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

AGENDA

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

May 14, 2025
5:00 PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

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

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

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

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

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

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

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

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

ROLL CALL:

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

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

2. CONFERENCE WITH LEGAL COUNSEL — SIGNIFICANT EXPOSURE TO LITIGATION - One (1) matter. (Govt. Code Section 54956.9(d)(2)

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

3. Fibromyalgia Awareness Month

4. Lupus Awareness Month

5. Presentation from the Blue Zones Project

6. 6th Cycle Housing Element Update

7. Proclamation for Maritza Martinez, Director of Public Works

8. Presentation for Public Art Proposal for Sunline Transit Hub Site

9. Proclamation Presented to Lieutenant Randy Vasquez

WRITTEN COMMUNICATIONS:

CONSENT CALENDAR:

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

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

11. Special Meeting Minutes of April 23, 2025, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

12. Regular Meeting Minutes of April 23, 2025, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

13. Quarterly Report - Third Quarter (January - March) FY 2024-2025

14. Voucher Listing- EFT's/Utility Billing Refunds/FY 2024-25 Expenditures as of May 14, 2025, $4,719,440.00

15. Authorize the Renewal of the Cities Antivirus and Managed Detection Response System for the Amount of 29,700.00

16. Authorize the Service Expansion for the City's Granicus Swagit Video Production, Index and Archiving Subscription Agreement

17. Adopt Ordinance No. 1223 Approving an Amended and Restated Development Agreement for the La Entrada (Kalifornia City) Development Agreement to Modify Several Provisions of the Approved Development Agreement for the 2,200-Acre La Entrada Specific Plan (Kalifornia City) Located o the South Side of I-10, East of the All-American Canal and North of Avenue 52; the KPC Group, Applicant *(Second Reading).*

18. Authorize Award of a Maintenance Agreement to West Coast Arborist for Tree Trimming Maintenance in the Amount not to Exceed $950,000

19. Authorize Execution of Amendment No. 2 Extending the Term and Compensation of the Maintenance Agreement with Conserve Landscape for the Landscape Lighting Maintenance Districts, Project No 042623 in the Amount of $910,537.50

20. Approve Amendment No. 2 to the Reimbursement Agreement with Coachella Valley Association of Governments (CVAG) in an Amount of $5,375,000 for Plans, Specifications, and Estimates and Right-of-

Way Activities and Appropriate $125,000 for the Interchange at State Route 86 on Avenue 50 Project and Avenue 50 Between Oates Lane and Cabazon Drive Project, City Projects ST-81 and ST-146

21. Approve Resolution No. 2025-18 Authorizing the the Interim City Manager to act as the Authorized Agent to file and Execute all Related Project Application Documents for the Fiscal Year 2024 Emergency Management Performance Grant (EMPG) in the amount of $7,779

22. Approve Resolution No. 2025-19 Adopting the Local Hazard Mitigation Plan (LHMP) Into the Safety Element of the General Plan in Accordance With the Requirements of Assembly Bill No. 2140

23. Authorize the Interim City Manager to Execute Agreement for Emergency Management Department Unified Services Between the County of Riverside and City of Coachella in the amount of $146,250

24. Approve Amendment No. 2 to the Professional Services Agreement with Albert A. Webb Associates for an Amount of $5,105 to Provide Design Services for Rancho Las Flores Park Expansion – City Project P-31

25. Award Amendment No 1 to Vintage Landscape for Landscape Maintenance Services for City Medians and Downtown 6th Street Agreement, Project No. 031623B; Amendment No. 1 Will Award an Additional One-Year Term and Increase Compensation for the Additional Term by $81,487.50

26. Award Amendment No 2 to Vintage Associates Inc for Landscape Maintenance Services for Bagdouma Park Project No. 031623; Amendment No. 2 Will Award an Additional One-Year Term and Increase Compensation for the Additional Term by $195,262.50

27. Approve Execution of 2025 – 2027 Memorandum of Understanding between the City of Coachella and Desert Recreation District

28. Adopt Resolution No. 2025-21 Declaring its Intention to Set a June 11, 2025 Public Hearing Date for Municipal Solid Waste Rates for Fiscal Year 2025/2026 and Placing These Rates on the Property Tax Roll for Fiscal Year 2025/2026

29. Authorize a Community-Based Grant to the Palm Springs Art Museum in the Amount of $1,000 to Fund Transportation for their Family+ Program

30. Adopt Resolution No. **2025-23** Initiating Proceedings for the Levy and Collection of Assessments for Landscaping and Lighting District Maintenance District No. 1 through 40, Fiscal Year 2025/2026 and Resolution No. **2025-22** Approving the Preliminary Engineer's Report for Levy of Annual Assessments for Fiscal 2025/2026 for the City of Coachella Landscape and Lighting Maintenance District No. 1 Through 40 and Setting a Time and Place for the Public Hearing

31. Construction Contract with The Van Dyke Corporation in the Amount of $52,803.00 and a 10% Contingency for the Construction of Harrison Sewer & Drainage Modifications

32. Adopt Resolution No. 2025-24 Amending the "City of Coachella City Council Policies, Rules, and Procedures" Pertaining to the Order of Business and Public Comments on Non-Agenda Items

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

33. Ordinance No. 1224 Adopting the Fire Hazard Severity Zones as Recommended by the California Department of Forestry and Fire Protection Pursuant to Government Code Section 51178 (First Reading)

34. Consideration to Fill Two Planning Commission Vacancies

35. Adopt Resolution No. 2025-20 Adopting the City of Coachella Speed Hump Policies, Guidelines and Procedures; and Approving Installation of New Speed Humps in Various Communities to be Included in the 2024/2025 Pavement Rehabilitation plans, ST-139

36. Issuance of Notice of Intent to Award / Negotiation of an Agreement for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility

37. Approve Construction Contract with Van Dyke Corp in the Amount of $ 1,702,584.00 Plus 20% Contingency for Construction of Shady Lane Septic-To-Sewer Project and Water Project Improvements, City Projects S-15 & W-35

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

NONE

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Fibromyalgia is a complex chronic illness which causes fatigue, cognitive problems, and debilitating pain in women, men, and children of all ages and races; and

WHEREAS, over 4 million people in the United States—2 to 4 percent of the population and millions of people worldwide—have been diagnosed with Fibromyalgia, a disease for which there is no known cure; and

WHEREAS, Fibromyalgia often takes an average of three to five years to receive a diagnosis; and

WHEREAS, existing public information, medical education, research, and resources to properly serve patient communities remain inadequately disseminated and are insufficient in addressing the needs of specific diverse populations and other underserved groups; and

WHEREAS, Fibromyalgia is present in children and young adults which poses unique challenges for this population who not only struggle with the symptoms of this illness, but also from the lack of understanding and lack of social acceptance; and

WHEREAS, increased public awareness, education and research are the key to winning the battle against Fibromyalgia; and

NOW THEREFORE, I, Steven A. Hernandez, Mayor and Council of the City of Coachella, by the power vested in us, do hereby recognize May 2025 as

Fibromyalgia Awareness Month

and urge all citizens of the City of Coachella to increase awareness and understanding of fibromyalgia in our community.

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 14th day of May 2025.

_____

Steven A. Hernandez, Mayor
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Systemic Lupus Erythematosus (SLE)**,** commonly known as Lupus, is a chronic, complex, and often life-threating autoimmune disease; that randomly attacks the body's own tissues, vital organs and joints. It is a leading cause of premature cardiovascular disease, kidney disease, and stroke among young women, and currently, there is no cure; and

WHEREAS, Lupus affects more than five million people worldwide, with an estimated 16,000 new cases each year. Approximately 90% of individuals diagnosed with Lupus are women, typically during childbearing years (ages 15-45). However, men, children, and teenagers can also develop Lupus. Lupus is two to three times more common and tends to manifest more severely among African Americans, Hispanics, Latinos, Native Americans, and Asians compared to Caucasians; and

WHEREAS, many physicians worldwide remain unaware of the symptoms and health effects of Lupus, causing individuals to suffer for years, often enduring irreversible damage before receiving an accurate diagnosis and proper medical treatment. Medical research into Lupus remains underfunded compared to other diseases of similar magnitude and severity, highlighting the need for greater attention and investment; and

WHEREAS, Lupus is one of the most challenging diseases to diagnose due to its symptoms coming and going, mimicking other conditions, and the absence of a single definitive test to identify the illness. Increased awareness and education are vital to improving the quality of life for individuals living with Lupus and their caregivers, and to fostering better understanding of the disease's impact within communities worldwide; and

WHEREAS, Looms for Lupus works to raise awareness of the signs and symptoms of lupus and to promote education, research, social support, and quality medical care for our citizens who live with, or care for someone who struggles with this disease; and

NOW THEREFORE, I, Steven A. Hernandez, Mayor and Council of the City of Coachella, by the power vested in us, do hereby recognize May 2025 as

Lupus Awareness Month

and urge all citizens of the City of Coachella to increase awareness and understanding of Lupus in our community.

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 14th day of May 2025.

Steven A. Hernandez, Mayor
City of Coachella, California

6th CYCLE HOUSING ELEMENT UPDATE

City Council

May 14, 2025

Background:

- On April 30, 2025, HCD submitted a Letter of Inquiry to Interim City Manager Bill Pattison inquiring about the status of the City of Coachella's 6th Cycle Housing Element.

- HCD noted that the City failed to adopt a compliant Housing Element by its 6th cycle due date of October 15, 2021 and is therefore, out of compliance with Housing Element Law.

- HCD is requesting the City provide a revised and specific timeline for (1) completing necessary rezones, (2) submitting an updated draft housing element, and (3) obtaining compliance with Housing Element Law no later than May 30, 2025.

Background:

6th Cycle Housing Element Submission and Review History

- On September 28, 2021, the City submitted a draft housing element to HCD for review.
- On November 24, 2021, HCD issued a findings letter to the City noting multiple revisions necessary for the housing element to be compliant with Housing Element Law.
- On October 11, 2022, the City submitted a subsequent draft element to HCD for review.
- On December 9, 2022, HCD issued a second findings letter to the City noting revisions were still necessary for the housing element to be compliant with Housing Element Law.

Background:

6th Cycle Housing Element Submission and Review History

- On June 14, 2023, the City submitted another subsequent draft element to HCD for review.
- On July 27, 2023, HCD issued a third findings letter to the City noting the revised draft element, incorporating prior revisions submitted, met the statutory requirements of Housing Element Law. However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate RHNA.
- On September 13, 2023, the 6th Cycle Housing Element, General Plan Amendment, and Environmental Assessment were approved by the City Council.
- On October 2, 2023, the City submitted a housing element adopted on September 13, 2023, to HCD for review.

Background:

6th Cycle Housing Element Submission and Review History

- On December 1, 2023, HCD issued a fourth findings letter to the City describing HCD's review of Resolution Number 2023-43 and Ordinance 1204 that were completed to address statutory requirements. HCD noted the Resolution and Ordinance do not appear to meet statutory requirements. Therefore, the housing element cannot be found in substantial compliance until the City has completed necessary rezones that meet statutory requirements.

- The City submitted an Electronic Site Inventory List to HCD on May 1,2025 and it was accepted by HCD on May 1, 2025.

- HCD submitted a letter May 6, 2025 inquiring about the City of Coachella's is Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) ordinance and inquiring on if the City intends to update a new ADU/JADU ordinance.

- Staff will be meeting with HCD on May 13th to discuss outstanding items and project timelines (update to be provided at the May 14th City Council meeting).

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Maritza Martinez joined the City on January 17, 2011 as Interim Director of Public Works and on July 30, 2011 she became Director of Public Works and also served as Interim Utilities General Manager for two years; and

WHEREAS, during this time Maritza led, organized and administered all aspects of the Public Works Department to achieve and implement goals, policies, and programs as directed by the City Council; and

WHEREAS, through her extraordinary leadership and vision, Maritza guided a stable and successful team dedicated to improving the quality of life of the residents of the City of Coachella by delivering a multitude of community projects and services such as parks, recreational services, refuse and recycling, urban greening, public events, senior services, facilities management, supporting youth sports leagues, leading emergency management, negotiating bargaining unit contracts; and

WHEREAS, as Director of Public Works, Maritza exemplified professionalism, expertise and sensitivity by successfully leading the City of Coachella through the unprecedented COVID-19 pandemic era, enacting and coordinating emergency management through Tropical Storm Hillary, and then entrusted to serve as Acting City Manager; and

WHEREAS, her work will continue to guide the City of Coachella and the community will benefit from major projects that are in development due in large part to Maritza's contributions including the second phase of Rancho Las Flores Park, the Community Resilience Center, and completion of the Library Annex Rehabilitation; and

WHEREAS, Maritza will leave a lasting legacy of commitment, hard work, dedication, and spirit of support and empowerment for employees and the community whose hearts she has won over.

NOW THEREFORE, I, Steven A. Hernandez, Mayor, and Council of the City of Coachella by the power vested in us, do hereby honor and commend Maritza Martinez for her exemplary leadership, dedication, and loyalty to the City of Coachella in which she has enriched the lives of all residents and, we wish her the best in all of her professional and personal endeavors.

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 14th day of May, 2025.

Steven A. Hernandez, Mayor
City of Coachella, California

MONARCHS: A HOUSE IN SIX PARTS

PUBLIC ART PROPOSAL FOR THE CITY OF COACHELLA SUNLINE TRANSIT HUB SITE

City Council Meeting
May 14, 2025

Presented by: Celina Jimenez, Director of Economic Development

ABOUT THE ART SCULPTURE

Monarchs: A House in Six Parts

Is an architectural art installation produced for the Coachella Valley Music and Arts Festival designed by Leslie Lok and Sasa Zivkovic from HANNAH, as well as assistant architecture professors at the Cornel University College of Architecture, Art, and Planning.

The original art installation is comprised of six towers, each with a 3D-printed concrete base supporting a robotically fabricated plywood crown. The towers range from around 24 to 26 feet in height. The City would have two of the six tower structures. The selected color gradients were inspired by the colors of the desert sky at sundown, particularly the blues and pinks of the local palette.

According to the designers, the idea is that each of the concrete bases is occupiable; they produce moments of shelter or rest and seating, perfectly suitable for passengers waiting at the Sunline Transit Hub. And then the bigger wooden structures produce shading. The sculpture could also operate as a kind of place marker or wayfinder for the Transit Hub and the City of Coachella.

PHOTOS OF SCULPTURES

Monarchs: A House in Six Parts

Monarchs: A House in Six Parts

Monarchs: A House in Six Parts

BUILDING ON PAST COLLABORATIONS

- This proposal is for the long-term loan and installation of Monarchs by HANNAH, an artwork owned by Goldenvoice—for inclusion in the City of Coachella's public art collection.

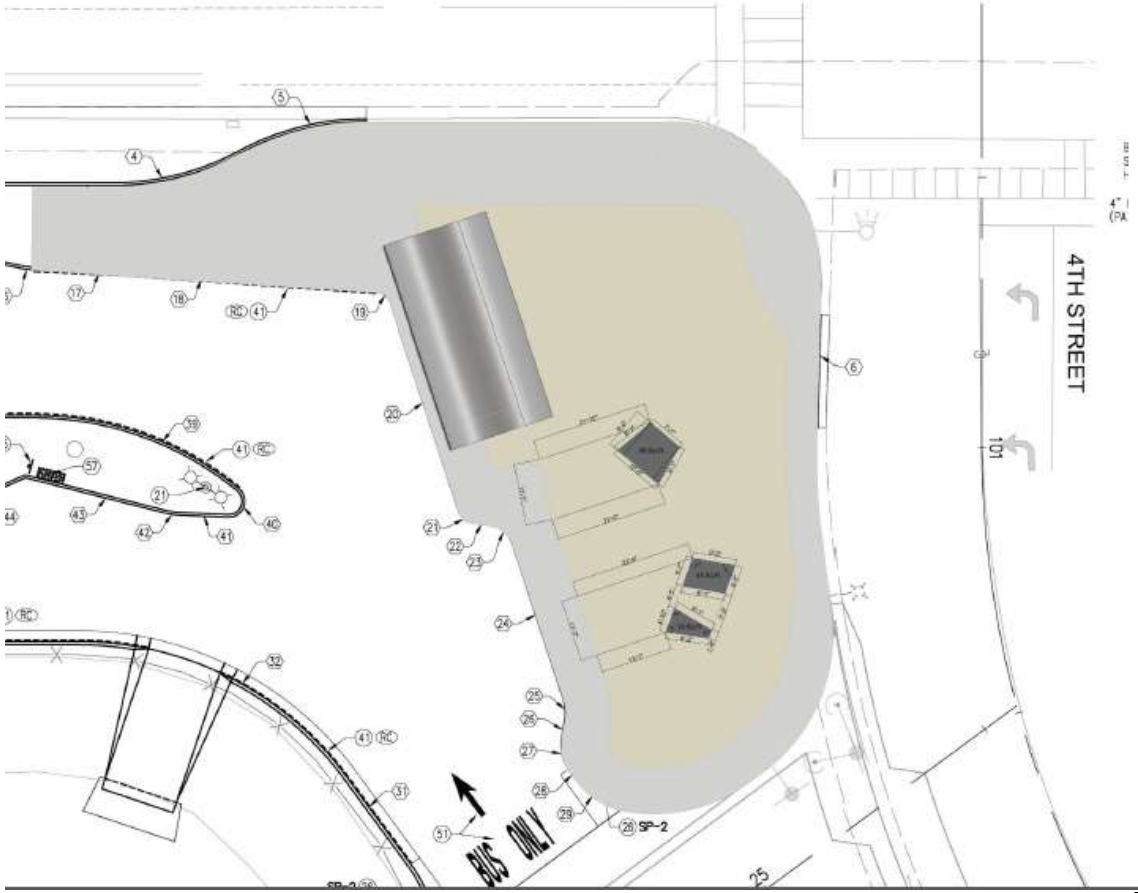
- This project builds on previous successful collaborations between Goldenvoice and the City and follows the same framework as existing long-term art loan agreements. Installation will be coordinated by Paul Clemente and the Goldenvoice production team, with an anticipated timeline of June, 2025.

