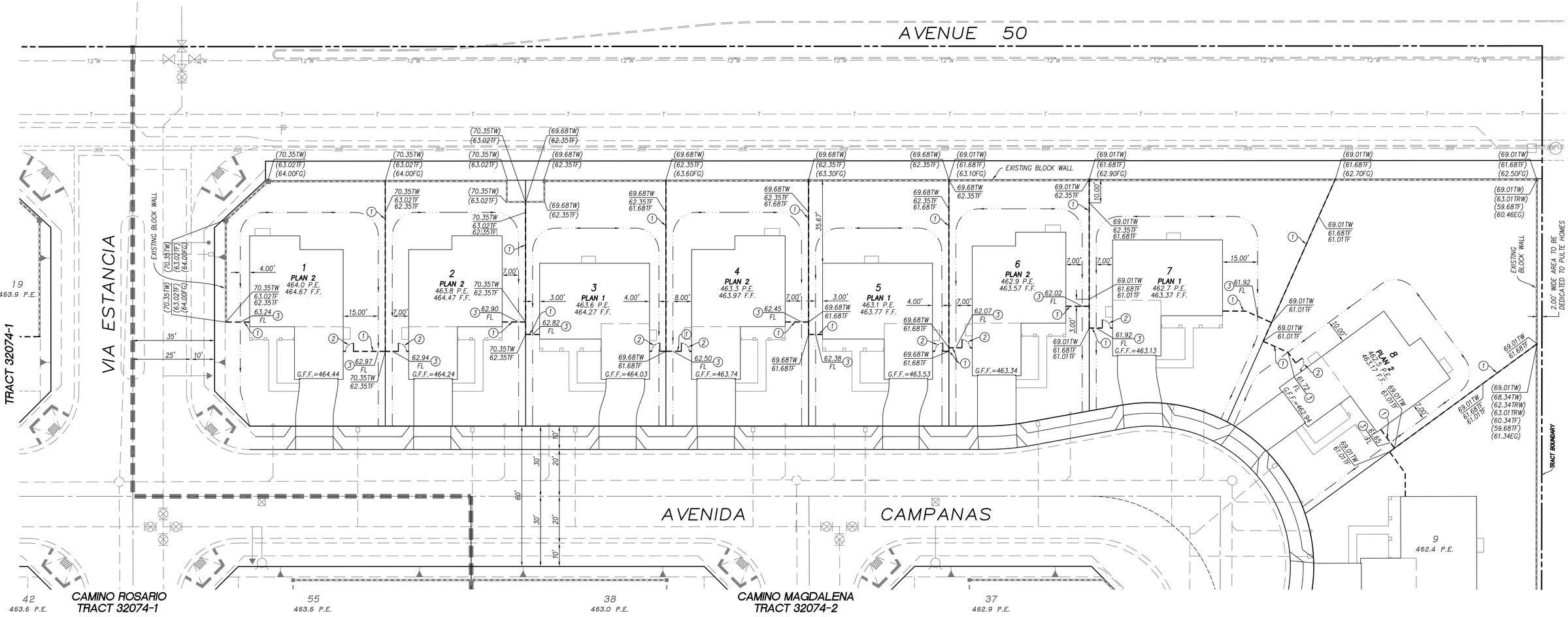
SEAL: REGISTERED PROFESSIONAL ENGINEER CEAZAR V. AGUILAR No. 41679 Exp. 03/31/26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
ACI AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

_____ DATE
CEAZAR V. AGUILAR
R.C.E. NO. 41679
EXP. 03-31-26

CITY OF COACHELLA
WALL PLANS
TRACT NO. 32074-2
TITLE SHEET
IN A PORTION OF SECTION 1, T.6 S., R. 7 E., S.B. & M
FOR: COACHELLA VALLEY HOUSING COALITION

SHEET NO. 1 OF 6 FILE NO.



NOTE:
ADD 400' TO ALL TRW, TW, TF, FG, FL & EG ELEVATIONS SHOWN ON PLAN.

CONSTRUCTION NOTES

1. CONSTRUCT ANGELUS BLOCK MASONRY FENCE WALL PER S-1.0 DETAIL ON SHEET 5.
2. CONSTRUCT 3' WIDE SIDE YARD GATE PER DETAIL ON SHEET 5.
3. CONSTRUCT ANGELUS DRAINAGE BLOCK-OUT PER S-5.1 DETAIL ON SHEET 5.

GRAPHIC SCALE
20 0 10 20 40
1" = 20'

W.D.I.D. NUMBER - 733C395364

Underground Service Alert
Call: TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARINGS:
THE CENTERLINE OF CALHOUN STREET BEING N 00°18'22" W, PER MB 363/74-78.

BENCHMARK: BENCHMARK NO. 1003
3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS. 7786" IN CONCRETE SURFACE THE LOCATION OF WHICH BEING MORE PARTICULARLY DESCRIBED BELOW.
ESTABLISHED BY: ADVANCED SURVEY CONCEPTS INC. IN JUNE 2012.
THE STATION IS LOCATED AT AVENUE 50 AND VAN BUREN STREET.
THE STATION IS A 3 1/2" BRASS DISC SET IN THE TOP OF CURB AT THE NORTHEAST CURB RETURN. IT IS 32' NORTH OF THE CENTERLINE OF AVENUE 50, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE B.C.R. OF THE NORTHEAST CURB RETURN.
ELEVATION = 457.027' NGVD 29 (U.S. SURVEY FEET)
ELEVATION = 459.227' NAVD 88 + 500' FEET (U.S. SURVEY FEET)
THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION PLUS (+) 500'. TO OBTAIN ACTUAL ELEVATION SUBTRACT 500.00 FEET FROM ELEVATION LISTED ABOVE.
YEAR LEVELED: JUNE 2012.

NO.	DATE	BY	REVISIONS	APPV'D	DATE

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

RECOMMENDED FOR APPROVAL: _____ DATE: _____
TKE ENGINEERING INC.
CITY OF COACHELLA
APPROVED FOR CONSTRUCTION: _____ DATE: _____
CITY ENGINEER: ANDREW R. SIMMONS
R.C.E. C72868 EXP. DATE: 6-30-26
_____ DATE: _____
GABRIEL PEREZ - DEVELOPMENT SERVICES DIRECTOR

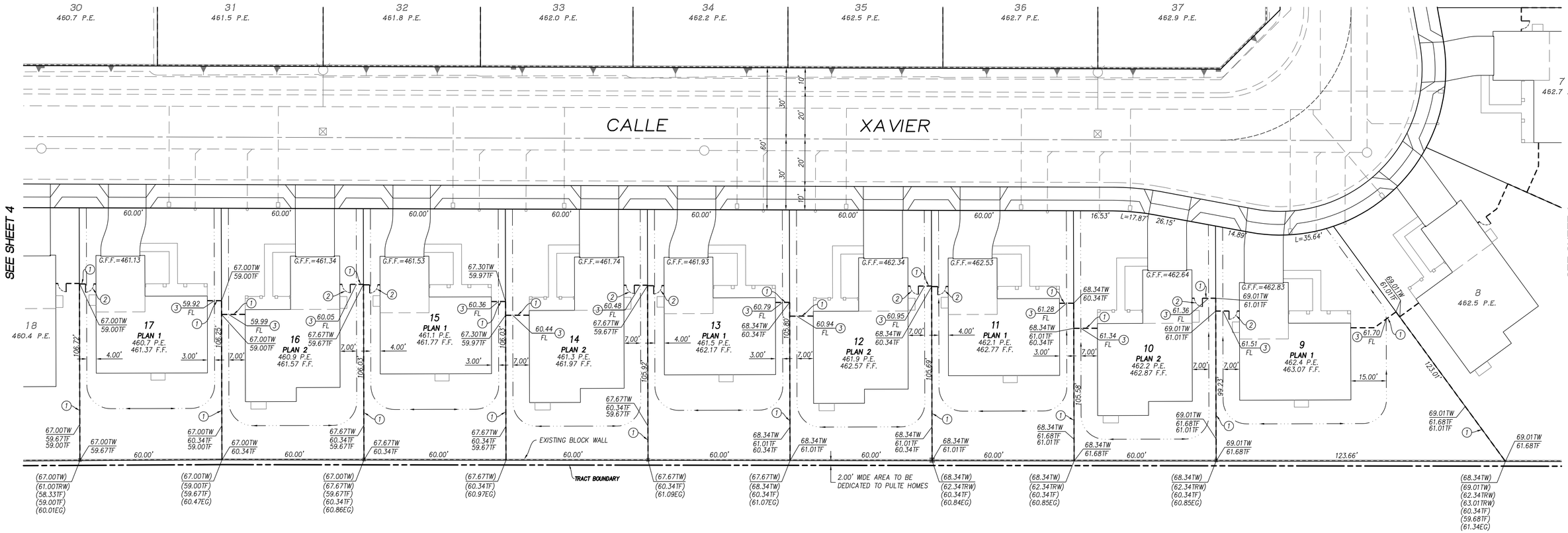
SEAL: REGISTERED PROFESSIONAL ENGINEER CEAZAR V. AGUILAR No. 41679 EXP. 03/31/26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
ACI AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393
_____ DATE
CEAZAR V. AGUILAR
R.C.E. NO. 41679
EXP. 03-31-26

CITY OF COACHELLA
WALL PLANS
TRACT NO. 32074-2
LOTS 1 THRU 8
IN A PORTION OF SECTION 1, T.6 S., R. 7 E., S.B. & M
FOR: COACHELLA VALLEY HOUSING COALITION

SHEET NO. 2 OF 6 FILE NO.

TRACT 32074-2



NOTE:
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GRAPHIC SCALE
20 0 10 20 40
1" = 20'

W.D.I.D. NUMBER - 733C395364

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YEAR LEVELED: JUNE 2012

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CITY OF COACHELLA

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

_____ DATE: _____
GABRIEL PEREZ - DEVELOPMENT SERVICES DIRECTOR

SEAL:
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ACI AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

_____ DATE
CEAZAR V. AGUILAR
R.C.E. NO. 41679
EXP. 03-31-26

CITY OF COACHELLA
WALL PLANS
TRACT NO. 32074-2
LOTS 9 THRU 17
IN A PORTION OF SECTION 1, T.6 S., R. 7 E., S.B. & M

FOR: COACHELLA VALLEY HOUSING COALITION

SHEET NO. 3 OF 6 FILE NO.

TRACT 32074

36
459.4 P.E.

35
459.6 P.E.

51
459.2 P.E.

EXISTING BLOCK WALL

52
PLAN 2
459.3 P.E.
459.97 F.F.

G.F.F.=459.74

AVENIDA SAN DOMINGO

LOT "H"
RETENTION BASIN 2

CONSTRUCTION NOTES

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3. CONSTRUCT ANGELUS DRAINAGE BLOCK-OUT PER S-5.1 DETAIL ON SHEET 5.

NOTE:
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24
459.3 P.E.

25
459.5 P.E.

26
459.8 P.E.

27
459.9 P.E.

28
460.2 P.E.

29
460.4 P.E.

30
460.7 P.E.

TRACT 32074-2

CALLE ☒ XAVIER

23
PLAN 1
459.4 P.E.
460.07 F.F.

22
PLAN 2
459.5 P.E.
460.17 F.F.

21
PLAN 1
459.9 P.E.
460.57 F.F.

20
PLAN 2
460.0 P.E.
460.67 F.F.

19
PLAN 1
460.3 P.E.
460.97 F.F.

18
PLAN 2
460.4 P.E.
461.07 F.F.

17
460.7 P.E.

TRACT BOUNDARY

EXISTING BLOCK WALL

2.00' WIDE AREA TO BE DEDICATED TO PULTE HOMES

GRAPHIC SCALE
20 0 10 20 40
1" = 20'

SEE SHEET 3

W.D.I.D. NUMBER - 733C395364

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TKE ENGINEERING INC.

CITY OF COACHELLA

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

_____ DATE: _____
GABRIEL PEREZ - DEVELOPMENT SERVICES DIRECTOR

SEAL: REGISTERED PROFESSIONAL ENGINEER CEAZAR V. AGUILAR No. 41679 Exp. 03/31/26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
ACI AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

CEAZAR V. AGUILAR DATE
R.C.E. NO. 41679
EXP. 03-31-26

CITY OF COACHELLA
WALL PLANS
TRACT NO. 32074-2
LOTS 18 THRU 23 AND 52
IN A PORTION OF SECTION 1, T.6 S., R. 7 E., S.B. & M

FOR: COACHELLA VALLEY HOUSING COALITION

SHEET NO. 4 OF 6 FILE NO.

CITY OF COACHELLA, CA

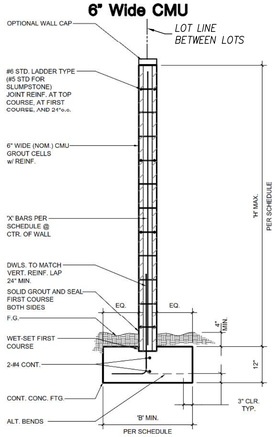
6' to 8' High Site Wall
Concentric Spread Footing
C ⊕ 123mph (ult.)
Risk Category I
6" Wide CMU

Angelus BLOCK CO., INC. Since 1946

ANGELUS BLOCK MASONRY FENCE WALL SYSTEM

DESIGN CRITERIA:
1. DESIGN CRITERIA PER 2022 CBC
2. ALLOWABLE SOIL BEARING PRESSURE = 1500psf
3. ALLOWABLE SOIL PASSIVE PRESSURE = 150pcf
4. COEFFICIENT OF FRICTION = 0.25, COHESION = 0psf
5. CANTILEVER ACTIVE = 30pcf
6. MASONRY COMPRESSIVE STRENGTH, f'm = 2000psi. SPECIAL INSPECTION NOT REQUIRED PER CBC SECTION 1704.2, EXCEPTION 2, 'U' OCCUPANCY.
7. USER TO VERIFY APPLICABILITY OF THE DEFINED DESIGN CRITERIA FOR THE PROJECT SPECIFIC SITE.
8. THIS DESIGN IS BASED ON SEISMIC PARAMETERS AS FOLLOWS:
   S_S ≤ 2.1*g* & S_{DS} ≤ 1.40*g*
   SITE SPECIFIC PARAMETERS ARE TO BE INVESTIGATED PRIOR TO COMMENCEMENT OF WORK. FOR S_S & S_{DS} GREATER THAN WHAT IS SHOWN, THIS DESIGN SHALL REQUIRE FURTHER ENGINEERING.

NOTES:
1. REINFORCING STEEL SHALL BE DEFORMED AND CONFORM TO ASTM A615 GRADE 60. PROVIDE SPLICES (LAPS) OF 48 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER. CENTER VERTICAL BARS IN CELLS.
2. JOINT REINFORCEMENT ("LADDER" TYPE) SHALL BE COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A951. PROVIDE MINIMUM 6 INCH LAP SPLICES.
3. STRENGTH OF CONCRETE FOR FOOTINGS = 4500psi @ 28 DAYS, UNLESS OTHERWISE REQUIRED BY SOILS REPORT.
4. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90. ANGELUS BLOCK PRECISION, SPLIT FACE, BURNISHED, OR SHOTBLAST, WITH OR WITHOUT MORTARLESS HEAD JOINTS (TONGUE-AND-GROOVE), OR ANGELUS BLOCK SLUMPSTONE SHALL BE USED. NO SUBSTITUTIONS.
5. MORTAR SHALL BE SPEC MIX TYPE S PREBLENDED MASONRY MORTAR AS MANUFACTURED BY E-Z MIX INC., CONFORMING TO ASTM C270, OR SPEC MIX WR MASONRY MORTAR AS MANUFACTURED BY E-Z MIX INC., CONFORMING TO PROPERTY REQUIREMENTS OF ASTM C270. NO SUBSTITUTIONS.
6. GROUT SHALL CONFORM TO ASTM C476, WITH AN 8-11 INCH SLUMP, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2000psi.
7. FIRST COURSE MAY BE WET-SET 1 1/2 INCHES MAX. WHILE CONCRETE IS PLASTIC.
8. CONCRETE BLOCK SHALL BE LAID IN RUNNING BOND PATTERN WITH VERTICAL CONTINUITY OF THE CELLS.
9. VERTICAL CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 40'-0"o.c., OR 20'-0"o.c. IF WALL IS TO BE STUCCO COATED OR MORTAR WASHED
10. GROUT ALL CELLS WITH REINFORCEMENT.
11. INSPECTIONS: A. AFTER FOOTING IS READY FOR CONCRETE AND ALL FOOTING REINFORCING IS TIED IN PLACE.
    B. AFTER VERTICAL REINFORCEMENT IS IN PLACE AND CELLS ARE READY FOR GROUT.
12. FOR TYPICAL FOOTING STEP AND DRAINAGE BLOCK-OUT DETAILS SEE DETAIL SHEET S-5.1.
13. EXCAVATION FOR WALL/FOUNDATION SHALL NOT UNDERMINE ANY ADJACENT STRUCTURES. TEMPORARY SHORING AND STABILIZATION OF ADJACENT STRUCTURES SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.
14. THIS DESIGN IS NOT TO BE USED FOR GATE WALLS.
15. WALL SHALL BE FOUNDED ON PROPERLY COMPACTED SOIL.
16. BACKFILL SHALL BE PROPERLY COMPACTED.



WIND LOAD CONVERSION TABLE					
V	100	110	120	123	130
V_{asd}	78	85	93	96	101

V = BASIC DESIGN WIND SPEED
V_{asd} = ALLOWABLE STRESS DESIGN WIND SPEED

MASONRY FENCE WALL SCHEDULE				
'H' MAX.	DESIGN WIND EXP / cat.	'X' BARS	'B' MIN.
6'-0"	C @ 123	#4@48"o.c.	2'-2"
6'-8"	C @ 123	#4@32"o.c.	2'-5"
7'-4"	C @ 123	#4@24"o.c.	2'-8"
8'-0"	C @ 123	#4@24"o.c.	2'-10"

APPROVED
Coachella Building Division
Approval of these plans shall not be construed as a permit for, or approval of, any violation of any of the provisions of the state or local laws. One set of approved plans must be kept on the job site until completion.
By: L.Diaz DATE08/01/2023

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

DATE SIGNED 07-12-2023

S-1.0

#23-090

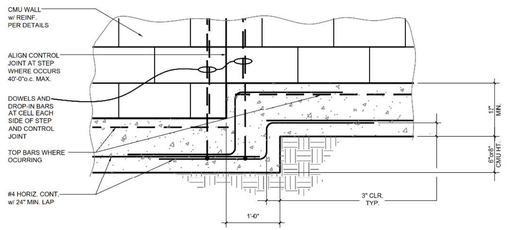
GSE ENGINEERING
GHANIM STRUCTURAL ENGINEERING
998 N. FAIR OAKS AVE., STE. F, PASADENA, CA 91103
T: 626.407.2224 ● www.ghanimSE.com

This detail is designed exclusively for Angelus Block Co., Inc. concrete masonry units and E-Z Mix Inc. products as specified herein. No substitutions allowed.

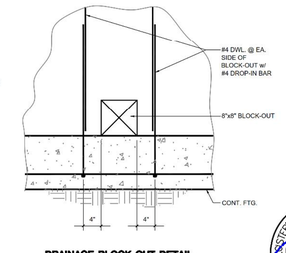
CITY OF COACHELLA, CA

TYPICAL DETAILS

Angelus BLOCK CO., INC. Since 1946



FOOTING STEP DETAIL



DRAINAGE BLOCK-OUT DETAIL

APPROVED
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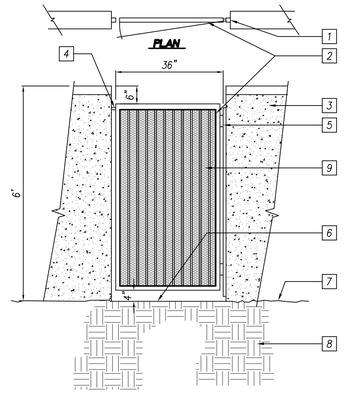
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S-5.1

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LEGEND

1. 2" SQ. X .125 T.S. POST.
2. 2" SQ. X .125 TUB. STL. GATE FRAME.
3. CMU WALL.
4. STANDARD STAINLESS STEEL GATE LATCH.
5. (2) HEAVY DUTY HINGES.
6. FINISH GRADE.
7. FINISH GRADE.
8. 90% COMPACTED SUBGRADE.
9. 70% OBSCURED PERPORATED METAL–TACK WELDED TO BACK SIDE OF GATE.

STRUCTURAL NOTES:

A REINFORCEMENT AND FOOTING PER STRUCTURAL ENGINEER.

B SUB BASE INFORMATION AND DRAINAGE REQUIREMENTS PER SOILS REPORT.

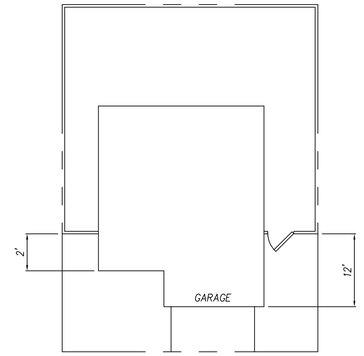
2 SIDE YARD GATE

GATE LOCATION – SEE DETAIL THIS SHEET

ADJUST TO SITE CONDITIONS AS NEEDED WITH WRITTEN APPROVAL FROM SITE SUPERINTENDENT

LOCATION OF RETURN TO BE 3' BEHIND UTILITIES – ALLOW AMPLE CLEARANCE

FENCE RETURN ADJUST TO SITE CONDITIONS AS NEEDED WITH WRITTEN APPROVAL FROM SITE SUPERINTENDENT



NOTE

LOCATE SIDEYARD FENCING OUTSIDE OF P.U.E. ON CORNER LOTS. CONTRACTOR TO VERIFY LOCATION OF ALL FENCING WITH SUPERINTENDENT BEFORE PROCEEDING

WALL RETURNS

W.D.I.D. NUMBER – 733C395364

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YEAR LEVELED: JUNE 2012

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TKE ENGINEERING INC.

CITY OF COACHELLA

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

_____ DATE: _____
GABRIEL PEREZ – DEVELOPMENT SERVICES DIRECTOR

SEAL: REGISTERED PROFESSIONAL ENGINEER — CEAZAR V. AGUILAR — No. 41679 — Exp. 03/31/26 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
ACI AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709–4393

CEAZAR V. AGUILAR DATE
R.C.E. NO. 41679
EXP. 03–31–26

CITY OF COACHELLA
WALL PLANS
TRACT NO. 32074-2
DETAILS AND SECTIONS
IN A PORTION OF SECTION 1, T.6 S., R. 7 E., S.B. & M
FOR: COACHELLA VALLEY HOUSING COALITION

SHEET NO. 5 OF 6 FILE NO.

GENERAL NOTES

1.0 BIDS, CONTRACTS AND INSURANCE

A. EACH BIDDER SHALL INSPECT THE SITE BEFORE SUBMITTING HIS BID.
B. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
C. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH HIS WORK. THE CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK, AND SHALL PROPERLY COORDINATE HIS WORK WITH THEIRS.
D. LIABILITY AND COMPENSATION INSURANCE: THE CONTRACTOR SHALL CARRY AND PAY FOR ADEQUATE LIABILITY AND COMPENSATION INSURANCE AND SHALL, IF REQUIRED, FURNISH THE OWNER WITH EVIDENCE TO THIS EFFECT.
E. GUARANTEE BONDS: THE OWNER SHALL HAVE THE RIGHT, PRIOR TO THE SIGNING OF THE CONTRACT TO REQUIRE THE CONTRACTOR TO FURNISH BOND COVERING OF THE FAITHFUL PERFORMANCE OF THE CONTRACT AND THE PAYMENT OF ALL OBLIGATIONS ARISING THEREUNDER, IN SUCH FORM AS THE OWNER MAY PRESCRIBE AND WITH SUCH SURETIES AS HE MAY APPROVE. IF SUCH BOND IS REQUIRED, THE PREMIUM SHALL BE PAID BY THE OWNER.

2.0 PLANS AND PERMITS

A. ALL CONSTRUCTION SHALL BE ACCORDING TO CONSTRUCTION DOCUMENTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE U.B.C.
B. CORRELATION OF DRAWINGS AND SPECIFICATIONS: ANY WORK NOT ACCORDING TO DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REMOVED.
C. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
D. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR.
E. PERMITS, FEES, ETC.: THE CONTRACTOR SHALL ARRANGE AND PAY FOR THE BUILDING PERMIT AND EACH SUBCONTRACTOR SHALL ARRANGE AND PAY FOR PERMITS FOR THEIR RESPECTIVE WORK.

3.0 EXECUTION

A. CONTRACTOR TO VERIFY ON SITE, ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITIES.
B. DEMOLITION AND REMOVALS SHALL PROCEED ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT/OWNER.
C. CUT, CAP, OR PLUG, AS REQUIRED, THOSE UTILITY LINES SERVING THE AREA WITHIN THE PROJECT LIMITS SHALL REMAIN UNINTERRUPTED DURING THE WORK PROGRESS.
D. CARE IS TO BE TAKEN NOT TO DEFACE, CRACK OR DAMAGE ANY EXISTING STRUCTURES, FENCES OR CONCRETE WORK. ALL DAMAGES TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
E. CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE IT COMPLETE AS SHOWN BY DRAWINGS AND SPECIFICATIONS. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.
F. CLEANING: IT SHALL BE THE DUTY OF EACH SUBCONTRACTOR TO REMOVE HIS OWN RUBBISH FROM THE PREMISES AND KEEP THE JOB CLEAN AT ALL TIMES. HE SHALL PROTECT WORK OF ALL OTHER CONTRACTORS.
G. CONTRACTOR SHALL THOROUGHLY CLEAN UP SITE AND REMOVE ALL DEBRIS AND EXTRANEOUS MATERIAL FROM THE SITE PRIOR TO FINAL APPROVAL.
H. CONDUCT OF THE WORK: THE CONTRACTOR SHALL, AT ALL TIMES, KEEP A COMPETENT FOREMAN ON THE JOB WHO SHALL BE IN CHARGE OF THE ENTIRE WORK INCLUDING THE WORK OF HIS SUBCONTRACTORS. HE SHALL BE RESPONSIBLE FOR ITS ACCURACY.

4.0 EXTRAS AND SUBSTITUTIONS

A. ANY EXTRAS TO BE APPROVED IN WRITING BY THE OWNER PRIOR TO ANY CONSTRUCTION.
B. THERE ARE TO BE NO SUBSTITUTIONS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

5.0 PAYMENT

LIEN RELEASES FOR THE COMPLETED WORK SHALL BE SUBMITTED PRIOR TO PAYMENT FOR SAID WORK.

MASONRY SPECIFICATIONS

1.0 SCOPE OF WORK

A. GENERAL: THIS WORK SHALL CONSIST OF FURNISHING ALL LABOR AND MATERIALS FOR CONSTRUCTION OR INSTALLATION OF ALL LABOR AND STRUCTURES, AND BRICK OR TILE AS DETAILED ON THE PLANS.
B. WORK INCLUDES THE INSTALLATION OF ANCHORS AND INSERTS FURNISHED BY OTHER REQUIRED FOR OTHER TRADES, REINFORCEMENT STEEL, CONCRETE BASES OR FOOTINGS, AND STUCCO FINISHES.

2.0 MATERIALS

A. REFER TO PLANS FOR SPECIFIC MATERIAL TYPES, COLORS FINISHES, ETC.
B. CONCRETE MASONRY UNITS: CONFORM TO ASTM C90, GRADE N-II AND THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION; AS MANUFACTURED BY ORCO BLOCK CO., OR EQUAL.
C. PORTLAND CEMENT: CONFORM TO ASTM C150, TYPE I OR TYPE II, TYPE, LOW ALKALI. USE ONLY ONE BRAND THROUGHOUT WORK. PROVIDE WHITE CEMENT AS REQUIRED FOR USE IN COLORED MORTAR.
D. HYDRATED LIME: CONFORM TO ASTM C207, TYPE S, AND CONTAINING 95% BY WEIGHT OF CALCIUM OXIDE.
E. AGGREGATES: CONFORM TO ASTM C144.
  E.1. SAND: CONSIST OF FINE GRANULAR MATERIALS, (NOT LESS THAN 5% PASSING NO. 8 SIEVE), COMPOSED OF HARD, STRONG DURABLE MINERAL PARTICLES, FREE FROM INJURIOUS AMOUNTS OF SALINE, ALKALINE, ORGANIC OR OTHER DELETERIOUS SUBSTANCES.
  E.2. PEA GRAVEL: GRADED WITH NO MORE THAN 5% PASSING THE NO. 8 SIEVE AND WITH 100% PASSING THE 3/8" SIEVE.
F. REINFORCING STEEL: NEW, TESTED DEFORMED BARS OF DOMESTIC MANUFACTURE CONFORMING TO ASTM 1615.
G. WATER: CLEAN, POTABLE, FROM DOMESTIC SUPPLY.
H. ADMIXTURE FOR MORTAR: "RED LABEL" USED IN ACCORDANCE WITH THE SPECIFICATIONS.
I. MORTAR: FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY VOLUMES OF 1 PART CEMENT, 1/2 PART LIME PUTTY, 4 1/2 PARTS SAND. PUTTY SHALL BE OMITTED. MORTAR SHALL MATCH COLOR OF BLOCK, UNLESS OTHERWISE SPECIFIED.
J. GROUT: FLUID CONSISTENCY AND MIXED IN THE RATIO BY PARTS SAND, 2 PARTS PEA GRAVEL.
K. LIME PUTTY: ASTM C5, HIGH CALCIUM LIME, COMPLETELY SLAKED BEFORE USING.