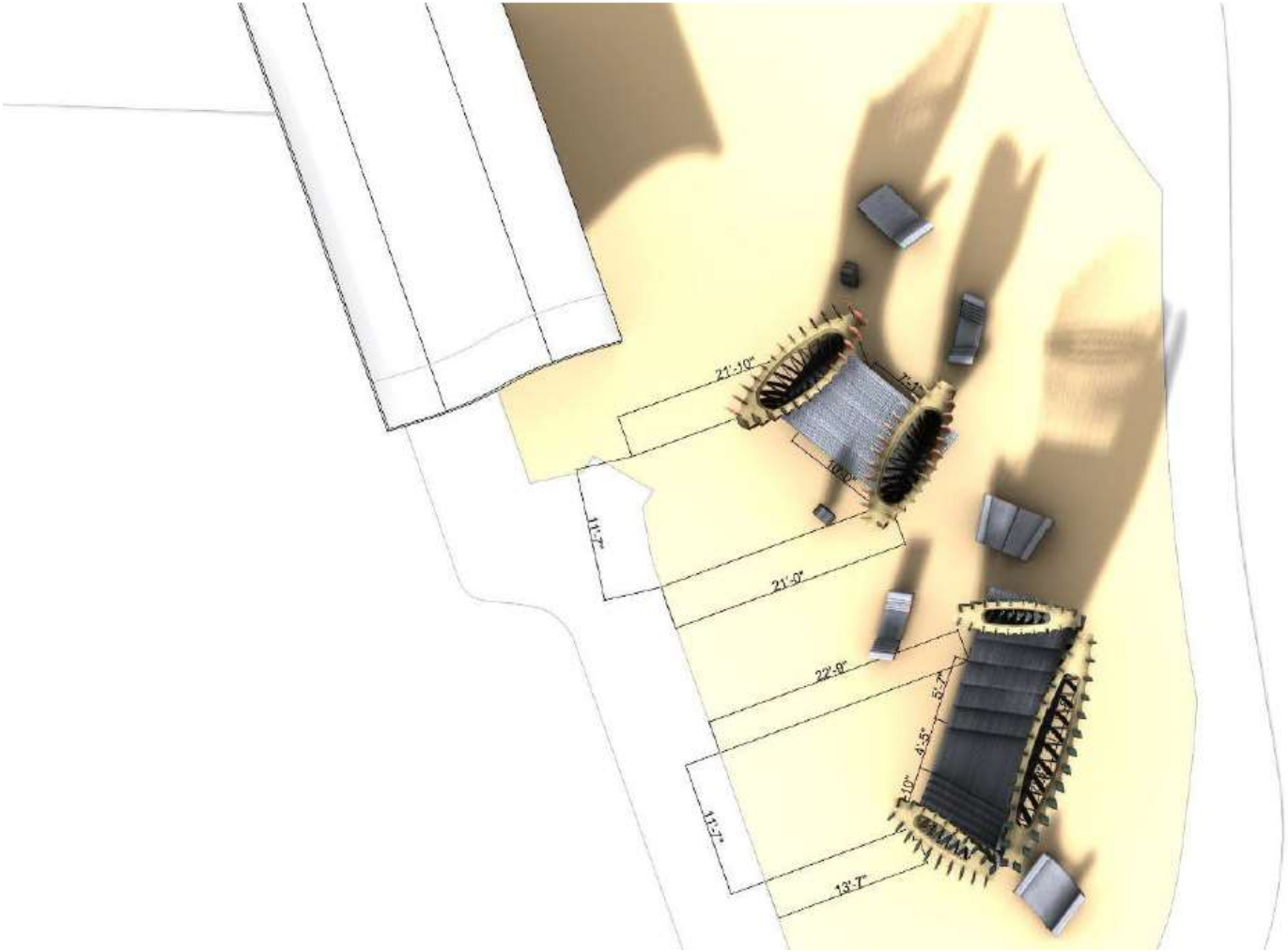
Monarchs:
A House in Six Parts

Left: Pavilion 1
Right: Pavilion 2

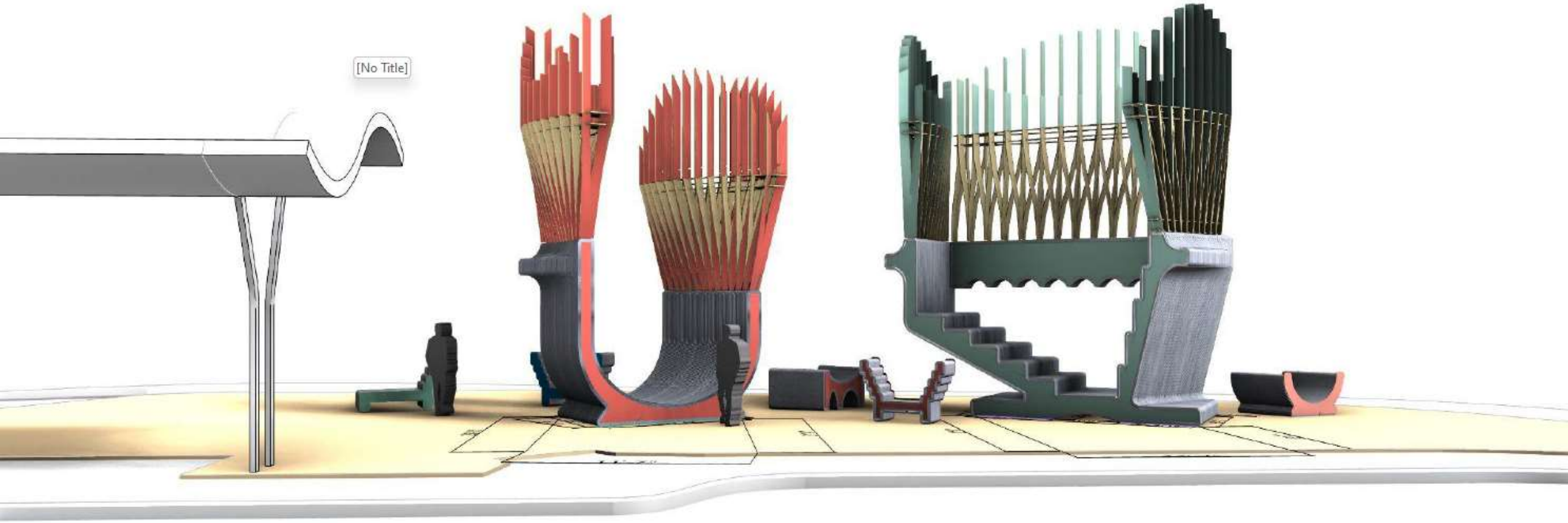
Site Plan

Pavilion 1, ~25'
Pavilion 2, ~26'





Pavilion 1, ~25'
Pavilion 2, ~26'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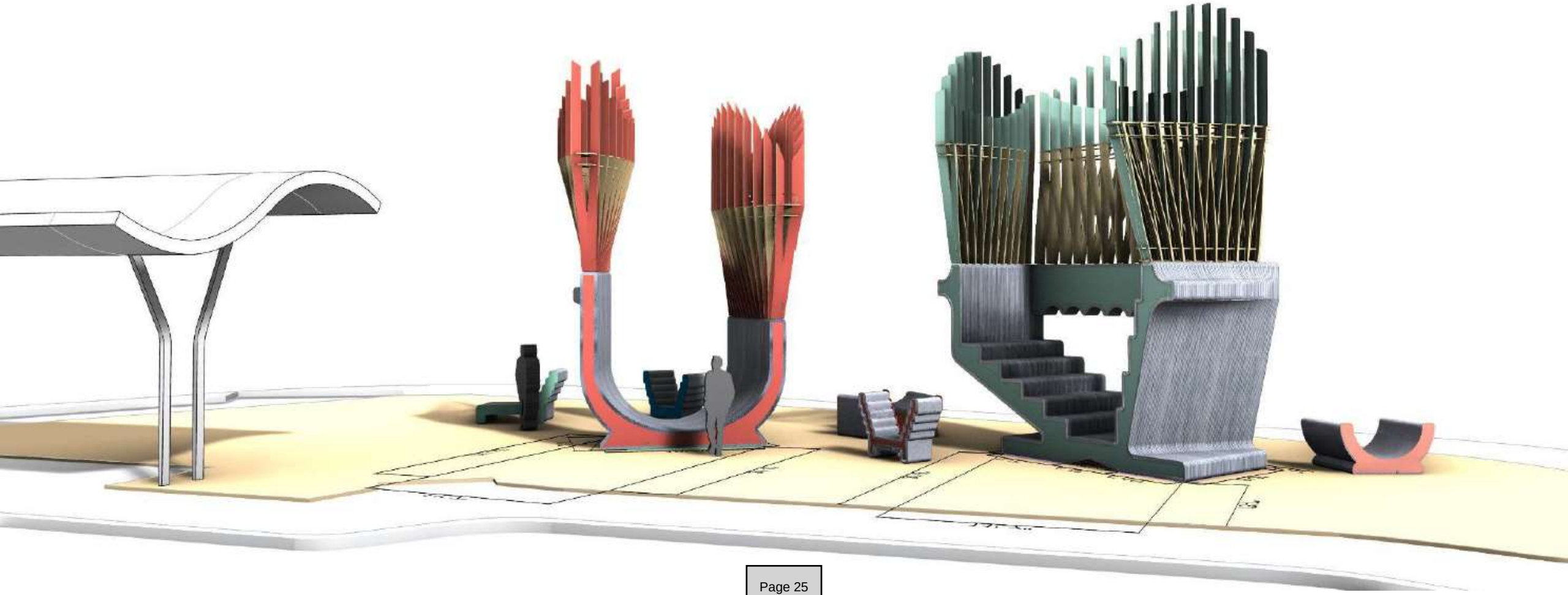

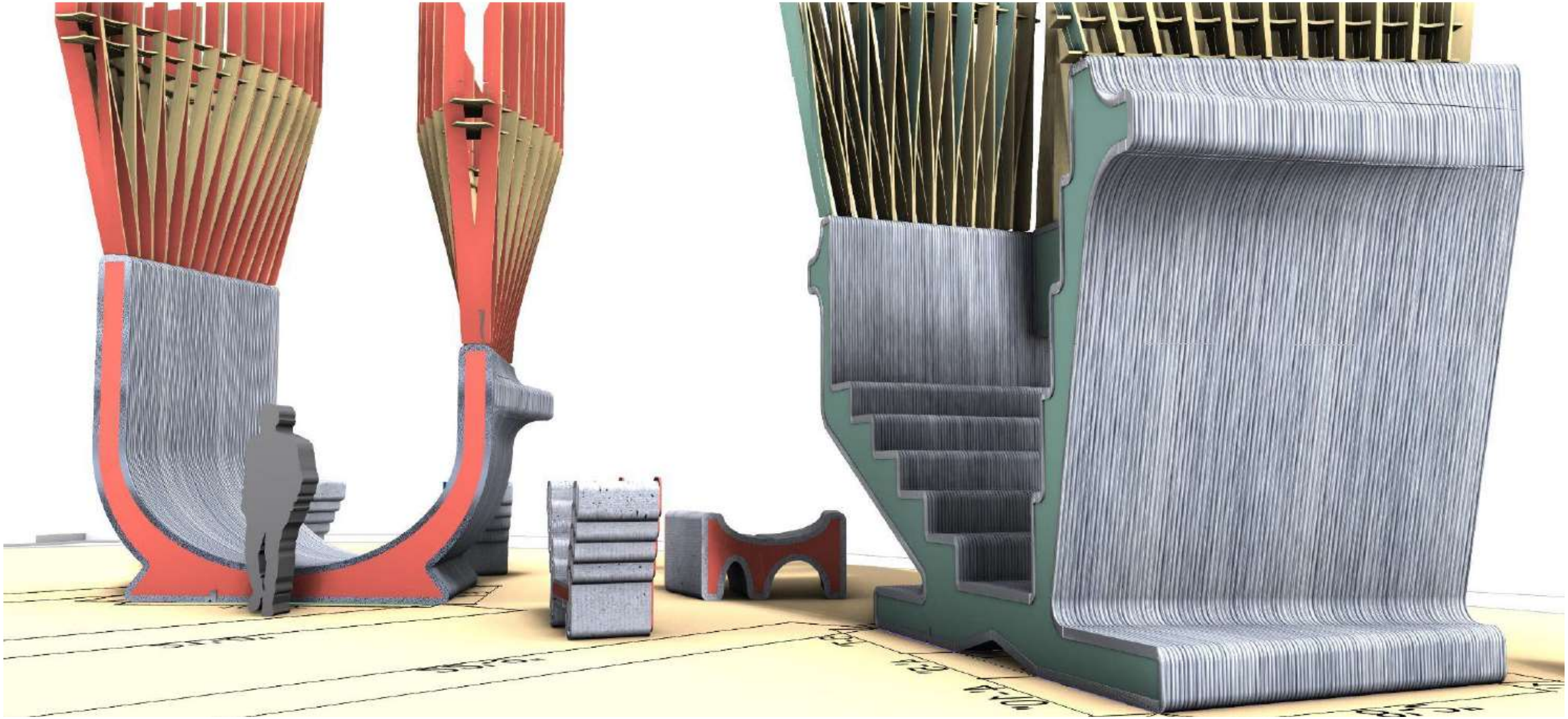

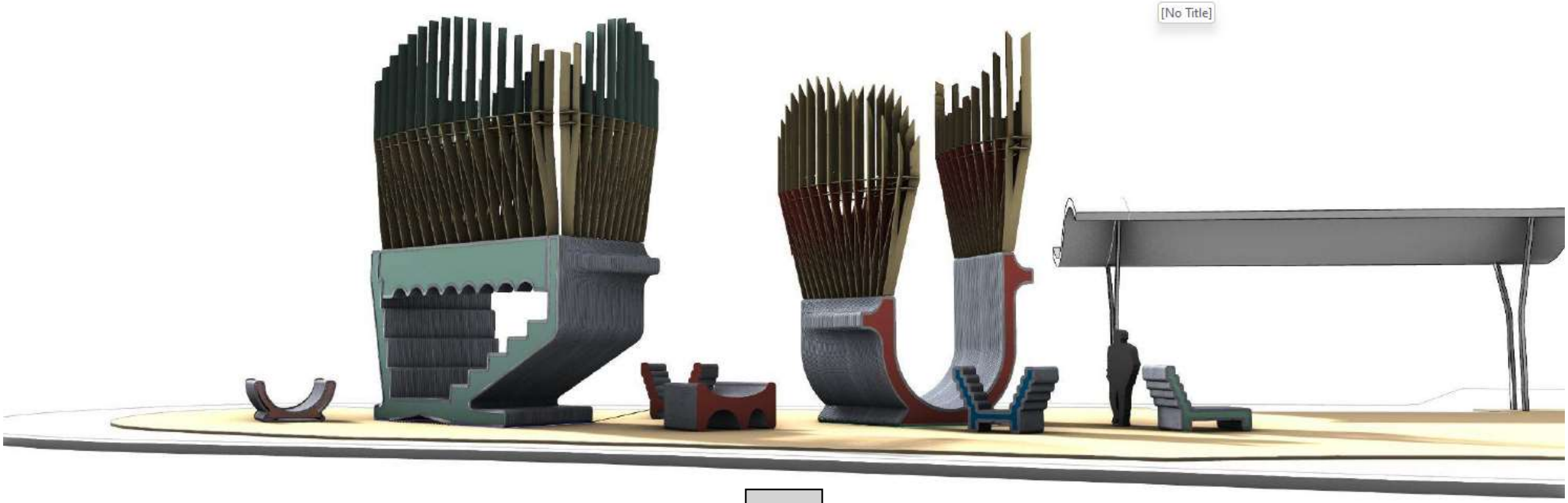
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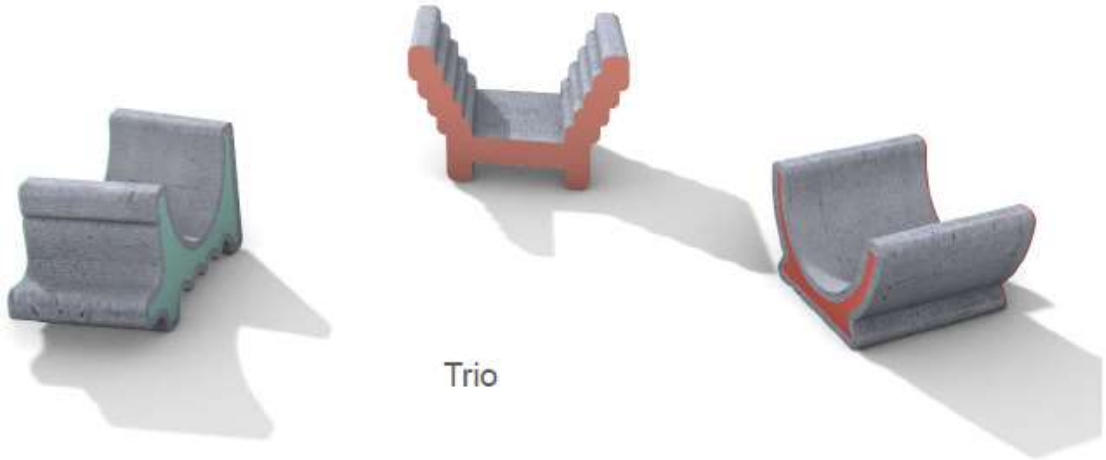
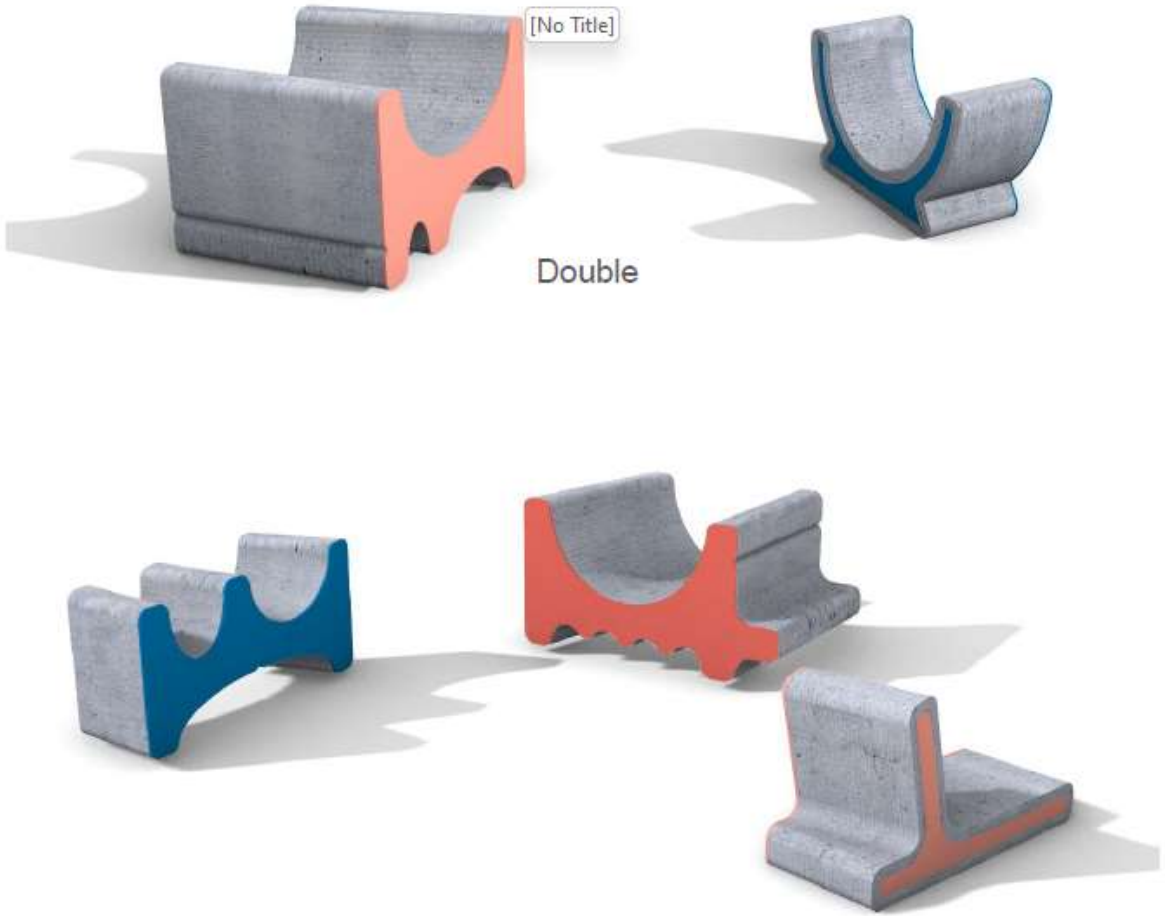
Seating Arrangement : Clusters





SCOPE OF SERVICES

Public Art Company will:

- Serve as liaison between the city and goldenvoice
- Coordinate with Goldenvoice's installation team
- Provide project documentation and visual assets
- Support the City with interpretive materials if needed

Goldenvoice will:

- Provide all materials, site preparation, and labor
- Oversee transportation, equipment, and logistics
- Ensure installation is completed to safety and site standards

BUDGET

ITEM	COST	VENDOR
Artist Fee/PAC	$25,000	Public Art Company
Trucking	$3,000	Plaza Towing
Crane for Concrete Components	$27,500	Reliable Crane Service
Crane for Wood Components	$2,400	Price’s Crane
Install Labor	$4,800	Goldenvoice
Hardware	$5,000	The Home Depot
Epoxy Inspection	$500	David Kretz
Boom Lift x 2	$2,000	Herc Rentals
Touch Up Paint	$500	The Home Depot
Paint Labor/Carpentry + Repair	$21,000	Goldenvoice
Engineering	$5,000	Mor Engineers
Signage	$12,000	Caliber Engraving
Lighting	$50,720.58	Maktive
Total	$159,420.58	
Contingency (15%)	$23,913.09	
Total with 15% Continger	**33,333.67**	

City of

COACHELLA

EST. 1946

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Lieutenant Randy Vasquez was hired with the Riverside Sheriff's Department on August 7, 1987, and was assigned to the Indio Jail; and

WHEREAS, Lieutenant Vasquez was transferred to the Palm Desert Station on August 23, 1990, and worked patrol. He worked the special enforcement team for the city of Palm Desert, working plain clothes as well as bike patrol.

WHEREAS, he was promoted to investigator on September 9, 1999; assigned to the Palm Desert Station and on December 30, 1999 he was promoted to sergeant assigned to the Indio Jail; and

WHEREAS, on September 5, 2002, he was transferred back to the Palm Desert Station as a Sergeant assigned to patrol, where he worked a variety of assignments, to include administration for the city of Palm Desert, supervised the Field Training Program, Explorer Program, as well as other duties.