3.0 EXECUTION

A. EXECUTE WORK IN BEST WORKMANSHIP LIKE MANNER IN FULL COMPLIANCE WITH APPLICABLE BUILDING ORDINANCES.
B. CONCRETE BLOCK SHALL BE LAID AS REINFORCED FILL CELL UNIT MASONRY. BLOCK SHALL BE LAID ON 3/8" THICK FULL MORTAR BED ON ALL WEBS AND FACE SHELLS. VERTICAL FACES OF HEAD JOINTS SHALL BE WELL BUTTERED TO A DEPTH OF 1 1/2" FROM EXTERIOR FACES AND ALL JOINTS SHALL BE SHOVED INTO PLACE, SO THE MORTAR BONDS WELL WITH BOTH BLOCKS. FURROWING OF THE MORTAR IS NOT PERMITTED. INTERSECTING MASONRY SHALL BE GROUTED IN 4'-0" MAXIMUM POURS. UNLESS OTHERWISE NOTED ON PLANS, ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUTED. PUDDLE THE GROUT WITH A STICK IN EACH CELL, EACH TIME IT IS POURED, TO OBTAIN A COMPLETE FILLING OF THE VOIDS. RECONSOLIDATE ALL GROUT. RUN ALL HORIZONTAL BARS IN BOND BEAM BLOCK AND LAP AROUND CORNER AND AT ALL SPLICE 2'-0" MINIMUM. RUN ALL VERTICAL BARS IN OPEN END BLOCK.
C. DO NOT START MASONRY IF THE HORIZONTAL OR VERTICAL ALIGNMENT OF THE FOUNDATION IS A MAXIMUM OF 1" TOTAL IN ERROR.
D. ALL UNITS SHALL BE CLEAN WHERE LAID. CONCRETE UNITS SHALL BE DRY. BRICK SHALL BE WETTED BUT HAVE NO FREE MOVING WATER WHEN LAID. E. WHERE NO BOND PATTERN IS SHOWN ON THE PLANS, THE WALL SHALL BE RUNNING BOND.
F. WHERE MASONRY UNIT CUTTING IS NECESSARY, MAKE ALL CUTS NEAT AND REGULAR, EDGES EXPOSED IN THE FINISHED WORK SHALL BE CUT WITH A POWER DRIVEN ABRASIVE SAW.
G. MORTAR JOINTS SHALL BE STRAIGHT, CLEAN AND UNIFORM IN THICKNESS. UNLESS OTHERWISE SPECIFIED OR DETAILED, HORIZONTAL AND VERTICAL JOINTS SHALL BE APPROXIMATELY 3/8" THICK FOR PRECISION BLOCS. BRICK JOINTS TO BE 1/2" – 3/8" THICK WITH A MAXIMUM DEPTH OF 3/8" RAKE.
H. UNLESS OTHERWISE SHOWN ON PLANS, EXPOSED WALLS SHALL HAVE DENSE, SLIGHTLY CONCAVE SURFACE WELL BONDED TO THE BLOCK AT THE EDGES. PERFORM TOOLING WHEN THE MORTAR IS PARTIALLY SET BUT STILL SUFFICIENTLY PLASTIC TO BOND. DO ALL TOOLING WITH A TOOL WHICH COMPACTS THE MORTAR, PRESSING THE EXCESS MORTAR OUT OF IT RATHER THAN DRAGGING IT OUT. WHERE WALL SURFACE IS TO BE PLASTERED, MAKE MORTAR JOINTS FLUSH WITH BLOCK FACE.
I. IF IT IS NOT NECESSARY TO MOVE A BLOCK SO AS TO OPEN A JOINT, REMOVE THE BLOCK FROM THE WALL, CLEAN AND SET IN FRESH MORTAR.
J. CONCRETE FOOTINGS TO ATTAIN 2800 PSI AT 28 DAYS (MAX. 4 1/2" SLUMP).
K. THE OWNER'S REPRESENTATIVE IS TO BE NOTIFIED 24 HOURS PRIOR TO CONCRETE POUR IN ORDER THAT THE FORMS AND REINFORCEMENT MAY BE INSPECTED.
L. CO-ORDINATE PLACEMENT OF WATER AND ELECTRICAL LINES PRIOR TO CONCRETE POUR. VERIFY LOCATION OF ALL P.V.C. SLEEVES AND ELECTRIC SOURCE FOR IRRIGATION CLOCK WITH LANDSCAPE CONTRACTOR.
M. MASON TO BE RESPONSIBLE FOR SETTING ALL S.P.O.'S SWITCHES, AND J-BOXES FLUSH WITH STRUCTURE, AND FOR SETTING BOLTS, ANCHORS, AND INSERTS FOR ATTACHMENTS BY OTHER TRADES.
N. PLACING REINFORCING STEEL:
  N.1. WHERE HORIZONTAL COURSES ARE TO BE FILLED, USE METAL STOPS. USE OF PAPER STOPS WILL NOT BE PERMITTED. ALL HORIZONTAL REINFORCING STEEL SHALL BE LAID IN A COURSE OF BOND BEAM BLOCK FILLED WITH MORTAR.
  N.2. CUT BRICK WITH POWER DRIVEN ABRASIVE SAW ONLY. CUT NEAT TRUE LINE WITHOUT CHIPS ON EXPOSED FACES, CONCEAL CUT FACES WHERE POSSIBLE, DO NOT LAY BRICKS LESS THAN 1/4 LENGTH IN EXPOSED WORK. IF ANY BRICK MUST BE REMOVED OR SHIFTED AFTER IT HAS BEEN LAID, REMOVE SETTING MORTAR, CLEAN BRICK THOROUGHLY, APPLY FRESH MORTAR AND RE-LAY.
  N.3. LAY MASONRY TRUE, LEVEL, AND PLUMB WITH ANGLE SQUARE IN ACCORDANCE WITH PLANS.
O. SEAL BACK OF PLANTER WALLS WITH APPROVED ELASTOMERIC WATERPROOF MEMBRANE.
P. BACKFILL BEHIND ALL WALLS AND MASONRY STRUCTURES, AS REQUIRED AND AS PER DETAILS. BACKFILL IN PLANTERS TO BE TOP GRADE SANDY LOAM TOPSOIL. SWALE EARTH FOR PROPER DRAINAGE. WHERE CONCRETE SLABS OCCUR NEXT TO WALLS, BACKFILL SHALL BE COMPACTED TO 90%.

4.0 CLEANING

A. SPECIAL CARE SHALL BE USED TO PREVENT STAINING OF EXPOSED AND GROUT. ANY MORTAR OR GROUT WHICH COMES IN SUCH FACES SHALL BE PROMPTLY AND THOROUGHLY REMOVED BY AFFECTIVE AND APPROVED MEANS.
B. ENTIRE SITE TO BE CLEANED AND ALL DEBRIS REMOVED PRIOR TO FINAL INSPECTION.

WOODWORKING SPECIFICATIONS

1.0 SCOPE OF WORK

A. GENERAL: THIS WORK SHALL CONSIST OF FURNISHING ALL LABOR AND MATERIAL FOR CONSTRUCTION OF OVERHEAD WOOD TRELLIS, FENCES, AND SCREENS, AS DETAILED ON THE PLANS. THE WORK DOES NOT INCLUDE POST FOOTINGS AND HARDWARE SET IN PAVED AREAS.
B. COORDINATION: WOOD WORK CONTRACTOR SHALL LOCATE AND STAKE POST LOCATIONS FOR CONCRETE AND/OR MASONRY CONTRACTOR BEFORE PAVING OR MASONRY WORK IS BEGUN.
C. SITE CONDITIONS: VERIFY ALL DIMENSIONS AND SITE CONDITIONS ON THE SITE PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
D. PERMITS: CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND APPROVALS. (REFER TO GENERAL NOTES).

2.0 MATERIALS

A. GENERAL: ALL MATERIALS SHALL BE NEW AND PROPERLY GRADE-MARKED OR CERTIFIED. ONLY LUMBER CONSISTING OF SOUND WOOD, FREE OF DECAY, WARPING, SPLITS OR CHECKS WILL BE ACCEPTABLE.
B. LUMBER:
  B.1. ALL LUMBER SIZES SHOWN ON THE PLANS OR SPECIFIED REFER TO NOMINAL SIZES AND THE AMERICAN STANDARD ROUGH AND DRESSED SIZES WILL BE ACCEPTED AS CONFORMING THERETO.
  B.2. DOUGLAS FIR SHALL BE OF THE SPECIES "PSEUDOTSUGA MENZIESII" AND SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT STANDARD GRADING AND DRESSING RULES FOR DOUGLAS FIR ADOPTED BY THE WEST COAST BUREAU OF LUMBER GRADES AND INSPECTION.
  B.3. CEDAR SHALL BE OF THE SPECIES "CHAMAECYPARIS LAWSONIANA" AND SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT GRADING AND DRESSING RULES.
  B.4. ALL WOOD BEARING ON CONCRETE OR MASONRY LESS THAN 4'-0" ABOVE GRADE SHALL BE PRESSURE TREATED. WOOD JOINTS OR THE BOTTOM OF WOOD FLOORS LESS THAN 18" ABOVE GRADE SHALL ALSO B PRESSURE TREATED.
  B.5. ALL STRUCTURAL MEMBER (I.E., BEAMS, RAFTERS, POSTS, JOINTS) TO BE DOUGLAS FIR NO. 1 OR BETTER UNLESS OTHERWISE NOTED. ALL LATH AND DECKING AS SPECIFIED.
C. HARDWARE:
  C.1. NAILS TO BE GENERAL FRAMING COMMON OF STANDARD SIZE AND FORM, HOT DIPPED GALVANIZED OR ALUMINUM, UNLESS SPECIFICALLY NOTED. BOX NAILS WILL BE ACCEPTED.
  C.2. WASHERS TO BE REINFORCED MALLEABLE IRON, GALVANIZED.
  C.3. ALL BRACKETS AND HANGERS TO BE SIMPSON OR APPROVED EQUAL.

3.0 EXECUTION

A. WORKMANSHIP: ALL WOODWORK SHALL BE CUT, FITTED, JOINTED TOGETHER, TIED, SET TO REQUIRED LINES AND LEVELS, SHORED IN PLACE ETC., IN A NEAT WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE LANDSCAPE ARCHITECT. ALL SPLIT WOOD SHALL BE REMOVED AND REPLACED.
B. BOLTING: HEADS AND NUTS OF MACHINE BOLTS AND NUTS OF CARRIAGE BOLTS SHALL HAVE WASHERS, EXCEPT AGAINST STEEL PLATES. BOLT, SPLICE AND HAND ALL BEAMS AS SHOWN ON DRAWINGS. CUT ALL BOLTS FLUSH WITH NUTS, PLAIN SMOOTH AND REMOVE ALL BURRS. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER. NAILS SHALL NOT BE INSTALLED CLOSER THAN 1/2 THEIR LENGTHS AND DRILLED HOLES, ONE SIZE SMALLER THAN NAIL SHANK, SHALL BE USED WHERE WOOD MEMBERS ARE LIABLE TO BE SPLIT BY NORMALLY DRIVEN NAILS. ALL NAILING SHALL BE IN ACCORDANCE WITH U.B.C.
C. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.
D. FINISHING: CONTRACTOR TO STAIN, PAINT OR SEAL WOOD. REFER TO DRAWINGS. PAINT ALL METAL TO MATCH WOOD FINISH UNLESS NOTED OTHERWISE WITH (1) COAT ZINC RICH PRIMER AND (2) COATS SEMI-GLOSS OIL BASE EXTERIOR PAINT.
E. CLEANUP: CONTRACTOR SHALL DAILY REMOVE ALL RUBBISH, SCRAPS, EXTRANEOUS CONCRETE AND HARDWARE FROM THE PREMISES AND KEEP THE JOB REASONABLY CLEAN AT ALL TIMES. SPILLED OR OVERSPRAYED PAINT SHALL BE IMMEDIATELY CLEANED OFF OF FINISHED SURFACES TO THE LANDSCAPE ARCHITECT'S SATISFACTION. SPECIAL CARE SHALL BE EXERCISED TO PREVENT ACCUMULATIONS OF MATERIAL TO FORM A FIRE OR SAFETY HAZARD.

TUBULAR STEEL

1.0 SCOPE OF WORK

WORK INCLUDED:
A. FURNISH AND INSTALL TUBULAR STEEL PER PLANS, DETAILS AND SPECIFICATIONS.
RELATED WORK SPECIFIED IN THIS SECTION:

2.0 QUALITY ASSURANCE

A. QUALIFICATIONS
  A.1. PERFORM SHOP WELDING ON THE PREMISES OF A FABRICATOR LICENSED BY THE CITY BUILDING AND SAFETY DEPARTMENT.
  A.2. PERFORM WELDING BY WELDERS APPROVED AND CERTIFIED IN ACCORDANCE WITH REQUIREMENTS OF AWS.
B. REFERENCE STANDARDS
  B.1. "AISC" STEEL CONSTRUCTION MANUAL.
  B.2. "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION". AWS F1.0 OF THE AMERICAN WELDING SOCIETY.
  B.3. "METAL FINISHES MANUAL", OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

3.0 SUBMITTALS

A. SUBMIT COMPLETE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR REVIEW IN ADVANCE OF FABRICATION.
  A.1. SHOW DIMENSIONS, SITES, THICKNESSES, GAUGES, FINISHES, JOINING, ATTACHMENTS AND RELATIONSHIP TO ADJACENT WORK.
  A.2. WHERE WELDED CONNECTIONS, CONCRETE INSERTS, AND OTHER ITEMS ARE REQUIRED TO RECEIVE OTHER WORK, SHOW EXACT LOCATIONS REQUIRED.
  A.3. FOR STANDARD MANUFACTURED ITEMS, SUBMIT WORK SHEETS SHOWING ILLUSTRATED CUTS OF ITEMS TO BE FURNISHED, SCALE, DETAILS AND DIMENSIONS.

4.0 MATERIALS

A. ROLLED STEEL SHAPES AND STEEL PLATES: ASTM A36.
B. STEEL TUBING: ASTM A500 GRADE A, OR ASTM 1501 SEAMLESS – G.A. PER DETAILS.
C. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE A OR A120, GALVANIZED 6" DIAMETER.
D. STEEL BOLTS: ASTM A307, GRADE A.
E. WELDING RODS: CONFORM TO AWS REQUIREMENTS FOR INTENDED USE.
F. CONCRETE INSERTS: AS INDICATED ON THE PLANS.
G. SHOP PRIME-COAT PAINT: CONFORM TO EITHER FS TT-P-86 TYPE II FOR RED LEAD/ALKYD TYPE PAINT OR TO FS TT-P-45 FOR ZINC CHROMATE TYPE PAINT- (2) SHOP COATS.
H. TOUCH-UP FOR GALVANIZED SURFACES: ALL STATE No. 321 GALVANIZING POWDER (30% TIN, 30% ZINC, 40% LEAD AND FLUX) AS MANUFACTURED BY ALL STATE WELDING ALLOYS CO., OR SPEED GALVANIZED BY W.D.L. CO. OR EQUAL.
I. NON-SHRINK GROUT: MINI WAX CONSTRUCTION PRODUCTS DIVISION POR-ROCK, OR APPROVED EQUAL.
J. METAL ENAMEL: FS TT-P-37C – (2 COATS).