WHEREAS, On November 19, 2009, he was transferred to the Indio Station, where he worked Patrol, Investigations and Property and Evidence. He arranged for the transfer of evidence to the new Thermal Station; and

WHEREAS, on September 1, 2016, he was transferred back to the Palm Desert Station assigned to the Traffic Division and promoted to Lieutenant on December 31, 2020, assigned to the Colorado River Station, oversaw the Patrol Division, Courts, and the Blythe Jail. On June 3, 2021, he was transferred to the Thermal Station assigned as a Patrol Lieutenant, and then later assigned to fulfill the City of Coachella contract, oversee investigations, including the unincorporated communities of eastern Coachella Valley.

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

Randy Vasquez

and urge all citizens of the City of Coachella to express gratitude on his current role and wish him the best as he transfers to the Cabazon station.

IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 14th day of May 2025.

Steven A. Hernandez, Mayor
City of Coachella, California

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

MINUTES

CITY COUNCIL CLOSED SESSION AND
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THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
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April 09, 2025
5:00 PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

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

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

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

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

CALL TO ORDER: - 5:01 P.M.

Mayor Pro Tem Delgado called the City Council Closed Session and Regular Meeting of the City of Coachella to order at 5:01 p.m.

ROLL CALL:

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

City Treasurer

Absent: Mayor Hernandez

City Clerk

APPROVAL OF AGENDA:

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

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

Motion: To approve the Agenda

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember Perez
Approved: 4-0, Unanimous roll call vote:

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

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

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

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

The City Council reconvened into open session at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The Interim City Manager led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

3. Community Resilience Center Project Update

4. Cannabis Compliance Presentation

The City Council took a recess form 7:12 p.m. and returned at 7:18 p.m.

WRITTEN COMMUNICATIONS:

None

CONSENT CALENDAR:

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

5. Regular Meeting Minutes of March 26, 2025, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

6. Voucher Listing- EFT's/FY 2024-25 Expenditures as of April 9, 2025, $2,147,745.27

7. Authorize a Community Based Grant to the Coachella Youth Baseball and Softball Association in the Amount of $1,000 to Purchase New Equipment

8. Authorize the Development Services Department to advertise a Request for Qualifications (RFQ) for Professional Planning Consultant Services.

Motion: To approve the Consent Calendar Items #5 - #8

Made by: Councilmember Perez
Seconded by: Councilmember Dr. Figueroa
Approved: 4-0: Unanimous roll call vote:

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

9. Authorize a Sponsorship Request for Escaramuza Charra Reynas Del Valle Coachella in the Amount of $1,000 for its Mariachi Under the Stars Event

    1. Margarita Lopez
    2. Miranda Lopez
    3. Ximena Nuno
    4. Roselyn Perez
    5. Arlette Ayon

Motion: To authorize a Sponsorship Request for Escaramuza Charra Reynas Del Valle Coachella in the Amount of $1,000 for its Mariachi Under the Stars Event

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember Perez
Approved: 4-0: Unanimous roll call vote:

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

10. Authorize an Appropriation in the Amount of $4,500 to Secure the Venue for the 2025 Coachella Agricultural Summit

Motion: To move item to next City Council meeting on 4/23/2025 and appoint a new council member to the ad hoc committee

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember Perez
Approved: 4-0: Unanimous roll call vote:

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

Public Comments *were moved up to this portion of the meeting being after the 8:00 p.m. hour.*

None

11. Consideration to Fill One Planning Commission Vacancy

Direction given to reopen the application to appointment 2 members and to bring this item back on 5/14/2025 City Council meeting

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

NONE

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

With the time being after the 8:00 p.m. hour and per Resolution No. 2019-34, Public Comments were moved up after item #10 (see page 5). There were no further comments at this time.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

Mayor Pro Tem Delgado adjourned the meeting at 8:46 p.m.

_____
Delia Granados
Deputy City Clerk

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

MINUTES

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

April 23, 2025
4:00 PM

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

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

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

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

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

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

CALL TO ORDER:

Mayor Pro Tem Delgado called the City Council Special Meeting of the City of Coachella to order at 4:07 p.m.

ROLL CALL:

Present: Councilmember Perez, Councilmember Dr. Figueroa, Councilmember Virgen (arrived at 4:10 p.m.), and Mayor Pro Tem Delgado

Absent: Mayor Hernandez, City Clerk, and City Treasurer

APPROVAL OF AGENDA:

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

Motion: To approve the Agenda

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

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

PLEDGE OF ALLEGIANCE:

The Interim City Manager led the Pledge of Allegiance.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

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

RECONVENE SPECIAL MEETING:

The City Council reconvened into open session at 4:35 p.m.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

ADJOURNMENT:

Mayor Pro Tem Delgado adjourned the meeting at 4:36 p.m.

_____

Angela Zepeda
City Clerk

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

MINUTES

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

April 23, 2025
5:00 PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

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

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

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

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

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

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

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

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

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

ROLL CALL:

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

City Treasurer

City Clerk

APPROVAL OF AGENDA:

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

Motion: To modify the agenda by move item #25 after the Consent Calendar

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember Perez
Approved: 5-0, Unanimous roll call vote:

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

Motion: To approve the Agenda with the modification

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember Perez
Approved: 5-0, Unanimous roll call vote:

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

NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

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

2. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6:
   City Labor Negotiator: Interim City Manager William Pattison
   Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

3. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6:
   City Labor Negotiator: Interim City Manager William Pattison
   Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

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

The City Council reconvened into open session at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Councilmember Perez led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

4. Proclamation Presented to Ophelia Project Scholarship Recipients - Brenda Alvarez-Molina & Lesli Barraza Diaz

WRITTEN COMMUNICATIONS:

1. Stacey Johnson

CONSENT CALENDAR:

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

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

6. Special Meeting Minutes of April 11, 2025, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

7. Quarterly Reports - Third Quarter (January - March) FY 2024-2025

8. Voucher Listing- EFT's/Utility Billing Refunds/FY 2024-25 Expenditures as of April 23, 2025, $2,651,312.30

9. Authorize the Interim City Manager to Execute a Maintenance of Effort Certification Statements Fiscal Year 2025/2026, the Local Streets and Roads Revenue Projections, as well as the Projected Five Year Measure A Capital Improvement Plans Budget for Measure A Funding

10. Adopt Resolution No. 2025-15 Adopting a List of Projects for Fiscal Year 2025-26 Funded by SB 1: Road Repair and Accountability Act of 2012

11. Authorize the Interim City Manager to approve Change Order No. 1 for City Project No.111924, Westerfield Retention Basin Landscape Improvements, in the amount of $3,531.63.

12. Adopt Resolution No. 2025-10 Authorizing the Interim City Manager to Submit an Application on behalf of the City of Coachella to the Department of Parks and Recreation Office of Grants and Local Services for the Land and Water Conservation Fund (LWCF) Grant Program in the Amount Not-to-Exceed Six Million ($6,000,000) Dollars

13. Authorize the Interim City Manager to Execute Contract Amendment #2 for Engineering Services Task Order for Coachella Sanitary District Headworks Screening Improvement Project S – 29 in the Amount not to Exceed $156,535.00

14. Authorize Contract Amendment No. 2 for Engineering Services Task Order for Well #16 Rehabilitation W-54 in an Amount not to Exceed $93,748.50.

15. Authorize Interim City Manager to Approve Change Order No. 2 for the Multi-Site Energy Improvement Project Awarded to Alliance Building Solutions, Inc. for an Amount of $145,000 to Install an Additional 194 Street Light Fixtures (LED) with Smart Control Nodes; Authorize Allocation from Undesignated General Funds Revenue in the Amount of $145,000

16. Authorize the Refurbishment of Well #12 Booster #3 100 HP Pressure Pump in the Amount not to Exceed $27,786.63.

17. Authorization to File a Notice of Completion for City Project No. W-32 Mesquite Water Consolidation Project

18. Adopt Resolution No. 2025-16 Authorizing a Conditional Loan Commitment for the Sixth Street Senior Apartments Affordable Housing Project for CFD 2005-1 Special Assessment District

Motion: To move item #5 to the next City Council Meeting on 5/14/2025 and approve Consent Calendar items #6 - #18

Made by: Mayor Hernandez
Seconded by: Councilmember Dr. Figueroa
Approved: 5-0: Unanimous roll call vote:

AYES: Councilmember Perez, Councilmember Dr. Figueroa, Councilmember Virgen, Mayor Pro Tem Delgado, and Mayor Hernandez
NOES: None
ABSTAIN: Mayor Hernandez from item #18
ABSENT: None

Item #25 was moved up to after Consent Calendar.

25. A Public Hearing to Consider the Adoption of Ordinance No. 1223 Approving the Amended and Restated La Entrada Development Agreement between the City of Coachella and KPC Development Company, LLC. (DA 23-01) (Kalifornia City). *(First Reading).*

Mayor Pro Tem Delgado opened the Public Hearing at 6:31 p.m. and closed the Public Hearing at 6:31 p.m.

Motion: To adoption of Ordinance No. 1223 Approving the Amended and Restated La Entrada Development Agreement between the City of Coachella and KPC Development Company, LLC. (DA 23-01) (Kalifornia City). *(First Reading).*

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember Perez
Approved: 5-0, Unanimous roll call vote:

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

19. Approve a Sponsorship Request for Greater Palm Springs Restaurant Week to Sponsor the Participation Fees for Restaurants in the City of Coachella

Motion: To approve a Sponsorship Request for Greater Palm Springs Restaurant Week to Sponsor the Participation Fees for Restaurants in the City of Coachella for 10 level with the ability to adjust to 15 with the City Manager's discretion

Made by: Mayor Hernandez
Seconded by: Councilmember Perez
Approved: 5-0, Unanimous roll call vote:

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

20. Authorize an Appropriation in the Amount of $4,500 to Secure the Venue for the 2025 Coachella Agricultural Summit and Appoint a Councilmember to the Agricultural Summit Ad-Hoc Committee.

Motion: To appoint Mayor Pro Tem Delgado as the new member to the Agricultural Summit Ad-Hoc Committee

Made by: Councilmember Perez
Seconded by: Mayor Hernandez
Approved: 5-0, Unanimous roll call vote:

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

Motion: To move off calendar item 20 and the committee will come back at that point.

Made by: Mayor Hernandez
Seconded by: Councilmember Dr. Figueroa
Approved: 5-0, Unanimous roll call vote:

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

Councilmember Perez stepped away at 7:01 p.m. and returned at 7:03 p.m.

21. Removal of a Special Assessment Lien Imposed on Property Located at 86011 Las Flores Avenue.

Motion: To approve the Removal of a Special Assessment Lien Imposed on Property Located at 86011 Las Flores Avenue.

Made by: Councilmember Dr. Figueroa
Seconded by: Mayor Hernandez
Approved: 5-0, Unanimous roll call vote:

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

Councilmember Dr. Figueroa stepped away at 7:25 p.m. and returned at 7:26 p.m.

22. Discuss and Provide Direction to Staff on Possible Revisions to the "City of Coachella City Council Policies, Rules, and Procedures" Pertaining to the Order of Business and Public Comment on Non-Agenda Items

Motion: To move public comments for non-agendized items with 30-minute time limit prior to the Consent Calendar

Made by: Mayor Pro Tem Delgado
Seconded by: Councilmember Virgen
Approved: 4-1:

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

23. Adopt Resolution No. 2025-17 Determining the Amount of Property Tax Revenue to be Exchanged Between the County of Riverside and the City of Coachella Pursuant to LAFO 2024-16-4 for the P7/Mesquite Annexation of Approximately 375 Acres of Land Located South of Avenue 50, North of Avenue 52, East of Jackson Street and East and West of Calhoun Street Between the Cities of Indio and Coachella

Motion: To adopt Resolution No. 2025-17 Determining the Amount of Property Tax Revenue to be Exchanged Between the County of Riverside and the City of Coachella Pursuant to LAFO 2024-16-4 for the P7/Mesquite Annexation of Approximately 375 Acres of Land Located South of

Avenue 50, North of Avenue 52, East of Jackson Street and East and West of Calhoun Street Between the Cities of Indio and Coachella

Made by: Mayor Hernandez
Seconded by: Councilmember Dr. Figueroa
Approved: 5-0, Unanimous roll call vote:

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

24. Authorize a Construction Contract with Rove Engineering, Inc., in the Amount of $1,996,097.00 plus 10% Contingency for the Ave 52 Street Improvements from Tyler Street to the Whitewater Bridge, City Project No. ST-139

Motion: To authorize a Construction Contract with Rove Engineering, Inc., in the Amount of $1,996,097.00 plus 10% Contingency for the Ave 52 Street Improvements from Tyler Street to the Whitewater Bridge, City Project No. ST-139

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember Virgen
Approved: 5-0, Unanimous roll call vote:

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

25. A Public Hearing to Consider the Adoption of Ordinance No. 1223 Approving the Amended and Restated La Entrada Development Agreement between the City of Coachella and KPC Development Company, LLC. (DA 23-01) (Kalifornia City). *(First Reading).*

Item #25 was moved up after Consent Calendar

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

None

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

Mayor Pro Tem Delgado adjourned the meeting at 8:31 p.m.

_____

Angela Zepeda
City Clerk

CITY OF COACHELLA
53-990 ENTERPRISE WAY
COACHELLA, CA 92236

CODE ENFORCEMENT, ABANDONED VEICHLE ABATEMENT, GRAFFITI, PARK RANGERS & ANIMAL CONTROL

QUARTERLY REPORT

Jan. 1, 2025 to Mar. 31, 2025

Prepared By:
Diana Becerra

Code Enforcement Summary Report

Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 01/01/2025 To 03/31/2025	From To	From To

CE Totals

	Total	Closed Cases	Open Cases
Totals	**176**	**104**	**72**

CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
	15	13	2
10.08.060 - Working on parked vehicles	5	3	2
10.20.010(18) Abandoned/Inoperable/Dismantled vehicle(s).	22	17	5
12.12.050 - Duty to maintain sidewalks.	1	0	1
12.16.030 - Permit required/CURB CUTS AND DRIVEWAYS	0	0	0
12.42.030 - Unlawful camping.	22	14	8
12.42.040 - Storage of personal property on public property.	5	5	0
12.50.100 Penalties. (B) Vending without a sidewalk vending permit	4	4	0
13.03.044 Wasting water prohibited.	1	0	1
13.03.208 - Access to water meter.	3	2	1
13.03.306 Expiration or Extension of Permit	0	0	0
15.04.020 (A) Concrete Flat Work, Shades & Storage Containers	4	0	4
15.44.010 Building Numbering/Required	1	1	0
15.60.010 Building Permit Required	19	2	17
15.60.050 - Substandard buildings and housing.	1	1	0
15.66.010 Seismic Hazard Mitigation	0	0	0
17.16.020 - Permitted uses.	0	0	0
17.16.030(C)(5)-Property development standards. Walls/Fences	2	1	1
17.48.020 Display of merchandised out of doors.	0	0	0
17.54.010 (N)(2) Parking and Storage in Residential Zones.	17	13	4
17.54.010.(N)(3)	0	0	0
17.54.020 - Permitting of certain garage conversions to residential living space ("garage conversions").	1	0	1
17.56.010(J)(2)(B) - Signs	1	0	1
17.58.010 - Home occupations	4	1	3
17.60.010 (F)(4) Accessory structures	0	0	0

17.60.010 (G) - Trailers Outside Camps	1	1	0
17.60.010 - Property development standards. (Fence)	3	1	2
17.60.010 Property Development Standards 9D) (3)(a) Yards	0	0	0
17.60.010(3)(e) Development Standards	0	0	0
17.74.010 (D)(3) Conditional Uses	0	0	0
17.84 Medical Cannabis Dispensaries.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.030 - Prohibited activities.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.040 - Prohibited activities declared a public nuisance.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.050 Penalties for Violations	0	0	0
2.08.060 (A) - Political sign regulations.	0	0	0
2.08.060 (B) - Political sign regulations	0	0	0
2.08.060 (C) - Political sign regulations	0	0	0
2.08.060 (D) - Political sign regulations	0	0	0
2.08.060 (E) - Political sign regulations	0	0	0
3.10.010 (D) (16) Visibility Hazard	2	2	0
3.10.010 (D) (27) Public Burning	0	0	0
3.10.010 (D)(10) Termites, Insects, Vermin or Rodents.	1	0	1
3.10.010 (D)(12) Abandon or Vacated Building/Structure	0	0	0
3.10.010 (D)(13) Offensive Odors	1	1	0
3.10.010 (D)(15) Hazardous Substances and Waste	4	3	1
3.10.010 (D)(18)	0	0	0
3.10.010 (D)(19)	0	0	0
3.10.010 (D)(20) Swimming Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010 (D)(23) Public Nuisances/Safety Hazard	13	8	5
3.10.010 (D)(24) Disruptive Activities	6	4	2
3.10.010 (D)(25) Land Use Entitlements.	0	0	0
3.10.010 (D)(3) Weeds	0	0	0
3.10.010 (D)(31) Animal Manure	0	0	0
3.10.010 (D)(36) Signs	0	0	0
3.10.010 (D)(38) - Maintenance and abatement of nuisances.	1	0	1
3.10.010 (D)(4) - Trees and Shrubs	6	2	4
3.10.010 (D)(44) Public Nuisances/Rubbish, Refuse and Dirt	24	16	8
3.10.010 (D)(8) -Maintenance of Private Driveways	0	0	0
3.10.010(35) Water Disposal	0	0	0
3.10.010(D)(11)-Sewage.	1	1	0
3.10.010(D)(15)-Hazardous Substances and Waste.	5	5	0

3.10.010(D)(16)-Visibility Hazard.	0	0	0
3.10.010(D)(19)-Visual Blight	25	8	17
3.10.010(D)(20)-Swimming Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010(D)(21)-Public Toilets.	0	0	0
3.10.010(D)(22)-Privies.	0	0	0
3.10.010(D)(25)-Land Use Entitlements.	0	0	0
3.10.010(D)(27)-Public Burning.	0	0	0
3.10.010(D)(28)-Air Pollution.	0	0	0
3.10.010(D)(29) Mosquito Breeding Places.	0	0	0
3.10.010(D)(30) Discharge of Sewage	2	2	0
3.10.010(D)(31)-Animal Manure	0	0	0
3.10.010(D)(32)-Hauling of Offensive Substances	0	0	0
3.10.010(D)(33)-Clothes Lines.	0	0	0
3.10.010(D)(34) Stormwater Drainage	1	0	1
3.10.010(D)(35)-Water Disposal.	0	0	0
3.10.010(D)(36)-Signs.	0	0	0
3.10.010(D)(37)-Encroachment.	0	0	0
3.10.010(D)(38)-Municipal Code Violations.	0	0	0
3.10.010(D)(39)-California Civil Code.	0	0	0
3.10.010(D)(40)-California Red Light Abatement Act.	0	0	0
3.10.010(D)(41)-California Drug Abatement Act.	0	0	0
3.10.010(D)(42)-State Housing Law.	0	0	0
3.10.010(D)(43)-Weed Abatement.	2	0	2
3.10.010(D)(6) Parking on Yard Off Driveway	2	2	0
3.10.010(D)(7) Occupied Vehicles	10	10	0
3.16.090 - Failure to comply with notice of violation.	12	1	11
5.48.030 - Nonconforming signs	0	0	0
5.48.090 - Permits for outdoor advertising signs.	0	0	0
5.80.030 - Permit requirement (STR)	0	0	0
5.80.100 - Operational requirements and performance standards established. (Short Term Rentals)	0	0	0
5.80.120 - Violations (STR)	0	0	0
7.04.040 - Prohibited noise generally.	0	0	0
8.20.040(C)Dust Control requirements	1	0	1
8.44.010 - Collection by city or agent only.	0	0	0
8.44.070 Commercial Garbage Collection and Disposal	0	0	0
8.48.030 (B)Graffiti Prohibited	1	0	1

8.60 - REGISTRATION AND MAINTENANCE OF ABANDONED PROPERTIES	0	0	0
8.60.040 Registration of Abandoned Property	0	0	0
8.60.050 - Abandoned Property Maintenance requirements.	1	0	1
8.60.060 - Security requirements	0	0	0
8.64.050 - Vacant Property Maintenance Requirements	4	1	3
Abandoned/Inoperable/Dismantled vehicle(s)	0	0	0
Business License Required	4	2	2
Business Subject to Miscellaneous Tax Rates/Transportation, Trucking and Towing	0	0	0
CFC 10.206(a)-(b) Obstruction	3	2	1
CFC 10.206(b)-Hydrant, (c) Red curb-15' each side	0	0	0
CFC 10.207(1)-Fire Apparatus Access Roads, (a) Red curb on signs	0	0	0
CFC 10.207-Fire Apparatus Access Roads. (b) Obstruction	0	0	0
CFC 10.208(a)-Premises Identification,	0	0	0
CFC 10.301(a)-Fire Extinguishers, (a) Minimum 2A10BC	0	0	0
CFC 10.301(a)-Fire Extinguishers, (e) Commercial kitchen 40BC.	0	0	0
CFC 10.302(a)-Fire Extinguishers, (b) Servicing due	0	0	0
CFC 10.313(b)-Hood and Duct Systems, (b) Proper nozzle position, caps, coverage	0	0	0
CFC 10.313(c)-Hood and Duct Systems, (c) Automatic gas/electric shut off	0	0	0
CFC 10.313(e)	0	0	0
CFC 10.313(e)-Hood and Duct Systems, (d) Fuse able links, cables, conduits	0	0	0
CFC 10.401	0	0	0
CFC 10.401-Walls and Ceilings, (a) Holes sealed	0	0	0
CFC 10.402(a)-Exits, (e) Maintain fire rated doors, windows, dampers, and hardware	0	0	0
CFC 11.201(b)-General Housekeeping, (a) Rubbish/trash buildup	1	1	0
CFC 11.203(b)-General Housekeeping, (d) Storage not within 24" of ceiling	0	0	0
CFC 11.203(c)-General Housekeeping, (g) Storage in boiler, mech., elect. panel rooms prohibited	0	0	0
CFC 11.205(a)-General Housekeeping, (h) Candles used in approved manner	0	0	0
CFC 12.103(a)-Exits, (d) Exit obstruction	0	0	0
CFC 12.106(c)-General Housekeeping, (e) Storage under stairs prohibited	0	0	0
CFC 12.203(a)-Occupant Limit/Sign, (a) Occupant load sign(s) posted	0	0	0
CFC 12.207-General Housekeeping, Storage in attic space prohibited	0	0	0
CFC 13.103-Occupant Limit/Sign, (b) Required NO SMOKING signs	0	0	0
CFC 74.107(a)	0	0	0
CFC 79-201(e)-Flammable Liquids -(a) Approved safety cans under 10 gal.	0	0	0

CFC 79.107-Flammable Liquids, (c) Legible labeling	0	0	0
CFC 79.201(e)-Flammable Liquids, (b) Approved cabinet exceeding 10 gal.	0	0	0
CFC 85.104 (c)-Electrical, (c) Abatement of electrical hazards	0	0	0
CFC 85.104 (f)-Electrical, (f) Cover open space in circuit breaker panel	0	0	0
CFC 85.106-Electrical, (d) Extend. cords not allowed as permanent wiring	3	2	1
CFC 85.107-Electrical, (a) Zip cords/cube adapters not allowed	0	0	0
CFC 85.108-Electrical, (b) Min. 30" clear access to circuit breaker	0	0	0
CFC Stand. No. 10-1-6.9-Fire Extinguishers, (c) Mounted 3-5 feet from floor	0	0	0
CFC Standard No. 10-1-6.5-Fire Extinguishers, (d) Obstruction	0	0	0
Display of merchandise out of Door	0	0	0
Garbage Containers	14	1	13
Illegal Dumping	5	4	1
Illegal, Nonconform. Building or Structure(s)	8	3	5
Manner of Parking /Parallel Parking	0	0	0
Manner of Parking/Angle Parking	0	0	0
Manner of Parking/Commercial Vehicles Prohibited from Parking on Private Property and Public Rights-of-Ways	0	0	0
NEC 380-9 Electrical, (e) Outlet faceplates/covers in place	0	0	0
NFPA 13-4-2.5.1 Automatic Fire Sprinklers Systems, (c) 18" clearance below heads	0	0	0
Parking on yard/off driveway	8	3	5
Parking Requirements/General Provisions	0	0	0
Parking Requirements/Surface of Parking Area	0	0	0
Permit for Outdoor Advertising Signs	0	0	0
Prkg. Lot Striping/Handicap Markings	0	0	0
Prohibited Stopping, Standing or Parking/On a Crosswalk	1	1	0
Prohibited Stopping, Standing or Parking/Within an Intersection	0	0	0
Property Development Standards/Maintenance	0	0	0
Public Nuisances / Animals	7	5	2
Public Nuisances / Attractive Nuisances	3	2	1
Public Nuisances / Fire Hazard	10	3	7
Public Nuisances / Landscaping	11	5	6
Public Nuisances / Trees and Shrubs	4	1	3
Service Stations/Intent and Purpose	0	0	0
Service Stations/Landscaping	1	1	0
Service Stations/Parking	0	0	0
Set up Temporary Sales Location	2	2	0

Signs-All signs and sign programs shall be subject to review and approval	0	0	0
Special Event/Sales Permit Required	4	4	0
Special Event/Sales Signs	4	4	0
Stopping, Standing and Parking/Public or Private Driveway	0	0	0
Stopping, Standing or Parking/Sidewalk	4	2	2
Termites, Insects, Vermin or Rodents	0	0	0
Termites, Insects, Vermin or Rodents	0	0	0
Title 19, Subchapter 5-Hood and Duct Systems, (a)Serviced within 6 months	0	0	0
Trimming palm trees--Required	1	1	0
UBC 3304(c)-"This Door to Remain Unlocked During Business Hours"	0	0	0
UBC 3313(b)-(f) Emergency lighting operable	0	0	0
UBC 3314(c)-(b) Illuminated EXIT sign operable	0	0	0
UBC 3315(b)-(c) 44' clear access aisle width to exits	0	0	0
UMC 504(a)-General Housekeeping, (c) 36" clearance around water heater	0	0	0
Weed Abatement	12	4	8
Totals	**367**	**198**	**169**

Abandoned Vehicles AVA Summary Report

Report Criteria:

Open Date Range	*Close Date Range*
From 01/01/2025 To 03/31/2025	From To

AVA Totals

	Cases Closed	*Vehicles Abated*	*Abatement Costs*
Totals	**35**	**34**	**$0.00**

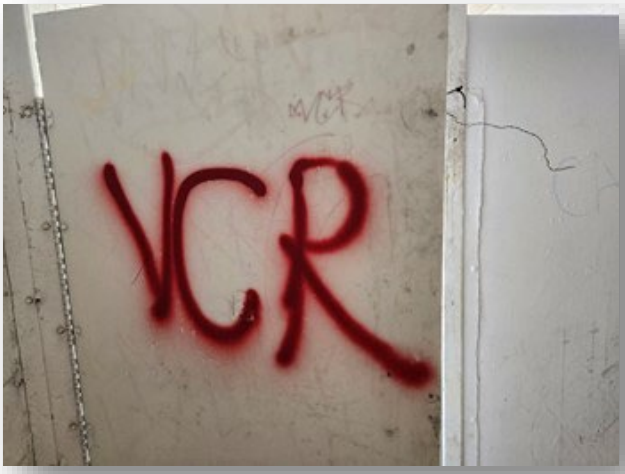
Vehicles Abated

Disposition	*Vehicles*
Agency Abated	7
Other	0
Unfounded	2
Voluntary Compliance	25
Totals	**34**

Graffiti Abatement Summary Report

Jan. 2025 to March. 2025

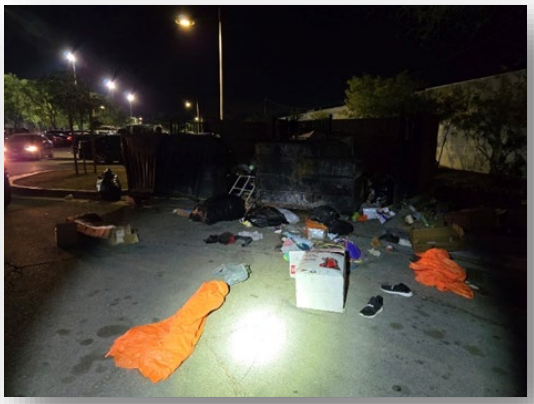
Gallons used	230 gallons
Gallons purchased	170 gallons
Cover ups	378
Pressure Washing	6,200 sq. ft.
Mural Sealant	0



Park Ranger Summary Report

Jan 2025 to March 2025

	Unsheltered Contacts:	Park Vandalism:	Street Sweeper cites:	Park League Issues:
Jan.	82	15	832	0
Feb.	74	38	656	0
March	39	20	616	0



Riverside County Animal Control:

- No report provided

apChkLst
04/28/2025 11:55:22AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2775	4/8/2025	48066	US BANK	Sta 3/25/25	3/25/2025	ACC XXXX-XXXX-XXXX-0925,	20,021.69	20,021.69
						Γ FOR WELLS FARGO BANK -SEPARATE CHECK:		20,021.69

1 checks in this report.

Grand Total All Checks: 20,021.69

Date: **April 8, 2025**

Interim Finance Director: Kaye Reynolds

Interim City Manager: William B. Pattison

apChkLst
04/17/2025 11:05:53AM

Check List
City of Coachella

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122358	4/23/2025	55820	CONSTANTIAN, STACEY	Ref000250946	4/16/2025	UB Refund Cst #00054419	30.00	30.00
122359	4/23/2025	56267	DEMO UNLIMITED	Ref000250957	4/16/2025	UB Refund Cst #00059563	818.35	818.35
122360	4/23/2025	56245	DIARTE MORENO, ALBER	Ref000250947	4/16/2025	UB Refund Cst #00055355	26.68	26.68
122361	4/23/2025	56240	GONZALES-ALESI, TRINA	Ref000250941	4/16/2025	UB Refund Cst #00019220	20.00	20.00
122362	4/23/2025	56224	GONZALEZ, ADELA A	Ref000250940	4/16/2025	UB Refund Cst #00000530	5.15	5.15
122363	4/23/2025	56037	GRANITE CONSTRUCTIO	Ref000250949	4/16/2025	UB Refund Cst #00058351	2.59	2.59
122364	4/23/2025	56259	HEREDIA, REBECA	Ref000250944	4/16/2025	UB Refund Cst #00051272	35.06	35.06
122365	4/23/2025	56260	NAVARRO, JOSE	Ref000250945	4/16/2025	UB Refund Cst #00051698	51.05	51.05
122366	4/23/2025	56258	NORIEGA RAMOS, ALBEF	Ref000250943	4/16/2025	UB Refund Cst #00038144	62.44	62.44
122367	4/23/2025	56268	PIEDRA ALVAREZ, FIDEL	Ref000250958	4/16/2025	UB Refund Cst #00059575	67.86	67.86
122368	4/23/2025	56248	PULTE GROUP CO LLC	Ref000250951	4/16/2025	UB Refund Cst #00059084	80.65	80.65
122369	4/23/2025	56262	PULTE GROUP CO LLC	Ref000250952	4/16/2025	UB Refund Cst #00059085	76.73	76.73
122370	4/23/2025	56263	PULTE GROUP CO LLC	Ref000250953	4/16/2025	UB Refund Cst #00059095	173.32	173.32
122371	4/23/2025	56264	PULTE GROUP CO LLC	Ref000250954	4/16/2025	UB Refund Cst #00059096	152.01	152.01
122372	4/23/2025	56265	PULTE GROUP CO LLC	Ref000250955	4/16/2025	UB Refund Cst #00059098	158.24	158.24
122373	4/23/2025	56246	PULTE GROUP CO, LLC	Ref000250950	4/16/2025	UB Refund Cst #00058969	73.68	73.68
122374	4/23/2025	56261	REYES, FRANCISCO	Ref000250948	4/16/2025	UB Refund Cst #00057173	67.61	67.61
122375	4/23/2025	56257	REYNOSO, REYNALDO	Ref000250942	4/16/2025	UB Refund Cst #00035927	46.33	46.33
122376	4/23/2025	56266	URBANO, JESUS	Ref000250956	4/16/2025	UB Refund Cst #00059226	84.43	84.43
						Sub total for WELLS FARGO BANK:		2,032.18

19 checks in this report.

Grand Total All Checks: 2,032.18

Date: **April 23, 2025**

Interim Finance Director: Kaye Reynolds

Interim City Manager: William B. Pattison

apChkLst
04/29/2025 7:22:34AM

Check List
City of Coachella

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122377	4/29/2025	55843	DECKARD TECHNOLOGIE	STVR Svcs	4/29/2025	SHORT TERM VACATION RNT	34,387.50	34,387.50
						Sub total for WELLS FARGO BANK:		34,387.50

1 checks in this report.

Grand Total All Checks: 34,387.50

Date: **April 29, 2025**

Interim Finance Director: Kaye Reynolds

Interim City Manager: William B. Pattison

apChkLst
05/06/2025 10:34:42AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -S

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2776	5/1/2025	55796	BANC OF AMERICA PUBL	R68929	4/20/2025	2023 ENERGY CONSERVATIC	152,633.06	152,633.06
						Γ FOR WELLS FARGO BANK -SEPARATE CHECK:		152,633.06

1 checks in this report.

Grand Total All Checks: 152,633.06

Date: **May 1, 2025**

Interim Finance Director: Kaye Reynolds

Interim City Manager: William B. Pattison

apChkLst
05/06/2025 11:23:22AM

Check List
City of Coachella

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122378	5/14/2025	55717	ACEVES, MIGUEL S	Ref000250959	4/24/2025	UB Refund Cst #00004455 On	100.00	100.00
122379	5/14/2025	56115	ACEVES, TERESA	Ref000250960	4/24/2025	UB Refund Cst #00033947 On	200.00	200.00
122380	5/14/2025	55718	AGUILAR SOZA, OLGA	Ref000250961	4/24/2025	UB Refund Cst #00034140 On	300.00	300.00
122381	5/14/2025	56281	ALVARADO, CARLOS	Ref000251194	4/30/2025	UB Refund Cst #00055624	9.96	9.96
122382	5/14/2025	56208	BAYWA R.E. POWER SOL	Ref000251202	4/30/2025	UB Refund Cst #00059082	80.50	80.50
122383	5/14/2025	55723	CAMPOS, ESMERALDA	Ref000250962	4/24/2025	UB Refund Cst #00043389 On	350.00	350.00
122384	5/14/2025	56114	CHAPA, ISELA L.	Ref000250963	4/24/2025	UB Refund Cst #00004145 On	150.00	150.00
122385	5/14/2025	56267	DEMO UNLIMITED	Ref000251205	4/30/2025	UB Refund Cst #00059563	75.14	75.14
122386	5/14/2025	55748	DOMINGUEZ, DIANA	Ref000250964	4/24/2025	UB Refund Cst #00032598 On	350.00	350.00
122387	5/14/2025	56272	GUERRERO, ERNESTO	Ref000250965	4/24/2025	UB Refund Cst #00032688 On	100.00	100.00
122388	5/14/2025	56288	HARO, KATTE	Ref000251204	4/30/2025	UB Refund Cst #00059407	40.07	40.07
122389	5/14/2025	56259	HEREDIA, REBECA	Ref000251193	4/30/2025	UB Refund Cst #00051272	35.06	35.06
122390	5/14/2025	56117	HERNANDEZ, JUAN F.	Ref000250966	4/24/2025	UB Refund Cst #00003109 On	160.00	160.00
122391	5/14/2025	56287	LEIT, ETEL	Ref000251203	4/30/2025	UB Refund Cst #00059380	70.22	70.22
122392	5/14/2025	55750	MAEDA, BERTHA	Ref000250967	4/24/2025	UB Refund Cst #00038494 On	150.00	150.00
122393	5/14/2025	56282	MARTINEZ, LORENA	Ref000251196	4/30/2025	UB Refund Cst #00056708	51.64	51.64
122394	5/14/2025	56273	MEZA, MARIA	Ref000250968	4/24/2025	UB Refund Cst #00037733 On	900.00	900.00
122395	5/14/2025	56226	NELSON, WILLIAM	Ref000251195	4/30/2025	UB Refund Cst #00056140	28.60	28.60
122396	5/14/2025	56280	ORTIZ, JAVIER	Ref000251192	4/30/2025	UB Refund Cst #00049637	14.78	14.78
122397	5/14/2025	56274	ORTIZ, RUTH M	Ref000250969	4/24/2025	UB Refund Cst #00003019 On	125.00	125.00
122398	5/14/2025	56227	PULTE GROUP CO LLC	Ref000251198	4/30/2025	UB Refund Cst #00057821	19.72	19.72
122399	5/14/2025	56284	PULTE GROUP CO, LLC	Ref000251199	4/30/2025	UB Refund Cst #00058859	23.12	23.12
122400	5/14/2025	56285	PULTE GROUP CO, LLC	Ref000251200	4/30/2025	UB Refund Cst #00058910	39.67	39.67
122401	5/14/2025	56286	PULTE GROUP CO, LLC	Ref000251201	4/30/2025	UB Refund Cst #00058968	11.23	11.23
122402	5/14/2025	55755	REBOLLAR, MAXIMINO	Ref000250970	4/24/2025	UB Refund Cst #00001451 On	250.00	250.00
122403	5/14/2025	55758	ROSALES, MARIA	Ref000250971	4/24/2025	UB Refund Cst #00033184 On	5,700.00	5,700.00
122404	5/14/2025	55759	ROSAS, MAYRA	Ref000250972	4/24/2025	UB Refund Cst #00044351 On	2,600.00	2,600.00
122405	5/14/2025	56283	SAMAYOA, CARLOS	Ref000251197	4/30/2025	UB Refund Cst #00057695	1.05	1.05
122406	5/14/2025	55761	SORIA, MAYELA M	Ref000250973	4/24/2025	UB Refund Cst #00002959 On	225.00	225.00
122407	5/14/2025	55762	TORRES, FRANCISCO L.	Ref000250974	4/24/2025	UB Refund Cst #00001071 On	225.00	225.00
122408	5/14/2025	56289	TORRES, MARIA DEL CAF	Ref000251206	4/30/2025	UB Refund Cst #00059827	82.30	82.30
122409	5/14/2025	56275	VELASCO DE MORALES,	Ref000250975	4/24/2025	UB Refund Cst #00033501 On	600.00	600.00
122410	5/14/2025	55918	ZAVALA, JESUS	Ref000250976	4/24/2025	UB Refund Cst #00056374 On	350.00	350.00

Sub total for WELLS FARGO BANK: 13,418.06

33 checks in this report.