5.0 FABRICATION

A. CONFORM TO THE REQUIREMENTS OF THE REFERENCED STANDARDS.
  A.1. FOR MANUAL WELDING, USE LOW HYDROGEN TYPE E-7015 AND 7016 ELECTRODES.
  A.2. WELD PREHEAT SHALL BE DETERMINED FROM MILL REPORTS SHOWING THE CHEMICAL COMPOSITION OF THE REINFORCEMENT.
B. SHOP PRIME ALL FERROUS ITEMS TO 1 MILL DRY COAT THICKNESS AFTER FABRICATION, DE-BURRING AND GRINDING SMOOTH WELDS AND ROUGH SPOTS. TOUCH-UP AFTER INSTALLATION. LEAVE IN PROPER CONDITION TO RECEIVE FINISH PAINTING.
  B.1. DO NOT PAINT REBAR AND STEEL SURFACES TO BE EMBEDDED IN OR BONDED TO CONCRETE.
C. WELDS SHALL BE GROUND SMOOTHLY, ALL WELD SPATTER REMOVED AND WORK SHALL COMPLY WITH THE SPECIFICATIONS OF THE "AMERICAN WELDING SOCIETY."
D. SUBCONTRACTOR TO PERFORM ALL THE ABOVE WORK IN ACCORDANCE WITH THE GOVERNING PLANS AND SPECIFICATIONS.

6.0 COORDINATION WITH OTHER WORK

A. EXAMINE DRAWINGS AND SPECIFICATIONS, AND INCLUDE ALL MISCELLANEOUS METAL WORK WHICH IS NOT DISTINCTLY SPECIFIED IN OTHER SECTIONS.
B. PROVIDE ALL CONNECTIONS, ANCHORS, BOLTS, WELDING, CUTTING, PUNCHING, DRILLING, TAPPING OR OTHER CONNECTION REQUIRED TO FIT MISCELLANEOUS METAL WITH OTHER WORK.
C. PROVIDE ITEMS TO BE INSTALLED BY OTHER TRADES WELL IN ADVANCE, TO PERMIT PROPER SEQUENCING AND SCHEDULING OF OTHER WORK.

7.0 INSTALLATION

A. MISCELLANEOUS METALWORK SHALL BE FREE FROM DEFECTS WHICH WOULD IMPAIR STRENGTH, DURABILITY AND APPEARANCE.
B. ERECT PLUMB, STRAIGHT, TRUE AND ACCURATELY FIT IN PLACE BRACE, REINFORCE, AND ANCHOR IN PLACE. GRIND ALL FIELD WELDS.
C. PROVIDE NON-SHRINK GROUTING OF ALL FRAMES, PLATES, SILLS, BOLTS AND OTHER ITEMS NOT DESIGNATED TO BE DONE BY OTHERS.
D. CONCEAL ALL CONNECTIONS IN THE FINISHED WORK, WHERE POSSIBLE. EXPOSED SCREW CONNECTIONS SHALL BE ALLEN HEAD SCREWS MATCHING THE MATERIAL THEY FASTEN.
E. SET BASE PLATE FOR SUPPORT POSTS., TRUE AND PLUMB IN CONCRETE FOOTING PER DETAILS.
F. PROTECT ALL DISSIMILAR METALS FROM GALVANIC CORROSION BY PRESSURE TAPES, COATINGS, OR ISOLATORS.
G. AFTER ERECTION, CLEAN OFF ALL RUST, SCALE AND OIL. CLEAN FIELD WELDS, BOLTS, AND ABRADED AREAS. TOUCH-UP ALL AREAS WITH THE SAME MATERIAL AS USED FOR THE SHOP COAT, LEAVING ALL SURFACES READY TO RECEIVE FINISH COATS. APPLY SECOND COAT OF PRIMER ON SITE.
H. APPLY (2) COATS ZINC RICH PRIMER COAT AND TWO FINISH COATS OF EXTERIOR METAL ENAMEL TO METAL SURFACES, COLOR AS SELECTED BY OWNER'S REPRESENTATIVE.

8.0 REPAIR OF DEFECTS

ALL DEFECTIVE OR DAMAGED WORK SHALL BE REPLACED, REMOVED AND REPAIRED AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO COST TO THE OWNER.

9.0 CLEAN-UP

A. CLEAN-UP AND REMOVE FROM THE SITE ALL UNUSED MATERIALS AND DEBRIS RESULTING FROM THE PERFORMANCE OF THIS WORK NOT LESS THAN ONCE A WEEK OR THE LAST WORKING DAY EACH WEEK. ALL TRASH SHALL BE REMOVED COMPLETELY FROM THE PROJECT SITE.
B. TOUCHUP- CONTRACTOR SHALL CLEAN AND RETOUCH CONTRACTOR'S WORK AS NECESSARY, OR AS REQUIRED FOR FINAL APPROVAL BY THE LANDSCAPE ARCHITECT WITHIN 24 HOURS NOTICE.
C. UNPAINTED SURFACE- CONTRACTOR SHALL LEAVE ALL SURFACES NOT TO BE PAINTED, PAVING, HARDWARE, OR PLANT MATERIALS FREE FROM ANY PAINT, STAIN, SPATTERING, SMEARS OR SMUDGES WHICH ARE THE RESULT OF THE CONTRACTORS OPERATION.
D. LOCATION- CONTRACTOR SHALL NOT CLEAN EQUIPMENT AND BRUSHES OR DISPOSE OF THINNERS, PAINT OR OTHERS CHEMICALS IN AREAS TO BE PLANTED OR IN THE VICINITY OF EXISTING PLANTS.

CONCRETE

1.0 SCOPE OF WORK

FURNISH AND INSTALL ALL CONCRETE WORK COMPLETE AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO:

A. FURNISH AND SET ALL REINFORCING STEEL, BOLTS AND ANCHORS.
B. INSTALL ALL ITEMS REQUIRED BY OTHER TRADES WHICH ARE TO BE CAST INTO CONCRETE.
C. CONCRETE MOW CURBS, BANDING, OTHER FLATWORK, FOOTINGS, PADS AND SLABS FOR: WALLS, FENCING, CONTROLLERS, ETC., WHERE APPLICABLE.

2.0 GENERAL

ALL REQUIREMENTS OF SUBSECTION 3.31, STANDARD SPECIFICATIONS FOR PUBLIC

WORKS CONSTRUCTION, SHALL APPLY EXCEPT AS SPECIFIED HEREIN.

2.1 INSPECTION OF SITE

EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK IN THIS SECTION. REPORT TO THE LANDSCAPE ARCHITECT IN WRITING, SITE CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK. BEGINNING THE WORK IN THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS TO THE LANDSCAPE ARCHITECT CONSTITUTES ACCEPTANCE OF SITE CONDITIONS BY THE CONTRACTOR. ANY REQUIRED REMOVAL, REPAIR, OR REPLACEMENT OF THIS WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO OWNER.

2.2 PROTECTION OF EXISTING CONDITIONS

CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL SITE CONDITIONS. HE SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. SHOULD DAMAGE BE INCURRED, THIS CONTRACTOR SHALL REPAIR DAMAGE TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUAL REPLACEMENT AT HIS OWN EXPENSE, TO THE SATISFACTION OF THE OWNER.

2.3 COORDINATION

A. COOPERATION ON-SITE: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
B. WORK WITH OTHER TRADES: COORDINATE WITH GENERAL CONTRACTOR ITEMS OF OTHER TRADES TO BE FURNISHED AND SET IN PLACE. SUCH PORTIONS OF THEIR WORK AS ALL OR IN PART EMBEDDED, BUILT-IN, ATTACHED TO, OR SUPPORTED BY THE WORK SHALL BE EXECUTED BY THEM IN AMPLE TIME THAT PROGRESS OF THE WORK IS NOT DELAYED. ANY CUTTING OR PATCHING MADE NECESSARY TO COMPLY WITH THIS INJUNCTION SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

2.4 APPROVAL

WHEREVER THE TERMS "APPROVE," "APPROVAL," OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY MEAN APPROVAL OF THE LANDSCAPE ARCHITECT, THE OWNER'S REPRESENTATIVE OR THEIR FIELD REPRESENTATIVES, IN WRITING.

2.5 SUBMITTALS

AFTER AWARD OF CONTRACT, CONTRACTOR SHALL SUBMIT FOR APPROVAL SAMPLES AND SPECIFICATIONS OF SPECIFIED ITEMS PRIOR TO BEGINNING WORK. APPROVED SAMPLES SHALL BE STANDARDS FOR COMPLETING WORK. SAMPLES SHALL CONSIST OF 3' SQUARE PANELS. CONTRACTOR SHALL PROVIDE ONE PANEL FOR EACH COLOR AND/OR FINISH ON THE JOB SITE. EACH SAMPLE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

2.6 SUBSTITUTIONS

A. STANDARDS- SPECIFIC REFERENCE TO MANUFACTURES NAMES AND PRODUCTS SPECIFIED IN THIS SECTION ARE USED AS STANDARDS; THIS IMPLIES NO RIGHT TO SUBSTITUTE OTHER MATERIAL OR METHODS WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
B. APPROVAL- INSTALLATION OF ANY APPROVED SUBSTITUTIONS IS CONTRACTOR'S RESPONSIBILITY. ANY CHANGES REQUIRED FOR INSTALLATION OF ANY APPROVED SUBSTITUTION MUST BE MADE TO THE SATISFACTION OF LANDSCAPE ARCHITECT AND WITHOUT ADDITIONAL COST TO OWNER. APPROVAL BY LANDSCAPE ARCHITECT OF SUBSTITUTED MATERIALS AND/OR DIMENSIONAL DRAWINGS DOES NOT WAIVE THESE REQUIREMENTS.

2.7 WARRANTY

IN ADDITION TO MANUFACTURERS' GUARANTEES OR WARRANTIES, ALL WORK SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP BY CONTRACTOR. WARRANTY SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES.

3.0 MATERIALS

A. PORTLAND CEMENT SHALL CONFORM TO ASTM-C150, TYPE I OR TYPE II.
B. CONCRETE AGGREGATE SHALL CONFORM TO ASTM-C33. WATER SHALL BE CLEAN, FREE FROM STRONG ACIDS, ALKALI, OIL OR ORGANIC MATTER.
C. ADMIXTURE FOR ALL FORMED CONCRETE SHALL BE SIKA CHEMICAL CORP'S "PLASTIMENT", OR APPROVED EQUAL, APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
D. REINFORCEMENT: REINFORCING STEEL ASTM-A15 AND ASTM-A-305. WIREFABRIC: ASTM-A185
E. FORMS:
  E.1. LUMBER SHALL BE "CONSTRUCTION GRADE" DOUGLAS FIR
  E.2. PLYWOOD FOR FORMING OF CONCRETE WHICH IS EXPOSED SHALL BE PLYFORM. ALL PLYWOOD USED FOR FORMING SHALL BE AT LEAST 5/8 INCH THICK AND EDGE SEALED.
F. EXPANSION JOINT FILLER SHALL CONFORM WITH ASTM-D1751 (PREMOLDED).
G. PROVIDE CERTIFIED MILL TEST REPORTS OF THE CHEMICAL AND PHYSICAL PROPERTIES OF REINFORCING BARS AND WELDED WIRE FABRIC.
  G.1. REINFORCING BARS- DEFORMED BILLET-STEEL BARS CONFORMING TO ASTM A615, CLEAN AND FREE FROM RUST, SCALE, OR COATING THAT WILL REDUCE BOND.
  G.2. WELDED WIRE FABRIC
    G.2.1. CONFORM TO ASTM A185. TAGS DESIGNATING WIRE SIZE AND SPACING SHALL BE LEFT ON EACH ROLL UNTIL READY FOR USE.
    G.2.2. UNLESS OTHERWISE APPROVED WELDED WIRE MESH SHALL BE 6" X 6" NO.10 NO.10 CONTINUOUS.

4.0 CONCRETE

A. QUALITY
  A.1. CONTRACTOR ASSUMES RESPONSIBILITY FOR THE DESIGN MIX AND GUARANTEES THE SPECIFIED ULTIMATE STRENGTH AS INDICATED OR SPECIFIED HEREIN.
  A.2. CONCRETE, MINIMUM 28-DAY ULTIMATE STRENGTH SHALL BE 2500 PSI.
  A.3. READY-MIXED CONCRETE SHALL CONFORM TO ASTM-C94.
B. PROPORTIONS AND CONSISTENCY
  B.1. THE PROPORTIONS OF AGGREGATE TO CEMENT SHALL PROVIDE A DENSE MIXTURE WHICH WILL READILY WORK INTO ALL CORNERS OF THE FORMS AND AROUND ALL REINFORCEMENTS WITHOUT ANY SEGREGATION OF THE MATERIALS, CAUSE EXCESS FREE WATER TO COLLECT ON THE SURFACE OR CAUSE EXCESSIVE BLEEDING OF THE FORMS.
  B.2. THE RECOMMENDED PRACTICES OF THE AMERICAN CONCRETE INSTITUTE SHALL BE FOLLOWED IN ALL APPLICABLE PROCEDURES. THE MAXIMUM SLUMP SHALL NOT EXCEED (4") FOUR INCHES FOR FOOTINGS, SLABS ONGRADE, AND MASS CONCRETE; 5 INCHES FOR FOUNDATION WALLS.
C. CONTROL- THE CONCRETE QUALITY, PROPORTIONS, CONSISTENCY, ETC., IS SUBJECT TO THE APPROVAL OF OWNER, AND NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL.

5.1 FORMWORK

A. FORMS FOR CONCRETE WORK SHALL BE EITHER METAL OR WOOD. FORMS THAT ARE WARPED OR THAT DO NOT HAVE A SMOOTH STRAIGHT UPPER EDGE SHALL NOT BE USED. FORMS SHALL BE SET WITH THE UPPER EDGE OF THE BOARD TRUE TO LINE AND GRADE AND SHALL BE STAKED RIGIDLY IN PLACE WITH STAKES SET NOT MORE THAN FOUR FEET (4') APART SO AS TO REMAIN IMMOVABLE THROUGHOUT THE CONSTRUCTION. ALL FORMS SHALL BE APPROVED BY LANDSCAPE ARCHITECT WITHIN A TOLERANCE OF ONE PERCENT (1%). NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION. ALL MATERIALS SHALL BE ACCURATELY AND SEPARATELY WEIGHTED AND MIXING SHALL CONTINUE UNTIL THE DISTRIBUTION OF MATERIAL IS UNIFORM AND THE MASS OF CONCRETE IS HOMOGENEOUS.
B. TWO AND ONE-HALF (2 1/2) GALLONS OF WATER PER CUBIC YARD, SHALL BE WITHHELD FROM THE MIX AT THE PLANT, AND ALL OR A PORTION MAY BE ADDED TO THE MIX AT THE JOB SITE AS DIRECTED BY THE INSPECTOR. THE CONCRETE SHALL BE MIXED AT LEAST 5 MINUTES AFTER SUCH WATER IS ADDED AND NOT LESS THAN 3 MINUTES OF THIS TIME SHALL BE IMMEDIATELY PRIOR TO THE DISCHARGE OF THE BATCH. TOTAL MIXING TIME AFTER ADDING ORIGINAL WATER SHALL BE AT LEAST 15 MINUTES.
C. CONCRETE WHICH IS NOT PLACED WITHIN 90 MINUTES AFTER THE INTRODUCTION OF CEMENT AND WATER, AND CONCRETE WHICH HAS STOOD FOR 30 MINUTES AFTER LEAVING THE MIXER, SHALL NOT BE USED.