Grand Total All Checks: 13,418.06

Date: **May 14, 2025**

Interim Finance Director: Kaye Reynolds

Interim City Manager: William B. Pattison

apChkLst
05/06/2025 3:30:17PM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2777	5/14/2025	48014	ALBERT A. WEBB ASSOC	ARIV0007850	3/29/2025	PE3/29 CENTRAL PARK (RAN	126,685.55	126,685.55
2778	5/14/2025	51066	ALLIANT INSURANCE SEF	3054949	4/16/2025	PLCY #D34CA3250301, FY25/	214,418.32	214,418.32
2779	5/14/2025	54859	AMAZON CAPITAL SERVI	16HP-HWQG-G	4/22/2025	HP 206A MAGENTA TONER C	284.91	
				16HP-HWQG-Q	4/23/2025	TV CORD HIDER FOR WALL M	482.97	
				1F17-P73H-673	3/24/2025	FLYING INSECT TRAP, NESPF	283.38	
				1N6Q-C6RR-7Q	4/14/2025	16-PORT GIGABIT ETHERNET	480.62	
				1WTP-4YG9-7F	4/9/2025	5PCS RJ45 PASS THROUGH	27.50	
				1FDY-1WVL-4J	4/28/2025	DRY ERASE 4MO WALL CALE	36.80	
				1H9M-3NK3-319	4/28/2025	ANKER 310 USB C TO LIGHTN	309.20	
				1MDL-TYM9-61	4/29/2025	ATA RACK AMP RD SHOCK M	1,526.61	
				1GV6-KKWG-69	4/30/2025	INNOGEAR XLR MICROPHON	128.25	
				1YLM-VRFK-1F	5/1/2025	BLACKMAGIC DSGN MINI CN	632.69	
				1FXK-FGP7-MQ	5/1/2025	ASUS NUC 12 PRO WALL ST	1,071.24	5,264.17
2780	5/14/2025	49989	ANDREAS LLC	87915	4/25/2025	BUSINESS CARDS: T. GNUSC	146.04	
				87882	4/15/2025	BUSINESS CARDS: V. SANCH	122.45	
				87883	4/15/2025	BUSINESS CARD MASTERS	1,225.86	
				87906	4/15/2025	ADMINISTRATIVE CITATIONS	988.97	2,483.32
2781	5/14/2025	53291	ANGENIOUS ENGINEERIN	19-07A-053	3/31/2025	PE3/31 AVE 50 BRIDGE	8,559.06	8,559.06
2782	5/14/2025	45929	BECK OIL, INC.	163177	4/15/2025	PE4/15 GRAFFITI DEPT FUEL	87.10	
				161954	4/10/2025	DIESEL FUEL	1,215.41	
				163116	4/15/2025	PE4/15 WATER DEPT FUEL	1,248.03	
				163114	4/15/2025	PE4/15 STREETS DEPT FUEL	980.41	
				163110	4/15/2025	PE4/15 LLMD DEPT FUEL	81.14	
				163108	4/15/2025	PE4/15 BLDG/PLANNING DEP	144.66	
				163107	4/15/2025	PE4/15 ENG DEPT FUEL	83.86	
				163156	4/15/2025	PE4/15 ADMIN DEPT FUEL	73.02	
				163155	4/15/2025	PE4/15 BLDG MAINT DEPT FU	89.36	
				163151	4/15/2025	PE4/15 SANITARY DEPT FUEL	973.72	
				163140	4/15/2025	PE4/15 CODE ENF DEPT FUE	1,172.54	
				163132	4/15/2025	PE4/15 SENIOR CNTR FUEL	268.82	
				163131	4/15/2025	PE4/15 VEHICLE MAINT DEPT	216.82	
				163119	4/15/2025	PE4/15 PARKS DEPT FUEL	554.44	7,189.33
2783	5/14/2025	43862	BRENNTAG PACIFIC, INC	BPI507322	4/1/2025	APPLIED CREDIT MEMO #BPI	4,654.42	4,654.42

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2784	5/14/2025	02320	CALPERS	1000000178965	4/14/2025	#6373819375, MAY2025 HEAL	150,659.98	
				1000000178965	4/14/2025	#6373819375, MAY2025 HEAL	11,525.85	162,185.83
2785	5/14/2025	56271	CHARTER COMMUNICATI	1878702010421	4/21/2025	AC 187870201, 3/28-5/27	3,653.78	3,653.78
2786	5/14/2025	55228	COMMONWEALTH LAND	Ord #932502542	4/24/2025	VACANT LAND (PETER RABB	1,646,181.00	1,646,181.00
2787	5/14/2025	00749	COUNTY OF RIVERSIDE	SH0000047879	4/10/2025	2/6-3/5 LAW ENFORCEMENT	791,671.59	
				SH0000047880	4/10/2025	2/6-3/5 LAW ENFORCEMENT	10,621.71	802,293.30
2788	5/14/2025	49858	CV PIPELINE CORP.	S3668	4/18/2025	4/15-16 HYDRO-WASH DRAIN	7,210.00	7,210.00
2789	5/14/2025	44036	DE LAGE LANDEN PUBLI	590000191	4/20/2025	ACC #4209609, COLOR COPI	392.10	392.10
2790	5/14/2025	43672	DESERT VALLEY SERVIC	666341	4/7/2025	NITRILE GLOVES	94.62	
				665525	3/31/2025	TISSUE TOILET 2PL	1,306.88	
				665746	4/1/2025	DISPENSER COG VERSAFILL	0.01	
				666338	4/7/2025	VACUUM UPRIGHT 12" EON	483.94	
				666696	4/9/2025	S/O SWEEPER VAC, ETC	4,123.80	
				667352	4/16/2025	NAPKIN DISP 1PL MEGA CAR	278.46	
				667353	4/16/2025	TISSUE TOILET PORTA-ROLL	834.42	
				667617	4/17/2025	CLEANER A/P SPECIAL GREE	344.79	7,466.92
2791	5/14/2025	02139	DLT SOLUTIONS, LLC	5320850A	4/30/2025	AEC CLLCTN IC GVRNMNT- S	2,463.98	2,463.98
2792	5/14/2025	56269	DUKE'S ROOT CONTROL	32490	3/31/2025	MAR2025 SEWER LINE ROOT	540.00	540.00
2793	5/14/2025	53880	EBERHARD EQUIPMENT	25336	2/21/2025	DRAWBAR & HITCH PIN	364.97	364.97
2794	5/14/2025	44713	FARMER BROTHERS CO.	95677446	4/28/2025	CREAMERS	137.25	
				95677334	4/7/2025	CREAMERS	195.73	
				95677346	4/9/2025	CUPS, JACKETS, CREAMER,	1,245.70	
				95677382	4/14/2025	CREAMER & COFFEE	145.43	1,724.11
2795	5/14/2025	49100	GOLDMAN, RONALD A.	Apr2025	4/30/2025	APR2025 SVCS: KPC, LA ENT	8,185.00	8,185.00
2796	5/14/2025	00207	GRAINGER INC	9468278826	4/9/2025	ELECTRIC ENGRAVER	86.48	
				9472267880	4/14/2025	DRUM SPILL CONTAINMENT	641.94	
				9365952622	1/8/2025	COGGED V-BELT	120.48	
				9462243727	4/3/2025	DRAIN CLEANING MITT, JAW	96.23	
				9474129682	4/15/2025	BATTERY	82.42	1,027.55
2797	5/14/2025	51892	HERC RENTALS, INC.	35309123-002	4/20/2025	3/21-4/20 MESSAGE BOARD F	1,197.56	
				35342518-001	4/4/2025	3/5-4/4 MESSAGE BOARD RN	1,965.62	3,163.18

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2798	5/14/2025	00996	HOME DEPOT	5013551	4/16/2025	COOLING WIDE BRIM HAT, E	87.37	
				4103090	4/7/2025	50QT CHEST COOLERS	119.58	
				6152285	3/26/2025	60QT ROLLER COOLERS	129.37	
				9066552	3/13/2025	7000 LUMENS PORTABLE CO	345.13	
				2174418	4/9/2025	STAINLESS 304 WEDGE ANC	98.66	
				2525222	4/9/2025	HEX BOLT STNLSS 5PC, ETC	67.98	
				1012764	4/10/2025	SHT MET SCRS, ETC	23.98	
				7013218	4/14/2025	SMS SS PHL FLT 50PC, ETC	57.86	
				6555173	4/15/2025	RCP WAVEBRAKE MOP BUCK	324.63	
				5162397	4/16/2025	BEHR MQI 3450 SG UPW 127	102.32	
				2172956	1/29/2025	RGD 5" RANDOM ORBIT SAN	297.53	1,654.41
2799	5/14/2025	54791	HYDROPRO SOLUTIONS,	0003652-IN	3/18/2025	ALLEGRO UTG REG ONLY MC	10,468.05	10,468.05
2800	5/14/2025	53780	JACOBSSON ENGINEERI	374-004	4/11/2025	PE4/11 MESQUITE WATER CC	174,157.80	174,157.80
2801	5/14/2025	56291	MANNYS BUMPER REPAI	421102	4/16/2025	RPR'D BUMPER ON 2022 FOF	4,650.31	4,650.31
2802	5/14/2025	54985	MUNISERVICES LLC	INV06-020498	3/7/2025	CLEARVIEW/STARS 2024 SVC	330.75	330.75
2803	5/14/2025	49479	POLYDYNE INC.	1913764	3/24/2025	CLARIFLOC WE-1238	4,400.95	4,400.95
2804	5/14/2025	55651	SEEK PERSONNEL STAFF	002168	4/14/2025	WE 4/13: GALINDO+GUTIERR	2,934.80	
				002186	4/21/2025	WE 4/20: GALINDO+GUTIERR	3,013.00	
				002156	4/9/2025	WE 4/6: GALINDO+GUTIERRE	1,803.20	7,751.00
2805	5/14/2025	48436	UNIVAR SOLUTIONS USA	52926803	4/10/2025	SODIUM HYPOCHLORITE	725.07	
				52926804	4/10/2025	SODIUM HYPOCHLORITE	713.18	1,438.25
2806	5/14/2025	55817	VESTIS SERVICES, LLC	APR2025 SAN	4/30/2025	PE4/30, CUST #792282347, UI	1,599.10	
				27168456	4/12/2025	POLOS W/ EMBROIDERY	114.09	
				27172657	4/15/2025	POLOS W/ EMBROIDERY	46.71	
				27174897	4/16/2025	POLOS W/ EMBROIDERY	102.16	
				APR2025	4/30/2025	PE4/30, CUST #792282344/45,	4,696.63	
				APR2025 CC	4/30/2025	PE4/30, CUST #792567364, M	942.30	7,500.99

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

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2807	5/14/2025	50629	VINTAGE ASSOCIATES, IN	236384	3/28/2025	INSTLL'D ENHANCEMENTS @	383.00	
				236385	3/28/2025	RPLC'D VALVES @ VETERAN	700.00	
				236520	4/15/2025	APR2025 LNDSCPE MAINT @	12,700.00	
				236521	4/15/2025	APR2025 LNDSCPE MAINT @	5,247.00	
				236523	4/15/2025	APR2025 LNDSCPE MAINT @	5,300.00	
				236525	4/15/2025	APR2025 LNDSCPE MAINT @	10,135.00	
				236142	2/28/2025	RPLC'D VALVES @ 6TH ST/D/	300.00	
				236221	2/28/2025	INSTLL'D/SET-UP IRRGTN CC	3,800.00	
				236321	3/24/2025	INSTLL'D TREE @ BGDMA PA	790.00	
				236322	3/24/2025	INSTLL'D ASSORTED TREES	7,625.00	
				236383	3/28/2025	INSTLL'D 3/4" DESERT CAYEN	1,080.00	
				236526	4/15/2025	APR2025 LNDSCPE MAINT @	5,201.50	53,261.50
2808	5/14/2025	51697	WESTERN WATER WORK	1410602-02	2/13/2025	ANGLE BALL MTR VLV	1,904.87	
				1411106-01	2/19/2025	2 BRZ MTR FLG FIP ACCOMM	2,564.65	
				1411106-02	2/27/2025	1" COMP CPLG CTS GSKT	206.63	
				1411106-03	3/26/2025	1-1/4X1 ADPTR FCT X QJ CTS	983.10	
				1411164-01	2/19/2025	2" WTR MTR FLANGE STD 1"	2,600.87	
				1411164-02	2/27/2025	2PC POLYMER CVR "WATER"	1,233.88	
				1411208-01	4/2/2025	POLYMER MTR BOX, ETC	1,078.80	
				1411274-00	2/19/2025	BALLCORP MIP X QJ 110 COM	1,129.92	
				1411291-01	3/13/2025	POLYMER READ LID "WATER	506.24	
				1411291-02	3/26/2025	FCC DOUBLE BAND	438.81	
				1411291-03	4/2/2025	FULL CIRCLE REDI-CLAMP	513.85	
				1411291-04	4/4/2025	FCC DOUBLE BAND	515.69	
				1411298-00	2/21/2025	4TT TRI CI VLV BOX RIM W/ F	440.33	
				1411478-00	3/26/2025	SOFT COPPER TUBING 100F	3,219.00	
				1411542-00	3/26/2025	HEX BUSHING BRZ NL, ETC	108.21	
				1411584-00	4/4/2025	4FT SS PROBE, MANHOLE H(	437.94	
				1411688-00	4/9/2025	SOFT COPPER TUBING 100F	3,219.00	
				1411731-00	4/9/2025	ADAPTER FIP X INSTA-TITE F	520.69	
				1411508-00	4/11/2025	GALV EYE BOLT PRE SKETCH	217.50	21,839.98
2809	5/14/2025	54433	WEX BANK	104290269	4/23/2025	ACC 0496-00-726338-7, 3/24-4	2,285.30	2,285.30
2810	5/14/2025	54272	WILLDAN	002-33726	1/2/2025	DEC2024 BLDG AND SAFETY	18,907.50	
				002-34078	2/4/2025	JAN2025 BLDG AND SAFETY	22,082.50	
				002-34574	4/7/2025	MAR2025 BLDG AND SAFETY	23,570.00	64,560.00

Γ FOR WELLS FARGO BANK -SEPARATE CHECK: 3,370,405.18

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122411	5/14/2025	46835	AIR AND HOSE SOURCE,	607171	4/16/2025	TRIGGER JET SPRAY GUN W	324.40	
				606336	4/10/2025	8R16-8OFS-10OMX48"	71.08	395.48
122412	5/14/2025	51489	AIRWAVE COMMUNICATI(	5616	3/26/2025	BATTERY & POWER SUPPLY	59.48	59.48
122413	5/14/2025	55142	AKEL ENGINEERING GRC	241186-04	3/7/2025	PE2/28 BELLISSIMA II STUDY	1,672.25	
				241219-05	3/7/2025	PE2/28 WATER & SEWER GIS	8,155.50	
				251309-01	3/7/2025	PE2/28 WELL #16	965.00	
				251310-01	3/7/2025	PE2/28 AVE 51 & 52 EXTENSI(	4,054.50	14,847.25
122414	5/14/2025	55541	ALL DOOR TECH	2956	4/18/2025	4/17 SVC CALL- SENIOR CEN	906.55	906.55
122415	5/14/2025	56043	ALL VALLEY CRANE, INC.	12781	4/9/2025	4/9 CRANE SVC @ 53462 ENT	1,575.00	1,575.00
122416	5/14/2025	52280	ARMOR TOWING	1369	12/25/2024	12/25 TOWING: GRPFRT BLVI	185.00	
				1371	3/25/2025	3/25 TOWING: LUZON ST/LEY	185.00	
				1375	10/31/2024	10/31 TOWING: GRPFRT BLVI	185.00	555.00
122417	5/14/2025	53039	AT&T	558736	4/7/2025	2/20-3/18 LOCATION ACTVTN/	800.00	800.00
122418	5/14/2025	48669	AUTOZONE	05552148821	1/21/2025	STP ISO AW-32 HYDRAULIC (	27.40	27.40
122419	5/14/2025	56276	BARROSO, ITZEL	4/16 Reimb	4/16/2025	REIMBURSEMENT FOR WOR	200.00	200.00
122420	5/14/2025	54517	BLACK KNIGHT TECHNOI	10358061	4/15/2025	MAR2025 SITXPRO SBSCRPT	250.00	250.00
122421	5/14/2025	52723	BRIGHT EVENT RENTALS	844006	4/14/2025	3/22 MISSING/DAMAGED LINE	928.03	928.03
122422	5/14/2025	50977	BRISAS AIR CONDITIONIN	2025-6306	4/10/2025	INSTLL'D FREON/LEAK DYE @	1,525.00	1,525.00
122423	5/14/2025	44494	BURRTEC WASTE & REC'	BD 4/1/25	4/1/2025	AC 44-BS 405340, 85075 AVE	65.38	65.38
122424	5/14/2025	46445	CALIFORNIA BUILDING S'	Jan-Mar 2025	4/14/2025	JAN-MAR2025, SB1473 QTRL'	370.26	370.26
122425	5/14/2025	53746	CANNABIZ CONSULTING	JA-MA2025	3/31/2025	JA-MA2025 SOCIAL EQUITY S	1,075.00	1,075.00
122426	5/14/2025	56066	CARAHSOFT TECHNOLO(	IN1952839	4/24/2025	ZOOM PHONE COMMON ARE	2,271.72	2,271.72
122427	5/14/2025	53423	CBE OFFICE SOLUTIONS	IN2831693-CBE	4/18/2025	ACC CC3502, COLOR COPIEF	1,105.93	1,105.93
122428	5/14/2025	02048	CDW GOVERNMENT, INC	AD6E91S	4/9/2025	SONICWALL 1YR DYNAMIC S	435.00	
				AD6E91V	4/9/2025	SW ESSENTIAL PROTECT ST	3,421.00	3,856.00
122429	5/14/2025	55591	CICCS TRUST	2025-04	4/2/2025	APR2025 CICCS TRUST EAP	177.30	177.30
122430	5/14/2025	01072	CLASSIC AUTO TRANSPC	25-05419	4/7/2025	4/6 TOWING: 49300 POLK ST	185.00	
				25-05495	4/14/2025	4/11 TOWING: HWY86/AVE 62	185.00	370.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122431	5/14/2025	53220	COACHELLA ACE HARDW	8816/1	4/6/2025	BLUE RHINO 20LB LP TANK, E	78.82	
				8868/1	4/16/2025	GRADE WOOD STAKE 1X2X1	46.72	
				8783/1	4/1/2025	CONT PRO EXT SG WHT 5G,	231.55	
				8831/1	4/9/2025	PLASTIC PAIL 2G ACE WHT, E	21.60	
				8864/1	4/16/2025	INSECT KILLER GRANULES	30.43	
				8065/1	11/5/2024	KEYKRAFTER #93 BRASS	4.34	
				8679/1	3/8/2025	TENT STAKE STEEL 12", ETC	113.09	
				8680/1	3/10/2025	CLAMP HOSE	6.50	
				8806/1	4/3/2025	ALUM FLT BAR	22.81	
				8836/1	4/10/2025	HEX KEY SET SAE STL 8PC	27.17	
				8860/1	4/15/2025	VALVE KEY 4-WAY, ETC	58.67	
				8862/1	4/16/2025	MISC FASTENERS	15.14	
				8891/1	4/21/2025	VALVE KEY 4-WAY, ETC	27.48	
				8621/1	2/27/2025	KWIKWELD SYRINGE	9.77	
				8655/1	3/5/2025	HOSE CLAMP & SUPPLY HOS	121.21	
				8656/1	3/5/2025	CMNT PVCRD HOT LOVOC, E	36.72	
				8746/1	3/24/2025	GFCI OUTLET 20A IVORY, ET	46.74	
				8889/1	4/19/2025	BLCKSTN GRILL CLNING KIT	49.45	
				8771/1	3/30/2025	ZEROG 100FT FABRIC HOSE,	118.49	
				8803/1	4/3/2025	COUNTERSINK BIT SET 3PC,	91.57	
				8819/1	4/7/2025	ZEROG 50FT FABRIC HOSE, I	72.84	
				8820/1	4/7/2025	CLEANER SHOWER TILE	169.40	
				8840/1	4/10/2025	DOOR SWEEP ALUM 36"	30.43	
				8848/1	4/14/2025	CLEANER SHOWER TILE	169.40	
				8899/1	4/21/2025	AA BATTERY 8PK	13.04	
				8866/1	4/16/2025	MISC FASTENERS	121.63	
				8885/1	4/19/2025	ZEROG 50FT FABRIC HOSE	55.45	1,790.46
122432	5/14/2025	44959	COMPUTER CONSULTAN	39773	4/18/2025	INSTALLATION OF DATA CBLS	1,441.40	1,441.40

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122433	5/14/2025	54137	CONSERVE LANDCARE L	454146	3/31/2025	MAR2025 LNDSCPE MAINT @	60,697.00	
				455432	3/31/2025	RPR'D VALVE @ DIST 24	264.20	
				455433	3/31/2025	RPR'D VALVE @ DIST 1	243.24	
				455434	3/31/2025	RPR'D VALVE @ DIST 26	228.88	
				455435	3/31/2025	RPR'D VALVE @ DIST 16	242.03	
				455436	3/31/2025	RPR'D VALVE @ DIST 16	289.30	
				455437	3/31/2025	RPR'D MASTER VALVE @ DIS	537.59	
				434749	1/31/2025	RPLC'D CONTROLLER/BATTE	302.05	
				434750	1/31/2025	RPR'D VALVE @ DIST 38	202.74	
				434751	1/31/2025	RPR'D VALVE @ DIST 18	288.46	
				434754	1/31/2025	RPR'D MAINLINE @ DIST 24	304.93	
				434755	1/31/2025	RPR'D VALVE @ DIST 16	226.91	
				455426	3/31/2025	INSTLL'D PLANTS @ DIST 31	2,609.87	
				455427	3/31/2025	RPR'D EROSION @ DIST 32	4,864.07	
				455428	3/31/2025	INSTLL'D PLANTS @ DIST 25	699.18	
				455430	3/31/2025	RPR'D VALVE @ DIST 26	224.74	
				455431	3/31/2025	RPR'D VALVE/COUPLING @ D	460.16	
				455425	3/31/2025	INSTLL'D PLANTS @ DIST 38	1,950.82	
				455429	3/31/2025	RPR'D VALVE @ DIST 24	181.37	74,817.54
122434	5/14/2025	52375	CORE & MAIN LP	W606042	3/14/2025	6X6 CPLG EPXY, ETC	882.35	
				W606138	3/14/2025	STAINLESS PROBE BID	194.00	1,076.35
122435	5/14/2025	56233	CORONA ENVIRONMENT/	U-8894	3/29/2025	PE3/29 TESTING/EVALUATIOI	19,218.12	19,218.12
122436	5/14/2025	09650	CVAG	CV25378-25	4/24/2025	PE2/28 ATP- ARTS & MUSIC L	1,040.87	
				CV25391-25	5/2/2025	PE2/28 ATP- ARTS & MUSIC L	1,321.36	2,362.23
122437	5/14/2025	09950	CVWD	Mar 2025	4/1/2025	CN 332543, MAR2025 WELL R	39,741.27	39,741.27
122438	5/14/2025	02115	CWEA	PS-4/30/25	4/7/2025	MBRSHP RNWL: P. SUSTAITA	239.00	
				DF-5/31/25	4/8/2025	5/31 CERT RNWL E&I GRD 2:	111.00	
				RH-6/30/25	4/8/2025	6/30 CERT RNWL CSM4+ECI (	227.00	577.00
122439	5/14/2025	44718	DAMARA'S FLOWERS	16000	4/4/2025	SPRAY ARRANGEMENT- MAR	105.00	105.00
122440	5/14/2025	49859	DEAZTLAN CONSULTING	2025-38	4/21/2025	3/18-4/17 SOI OUTREACH SV(	8,750.00	8,750.00
122441	5/14/2025	54135	DEL VALLE INFORMADOF	2025-45	4/14/2025	4/17+24, 5/1-5 AD: AVISO DEL	525.00	525.00
122442	5/14/2025	12870	DEPARTMENT OF JUSTIC	808991	4/3/2025	MAR2025 FINGERPRINTS	49.00	
				812871	4/10/2025	MAR2025 BLOOD ALCOHOL A	35.00	84.00
122443	5/14/2025	56250	DESERT ARC SHREDDIN(	10554	5/22/2024	5/22 SHREDDING SVCS @ 53	120.00	
				13980	12/4/2024	12/4 SHREDDING SVCS @ 53	230.00	350.00