5.2 REBAR

A. REINFORCING BAR SHALL BE SPLICED WITH 30 BAR DIAMERS MINIMUM OVERLAP.

6.0 CONVEYING AND PLACING

A. BEFORE POURING, ALL FORMS SHALL BE THOROUGHLY CLEANED AND MADE TIGHT. THE BOTTOM OF TRENCHES SHALL BE WETTED DOWN BEFORE POURING FOOTINGS; EARTH SHALL NOT BE MUDDY AT THE TIME OF POURING. CONCRETE SHALL NOT BE PLACED UNTIL REINFORCEMENTS, ROUGH HARDWARE, AND FORMS ARE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
B. BEFORE DEPOSITING NEW CONCRETE AGAINST OLD CONCRETE, ALL LAITANCE SHALL BE REMOVED, AND THE SURFACES ROUGHENED TO EXPOSE THE EMBEDDED AGGREGATE. THE SURFACES SHALL THEN BE COVERED WITH CEMENT GROUT, USING THE SPECIFIED MIX WITH 1/2 OF THE COURSE AGGREGATE OMITTED, 1 1/2 INCHES THICK.
C. CONVEYING AND PLACING OF CONCRETE SHALL BE DONE SO AS TO PREVENT SEPARATION OF INGREDIENTS, AND IN NO CASE SHALL THE FREE FALL EXCEED 6 FEET. TREMIES SHALL BE USED AS REQUIRED. SURFACES OF CONCRETE SHALL BE KEPT REASONABLY LEVEL, WITH A MINIMUM AMOUNT OF CONCRETE BEING ALLOWED TO FLOW AFTER BEING PLACED. PLACING SHALL BE PERFORMED AS A CONTINUOUS OPERATION UNTIL EACH SECTION IS COMPLETED.
D. CONCRETE SHALL BE SPADED AND VIBRATED WITH MECHANICAL VIBRATORS TO A MAXIMUM SUBSIDENCE, WITHOUT SEPARATION OF INGREDIENTS. THE MOVING OF CONCRETE BY VIBRATION WILL NOT BE PERMITTED.

6.1 COLORED CONCRETE

INTEGRAL COLOR SHALL BE PER PLAN WHERE APPLICABLE.

7.0 GROUTING

A. GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT AND TWO PARTS OF FINE AGGREGATE BY VOLUME. MATERIALS SHALL BE MIXED DRY AND WATER ADDED JUST SUFFICIENT TO MAKE THE MIXTURE FLOW UNDER ITS OWN WEIGHT.

8.0 CURING AND PROTECTION

A. ALL EXPOSED SURFACES OF CONCRETE SHALL BE PROTECTED FROM DAMAGE DUE TO TEMPERATURE, ELEMENTS, AND CONSTRUCTION OPERATIONS.
B. CURING:
  B.1. ALL EXPOSED SURFACES OF CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND FRESHLY PLACED CONCRETE SHALL BE PROTECTED AGAINST WASH BY RAIN. ALL CONCRETE SHALL BE KEPT WET FOR A PERIOD OF TEN DAYS AFTER PLACING.
  B.2. ALL LIQUID CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL NOT BE USED ON SURFACES RECEIVING CONCRETE HARDENER.

9.0 DEFECTIVE CONCRETE

A. CONCRETE WHICH IS NOT IN ACCORDANCE WITH THESE SPECIFICATIONS, OUT OF LINE, LEVEL, OR PLUMB; SHOWING STRUCTURAL CRACKS, ROCK POCKETS, VOIDS, SPALLS, HONEYCOMBING, EXPOSED REINFORCING OR OTHER DAMAGED SURFACES SHALL BE CONSIDERED AS DEFECTIVE.
B. ALL FINES AND IRREGULARITIES SHALL BE REMOVED FROM EXPOSED CONCRETE SURFACES WHILE THE CONCRETE IS STILL GREEN. WHERE PATCHING IS REQUIRED, ALL LOOSE AND UNIFORM CONCRETE SHALL BE REMOVED PRIOR TO PATCHING.

10.0 CONCRETE FINISHES

FLAT SURFACES SHALL BE SCREEDED TO THE REQUIRED LEVELS AND SLOPE AND THEN ANY EXCESS WATER OR LAITANCE REMOVED. CONCRETE SHALL BE COMPACTED WITH A GRID TAMPER AND THEN FLOATED TO A TRUE AND LEVEL SURFACE WITHIN THE TOLERANCE OF 1/8 INCH ALONG A 10 FOOT STRAIGHT EDGE. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON ALL FLATWORK. SEE PLANS FOR CONCRETE FINISH.

11.0 EXPANSION JOINTS

CONTROL JOINTS AND OTHER EDGES SHALL BE FORMED IN FRESH CONCRETE USING A CLEAN EDGING OR JOINTING TOOL TO PROVIDE A SMOOTH UNIFORM FINISH.

12.0 CLEAN-UP

UPON COMPLETION OF ALL CONCRETE WORK AND BEFORE FINAL ACCEPTANCE, CONTRACTOR SHALL REMOVE ALL TOOLS, SURPLUS MATERIALS, APPARATUS, DEBRIS, ETC., FROM THE SITE AND THE SITE SHALL BE LEFT IN A CLEAN, NEAT CONDITION ACCEPTABLE TO OWNER.

W.D.I.D. NUMBER - 733C395364

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARINGS:
THE CENTERLINE OF CALHOUN STREET BEING N 00°18'22" W, PER MB 363/74-78.

BENCHMARK: BENCHMARK NO. 1003
3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS. 7766" IN CONCRETE SURFACE THE LOCATION OF WHICH BEING MORE PARTICULARLY DESCRIBED BELOW.
ESTABLISHED BY: ADVANCED SURVEY CONCEPTS INC. IN JUNE 2012.
THE STATION IS LOCATED AT AVENUE 50 AND VAN BUREN STREET.
THE STATION IS A 3 1/2" BRASS DISC SET IN THE TOP OF CURB AT THE NORTHEAST CURB RETURN. IT IS 32' NORTH OF THE CENTERLINE OF AVENUE 50, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE B.C.R. OF THE NORTHEAST CURB RETURN.
ELEVATION = 457.027' NGVD 29 (US. SURVEY FEET)
ELEVATION = 459.227' NAVD 88 + 500' FEET (US. SURVEY FEET)
THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION PLUS (+) 500'. TO OBTAIN ACTUAL ELEVATION SUBTRACT 500.00 FEET FROM ELEVATION LISTED ABOVE.
YEAR LEVELED. JUNE 2012

NO.	DATE	BY	REVISIONS	APPV'D	DATE

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

RECOMMENDED FOR APPROVAL: ______ DATE: ______
TKE ENGINEERING INC.

CITY OF COACHELLA

APPROVED FOR CONSTRUCTION: ______ DATE: ______
CITY ENGINEER: ANDREW R. SIMMONS
R.C.E. C72868 EXP. DATE: 6-30-26
______ DATE: ______
GABRIEL PEREZ – DEVELOPMENT SERVICES DIRECTOR

SEAL: REGISTERED PROFESSIONAL ENGINEER CEAZAR V. AGUILAR No. 41679 Exp. 03/31/26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF:
ACI AGUILAR CONSULTING INC.
231 E. ALESSANDRO BLVD. #6A393
RIVERSIDE, CA 92508
PH: (909) 709-4393

CEAZAR V. AGUILAR DATE
R.C.E. NO. 41679
EXP. 03-31-26

CITY OF COACHELLA
WALL PLANS
TRACT NO. 32074-2
CONSTRUCTION SPECIFICATIONS
IN A PORTION OF SECTION 1, T.6 S., R. 7 E., S.B. & M
FOR: COACHELLA VALLEY HOUSING COALITION

SHEET NO. 6 OF 6
FILE NO.

COACHELLA VALLEY HOUSING COALITON
45-701 MONROE ST, SUITE G, INDIO CA, 92201
760-347-3157

COLOR SCHEME: WA 1

SUBMITTED BY: ***COACHELLA VALLEY HOUSING COALITION***
PROJECT: ***COACHELLA URBAN SELF HELP (MARIPOSA POINT)***
DATE: ***7/25/25***



ROOFING

COLOR: WEATHERED ADOBE (2530)

MANUFACTURER: EAGLE

PROFILE: MALIBU

WEIGHT: CONVENTIONAL

REF: 0.23 **AGED REF:** 0.26 **EMI:** 0.92 **AGED SRI:** 27

TRIM

COLOR: THUNDERBIRD

MANUFACTURER: PPG

STUCCO

MANUFACTURER: LA HABRA

COLOR: MISTY (X-17)

FINISH: Sand / Float

COACHELLA VALLEY HOUSING COALITON
45-701 MONROE ST, SUITE G, INDIO CA, 92201
760-347-3157

COLOR SCHEME: WA 2

SUBMITTED BY: ***COACHELLA VALLEY HOUSING COALITION***
PROJECT: ***COACHELLA URBAN SELF HELP (MARIPOSA POINT)***
DATE: ***7/25/25***



ROOFING

COLOR: WEATHERED ADOBE (2530)

MANUFACTURER: EAGLE

PROFILE: MALIBU

WEIGHT: CONVENTIONAL

REF: 0.23 **AGED REF:** 0.26 **EMI:** 0.92 **AGED SRI:** 27



TRIM

COLOR: INTROSPECTIVE

MANUFACTURER: PPG



STUCCO

MANUFACTURER: LA HABRA

COLOR: SILVERADO (X-820)

FINISH: Sand / Float

COACHELLA VALLEY HOUSING COALITON
45-701 MONROE ST, SUITE G, INDIO CA, 92201
760-347-3157

COLOR SCHEME: WT 1

SUBMITTED BY: ***COACHELLA VALLEY HOUSING COALITION***
PROJECT: ***COACHELLA URBAN SELF HELP (MARIPOSA POINT)***
DATE: ***7/25/25***



ROOFING

COLOR: WEATHERED TERRACOTTA (2532)

MANUFACTURER: EAGLE

PROFILE: MALIBU

WEIGHT: CONVENTIONAL

REF: 0.24 **AGED REF:** 0.26 **EMI:** 0.22 **AGED SRI:** 26

TRIM

COLOR: TRANSCEND

MANUFACTURER: PPG

STUCCO

MANUFACTURER: LA HABRA

COLOR: ASPEN (X-23)

FINISH: Sand / Float

COACHELLA VALLEY HOUSING COALITON
45-701 MONROE ST, SUITE G, INDIO CA, 92201
760-347-3157

COLOR SCHEME: WT 2

SUBMITTED BY: ***COACHELLA VALLEY HOUSING COALITION***
PROJECT: ***COACHELLA URBAN SELF HELP (MARIPOSA POINT)***
DATE: ***7/25/25***



ROOFING

COLOR: WEATHERED TERRACOTTA (2532)

MANUFACTURER: EAGLE

PROFILE: MALIBU

WEIGHT: CONVENTIONAL

REF: 0.24 **AGED REF:** 0.26 **EMI:** 0.22 **AGED SRI:** 26

TRIM

COLOR: SHELL CREEK WHITE

MANUFACTURER: PPG

STUCCO

MANUFACTURER: LA HABRA

COLOR: MEADOWBROOK (X-48)

FINISH: Sand / Float

COACHELLA VALLEY HOUSING COALITON
45-701 MONROE ST, SUITE G, INDIO CA, 92201
760-347-3157

COLOR SEQUENCE-SHEET

SUBMITTED BY: ***COACHELLA VALLEY HOUSING COALITION***
PROJECT: ***COACHELLA URBAN SELF HELP (MARIPOSA POINT)***
DATE: ***7/25/25***

LOT #	ADDRESS	PLAN /SQ FT	COLOR SCHEME
1	50304 CALLE XAVIER	PD-4 /1374	WA1
2	50310 CALLE XAVIER	COA-4 / 1412	WT1
3	50316 CALLE XAVIER	PD-4 /1374	WA2
4	50322 CALLE XAVIER	COA-4 / 1412	WT2
5	50328 CALLE XAVIER	PD-4 /1374	WA1
6	50334 CALLE XAVIER	COA-4 / 1412	WT1
7	50340 CALLE XAVIER	PD-4 /1374	WA2
8	50346 CALLE XAVIER	COA-4 / 1412	WT2
9	50352 CALLE XAVIER	PD-4 /1374	WA1
10	50358 CALLE XAVIER	COA-4 / 1412	WT1
11	50364 CALLE XAVIER	PD-4 /1374	WA2
12	50370 CALLE XAVIER	COA-4 / 1412	WT2
13	50376 CALLE XAVIER	PD-4 /1374	WA1
14	50382 CALLE XAVIER	COA-4 / 1412	WT1
15	50388 CALLE XAVIER	PD-4 /1374	WA2
16	50394 CALLE XAVIER	COA-4 / 1412	WT2
17	50400 CALLE XAVIER	PD-4 /1374	WA1
18	50406 CALLE XAVIER	COA-4 / 1412	WT1
19	50412 CALLE XAVIER	PD-4 /1374	WA2
20	50418 CALLE XAVIER	COA-4 / 1412	WT2
21	50424 CALLE XAVIER	PD-4 /1374	WA1
22	50430 CALLE XAVIER	COA-4 / 1412	WT1
23	50436 CALLE XAVIER	PD-4 /1374	WA2
52	83579 AVENIDA SAN DOMINGO	COA-4 / 1412	WT2

COACHELLA VALLEY HOUSING COALITON
45-701 MONROE ST, SUITE G, INDIO CA, 92201
760-347-3157

FLOORING OPTIONS

SUBMITTED BY: ***COACHELLA VALLEY HOUSING COALITION***
PROJECT: ***COACHELLA URBAN SELF HELP (MARIPOSA POINT)***
DATE: ***7/25/25***


Arbo


Baso


Oris


Silva

FINEWOOD

GLAZE PORCELAIN

TILE FLOORING

SUPPLIER: EMSER TILE

SIZE: 9”X35”

THICKENESS: 9mm

FINISH: MATTE

EDGE: PRESSED

RESOLUTION NO. 2004-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 32074 FOR THE SUBDIVISION OF APPROXIMATELY 38 ACRES (APN 765-140-007) INTO 155 RESIDENTIAL LOTS LOCATED AT THE SOUTHEAST CORNER OF AVENUE 50 AND CALHOUN STREET (WITHIN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE).
APPLICANT: JACKSON DEVELOPMENT, CO., LLC.

WHEREAS, Jackson Development, Co., LLC. has filed Tentative Tract Map No. 32074 to subdivide approximately 38 acres into a 155 lot Single Family residential subdivision, generally located at the southeast corner of Avenue 50 and Calhoun Street more particularly described in Exhibit "1" attached hereto and made a part hereof; and

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64380, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on May 19, 2004, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, together with the recommendations of the Department of Community Development; and

WHEREAS, the Planning Commission does recommend the approval of Tentative Tract Map No. 32074, subject to the following findings and conditions:

Findings:

1. That the proposed project is generally consistent with the goals, objectives, policies

and implementation measures of the Coachella General Plan 2020.

2. That the project is in substantial conformance with the City of Coachella Zoning Ordinance.

3. That Environmental Initial Study No. 04-06 was prepared pursuant to the State of California Environmental Quality Act Guidelines. A determination was made at a duly noticed public hearing by the Planning Commission on May 19, 2004, that the proposed project could not have a significant effect on the environment, because of the following mitigation measures:

Mitigation Measures:

Air Quality

AQ1 During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the South Coast Air Quality Management Districts R`ules and Regulations.

Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. SCAQMD Rule 403.1, as amended, should be adhered to, ensuring the clean up of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils, should be implemented for construction vehicle access, as directed by the City Engineer. This should include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

- On-site vehicle speed will be limited to 15 miles per hour.
- All material excavated or graded will be sufficiently watered to prevent excessive amounts of dust. Watering will occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day.
- Unpaved haul roads shall be watered at least twice daily.
- All material transported on-site or off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized so as to prevent excessive amounts of dust.

- These control techniques will be indicated in Project specifications. Compliance with this measure will be subject to periodic site inspections by the City.

AQ2 Project grading plans shall show the duration of construction. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

AQ3 All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Biological Resources

BIO1 Spring botanical surveys shall be conducted during Spring 2004 assuming appropriate weather conditions occur (i.e., appropriate rainfall) to determine if special status plant species are present or absent. If no special status plant species are identified within the study area, no further mitigation shall be required. If a sizeable population of special status plant species is located within the study area, mitigation shall be developed through either a conservation easement or mitigation plan. The mitigation plan shall include the following requirements:

A pre-construction survey conducted during the peak flowering period for each respective special status plant potentially occurring on the Project site shall be conducted by the Project biologist the spring prior to grading.

If a large population of special status plants (as determined by USFWS staff) is found during these surveys, the limits of each impacted location shall be clearly delineated with lath and brightly colored flagging.

The locations of special status plants shall be monitored every two weeks by the Project biologist to determine when the seeds are ready for collection. A qualified seed collector shall collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.

Following the seed collection, the top 12 inches of topsoil from special status plant populations shall be scraped, stockpiled and used in the selected mitigation location agreed upon by the City and the Project biologist.

The mitigation plan shall include detailed descriptions of maintenance appropriate for the Project site, monitoring requirements and annual reports requirements and shall have the full authority to suspend any operation on the Project site which is, in the qualified biologist's opinion, not consistent with the mitigation plan.

The performance criteria developed in the mitigation plan shall include requirements for a minimum of 60 percent germination of the number of plants impacted. The performance criteria shall also include percent cover, density and seed production requirements. These criteria shall be developed by the Project biologist following habitat analysis of an existing habitat. This information shall be recorded by a qualified biologist.

If the germination goal of 60 percent is not achieved following the first season, remediation measures shall be implemented and additional seeding may be necessary. Remedial measures would include at a minimum: soils testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions. Additional mitigation measures may be suggested as determined necessary by the Project biologist.

Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the Project site following performance of remedial measures.

BIO2 In order to avoid impacts to an occupied burrowing owl burrow, focused surveys shall be conducted prior to commencement of clearing or grading operations on the Project site. Additionally, if clearing or grading operations are planned during the breeding season for any of these species, a breeding raptor survey shall be conducted prior to any clearing or grading activities.

Surveys for burrowing owl shall be conducted according to a protocol prepared by the Burrowing Owl Consortium of the Santa Cruz Predatory Bird Research Group. Surveys shall be conducted by walking through suitable habitat over the entire Project site and in areas within approximately 500 feet of the Project impact zone. Any active burrows found during survey efforts shall be mapped on the construction plans. If no active burrowing owl burrows are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG.

BIO3 If burrowing owl nest sites are found, the following restrictions on construction are required between March 1 and August 31 (or until nests are no longer active as determined by a qualified biologist):

Clearing limits shall be established with a minimum of 250 feet, or as otherwise determined by a qualified biologist, in any direction from any occupied burrow exhibiting nesting activity; and

Access and surveying shall not be allowed within 100 feet of any burrow exhibiting nesting activity. Any encroachment into the 250/100-foot buffer area around the known nest is allowed only if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants.

If construction occurs outside of the breeding season, exclusion of burrowing owls from their burrow is a practice generally accepted by the CDFG. Exclusion of burrowing owls involves placement of one-way doors at the opening of known occupied burrows to allow egress from and preventing ingress to the burrow. In this manner the burrowing owl is forced to look for another suitable roosting location. One-way doors should be left in place for 48 hours to ensure owls have left the burrow before excavation. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe or burlap bags shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

BIO4 Surveys for the Coachella Valley round-tailed ground squirrel shall be conducted according to guidelines provided by the USFWS and consist of the following:

A minimum of three surveys conducted between May 1 and July 31;

Each survey must be conducted from one hour after sunrise to four hours after sunrise;

Temperatures in the shade must range from 80 degrees to 91.4 degrees Fahrenheit (27 degrees to 33 degrees Centigrade);

Wind speeds must be low; and

100 percent of the study area must be covered, using walking transects spaced approximately 32 feet (10 meters) apart.

BIO5 Adequate fees shall be paid according to the adopted Multiple Species Habitat Conservation Plan (MSHCP) and the Natural Community Conservation Plan (NCCP) shall it become adopted prior to Project development.

Cultural Resources

CUL1 Prior to construction, the applicant shall hire a certified archaeologist to observe grading/ major trenching activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of the artifacts, as appropriate. If the archaeological resources are found to be significant, the archaeologist shall determine appropriate actions, in consultation with the City, for exploration and/or salvage.

Geology and Soils

GEO1 All structures shall be designed as confirmed during the building design plan checking, to withstand anticipated groundshaking caused by future earthquakes within an acceptable level of risk (i.e., high risk zone), as designated by the City's latest adopted edition of the Uniform Building Code.

GEO2 Prior to the issuance of a grading permit, a site specific geologic and soils report shall be prepared by a registered geologist or soils engineer and submitted to the City Building and Safety Division for approval. The report shall specify design parameters necessary to remediate any soil and geologic hazards.

GEO3 All grading, landform modifications and construction shall be in conformance with state-of-the-practice design and construction parameters. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction, including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the Uniform Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure shall be monitored by the City Building and Safety Division through periodic site inspections.

GEO4 Type 5 cement shall be used for all foundations and slabs on grade.

GEO5 Precise grading plans shall include an Erosion, Siltation and Dust Control Plan to be approved by the City Building Division. The Plan's provisions may include sedimentation basins, sand bagging, soil compaction, revegetation, temporary irrigation, scheduling and time limits on grading activities, and construction equipment restrictions on-site. This plan shall also demonstrate compliance with South Coast Air Quality Management District Rule 403, which regulates fugitive dust control.

GEO6 As soon as possible following the completion of grading activities, exposed

soils shall be seeded or vegetated seed mix and/or native vegetation to ensure soil stabilization.

Hazards and Hazardous Materials

HAZ1 Any hazardous waste that is generated on-site shall be transported to an appropriate disposal facility by a licensed hauler in accordance with the appropriate State and Federal laws.

HAZ2 All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, ASTs, 1 and 5-gallon containers and former agricultural equipment, shall be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) shall indicate the level of remediation efforts that may be required.

HAZ3 The interior of individual on-site structures and storage trailers within the Project site shall be visually inspected prior to demolition or renovation activities, with particular attention to all industrial uses. Should hazardous materials be encountered with any on-site structure, the materials shall be tested and properly disposed of in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Results of the sampling shall indicate the appropriate level of remediation efforts that may be required.

HAZ4 All stained concrete shall be removed and disposed of to an appropriate permitted facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).

HAZ5 A visual inspection of the interior of all structures is recommended. In the event that hazardous materials are encountered, they shall be properly tested and then properly disposed of pursuant to State and Federal regulations.

HAZ6 The purpose and past use of the two (2) identified excavated pits shall be identified.

HAZ7 Due to visible evidence of dark surface soil staining of oil/petroleum products located immediately adjacent to the metal-sided maintenance shop and water well area, soil shall be excavated to determine the exact vertical extent of the contamination. If during soil removal, staining (evidence of petroleum products) appears to continue below the ground

surface, sampling shall be performed characterize the extent of contamination and identify appropriate remedial measures.

HAZ8 Soil sampling shall occur throughout the Project site, including the maintenance yard. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify proper handling procedures that may be required.

HAZ9 The on-site water wells shall be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells. Any associated equipment shall be removed off-site properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) shall be performed.

HAZ10 Any transformers to be removed/relocated during site construction/demolition shall be conducted under the purview or the local utility purveyor to identify property handling procedures regarding potential PCBs.

HAZ11 The terminus of all undocumented pipes shall be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for an undocumented UST. Should USTs be present, the USTs shall be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST shall be performed. Any stained soils observed underneath the UST shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

HAZ12 The National Emission Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of ACMs prior to the commencement of any remedial work, including demolition. Prior to demolition work, it is recommended that areas be sampled as part of an asbestos survey.

HAZ13 Any demolition of the existing buildings must comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet of more of ACMs, to be certified and that certain procedures regarding the removal of asbestos be followed.

HAZ14 If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material to determine its proper management. According to the Department of Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be

disposed of as construction debris (a non-hazardous waste). It is recommended that the landfill operator be contacted in advance to determine any specific requirements they may have regarding the disposal or lead-based paint materials.

HAZ15 If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:

Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
Notify the Project Engineer of the implementing Agency;
Secure the area as directed by the Project Engineer; and
Notify the implementing agency's Hazardous Waste/Materials Coordinator.

Hydrology and Water Quality

HYD1 The applicant shall obtain a Notice of Intent from the State of California Regional Water Quality Control Board, as the approximately 38-acre proposed Project would result in the disturbance of one or more acres. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Control Board must be submitted to the City of Coachella before issuance of grading permits.

HYD2 Prior to the issuance of grading permits, Best Management Practices (BMPs) shall be developed in compliance with the City of Coachella and the Coachella Valley Water District NPDES Permit. Specific measures shall include:

Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas;

Surplus or waste materials from construction shall not be placed in drainage ways or within the 100-year floodplain surface waters;

All loose piles of soil, silt, clay, sand, debris or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State;

During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff;

Stabilizing agents such as straw, wood chips and/or soil sealant/dust retardant shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented; and

Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

HYD3 The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP), which identifies construction and post construction BMPs to the City for review and approval.

HYD4 Prior to the issuance of building permits, the applicant shall submit a Water Quality Management Plan (WQMP) pursuant to the Coachella Valley Water District and the City of Coachella local implementation plan, specifically identifying BMPs that shall be used on-site to control predictable pollutant runoff.

HYD5 Prior to the issuance of building permits, the applicant shall obtain coverage under NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City.

HYD6 The Project applicant shall submit stormdrain plans to the City Engineer for approval, prior to approval of the Tentative Tract Map.

Land Use and Planning

LAN1 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Community Development Department regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impacts of new development. One of these fees is the General Plan Fee to be paid at the time permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time permits are issued as a mitigation of the environmental impacts associated with this project. The fees shall be as follows: Buildings - $50.00 per Dwelling Unit.

Noise

N1 During all Project site excavation and grading, the Project Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

N2 The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.

N3 The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.

Public Services

PS1 The developer is subject to school assessment fees pursuant to California State law. The developer shall provide evidence of compliance to the City prior to issuance of building permits.

PS2 The developer is subject to park assessment fees pursuant to California State law. The developer shall provide evidence of either the dedication of land or fees paid in lieu of, to the City prior to issuance of building permits.

Transportation/Traffic

TR1 The Project applicant's payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program for Traffic Signals shall pay for the Project's fair share contribution to the identified mitigation measures as follows:

Van Buren Street/Avenue 50 - Modify westbound Avenue 50 approach from one shared left-turn/through lane and one right-turn lane to consist of one shared left-turn/through lane and one shared through/right-turn lane.

TR2 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development, as follows: The approved development impact fee for Traffic Signal be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigated of the environmental impacts associated with this project. The fees shall be as follows: Building - $192.00 per dwelling unit.

TR3 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development as follows: The approved development impact fee for Bridge and Grade Separation be paid at that

permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time the permits are issued as a mitigation of the environmental impacts associated with this project. The fee shall be as follows: Buildings - $422.00 per dwelling unit.

TR4 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development. The approved development impact fee for Bus Shelter and Bus Stop Safety Zone shall be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigation for environmental impacts associated with the project. The fees shall be as follows: Bus Shelters - $50.00 per dwelling unit.

TR5 Prior to Project plan approval, the quantity, location, width and type of driveways shall be subject to the approval of the City Engineer. An effective sight distance for vehicular traffic shall be maintained at the driveway entrances on Avenue 50 and Calhoun Street. Adequate sight distance shall also be maintained within the development at all driveway intersections to the satisfaction of the City Engineer.

Utilities and Service Systems

UTIL1 All required sewer improvements shall be designed and constructed to City Standards. All tentative tract maps, site plans and other plans within the Project area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.

UTIL2 Prior to the issuance of building permits, the applicant shall submit for approval of the City Engineering Department, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff.

4. That the evidence before the Planning Commission supports the conclusion that Tentative Tract Map No. 32074 be approved as does the record consisting of the staff report, case file, exhibits on display and public hearing testimony.

Conditions:

1. Tentative Tract Map No. 32074 is approved for 24 months from the final date of City Council approval unless a one year time extension is requested by the applicant and approved by the Planning commission.

Final Map

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

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

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

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

Grading and Drainage

6. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.

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

8. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain an Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (1.5' max.) and within the public streets. The basin shall be designed to

evacuate a 10-year storm event within 72 hours. The size of the detention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Detention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell-drain field shall be constructed at all points where runoff enters the retention basin.

9. The retention/detention basins shall be designed to be suitable and safe for park use.

10. 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.

11. Applicant shall obtain approval of site access and circulation from Fire Marshall and trash disposal company.

12. 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. A 6' solid block wall shall be required for the perimeter of any subdivision. A 6' solid block wall shall be required for the property line between the retention/detention basin and any residential lot. A 6' wrought iron fence shall be required for the perimeter of the retention/detention basin adjacent to public streets. The gate shall include a Knox Box to provide for emergency access to the site when the gate is locked.