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122444	5/14/2025	01089	DESERT ELECTRIC SUPF	S127701513.001	4/10/2025	VOLTAGE TESTER W/ FLASH	32.59	
				S127706376.001	4/10/2025	LEV 10085 PORC KEYLESS M	522.82	555.41
122445	5/14/2025	53007	DESERT PROMOTIONAL	103885	4/2/2025	JERSEY TEE W/ SCREENPRII	309.94	
				103953	4/7/2025	JACKETS W/ EMBROIDERY	100.05	
				104137	4/16/2025	T-SHIRT W/ SCREENPRINT	357.79	767.78
122446	5/14/2025	49776	DESERT SEWER SUPPLY	37260	4/3/2025	FRAME & COVER	330.37	330.37
122447	5/14/2025	13700	DEWEY PEST CONTROL	17335505	4/1/2025	AC1178382, APR-JUNE2025, E	135.00	
				17335507	4/1/2025	AC1161434, APR-JUNE2025, E	195.00	
				17338972	4/1/2025	AC1067451, APR-JUNE2025, 1	126.00	
				AC1062335-AP/	4/1/2025	AC1062335, APR-JUNE2025, (	444.00	
				AC1315475-AP/	4/1/2025	AC1315475, APR-JUNE2025, F	828.00	
				AC1434611-AP/	4/1/2025	AC1434611, APR-JUNE2025, F	585.00	
				AC934340-AP/JI	4/1/2025	AC934340, APR-JUNE2025, S/	450.00	
				17328502	4/1/2025	AC1318236, APR-JUNE2025, F	132.00	
				17328514	4/1/2025	AC1281215, APR2025, SIERR/	301.00	
				17309067	4/1/2025	AC1452292, APR-JUNE2025, 1	159.00	
				17309068	4/1/2025	AC1450610, APR2025, DE OR	160.00	
				17315333	4/1/2025	AC2028126, APR-JUNE2025, 1	240.00	
				17315334	4/1/2025	AC2012540, APR2025, 51301 I	1,200.00	
				17315335	4/1/2025	AC2012536, APR2025, 48400 \	1,200.00	
				17318792	4/1/2025	AC241000, APR-JUNE2025, 15	111.00	
				17328499	4/1/2025	AC1318239, APR-JUNE2025, F	99.00	
				17328500	4/1/2025	AC1318244, APR-JUNE2025, E	99.00	
				17328501	4/1/2025	AC1318235, APR-JUNE2025, 8	99.00	
				17328515	4/1/2025	AC1281218, APR2025, 51251 I	900.00	
				17294427	4/1/2025	AC1126447, APR-JUNE2025, S	99.00	
				17297228	4/1/2025	AC1404426, APR-JUNE2025, L	264.00	
				17299527	4/1/2025	AC102942, APR-JUNE2025, 15	175.50	
				17299595	4/1/2025	AC1008112, APR-JUNE2025, (	135.00	
				17304897	4/1/2025	AC103361, APR2025, 1540 7TI	80.00	8,216.50
122448	5/14/2025	43682	DIAZ, LIZZANDRO	Trvl Exp 4/13-16	4/23/2025	TRVL EXP 4/13-16, CALBO AN	220.00	220.00
122449	5/14/2025	42442	DIRECTV	018084532X250	3/26/2025	2/25-4/24 SVC+LATE FEE @ 5	203.01	
				018084532X250	4/26/2025	4/25-5/24 SVC+LATE FEE @ 5	129.23	332.24
122450	5/14/2025	50551	DIV. OF THE STATE ARCH	JA-MA2025	4/16/2025	JAN-MAR2025 DISABILITY AC	238.40	238.40
122451	5/14/2025	55683	DUDEK	202501444	3/19/2025	PE2/21 CSD HEADWORKS SC	40,905.90	40,905.90

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122452	5/14/2025	50645	DURAN'S LOCK & KEY	6975	4/22/2025	REKEYED CYLINDERS @ CO	63.50	63.50
122453	5/14/2025	55021	E E SYSTEMS GROUP, IN	CC032725	3/27/2025	SOLAR HYBRID MICROGRID	1,566.33	1,566.33
122454	5/14/2025	14860	E. K. WOOD LUMBER CO	520226	3/25/2025	GORILLA TAPE, REB TY WIRE	75.24	
				520318	4/1/2025	AEROSOL ADHESV	16.69	91.93
122455	5/14/2025	14700	E. S. BABCOCK & SONS, I	CC51907-0076W	3/31/2025	JAN-FEB2025 LAB SAMPLES	1,808.43	
				CC51909-0076D	3/31/2025	JAN-FEB2025 LAB SAMPLES	3,721.28	5,529.71
122456	5/14/2025	48977	EVERON, LLC	158422346	4/1/2025	MY-JL2025 ALARM/EXT SVC	513.30	
				158422347	4/1/2025	MAY2025 ALARM/EXT SVC PL	1,414.03	
				158422348	4/1/2025	MY-JL2025 ALARM/EXT SVC	741.68	
				158422351	4/1/2025	MY-JL2025 ALARM/EXT SVC	213.67	
				158422349	4/1/2025	MY-JL2025 ALARM/EXT SVC	275.65	
				158422350	4/1/2025	MAY2025 CELL/EXT SVC PLN	38.11	3,196.44
122457	5/14/2025	15750	FEDEX	8-784-00912	2/28/2025	FEB2025 FEDEX SVCS	39.50	
				8-806-23556	3/21/2025	MAR2025 FEDEX SVCS	11.68	51.18
122458	5/14/2025	52615	G/M BUSINESS INTERIOR	0302040-IN	4/10/2025	CONFERENCE ROOM WORK	15,007.63	15,007.63
122459	5/14/2025	51494	GARDA CL WEST, INC.	20635015	3/31/2025	MAR2025 EXCESS LIABILITY/	612.75	612.75
122460	5/14/2025	54848	GRISWOLD INDUSTRIES	914806	3/25/2025	2/13 RPR'D VALVES, ETC @ V	4,705.58	4,705.58
122461	5/14/2025	53236	HOLISTIC SYSTEM INTEG	INV-000133	4/29/2025	APR2025 TYLER TECH ENTEI	7,500.00	7,500.00
122462	5/14/2025	20150	HYDRO AG SYSTEMS	31279	3/13/2025	PVC SCH80 MALE ADPTR, ET	971.68	971.68
122463	5/14/2025	55303	IDS GROUP, INC.	23x047.0-14	4/28/2025	PE4/28 LIBRARY ANNEX SVC	28,774.00	28,774.00
122464	5/14/2025	20450	IMPERIAL IRRIGATION DI	50035560-MA25	4/3/2025	AC50035560, 3/1-31, ST LIGH	26,650.30	
				50217597-MA25	4/9/2025	AC50217597, 3/6-4/4	58.29	
				50387122-MA25	4/10/2025	AC50387122, 3/6-4/4, SEWER	41,551.20	
				50487676-MA25	4/8/2025	AC50487676, 3/5-4/4, LIFT ST	21.37	
				50509172-MA25	4/8/2025	AC50509172, 3/6-4/4, CORP Y	614.18	
				50705542-MA25	4/8/2025	AC50705542, 3/6-4/4, PERMIT	1,184.78	
				50705544-MA25	4/8/2025	AC50705544, 3/5-4/4, PERMIT	227.64	
				MdMA-MdAP	4/17/2025	MID MARCH-MID APRIL 2025	72,906.07	143,213.83
122465	5/14/2025	45757	IMPERIAL IRRIGATION DI	4037649	2/7/2025	CAT 0-G1 (RUN UG SVC/SET	2,835.00	
				4038188	2/20/2025	CAT.3-A1 (IN:XFRMR,SERV &	17,810.00	20,645.00

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122466	5/14/2025	45108	IMPERIAL SPRINKLER SU	0019413381-001	2/19/2025	MARKING PAINT BLUE, PIPE (	620.23	
				0020137371-001	4/9/2025	RB 8005 ROTOR PC/FC	835.33	
				0020153584-001	4/10/2025	RB PE-PLASTIC VALVE, ETC	91.32	
				0020291209-001	4/17/2025	PINK MARKING FLAGS	52.20	
				0020005016-001	4/2/2025	SIMPLOT 21-0-0 AMMONIUM S	178.65	
				0019845273-002	4/3/2025	NDS MINI CHANNEL GRATE-S	1,248.62	
				0019234704-001	4/4/2025	ROMAC 2.38"X2.38"X7" COUP	-381.48	
				0020024432-001	4/3/2025	LODGE POLE TREE STAKE, E	659.03	
				0020139457-001	4/9/2025	BUILDMAT SILICA SAND 50LB	9.73	
				0020296278-001	4/17/2025	TOOLCORO SQUARE POINT	40.12	
				0019786200-001	4/15/2025	J R SIMPLOT BEST 18-5-0 W/	4,313.45	7,667.20
122467	5/14/2025	00932	INDIO CAR WASH, INC.	003-00018-24	3/1/2025	MAR2025 CAR WASH SERVIC	100.00	100.00
122468	5/14/2025	55169	INDUSTRIAL HEALTH MEI	00014639	4/24/2025	APR2025 DRUG TEST	20.00	20.00
122469	5/14/2025	52257	JUAREZ, DAMON S.	Refund	4/22/2025	DEPOSIT REFUND- 4/12 VETE	300.00	300.00
122470	5/14/2025	47328	KONICA MINOLTA	46988199	4/30/2025	C550I, 1515 6TH ST, APR 202	641.01	
				46805927-R	3/31/2025	C550I, 1515 6TH ST, MAR 202	641.01	1,282.02
122471	5/14/2025	44047	KONICA MINOLTA BUSINE	9010376606	3/29/2025	BIZHUB 282, FIRE DEPT, 2/23	14.21	
				9010413172	4/25/2025	BIZHUB 282, FIRE DEPT, 3/23	14.21	28.42
122472	5/14/2025	56278	L.O. LYNCH QUALITY WEI	20812-R	11/20/2024	PUMP & VIDEO SVCS @ WEL	21,260.00	21,260.00
122473	5/14/2025	45051	LAMAR OF PALM SPRING	116985589	4/14/2025	4/14-5/11 POSTER ADVERTISI	845.45	
				116985593	4/14/2025	4/14-5/11 POSTER ADVERTISI	1,273.00	
				116993773	4/14/2025	4/14 INSTLL'D POSTER FLEX	150.00	2,268.45
122474	5/14/2025	24600	LOPES HARDWARE	0000936	4/2/2025	ATLAS GLOVES, LOCK, ETC	59.93	
				0001524	4/28/2025	COMBO LOCK	32.61	92.54
122475	5/14/2025	49857	MANPOWER US INC.	39389979	4/20/2025	WE 4/20: A. GONZALES	1,568.64	
				39363002	4/6/2025	WE 4/6: A. GONZALES	1,136.37	
				39375600	4/13/2025	WE 4/13: A. GONZALES	1,568.64	
				39404584	4/27/2025	WE 4/27: A. GONZALES	1,568.64	
				39404583	4/27/2025	WE 4/27: R. CASTRO	1,283.42	7,125.71
122476	5/14/2025	55020	MARTIN MARIETTA MATE	45458526	4/9/2025	1/2" GB T3C3 PG70-10	308.17	
				45471419	4/10/2025	1/2" GB T3C3 PG70-10	419.20	
				45525911	4/16/2025	TACK 5GAL BUCKET	129.30	
				45525912	4/16/2025	1/2" GB T3C3 PG70-10	413.25	1,269.92
122477	5/14/2025	25900	MEREDITH & SIMPSON C	250404	4/4/2025	SVC'D/RPR'D WELL PUMP VF	614.49	
				250405	4/4/2025	RPLC'D MTR BOX/OVERHEAI	2,264.49	2,878.98

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122478	5/14/2025	55842	MIG, INC.	0090967	4/21/2025	PE3/31 ADA SELF-EVALUATIC	3,875.00	3,875.00
122479	5/14/2025	55377	MOTION INDUSTRIES, IN(	CA08-00044242	3/17/2025	CONNECTOR & MODULE	3,209.57	3,209.57
122480	5/14/2025	45197	MSA CONSULTING, INC.	2406.001-21	2/28/2025	PE2/28 SHADY LN WTR SYST	225.00	
				2406.002-22	2/28/2025	PE2/28 SHADY LN SEPTIC TC	431.25	656.25
122481	5/14/2025	53050	OCHOA, JOSE	Refund	4/22/2025	DEPOSIT REFUND- 4/12 DATE	300.00	300.00
122482	5/14/2025	52757	OLLIN STRATEGIES	333	4/15/2025	APR2025 CONSULTING SVCS	5,000.00	5,000.00
122483	5/14/2025	47192	O'REILLY AUTO PARTS	2855-379784	4/8/2025	5QT MOTOR OIL & FUNNEL	47.78	
				2855-377511	4/1/2025	MINI BULB	8.20	
				2855-379838	4/8/2025	O'REILLY DEF	21.73	
				2855-380125	4/9/2025	14OZ BRAKE CLN, ETC	350.03	
				2855-380182	4/9/2025	QT PAG OIL	37.49	
				2855-382528	4/16/2025	BATTERY	179.28	
				2855-384262	4/21/2025	NEW CV SHAFT	96.21	740.72
122484	5/14/2025	50595	PACIFIC LIGHTWAVE INC	89903	4/24/2025	MAY2025 INTERNET SVCS	799.00	799.00
122485	5/14/2025	55795	PARTIDA, ITZANIA	Refund	4/22/2025	DEPOSIT REFUND- 4/15+16 L	300.00	300.00
122486	5/14/2025	54812	PAX FITNESS REPAIR, LL(	3292	4/30/2025	APR2025 PREVENTATIVE MAI	225.00	225.00
122487	5/14/2025	02028	PETE'S ROAD SERVICE, I	25-0825924-00	4/2/2025	MOUNT/BALANCE NEW TIRE	246.44	
				25-0832260-00	4/17/2025	FLAT REPAIR	40.61	
				25-0832229-00	4/17/2025	FLAT REPAIR	40.61	
				25-0832227-00	4/17/2025	FLAT REPAIR	40.61	368.27
122488	5/14/2025	01395	PJ'S DESERT TROPHIES	28128	4/14/2025	2"X10" NAME PLATES	36.98	36.98
122489	5/14/2025	46837	PRECISION BACKFLOW	PBF162244	4/21/2025	RPR'D 4" BACKFLOW LEAK @	585.00	585.00
122490	5/14/2025	42759	PROPER SOLUTIONS, IN(	17067	4/11/2025	WE 4/11: G. AHUMADA	767.80	767.80
122491	5/14/2025	42443	RDO EQUIPMENT CO.	P1561645	4/2/2025	AIR RESTRICTION SENSOR, I	151.09	151.09
122492	5/14/2025	56290	RELATION INSURANCE S	Refund	5/1/2025	DEPOSIT REFUND- 4/29 LIBR	300.00	300.00
122493	5/14/2025	54500	RELIABLE TRANSLATION:	30572	4/9/2025	4/9 CC MTG SVCS	686.00	
				30599	4/14/2025	4/14 SOI ANNEXATION MTG S	284.06	
				30654	4/21/2025	4/21 DOCUMENT TRANSLATI(	216.16	
				30764	4/30/2025	4/30 DOCUMENT TRANSLATI(	75.00	
				30593	4/12/2025	4/12 DOCUMENT TRANSLATI(	75.00	
				30615	4/15/2025	4/15 PARK & REC MTG SVCS	147.00	
				30701	4/23/2025	4/23 CC MTG SVCS	686.00	2,169.22
122494	5/14/2025	01571	RIVERSIDE COUNTY FLO	FC020768	3/25/2025	FY24/25 COST SHARING- WH	50,812.84	50,812.84

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122495	5/14/2025	44161	ROBERT HALF	64919560	4/29/2025	WE 4/25: M. ESPINOSA	1,535.60	
				64848955	4/9/2025	WE 4/4: M. ESPINOSA	1,145.94	
				64893342	4/22/2025	WE 4/18: M. ESPINOSA	1,534.83	4,216.37
122496	5/14/2025	47658	RUIZVA L. PEST CONTRO	153	4/14/2025	APR2025 SVCS @ FIRE STAT	95.00	95.00
122497	5/14/2025	52991	S & D CAR WASH MANAG	ARB218867	3/31/2025	MAR2025 CAR WASH SERVIC	391.44	391.44
122498	5/14/2025	00382	SAFEGUARD BUSINESS S	9007675136	4/25/2025	LASER L6 BLANK CK GREEN	506.14	506.14
122499	5/14/2025	01830	SAM'S FENCE INC.	22015	3/24/2025	50'X5' CHAIN LINK ROLL, ETC	334.03	334.03
122500	5/14/2025	53691	SANCHEZ, MARIO	App Rnwl	4/22/2025	REIMBURSEMENT OF AFO AF	99.00	99.00
122501	5/14/2025	33430	SAV-ON CARPETS	27419	12/15/2024	INSTLL'D CARPET @ CORP Y	1,479.00	1,479.00
122502	5/14/2025	56277	SEGURA HOME SOLUTIO	101	4/3/2025	INSTLL'D COUNTERTOPS/CA	7,500.00	7,500.00
122503	5/14/2025	55888	SHAW HR CONSULTING,	013701	4/21/2025	MAR-APR2025 CONSULTING	1,017.50	1,017.50
122504	5/14/2025	54666	SIGNATURE TRUCK TOPS	8703	4/3/2025	INSTLL'D TOMMY GATE ON 2	13,000.00	13,000.00
122505	5/14/2025	55790	SILVERADO TOWING	3921	4/30/2025	4/30 TOWING- 83483 PUERTC	150.00	
				3880	3/24/2025	3/24 TOWING- 85494 VISTA D	150.00	
				3887	4/1/2025	4/1 TOWING- CALLE RUIZ/EL	150.00	
				3824	2/10/2025	2/10 TOWING- 53134 CALLE L	150.00	
				3865	3/13/2025	3/13 TOWING- 85556 SYLMAF	150.00	
				3872	3/17/2025	3/17 TOWING- 50139 CAMINC	150.00	
				3878	3/20/2025	3/20 TOWING- 48451 HARRIS	150.00	
				3879	3/22/2025	3/22 TOWING- 1541 FOURTH	150.00	1,200.00
122506	5/14/2025	56279	SOUTHWEST ROOFING	381102	3/14/2025	ROOF REPAIR/MAINT SVCS @	2,750.00	2,750.00
122507	5/14/2025	47319	SPARKLETTS	9467308 032425	3/24/2025	MAR2025 WATER @ SANITAF	177.03	177.03
122508	5/14/2025	48221	SPECIALTY MOWING SEF	1841	4/4/2025	TRIMMED OLEANDER HEDGE	3,679.20	3,679.20
122509	5/14/2025	55225	ST. SAUVER, LEONARD	Rnwl Fees	5/1/2025	2025-27 CISEC ANNUAL RNW	228.93	228.93
122510	5/14/2025	55590	STANDARD INSURANCE (	May2025	4/18/2025	MAY2025 LIFE/AD&D/STD/LTD	7,240.41	
				May2025	4/18/2025	MAY2025 LIFE/AD&D PREMIU	752.16	7,992.57
122511	5/14/2025	55590	STANDARD INSURANCE (	Apr2025	4/9/2025	APR2025 DENTAL PPO PREM	5,162.56	
				May2025	4/15/2025	MAY2025 DENTAL PPO PREM	5,162.56	
				Apr2025	4/9/2025	APR2025 DENTAL HMO PREM	1,411.58	
				May2025	4/15/2025	MAY2025 DENTAL HMO PREM	1,425.41	
				Apr2025	4/9/2025	APR2025 VISION PREMIUM #'	1,652.15	
				May2025	4/15/2025	MAY2025 VISION PREMIUM #'	1,659.53	
				Apr2025	4/9/2025	APR2025 COBRA PREMIUM #	17.30	
				May2025	4/15/2025	MAY2025 COBRA PREMIUM #	17.30	16,508.39