Street Improvements

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

14. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall be a minimum width of 16.00 feet.

15. The applicant shall improve the south side of Avenue 50 to 32 feet paved roadway, plus 11 feet landscaped median (half width). Street improvements shall include 4 inches of A.C. pavement over 12 inches of class 2 aggregate base 8 inch type"B" curb and gutter, 6 foot wide sidewalks, 15,000 lumen HPS street lights (150 watt bulbs) and any other incidental works necessary to complete the improvements.

16. On-site collector streets shall be improved to 40 feet (full width) paved roadway consisting of 3 inches A.C. over 5 inches of class 2 aggregate base, 6" type "A" curb and gutter, driveway approaches, 5 feet wide sidewalks, 8,000 lumen HPS street lights(100 watt bulb), "speed humps" (locations to approved by the City Engineer), temporary turn- arounds shall be constructed at all phase breaks and shall be 2" A.C. over compacted native soil.

17. Calhoun Street shall be improved to 32 feet (half width) paved roadway. Street improvements shall include 3 inches of A.C. pavement over 10 inches of class 2 aggregate base, 6 inch type "B" curb and gutter, 6 feet wide sidewalk, 15,000 lumen HPS street lights (150 watt bulb) and any other incidental works necessary to complete the improvements.

18. Provide "Speed Humps" on all interior streets. Locations shall be approved by the City Engineer.

Water Improvements

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

20. 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.

21. Applicant shall construct 8 inch water mains throughout the tract connecting the existing mains in Calhoun Street and Avenue 50, including fire hydrants, valves, blow-offs, fittings and all incidental works necessary to complete the water system.

22. Applicant shall pay his share of the water main construction costs in Avenue 50 along the frontage of tract in the amount of $16,090.28.

Sewer Improvements

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

24. Applicant shall construct all off-site and on-site sewer improvements and any other incidental works necessary to complete the improvements. Size and location of sewer improvements shall be approved by the City Engineer.

25. Applicant shall construct 8" (min.) sewer mains through out the tract connecting to the existing main in Avenue 50. System shall include all manholes, clean outs, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system.

26. Applicant shall pay his share of the sewer main construction costs in Avenue 50 along frontage of this tract in the amount of $12,817.75.

General

27. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk.

28. 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 amount of a $2,000 cash deposit and $2,000 per acre performance bond , is required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.

29. The owner shall agree to the formation of a Lighting & Landscaping District for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit the mailing labels as required for the formation of the L&LM District. The formation of the L&LM district shall be completed prior to the filing of the final map for recordation The actual costs of any additional work to be done by the City or its consultants for the formation of the L&LM District shall be paid for from the owner's funds deposited with the City prior to the recordation of the Final Map. The funds to be deposited shall be a minimum of $1,000. Costs over $1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map.

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

31. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

32. No pad elevations shall be more than one foot above the highest lot corner measured at top of curb.

33. All pavement markings (Stops, Limit Bars, and Speed Humps) should be Thermoplast

34. All applicable fees, including sewer connection fees must be paid to the City prior to connection to the collection system. The proposed sewer must be submitted for review and approval by City staff and must meet the requirements of the City's Standard Requirements and Specifications.

35. Calhoun Street has been designated as a ~~Secondary Arterial~~ **Collector** Street according to the City's General Plan Circulation Policy Diagram. Calhoun Street will be required to be developed as a ~~100' Secondary Arterial~~ **88' Collector Street** with a ~~50'-0"~~ **44'-0"** half street right-of-way which is consistent with the General Plan, except where underground utilities will be constructed within the parkway additional right of way is required for a total 15 feet parkway. Off-site improvements shall include connecting pavement, curbs, gutters, raised median, sidewalk, street lights, extension and under grounding of utilities, and landscaping.

36. Avenue 50 has been designated as a Primary Arterial Street according to the City's General Plan Circulation Policy Diagram. Calhoun Street will be required to be developed as a 110' Primary Arterial Street with a 55'-0" half street right-of-way which is consistent with the General Plan, except where underground utilities will be constructed within the parkway additional right of way is required for a total 15 feet parkway. Off-site improvements shall include connecting pavement, curbs, gutters, sidewalk, street lights, extension and under grounding of utilities, and landscaping.

37. In every instance where side yards are along streets, there shall be a minimum of eight (8) feet landscape area in addition to sidewalk.

38. The applicant shall work with Sunline, CVUSD, and the City Engineer to locate a multiple-agency use bus safety zone. The bus stop shall be included within the Landscape and Lighting District.

39. The applicant shall provide water plans and calculations to the Fire Department and the City Engineer for review and approval for fire flow pursuant to the Fire Department comments.

40. Street lights shall be installed on Avenue 50, Calhoun Street, and on all internal project streets.

41. Transportation Uniform Mitigation Fees shall be paid prior to issuance of first building permit.

42. The applicant shall pay all required parkland mitigation fees pursuant to the City's Quimby Ordinance and Park Master Plan.

43. The applicant shall submit a list of alternative street names to the Community Development Department for review and approval by the Planning Commission and the City Council.

44. Community Mail Box Units (CMBU's) shall be located in coordination with the United States Post Office and with composite utility plan for the project to avoid conflicts.

45. Landscape and grading plans shall include a six (6) foot high solid masonry wall around the perimeter of the project, consisting of decorative elements incorporating a variations in the wall design, a decorative wall cap and entry treatments, and anti-grafitti coating.

46. Project identification monumentation is required and shall be included with the landscape plan details and on the project grading plan.

47. All primary structures, landscaping (including perimeter, retention and individual lots)and decorative perimeter fencing are subject to review and approval by the Planning Commission as part of the Architectural Review process.

48. The applicant shall comply with all environmental mitigation requirements as included in the Environmental Assessment No. 04-06, and Tentative Tract Map 32074.

49. Surface improvements proposed over existing irrigation and drainage facilities will be constructed in consideration of anticipated traffic loads so as not to impact structural integrity of the facilities.

50. Accessibility to drainage and irrigation lines which will remain active upon project completion shall be maintained to facilitate operation and maintenance activities.

51. Any irrigation and agricultural drainage lines to be replaced or abandoned shall conform to all District specifications, including obtaining a District encroachment permit and the completion of the Bureau of Reclamation application for abandonment or replacement of irrigation lines if applicable.

52. The applicant shall work with the Coachella Valley Unified School District (CVUSD)to accommodate the proposed increase in school enrollment. A School impact fee shall be paid to CVUSD prior to issuance of building permits.

53. Any hazardous wastes/materials encountered during project construction shall be remediated in accordance with local, state, and federal regulations. The applicant shall comply with applicable regulations to investigate and/or remediate any issues on-site that may be identified as requiring remediation.

54. The applicant shall comply with all State regulations and policies regarding hazardous wastes/substances at the site.

55. Prior to import/disposal of soils (if necessary for the project), the project applicant shall comply with all local and state regulations regarding excavated soils.

56. If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contractor shall:

- Immediately stop work in the vicinity f the suspected contaminant, removing workers and the public from the area.

-Notify the Project Engineer of the implementing Agency.

-Secure the area as directed by the Project Engineer; and

-Notify the implementing agency's Hazardous Waste/materials Coordinator.

57. For residential areas, approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.

58. Blue dot retro-reflectors shall be placed in the street 8 inches from the centerline to the side that the fire hydrant is on, to identify fire hydrant locations.

59. Any turn-around requires a minimum 38-foot turning radius.

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

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

62. Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.

63. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.

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

65. Abandon any existing water wells as per Riverside County Health Department Specifications.

66. In conjunction with development of the proposed project, the applicant/Developer shall shield all on-site lighting so that it is directed within the project site, does not illuminate adjacent properties, and is consistent with the General Plan. A detailed

lighting plan shall be submitted for review and approval of the Community Development Department and the Engineering Department in conjunction with the project improvement plans. The locations and design of the shielded light fixtures shall be submitted for the review and approval of the Community Development Department and Engineering Department in conjunction with the approval of improvement plans.

67. Potential buyers who are eligible and qualified for the City of Coachella First Time Homebuyers Down Payment Assistance Program have the opportunity to purchase homes in this subdivision. Permanent Financing for these buyers shall be provided by the California Housing Finance Agency (CALFHA).

68. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA).

69. Public Safety and Law Enforcement issues:

Pre-Construction & Construction Phases:

Construction site: Prior to construction on any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of material and /or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. Thefts and burglaries of building materials, fixtures, and appliances from construction storage areas and buildings under construction are on the rise.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Coachella Police Department.

The developer and/or builders name, address and phone numbers should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Lighting:

Have adequate security lighting throughout the project. All lighting fixtures should be resistant to vandalism and tampering. The standards should be a height to reduce any tampering or damage.

Graffiti Reduction Tips:

Prior to occupancy, the surfaces of walls, fences, buildings, logo monuments, etc. should be graffiti resistant either through surface composition, applied paint types and/or planned shielding by landscaping or plants. Wrought iron fencing has worked well in other projects to reduce graffiti.

Landscaping:
Landscaping shall be of type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

Line of Sight/Natural Surveillance:

Wide-angle peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.

Other line of sight obstructions including recessed doorways, alcoves, etc., should be avoided on building exterior walls.

Additional Recommendations:

As a condition of approval, we request that the Community Facilities District tax be established and applied to all property owners within this district. This will help finance adequate police services due to the increase population to be generated by this community.

Should the Community Development Department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Deputy Heather Olsen at (738) 863-8990.

70. **Applicant shall provide a transition element between the proposed subdivision and the Santa Rosa Community of Interest area.**

WHEREAS, the City Council considered Environmental Initial Study 04-06 for compliance with the California Environmental Quality Act, and has determined that the project will not have a significant impact on the environment and has adopted a

Mitigated Negative Declaration for the project; and

WHEREAS, Tentative Tract Map No. 32074 is in conformance with the Coachella Municipal Code, specifically the development standards of the Residential Single Family Development Zone and the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and

WHEREAS, the City Council of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2020 including the Low Density Residential Land Use designation and meets the findings required by the Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approves Tentative Tract Map No. 32074, subject to the findings and conditions recommended by the Planning Commission on May 19, 2004; and

PASSED, APPROVED AND ADOPTED this 9th day of June, 2004, by the following roll call vote:

AYES: Councilwoman Contreras, Councilman De Lara, Councilman Ramirez, Mayor Pro-Tem Villarreal, Mayor Macknicki.

NOES: None.

ABSENT: None.

ABSTAIN: None.

Richard Macknicki, Mayor
City of Coachella

ATTEST:

Isabel Castillon, City Clerk
City of Coachella

I hereby certify that the foregoing is a true and correct copy of a resolution, being Resolution No. 2004-35, duly passed and adopted at a meeting of the City Council of the City of Coachella, California, held on June 9, 2004.

Isabel Castillon, City Clerk
City of Coachella

APPROVED AS TO FORM:

Jimmy Gutierrez, City Attorney
City of Coachella

ATTACHMENTS

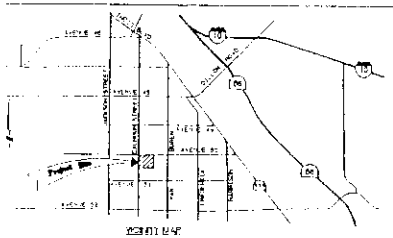
IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 32074

BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, T.6S., R.7E., SAN BERNARDINO MERIDIAN

RBF CONSULTING

APRIL, 2004



VICINITY MAP

EASEMENT NOTES

1. AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF DAVID L. WEIN, ALSO KNOWN AS D.L. WEIN AND ETHEL B. WEIN, HUSBAND AND WIFE, AND DONALD H. MITCHELL, AS TO AN UNDIVIDED 1/2 INTEREST, AND MIRIAM MITCHELL, A MARRIED WOMAN, AS TO AN UNDIVIDED 1/2 INTEREST, RECORDED SEPTEMBER 8, 1961, IN BOOK 1613, PAGE 180 OF OFFICIAL RECORDS.
2. AN EASEMENT FOR SEWER PIPELINE AND DRAINAGE PURPOSES, IN FAVOR OF THE CITY OF LAKESIDE, ETC.
3. AN EASEMENT FOR SEWER PIPELINE PURPOSES, IN FAVOR OF THE CITY OF LAKESIDE, ETC.

APPLICANT

JACKSON DEVELOPMENT COMPANY, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY

OWNER

JACKSON DEVELOPMENT COMPANY, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

THOMAS BROTHERS GUIDE

ASSESSOR'S PARCEL NO.

UTILITIES/SERVICES

LEGEND

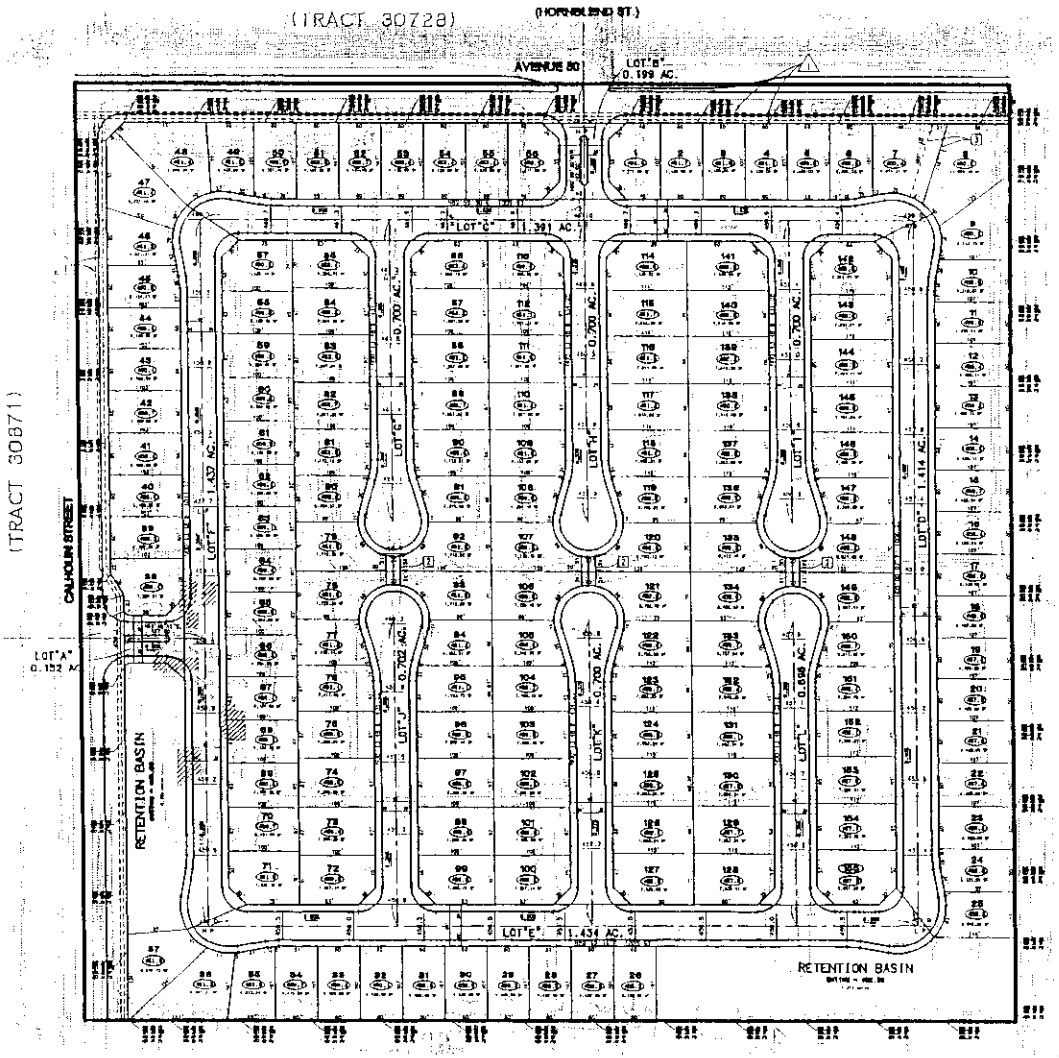
LOT TABULATION

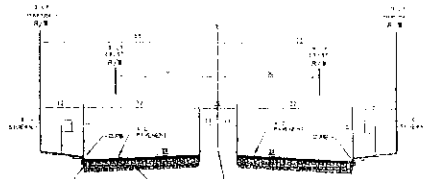
ZONING DATA

LAND USE

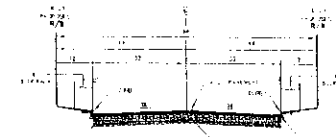
ACREAGE TABLE
(RESIDENTIAL LOTS)

GROSS ACREAGE

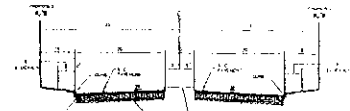




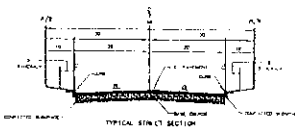
TYPICAL STREET SECTION
50th AVENUE
PRIMARY ARTERIAL - PUBLIC STREETS
STANDARD NO. S-1
(NO SCALE)



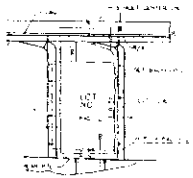
TYPICAL STREET SECTION
CALHOUN STREET
COLLECTOR - PUBLIC STREETS
STANDARD NO. S-3
(NO SCALE)



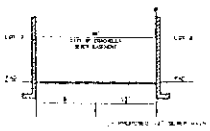
TYPICAL STREET SECTION
ENTRY STREET
(NO SCALE)



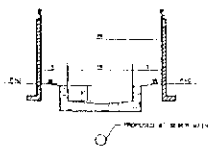
TYPICAL STREET SECTION
INTERIOR STREETS
H-HIGH INTENSION - PUBLIC STREETS
STANDARD NO. S-3
(NO SCALE)



TYPICAL LOT GRADING
NOT TO SCALE



PROPOSED SEWER PIPELINE EASEMENT
NOT TO SCALE



PROPOSED DRAINAGE AND SEWER PIPELINE EASEMENT
NOT TO SCALE

RBF CONSULTING

Exhibit I. Tentative Tract Map No. 32

Municipal Code Requirements Analysis – Section 17.19.020

Municipal Code Standards:			Does the project meet municipal code standards?
Building and Façade Design Standards	**1. Architectural Variability**	a. Number of stories (optional) b. Modulation strategies—at least one (see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation) c. Articulation strategies—at least one (see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation) d. Variation in materials—different material palette, with a different primary material.	**Yes,** 1374 a. N/A b. Hipped Roof – Front Elevation c. Circular Metal Louvre d. Ceramic Tile 1412 a. N/A b. Open Gable Roof – Front Elevation c. Square Metal Louver d. Smooth Plaster Finish 1412 A a. N/A b. Porch Projection c. Square Metal Louvre d. Smooth Plaster Finish
	2. Façade Modulation and Articulation	Modulation. Residential units shall employ at least two of the following building modulation strategies: i. Varied roof forms, including, but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.; ii. Use of balconies, front porches, overhangs, or covered patios; and/or, iii. Projections, offsets, and/or recesses of the building wall at least one foot in depth, including,	**Yes,** 1374, 1412, and 1412a include the following: a. Varied Roof Forms, 2-3 rood lines b. Front Porch c. Recess due to front porch

		but not limited to bay windows, chimneys, brackets, and cornices.	
		Articulation. All building elevations that face a street or a cluster driveway shall employ varied façade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent in design style, which provide articulation and design interest: i. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling; ii. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.; iii. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building; iv. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or, v. Increased roof overhangs at least eighteen (18) inches deep.	**Yes**, 1374 a. Variation in Material, circular metal louvre b. Decorative ceramic tile c. Decorative lintel 1412 and 1412a a. Variation in texture: primary and a smooth stucco finish b. Decorative lintel c. Increased roof overhang 18 inches
	Side and Rear Elevations	In no case shall any side or rear elevation be a solid blank wall with no articulation. Side facades facing a	**Yes, compliant.**

		private street or common driveway shall include details which are compatible with those on the façade, with similar types and treatments of roofs, windows, shutters, planter boxes, and other architectural elements.	All elevations provide either window trim, or other pop out feature.
	Window Trim or Recess.	Window Trim or Recess. Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall. Foam trim material is prohibited.	**Yes compliant.** Window trim is provided for windows at all elevations.
	Building Entries.	Orientation. i. Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Exceptions to this requirement may be approved by the Director or his/her designee for projects where the project site is located on a Major or Primary Arterial (with and without Bicycle facilities), provided the façade facing the public street is designed with similar details and treatments to those of the front façade. ii. Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street.	**Yes**, all homes face the public street.
		Projection or Recess. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least six feet and a minimum area of thirty-six (36) square feet. Exceptions to this	**Yes complaint**, the homes provide a porch that meet roofed projection requirements.

		requirement may be approved by the Director or his/her designee for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.	
		Grade. Ground floor/entry height shall be a maximum of three feet above grade.	**Yes compliant**, will meet city grading requirements.
	Building Roofs	a. Roof Form. Primary roof forms shall be gable, hipped, flat, or shed. b. Roof Pitch. Steep roofs with a rise to run ratio over 6:12 (26.6 degrees) are prohibited. c. Gable Overhangs. All residential structures shall have eave and gable overhangs of not less than twenty (12) inches measured from the vertical side of the residential structure, unless overhangs are architecturally incompatible with the design of the structure as approved by the Director or his/her designee. d. Roof Materials. Roof materials shall be non-combustible; shake and composite shingles shall be prohibited on any new single-family residential structure. e. Roof Vents. All roof vents shall be flat or similar style.	**Yes compliant**, a. Gable and hip roofs provided. b. 4:12 rise to run ratio roof provided c. 1412 and 1412a provide 18-inch eave overhang. City staff found that extending the gable of Floor Plan 1374 would alter the Mediterranean style of this floor plan, therefore they gable overhang would not be required for this house as it would be architecturally incompatible. d. The applicant does not propose shingles e. Roof vents are flat or similar style.
	Colors and Materials.	a. Variation in Materials. Each home shall incorporate at least three materials for facades. b. Siding Materials. Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block.	**Yes compliant**, a. 1412 and 1412a - (1) Typical Stucco (2) Smooth Stucco

		Synthetic products of a similar appearance, equivalent durability, and providing equivalent fire resistance may be allowed. Metal siding, if utilized, shall be non-reflective and horizontally overlapping. The exterior covering material shall extend to a point at or near grade except that if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation. c. Building Component Colors. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.	(3) Metal Louvre 1374 - (1) Typical Stucco (2) Ceramic Tile (3) Metal Louvre b. Siding material consists of stucco and metal materials c. This will be required at building permit.
	Transitions and Privacy.	a. Window Placement. Windows on adjacent units shall be offset by at least three feet to avoid direct sightlines into and from neighboring properties. b. Upper-Story Decks and Balconies. Upper-story decks and/or balconies over twenty (20) square feet in area shall be setback a minimum of fifteen (15) feet from the property line when adjacent to a single-family zoned property. c. Landscape Buffer. For development projects of six units or more, a landscaped planter strip of at least three feet in width shall be provided along the abutting property line between a small lot subdivision/development and any adjoining low-density residential zoning district boundaries. Trees shall be planted within this area every twenty (20) to forty (40) feet	Yes, compliant a. These are 1-story homes, the window sightlines are sufficiently mitigated through a 6 foot block wall. b. N/A c. The project is to complete the remaining 24 infill lots within an existing residential community that was completed with full off-site improvements. For this reason, off-site

		on center (depending on the tree species and canopy at maturity) to provide screening between the small lot subdivision/development and the adjacent low-density residential uses.	improvements have been completed.

Municipal Code Requirements Analysis – Section 17.13

Municipal Code Standards:			Does the project meet municipal code standards?
Property Development Standards	**Residential Density.**	1. Minimum Density. Two dwelling units/acre. 2. Maximum Density. Eight dwelling units/acre.	**Yes, compliant**. Existing Approved Tract Map.
	Lot Area Requirements	1. Interior Lots. Five thousand four hundred (5,400) square feet; however, the average lot size for any subdivision shall be a minimum of five thousand (5,000) square feet. 2. Corner Lots. Six thousand (6,000) square feet. 3. Minimum lot width shall be fifty (50) feet; corner lots shall be sixty (60) feet minimum. Knuckle or cul-de-sac lots shall be forty (40) feet, provided the average width is fifty (50) feet. 4. Minimum lot depth shall be eighty (80) feet.	**Yes, compliant**. Existing Approved Tract Map.
	Yard Requirements	1.Minimum side yards shall be five feet and maintained free and clear of obstructions from ground or wall-mounted equipment. 2.Minimum Street side yard shall be ten (10) feet. 3.Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded	**Yes, compliant**. Front Yards meet 20-foot front setback requirement. Side yards meet five 5-foot setback requirement. Rear yards meet 20-foot setback requirement. Lot

		garages shall be a minimum of twelve (12) feet from the front property line. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face. 4.Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F). 5.Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district.	10 is only 19.14 feet, however it does qualify for a minor modification to allow for this setback distance.
	Maximum Lot Coverage.	The maximum lot coverage by all buildings, main and accessory structures, shall be fifty (50) percent, except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).	**Yes, compliant.**
	Height Limits.	1. Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories. 2. Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story. 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).	**Yes, compliant.** Building heights are 15' and 15'6" for the two proposed floor plans.
	Off-Street Parking.	1. Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010. 2. All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum	**Yes, compliant.** Each home provides a two car garage that meets these requirements.

		parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.	
	Additional Regulations and Standards.	1.Architectural review by the planning commission is required for development projects involving the construction of more than three dwelling units. The planning commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director for up to three units concurrent with building plan check.	**Yes, complaint.**
		2.Covered Parking. All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.	**Yes, complaint.** Each home provides a two-car garage that meets these requirements.
		3.Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an energy efficient design and heat island reduction plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade free coverage, shade structures	**N/A** The project is the completion of an existing development, and is not a new development.

		and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.	
		4.Perimeter Landscape Setback. The minimum perimeter landscape setback for residential projects without buildings frontages along perimeter streets shall equal at minimum ten (10) feet at any point and have an average perimeter landscape setback of twenty (20) feet for the entire frontage. Shade tree plantings shall be installed to provide shade of thirty (30) percent of landscape area within ten (10) years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings. California native species shall be incorporated in at least forty (40) percent of required landscape areas.	**N/A** The Mariposa Pointe community is an existing project with existing completed site improvements.
		5.Perimeter Rear-Facing Building Variation. Residential dwellings with rear elevations facing perimeter streets exceeding one story, shall include two of the four options for building variation: Vertical modulation demonstrated by two facade heights varying by five feet (minimum), built-in patio or balcony, chimney structure, or building horizontal modulation with a minimum fifteen (15) percent facade recess or projection by a minimum of four feet.	**N/A** The project is only one-story, so these two-story standards do not apply.
		6.Equestrian and Agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10-foot-wide	**N/A** The Mariposa Pointe community

		decomposed granite multi-purpose trail and date palms planted twenty (20) feet on center shall be installed along Avenue 50, Avenue 52, Van Buren Street, Avenue 53, and Avenue 54 South of Avenue 50.	is an existing project with existing completed site improvements.
		7.Circulation. Residential projects with new proposed streets shall incorporate a circulation design to minimize traffic speed and reduce the need for speed bumps.	**N/A** The Mariposa Pointe community is an existing project with existing completed site improvements.
		8.Landscaping in the front yard and within the public right-of-way abutting a site shall include the following.a.A minimum of one 24-inch box shade tree and one 15-gallon shade tree.b.A minimum of twenty (20) shrubs, espaliers, and succulent plants. Landscaping shall include vertical shrubs to adequately screen the sides of utility boxes or cables boxes without obstructing access to the utility boxes.c.Ground cover in the form of decomposed granite for yard or planter areas less than ten (10) feet in width, and three-fourths-inch pea gravel or larger gravel for planter or yard areas larger than ten (10) feet in width.d.The use of sod shall be limited to no more than twenty (20) percent of the total front yard area. The remainder of the yard shall be landscaped utilizing a variety of drought tolerant plant materials including shrubs, espaliers, and succulents.e.The front yard area between the front building line of the home and the street line shall not be paved more than sixty (60) percent of the total front yard area. Those areas that are not paved shall be landscaped in accordance with this section.f.A	**Yes, compliant.** The project is required to meet S-N landscape standards.

		minimum 30-inch landscaped planter is required along the interior property line abutting a residential driveway serving an attached garage, unless the side yard serves as an approved driveway, pursuant to Section 17.54.010(H).g.A permanent underground irrigation system shall be installed for the front yard and public right-of-way areas of the site.h.All trees, plants and groundcovers located in the front yard and in the adjacent public right-of-way shall be maintained by the land owner/occupier as needed to avoid overgrowth and shall be adequately irrigated to avoid loss of plants. Dead plants shall be re-planted as needed with new plantings to provide a well-maintained front yard appearance.	
		9.Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.	**Yes, compliant.** The project shall be in compliance with Section 16.32.170.

CVHC Mariposa Point SFR Average Floor Area Table

8.19.25 R 9.11.2025

PROPOSED PROJECT	SFR TYPE	AREA	Number of Units	Total Floor Area in SQUARE FEET	Average Floor area per SFR in SQUARE FEET	
	Plan 1412	1412	13	18356		
	Plan 1374	1374	11	15114		
	Subtotal					
	TOTAL		24	33470	1394.58333333333	
EXISTING DEVELOPMENT	SFR TYPE		Number of Units	Total Floor Area in SQUARE FEET	Average Floor area per SFR in SQUARE FEET	
	Plan 1	1898	44	83512		
	Plan 2	2239	39	87321		
	Plan 3	2435	24	58440		
	Plan 3	2311	24	55464		
	TOTAL		131	284737	2173.56488549618	
DEGREE OF CHANGE					**35.84**	