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122512	5/14/2025	55659	STAPLES	6024987566	2/25/2025	STPLS HD VIEW BINDER 2IN	47.20	
				6024987567	2/25/2025	SHEET PROT HVYWT TOPLO	45.75	92.95
122513	5/14/2025	56136	STRATEGIC ENERGY EXF	3023	4/24/2025	APR2025 CITY MUNICIPAL UT	3,380.00	3,380.00
122514	5/14/2025	00102	SUNLINE TRANSIT AGEN(	INV08760	3/31/2025	MAR2025 CNG FUEL	719.23	719.23
122515	5/14/2025	36300	SWRCB FEES	SW-0319906	4/2/2025	#7 33I023161, 4/1-3/31/26: 870	1,873.00	1,873.00
122516	5/14/2025	54550	TBU INC.	51057	2/24/2025	INSTLL'D 8" IN-LINE GATE VAI	8,592.86	
				51121	3/20/2025	RPR'D MAIN LINE, ETC @ VAI	18,592.90	27,185.76
122517	5/14/2025	43837	TERRA NOVA PLANNING (	TN022213	2/15/2025	PE1/31 AIRPORT BUSINESS F	2,291.25	2,291.25
122518	5/14/2025	54651	THE REINALT-THOMAS C	5035287301	4/7/2025	CERT FOR REFUND/RPLCMN	20.00	
				5035341957	4/8/2025	INSTLL'D TIRE ON 2020 FORI	132.96	152.96
122519	5/14/2025	55354	THE VAN DYKE CORPOR/	3	4/30/2025	PE4/30 TYLER ST SEWER IMI	390,070.00	390,070.00
122520	5/14/2025	51093	T-MOBILE USA, INC.	9600233026	3/31/2025	6/1-2/28 TIMING ADVANCE	50.00	50.00
122521	5/14/2025	38250	TOPS N BARRICADES	1113051	4/8/2025	PADDLE STOP/SLOW 18" ME	135.39	
				1113124	4/11/2025	CONE 28" W/ 6-4" SLEEVES	2,340.52	
				1113125	4/11/2025	CONE 28" W/ 6-4" SLEEVES	2,248.73	
				1113126	4/11/2025	CONE 28" W/ 6-4" SLEEVES	2,294.63	7,019.27
122522	5/14/2025	45053	TYLER TECHNOLOGIES,	045-516801	4/23/2025	4/15 ERP MIGRATION	1,600.00	
				045-514925	4/9/2025	4/1 ERP MIGRATION	800.00	
				045-516094	4/16/2025	4/7-9 ERP MIGRATION	5,600.00	8,000.00
122523	5/14/2025	38800	UNDERGROUND SERVICI	24-253093	4/1/2025	CA STATE FEE FOR REGULAT	44.90	
				320250129	4/1/2025	MAR2025- 45 NEW TICKETS+	176.50	221.40
122524	5/14/2025	47102	URBAN FUTURES, INC.	CD-2024-026	4/15/2025	FY2024 DISCLOSURE & COMI	11,500.00	
				CD-2024-027	4/15/2025	FY2024 DISCLOSURE & COMI	7,000.00	18,500.00
122525	5/14/2025	43751	USA BLUEBOOK	INV00681314	4/14/2025	ACETATE BUFFER SOLUTION	612.17	612.17
122526	5/14/2025	55885	V.M. POOL SERVICES ANI	788	4/3/2025	APR2025 FOUNTAIN/POOL M/	610.00	610.00
122527	5/14/2025	39645	VALLEY OFFICE EQUIPMI	IN2504-1386	4/24/2025	ACC #CO03, 3/23-4/22, CIVIC (	435.44	435.44
122528	5/14/2025	55530	VENLO RV	321528	4/9/2025	10.2GAL PROPANE	42.71	42.71
122529	5/14/2025	44966	VERIZON WIRELESS	6109873957	4/1/2025	AC371867190-00001, 3/2-4/1	7,418.59	
				6109873958	4/1/2025	AC371867190-00002, 3/2-4/1	249.42	7,668.01
122530	5/14/2025	50934	VERIZON WIRELESS SER	9022392650	3/17/2025	1/29-3/4 SMS & PERIODIC LO(	225.00	225.00
122531	5/14/2025	55882	VISIT GREATER PALM SP	CI-000520	4/1/2025	FY24/25 Q4 CITY FUNDING	8,750.00	8,750.00
122532	5/14/2025	49778	WEST COAST ARBORIST:	227428	4/9/2025	4/7 INSTLL'D TREES @ DIST 3	900.00	
				227281	3/31/2025	3/16-31 TREE MAINT @ PARK	2,439.00	
				227282	3/31/2025	3/16-31 TREE MAINT @ LLMD	684.25	4,023.25
122533	5/14/2025	44203	WEST COAST SAND & GF	818533	3/4/2025	3/4" GRAVEL & WASHED CON	567.24	567.24

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
122534	5/14/2025	54464	WHITE CAP, L.P.	50030350659	2/27/2025	18" WET ASPHALT DIAMOND	803.65	
				50030705828	3/26/2025	24" SONOTUBE RAINGUARD	36.52	840.17
122535	5/14/2025	48971	XPRESS GRAPHICS & PR	25-69136	3/5/2025	2 PART NCR- NOTICE TO ABA	543.39	
				25-70046	4/4/2025	BLACK & RED INK STAMPS	115.06	
				24-67154	12/17/2024	SPONSOR BOARD	78.30	
				25-70621	4/28/2025	3PT NCR ADMINISTRATIVE C	1,015.88	1,752.63
						Sub total for WELLS FARGO BANK:		1,126,542.33

159 checks in this report.

Grand Total All Checks: 4,496,947.51

Date: **May 14, 2025**

Interim Finance Director: Kaye Reynolds

Interim City Manager: William B. Pattison

STAFF REPORT
4/23/2025

TO: Honorable Mayor and City Council Members

FROM: Jason Stevens, IT Manager

SUBJECT: Authorize the renewal of the cities antivirus and managed detection response system for the amount of 29,700.00.

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize the annual renewal of the city's existing antivirus and managed detection and response system Bitdefender MDR for the amount of 29,700.00

BACKGROUND:

The City of Coachella currently utilizes Bitdefender MDR to provide the endpoint protection and 24/7/365 monitored and managed intrusion and detection system for city computing devices. The system also provides vulnerability assessment and web filter content protection for protected devices which currently sits around 224. This plan is for up to 300 devices or tier 300. Subscription expires July 1st.

ALTERNATIVES:

1. Not renew the subscription plan and revert to free antivirus without MDR services or alternate solution.

FISCAL IMPACT:

With this action, City Council authorizes the renewal of Bitdefender MDR for the amount of 29,700.00. On July 10, 2024 the City Council approved a budget appropriation for Fiscal Year 2024-25, so the proposed cost is within budgeted parameters and there will be no additional impact to the General Fund.

Thank you for choosing CDW. We have received your quote.

QUOTE CONFIRMATION

CITY OF COAC IT,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

This quote is subject to CDW's Third Party Cloud Services Order Form Terms and Conditions set forth at https://www.cdwg.com/content/cdwg/en/terms-conditions/third-party-cloud-services-order-form-terms-and-conditions-.html

Convert Quote to Order

ACCOUNT MANAGER NOTES: here you are Jason

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PJBG171	3/5/2025	BITDEFENDER MDR PLUS - 1 YEAR	5011381	$29,700.00

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
BitDefender Managed Detection and Response Services Plus - subscription lic Mfg. Part#: MDRCZZSSN120FLZZ Electronic distribution - NO MEDIA Contract: National IPA Technology Solutions (2018011)	300	8092545	$99.00	$29,700.00

These services are considered Third Party Services, and this purchase is subject to CDW's Third Party Cloud Services Terms and Conditions, unless you have a written agreement with CDW covering your purchase of products and services, in which case this purchase is subject to such other written agreement.

The third-party Service Provider will provide these services directly to you pursuant to the Service Provider's standard terms and conditions or such other terms as agreed upon directly between you and the Service Provider. The Service Provider, not CDW, will be responsible to you for delivery and performance of these services. Except as otherwise set forth in the Service Provider's agreement, these services are non-cancellable, and all fees are non-refundable.

SUBTOTAL $29,700.00

SHIPPING	$0.0
SALES TAX	$0.00
GRAND TOTAL	**$29,700.00**

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF COACHELLA ATTN: ACCOUNTS 53990 ENTERPRISE WAY COACHELLA, CA 92236-2724 **Phone:** (760) 398-3502 **Payment Terms:** NET 30-VERBAL	**Shipping Address:** CITY OF COACHELLA ATTN:JASON STEVENS 53990 ENTERPRISE WAY COACHELLA, CA 92236-2724 **Phone:** (760) 398-3502 **Shipping Method:** ELECTRONIC DISTRIBUTION
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515

Sales Contact Info

Jeff Butchko | (877) 853-0557 | jeffbut@cdwg.com

Need Help?

My Account | Support | Call 800.800.4239

About Us | Privacy Policy | Terms and Conditions

This order is subject to CDW's Terms and Conditions of Sales and Service Projects at
http://www.cdwg.com/content/terms-conditions/product-sales.aspx
For more information, contact a CDW account manager.

© 2025 CDW•G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Jason Stevens, IT Manager

SUBJECT: Authorize the service expansion for the cities Granicus Swagit video production, index and archiving subscription agreement.

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize the increased meeting quantity from the current amount of 50 meetings to 75 meetings for the city's existing Granicus Swagit video production, indexing and archiving service.

BACKGROUND:

The City of Coachella's currently utilizes Granicus Swagit video production system for its council, commission and other council chamber meetings. The previous contracted meeting level was as up to 50 meetings per year. Due to the recent addition of new meetings to the schedule the city will need to upgrade to the next level tier of up to 75 meetings.

DISCUSSION/ANALYSIS:

It is staff's recommendation to increase the cities subscription from 50 meetings to 75 meetings per year. The previous budgeted cost of Avior50 was 20,479.80. The new Avior75 subscription will be 32,846.35. This renewal is occurring at the end of April.

ALTERNATIVES:

1. Not authorize this purchase at this time and cancel any non-priority meetings in the council chamber until next budget cycle.

FISCAL IMPACT:

With this action, City Council authorizes the contractual agreement of Granicus Swagit Avior 75 meetings service with new annual fee of 32,846.35. There is no fiscal impact to the general fund.

THIS IS NOT AN INVOICE

Order Form
Prepared for
Coachella, CA

Granicus Proposal for Coachella, CA

ORDER DETAILS

Prepared By:	Chloe Scheer
Phone:	
Email:	chloe.scheer@granicus.com
Order #:	Q-395348
Prepared On:	06 Mar 2025
Expires On:	05 May 2025

ORDER TERMS

Currency:	USD
Payment Terms:	Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Current Billing Term End Date:	30 Jun 2025
Period of Performance:	The Agreement will begin on date of signature and will continue through the end of the then current billing term.

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Terminating Subscriptions		
Solution	**Quantity/Unit**	**Prior Annual Fee**
Avior™ 50	0 Each	$20,479.80
EASE™ 50	0 Each	$0.00
SUBTOTAL:		**$20,479.80**

Upon the signing of this Agreement, annual fees for the terminating subscription(s) shall cease. Any pre-paid fees for the terminating subscription(s) after the signing of this Agreement will be prorated from the signing of this Agreement to the end of the Client's then-current billing term, credited, and such credit applied to the annual fees for new subscriptions.

Client will continue to have access to and use the terminating solution until the new subscription(s) is/are deployed.

Upon the deployment of Client's new solution as determined at Granicus' sole discretion, Granicus shall remove access to the Client's terminating subscription(s).

New Subscription Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**Annual Fee**
Avior™ 75	Annual	1 Each	$32,846.35
SUBTOTAL:			**$32,846.35**

Please note, annual fees for new subscriptions will be prorated to align to Client's then-current billing term. Exceptions include Recurring Captioning Services, SMS, and Targeted Messages.

PRODUCT DESCRIPTIONS

Solution	Description
Avior™ 75	AVIOR™ 75 Managed Service SaaS: Remote Switching for up to 75 meetings per year.

TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at https://granicus.com/legal/licensing, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-395348 dated 06 Mar 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Coachella, CA to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- Upon the effective date, this Agreement shall supersede and replace any previous agreement between the parties for the Terminating and/or Existing Subscriptions listed herein. All such prior agreements between the parties are hereby void and of no force and effect.

BILLING INFORMATION

Billing Contact:		**Purchase Order Required?**	[ ] - No [ ] - Yes
Billing Address:		**PO Number:** *If PO required*	
Billing Email:		**Billing Phone:**	

If submitting a Purchase Order, please include the following language:
The pricing, terms, and conditions of quote Q-395348 dated 06 Mar 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Coachella, CA	
Signature:	
Name:	
Title:	
Date:	

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Ron Goldman, Consultant Planner
Bill Pattison, Interim City Manager

SUBJECT: Ordinance No. 1223 approving the Amended and Restated La Entrada Development Agreement. (DA 23-01) (Kalifornia City). *(Second Reading).*

SPECIFICS: Amended and Restated La Entrada Specific Plan Development Agreement (Kalifornia City).

STAFF RECOMMENDATION

Staff recommends that the City Council adopt Ordinance No. 1223 *(Second Reading)* approving the Amended and Restated La Entrada Specific Plan Development Agreement (Kalifornia City).

EXECUTIVE SUMMARY:

The KPC Group, the current owner of the property, requested approval of the Amended and Restated La Entrada Specific Plan Development Agreement. (Kalifornia City). The Amended and Restated Development Agreement supersedes the original La Entrada (Kalifornia City) Development Agreement approved in 2014, and the First Amendment approved in 2020.

On April 23, 2025, the City Council approved the Amended and Restated Development Agreement and introduced for first reading, Ordinance 1223 for the Amended and Restated Development Agreement for the La Entrada) Kalifornia City) Development Agreement.

BACKGROUND:

The La Entrada Specific Plan was approved by the Coachella City Council on November 13, 2013, on a vacant 2200-acre site located south of I-10 and east of the Coachella Branch of the All-American Canal.

The La Entrada Specific Plan includes a maximum of 7800 dwelling units including both single family and multiple family dwelling units, 720 mixed use dwelling units along with 1,510,879 square feet of commercial retail and office commercial land uses as shown on the Land Use Summary below

Table 2-1 Land Use Summary						
Land Use	Gross Acres (AC)	% Area	Density (DU/AC)	Dwelling Units (DU)	FAR	Square Footage (SF)
Residential						
Very Low Density Residential (VLDR)	66.4	3.02%	0.5-2.9	133	-	-
Low Density Residential (LDR)	448.7	20.40%	3.0-5.9	2,055	-	-
Medium Density Residential (MDR)	374.2	17.01%	6.0-12.9	3,060	-	-
High Density Residential (HDR)	91.6	4.16%	13.0-25	1,832	-	-
Subtotal Residential	*980.9*	*44.6%*	*7.1*	*7,080*	-	-
Mixed Use (MU)						
Retail Commercial	*99.0*	*4.5%*	-	-	*0.35*	*1,260,879*
Office Commercial			-	-		*250,000*
High Density Residential (HDR)	36.0	1.64%	13.0-25	720	-	-
Community/Public Facilities*	*	-	-	-	-	-
Subtotal Mixed Use	*135.0*	*6.14*	-	*720*	*0.35*	*1,510,879*
School						
Elementary School	44.8	2.04%	-	-	-	-
Middle School	25	1.14%				
Subtotal Schools	69.8	3.2%				
Parks/Recreation						
Regional Park	176.6	8.03%	-	-	-	-
Community Parks	44.4	2.03%	-	-	-	-
Neighborhood Parks/Vista Points	14.1	0.64%	-	-	-	-
Village Paseo/Linear Park	27.8	1.26%	-	-	-	-
Desert Wash Paseos/Linear Parks	81.8	3.72%	-	-	-	-
Subtotal Parks/Recreation	*344.7*	*15.67%*	-	-	-	-
Open Space						
Open Space	381.1	17.33%	-	-	-	-
Drainage/Wash	175.8	7.99%	-	-	-	-
Subtotal Open Space	*556.9*	*25.32%*	-	-	-	-
Roadways						
Right-of-Way	99.9	4.54%	-	-	-	-
Interchange Grading	12.3	0.56%	-	-	-	-
Subtotal Roadways	112.2	5.1%	-	-	-	-
Specific Plan Totals	2,199.5	100%	3.5	7,800		1,510,879

The La Entrada (Kalifornia City) Development Agreement is a complex land use entitlement that grants mutual benefits and imposed mutual obligations between the City and the landowner over a potential 30-year period.

Overall, staff believes the Amended and Restated Development agreement provides positive fiscal impacts with adequate risk protections for the City, while providing the developer with the certainty of entitlements, adequate city services and development incentives to make the project a success.

Alternatives

1) Adopt Ordinance No.1223 *(Second Reading)* approving the Amended and Restated La Entrada (Kalifornia City) Development Agreement
2) Deny Ordinance 1223
3) Continue the item and provide staff and the applicant with direction

Recommended Alternative

Staff recommends that the City Council approve Alternative No. 1

Attachments

1. Ordinance No.1223 approving the Amended and Restated Development Agreement *(Second Reading)*

ORDINANCE NO. 1223

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE LA ENTRADA (KALIFORNIA CITY) DEVELOPMENT AGREEMENT TO MODIFY SEVERAL PROVISIONS OF THE APPROVED DEVELOPMENT AGREEMENT FOR THE 2,200-ACRE LA ENTRADA SPECIFIC PLAN (KALIFORNIA CITY) LOCATED ON THE SOUTH SIDE OF I-10, EAST OF THE ALL-AMERICAN CANAL AND NORTH OF AVENUE 52.; THE KPC GROUP, APPLICANT. ***(2nd Reading)***

WHEREAS, the Coachella City Council of the City of Coachella ("City") has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, pursuant to California Government Code Sections 65864 et seq., the City is authorized to enter into development agreements providing for the development of land under terms and conditions set forth therein; and,

WHEREAS, The KPC Group is the fee owner of the real property in question located within the City of Coachella, County of Riverside, State of California; and,

WHEREAS, the KPC Group filed an application for an Amended and Restated Development Agreement in order to modify several provisions of the approved Development Agreement in conjunction with the La Entrada (Kalifornia City) Specific Plan which allows for the phased development of a 2,200-acre master planned community consisting of up to 7,800 dwelling units and 1,510,879 square feet of retail and office commercial including approximately 720 units of high density residential, located on the south side of the I-10 Freeway, east of the All-American Canal, and north of Avenue 52 ("Project); and,

WHEREAS, henceforth, the KPC Group is renaming the La Entrada Specific Plan to the Kalifornia City Specific Plan; and,

WHEREAS, to obtain a greater degree of certainty as to the Applicant's ability to expeditiously and economically develop the Project and provide the City with various public benefits, applicant has duly filed an application for a Development Agreement in accordance with the State of California's Development Agreement Statute (California Government Code Sections 65864 – 65869.5).

WHEREAS, the original La Entrada Development Agreement was recommended for approval by the Coachella Planning Commission on May 21, 2014, and the City

Council approved the original La Entrada Development Agreement on June 11, 2014, that became effective on July 25, 2014; and,

WHEREAS, the Coachella Planning Commission recommended approval of the La Entrada Development Agreement (First Amendment) on December 4, 2020, at a duly noticed public hearing where the public was afforded an opportunity to testify; and,

WHEREAS, the Coachella City Council held a duly noticed public hearing on January 22, 2020, to consider the La Entrada Development Agreement (First Amendment) and the public was afforded an opportunity to testify; and,

WHEREAS, the Coachella Planning Commission recommended approval of the La Entrada (Kalifornia City) Amended and Restated Development Agreement on April 2, 2025, at a duly noticed public hearing where the public was afforded an opportunity to testify and,

WHEREAS, the Coachella City Council held a duly noticed public hearing on April 23, 2025, to consider the Amended and Restated La Entrada (Kalifornia City) Development Agreement and the public was afforded an opportunity to testify; and,

WHEREAS, in compliance with the requirements of the California Environmental Quality Act ("CEQA"), the City Council approved Resolution No. 2013-53 certifying a Program Environmental Impact Report for the La Entrada Specific Plan project on November 13, 2013; and,

WHEREAS, the City Council makes the following findings:

A. The Amended and Restated Development is consistent with the objectives, policies, general land uses and programs specified in the City's general plan for the Specific Plan District designation of the subject site.

B. The Amended and Restated Development Agreement is compatible with the uses authorized in and the regulations prescribed for the land use district in which the real property is located in, and that there are no uses proposed that are in conflict with the approved La Entrada (Kalifornia City) Specific Plan.

C. The Amended and Restated Development Agreement is in conformity with the public necessity, public convenience, general welfare and good land use practices which includes the development of a phased master-planned community with public infrastructure, schools, neighborhood serving commercial and open space with trails and transportation linkages providing a high quality of life.

D. The Amended and Restated Development Agreement will not be detrimental to the health, safety and general welfare in that the orderly development of the project would be a beneficial use of the existing native desert hillside terrain providing economic development opportunities, affordable housing opportunities, and an enhanced tax base and employment base for the City of Coachella.

E. The Amended and Restated Development Agreement will not adversely affect the orderly development of property or the preservation of property values in that there are no sensitive uses in or near the subject site that would otherwise be affected by the development of the project.

F. The Amended and Restated Development Agreement will have a positive fiscal impact on the city based on the approved fiscal impact study that is a part of the approved La Entrada Development Agreement.

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

SECTION 1. Incorporation of Recitals. The City Council hereby adopts the foregoing recitals as its findings in support of the following regulations and further finds that the proposed La Entrada (Kalifornia City) Amended and Restated Development Agreement –is in the public interest and in keeping with the City's General Plan goals and objectives.

SECTION 2. La Entrada (Kalifornia City) Amended and Restated Development Agreement – The City Council, in light of the whole record before it, including but not limited to the recommendation of the Planning Commission and Development Services Director as provided in the Staff Report dated April 23, 2025 and documents incorporated therein by reference and any other written and oral evidence within the record or provided at the public hearing of this matter, hereby recommends that the City Council approve the La Entrada (Kalifornia City) Amended and Restated Development Agreement attached hereto as Exhibit "A".

SECTION 3. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this Ordinance is found to be invalid by a court of competent jurisdiction, the balance of this Ordinance shall not be affected.

SECTION 5. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

SECTION 6. CEQA. On November 13, 2013, as part of the original approvals for the La Entrada project and La Entrada Specific Plan, the City Council of the City of Coachella approved Resolution No. 2013-53 certifying the Final Program Environmental Impact Report prepared for the La Entrada Project applications in accordance with the California Environmental Quality Act (CEQA) along with specific findings and a statement of overriding considerations. The proposed Development Agreement Amendment does not result in any new environmental effects that were not previously analyzed as part of the original project. As such, in accordance with Section 15162 of the CEQA Guidelines, no new environmental review is required. because it has no potential for resulting in physical change to the environment, directly or indirectly.

PASSED, APPROVED and **ADOPTED** this 14th day of May 2025.

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Ordinance No. 1223 was duly and regularly introduced at a meeting of the City Council on the 23rd day of April 2025, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 14th day of May 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Angela M. Zepeda
City Clerk

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize award of a maintenance agreement to West Coast Arborist for tree trimming maintenance, in the amount not to exceed $950,000.

STAFF RECOMMENDATION:

Authorize award of a maintenance agreement to West Coast Arborist for tree trimming maintenance, in the amount not to exceed $950,000.

BACKGROUND:

The City of Coachella Public Works Departments require annual tree trimming services. These services are budgeted for annually to address tree maintenance needs in city parks, landscape lighting maintenance districts and street right-of-way areas.

DISCUSSION/ANALYSIS:

Staff has reached out to West Coast Arborist whom is the current tree trimming contractor for these areas and requested a proposal that would allow the City of Coachella to piggyback off the completed formal bid process in 2024 by the City of Beaumont. West Coast Arborist has provided staff with a letter proposal (Exhibit A), which will hold the pricing of eighty-nine dollars ($89.00) for all grid tree trimming (the grid will include trees located in: city parks, city right-of-ways and common areas).

Staff requests authorization to award West Coast Arborist a maintenance agreement, attached as Exhibit B, in the amount not to exceed $950,000 for tree trimming services. The contract term would be from July 1, 2025 – June 30, 2027.

FISCAL IMPACT:

The recommended action would not have a financial impact as the funds recommended for award have been allocated in the proposed FY2025/26 budget.
Attachments:
Exhibit A – Piggyback Proposal
Exhibit B – Maintenance Agreement

Cost Proposal
Tree Trimming and Tree Maintenance Services

The Cost Proposal Form shall be submitted with the proposal in a separate and sealed envelope. Contractor shall include a schedule of current hourly rates for all applicable personnel and State of California Craft and Prevailing Wage Determination.

ROUTINE ANNUAL TREE TRIMMING SERVICES

Routine Annual Tree Trimming	$ 89.00	per tree
Palm Tree Trimming – Any size	$ 89.00	per tree

SERVICE REQUESTS

Tree Pruning

0" to 6"	$ 89.00	per tree
7" to 12"	$ 115.00	per tree
13" to 18"	$ 170.00	per tree
19" to 24"	$ 235.00	per tree
25" to 30"	$ 300.00	per tree
31" and Over	$ 400.00	per tree

Crown Raising/Clearance Pruning

0" to 6"	$ 45.00	per tree
7" to 12"	$ 45.00	per tree
13" to 18"	$ 60.00	per tree
19" to 24"	$ 60.00	per tree
25" to 30"	$ 75.00	per tree
31" and Over	$ 75.00	per tree

Tree Removal and Stump Grinding

Tree Removal

0" to 6"	$ 39.00	per inch DBH
7" to 12"	$ 49.00	per inch DBH
13" to 18"	$ 49.00	per inch DBH
19" to 24"	$ 59.00	per inch DBH
25" to 30"	$ 59.00	per inch DBH

31" and Over	$ 59.00	per inch DBH
Stump Grinding	$ 19.00	per inch DBH at grade
Root Pruning	$ 29.00	per LF
Root Barrier Installation	$ 29.00	per LF
Tree Planting *(includes tree, materials, stakes, and planting costs)*		
15 gallons	$ 225.00	per tree
24" box	$ 425.00	per tree
36" box	$ 1,150.00	per tree
48" box	$ 2,450.00	per tree
60" box	$ 6,100.00	per tree
Tree Watering *(young trees, water truck/operator per hour)*	$ 105.00	per hour
General Labor Rates		
1 Ground-person	$ 105.00	per hour
1 Equipment Operator	$ 105.00	per hour
1 Trimmer	$ 105.00	per hour
Day Rate Service Crew *(Boom truck to include a chip body, Low decibel chipper, 1 trimmer, 2 ground persons)*	$ 2,520.00	per 8-hour day
Specialty Equipment Day Rate	$ 1,680.00	per 8-hour day
Emergency Services *(Fully equipped 3-person crew called in for emergency service)*		
During normal business hours	$ 360.00	per hour
After hours, weekends, holidays	$ 450.00	per hour
General Arborist Services	$ 180.00	per hour
Plant Health Care Services	$ 180.00	per hour

SUBMISSION CERTIFICATION

I hereby submit to the City of Beaumont the following bid proposal for work outlined in the Request for Proposal entitled **"TREE TRIMMING & TREE MAINTENANCE SERVICES."**

By my initials below, I certify that the following documents are completed, fully executed, and included in my proposal as required in the RFP document.

PM	Proposer Identification/Signature Authorization
PM	References
PM	List of Subcontractors
PM	Non-Collusion Affidavit
PM	Dept. of Industrial Relations (DIR) SB 854 Certification
PM	Questionnaire

Contractor shall complete the Cost Proposal Form and it shall be submitted with the proposal in a **separate sealed envelope**. Contract shall include a schedule of current hourly rates for all applicable personnel and State of California Craft and Prevailing Wage Determination.

PM Cost Proposal Form (under separate sealed envelope)

My signature on this Submittal Certification is affirmation that all items listed above are fully completed and executed and are hereby submitted with the proposal as required. I understand that failure to complete and/or submit any of the required documents may be cause for rejection of my proposal.

Business Name West Coast Arborists, Inc.

Authorized Signature

Print Name Patrick Mahoney Title President

Date 04/03/24 Contact Phone Number 714-991-1900

REFERENCES

Contractor should have at least three (3) similar and separate California municipal tree maintenance contracts which have been successfully completed within the last five (5) years. Each project shall be of comparable size and scope to this project (descriptions of these projects and contact persons must be provided with bid submission).

1. Name of Agency: City of Indio
   Mailing Address: 100 Civic Center Mall, Indio, CA 92201
   Contact Person: Jose Vasquez Contact Phone: 760-218-0947
   Email Address: jvasquez@indio.org
   Term of Contract: 2006 - Current Contract Amount: $ 645,000

2. Name of Agency: City of Coachella
   Mailing Address: 53462 Enterprise Way, Coachella, CA 92236
   Contact Person: Maritza Martinez Contact Phone: 760-501-8111
   Email Address: mmartinez@coachella.org
   Term of Contract: 2012 - Current Contract Amount: $ 600,000

3. Name of Agency: City of Palm Desert
   Mailing Address: 73-510 Fred Waring Dr., Palm Desert, CA 92260
   Contact Person: Randy Chavez Contact Phone: 760-346-0611
   Email Address: rchavez@cityofpalmdesert.org
   Term of Contract: 2011 - Current Contract Amount: $ 1,300,000

4. Name of Agency: City of Palm Springs
   Mailing Address: 425 N. Civic Center Dr., Palm Springs, CA 92262
   Contact Person: Kenneth Kershaw Contact Phone: 760-323-8283
   Email Address: kenneth.kershaw@palmspringsca.gov
   Term of Contract: 2018 - Current Contract Amount: $ 800,000

NON-COLLUSION AFFIDAVIT
(Per California Public Contract Code Section 7106)

TO BE EXECUTED BY
BIDDER AND SUBMITTED WITH BID

State of California }
County of Orange } ss.

Patrick Mahoney, being first duly sworn, deposes and says

that he or she is President (title) of

West Coast Arborists, Inc., (legal name of proposing contractor)

the party making the foregoing bid and that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

04/02/24

Patrick Mahoney, President

DEPT OF INDUSTRIAL RELATIONS NOTICE
(SENATE BILL 854)

Senate Bill 854 was signed into law on June 20, 2014 and established a new public works contractor registration program which collects fees to fund compliance monitoring and enforcement, determines prevailing wage and public works coverage, and hears enforcement appeals.

All contractors and subcontractors intending to bid or perform work on public works projects are required to register, and annually renew, online for the program. This is a Department of Industrial Relations (DIR) fee paid directly to the State of California. As of March 2024, the annual registration fee for public works contractors is $400.00.

Contractors on small projects are exempt from public works registration and electronic certified payroll reporting requirements.

Small Project Exemption:
Contractors who work exclusively on small public work projects are not required to register as a public works contractor or file electronic certified payroll reports for those projects. However, contractors are still required to maintain certified payroll records on a continuous basis and provide them to the Labor Commissioner's Office upon request.

The small project exemption applies to public works projects that do not exceed:

- $25,000 new construction, alteration, installation, demolition or repair
- $15,000 for maintenance

The City is required to fill out a form alerting the DIR of the services you are providing to within five (5) days after Notice of Award. Detailed information is needed to complete this form; therefore, you will be required to provide certain information needed to complete the DIR form.

Proposer's DIR No. 1000000956 Federal ID No. 95-3250682

Proposer is not registered with the DIR, but agrees to immediately register if awarded the contract _____ (initials)

Cost Proposal
Tree Trimming and Tree Maintenance Services

The Cost Proposal Form shall be submitted with the proposal in a separate and sealed envelope. Contractor shall include a schedule of current hourly rates for all applicable personnel and State of California Craft and Prevailing Wage Determination.

ROUTINE ANNUAL TREE TRIMMING SERVICES

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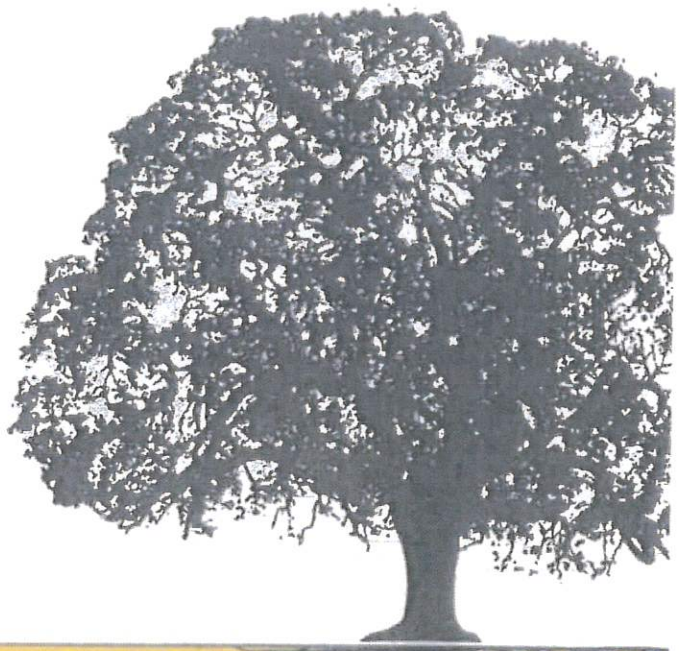
25" to 30"	$ 59.00	per inch DBH

Setting the Gold Standard
by partnering with over 300 communities

City of Beaumont

RFP – Tree Trimming and Tree Maintenance Services



GROWING:
Greenspace
Communities
Environment

ROOTED IN:
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Experience
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West Coast Arborists, Inc.
WCAINC.COM • (800) 521-3714
LIC #366764 • DIR #1000000956

Tree Care Professionals Serving Communities Who Care About Trees

www.WCAINC.com

April 2, 2024

City of Beaumont
Attn: Doug Story, Director of Community Services
550 E. 6th Street
Beaumont, CA 92223

RE: RFP - Tree Trimming and Tree Maintenance Services
Due: Friday, April 5, 2024 at 11:00AM

To whom it may concern;

Thank you for allowing West Coast Arborists, Inc. (WCA) the opportunity to submit a proposal for tree maintenance services for the City of Beaumont. WCA is a family-owned and operated company employing over 1,200 full-time employees providing various tasks to achieve one goal: serving communities who care about trees. We have reviewed, understand, and agree to the terms and conditions described in this RFP. We also hereby acknowledge that we meet the minimum requirements and responded to each of these requirements to the best of our ability.

WCA's corporate values include listening to customers and employees to help improve services offered. By establishing clear goals and expectations for the organization, supporting its diverse teams, and exchanging frequent feedback from customers and employees, we are able to provide 'gold standard' tree care services. WCA's top management team has created a culture where employees become accountable for actions and results. Our Tree Care Industry Association (TCIA) company-wide accreditation is evidence of the commitment WCA has to our safety and training programs, customer satisfaction and our capacity to maintain industry standards.

WCA has a 51-year track record of working for more than 350 California and Arizona municipalities as well as other various agencies. Our company has been in business since 1972 and is licensed by the California State Contractors License Board under license #366764. We have held this license in good standing since 1978. The license specializes in Class C61 (Tree Service), Class C27 (Landscaping), Class C49 (Tree and Palm), and Class C31 (Traffic Control). We currently employ over 95 Certified Arborists and over 155 Certified Tree workers, as recognized by the International Society of Arboriculture. WCA is also registered with the Department of Industrial Relations (DIR) for Public Works projects, our registration number is 1000000956. All work will be performed in-house; no subcontractors will be used.

Our employees will operate from our Indio Office located at 43712 Jackson St, Indio, CA 92201. For questions related to this proposal and who has the authority to negotiate/present please contact Victor Gonzalez, V.P. Business Development, at (714) 991-1900 or at vgonzalez@wcainc.com. Isaac Garza, Area Manager, will be assigned to this project should WCA be awarded a contract. He can be reached at (714) 396-9544 or igarza@wcainc.com.

Sincerely,

Patrick Mahoney, President

West Coast Arborists, Inc.

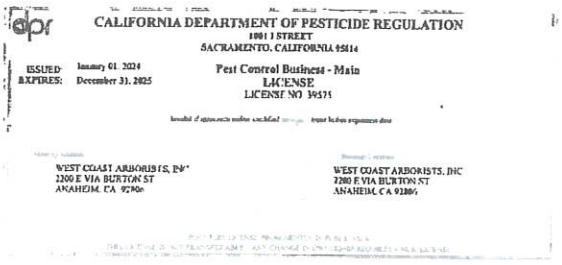
Corporate Capabilities

West Coast Arborists, Inc., is committed to successfully completing each project in accordance with the specifications, budget, schedule and with the highest quality of service. Our customers' satisfaction is a direct result of our means to carry out each project. Listed below are some of our corporate capabilities, which not only provide a sense of comfort and confidence to our customers, but also assure them of our continuous ability to carry out the duties of managing their urban forest.

- In business continuously and actively since 1972
- Contractor's License C61/D49, C49, C27, C31, C21, A & B
- Over $8,500,000 line of credit available
- Annual financial audits available upon request
- Bonded by ARCH, an A+ rated company
- 1,200+ employees
- 350+ contracts with public agencies
- 95+ Certified Arborists
- 155+ Certified Tree Workers
- Drug-free workplace
- 14,000 sq. ft. company-owned Headquarters (Anaheim)
- Department of Agriculture Nursery license
- Avg. 712,000 trees **pruned** annually over past 3 years
- Avg. 46,000 trees **removed** annually over past 3 years
- Avg. 20,000 trees **planted** annually over past 3 years
- Avg. 250,000 trees **inventoried** annually over past 3 years
- Fully insured with insurance up to $25 million
- Federal Tax ID #95-3250682, current on all taxes and fillings with state and federal government
- Sales volume over $190 million annually
- Fleet of approximately 1,600 pieces of equipment

Active Memberships:

Tree Care Industry Association (TCIA)
International Society of Arboriculture (ISA)
League of California Cities (LCC)
California Parks & Recreation Society (CPRS)
Association of California Cities | –Orange County (ACCOC)
Maintenance Superintendents Association (MSA)
California Landscape Contractors Association (CLCA)
Street Tree Seminar (STS)
California Urban Forest Council (CaUFC)
American Public Works Association (APWA)


CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION
1001 I STREET
SACRAMENTO, CALIFORNIA 95814

ISSUED: January 01, 2024
EXPIRES: December 31, 2025

Pest Control Business - Main
LICENSE
LICENSE NO 39575

WEST COAST ARBORISTS, INC
2200 E VIA BURTON ST
ANAHEIM, CA 92806

WEST COAST ARBORISTS, INC
2200 E VIA BURTON ST
ANAHEIM, CA 92806

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

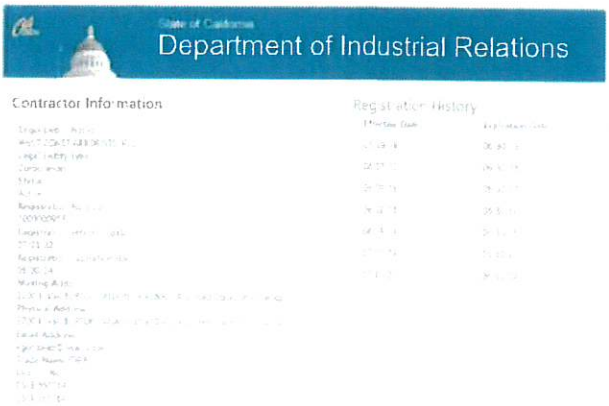
License Number 366764 Entity CORP

Business Name WEST COAST ARBORISTS INC

Classification(s) C61/D49 C27 A C21 B C31 C49

Expiration Date 12/31/24

www.cslb.ca.gov


State of California
Department of Industrial Relations

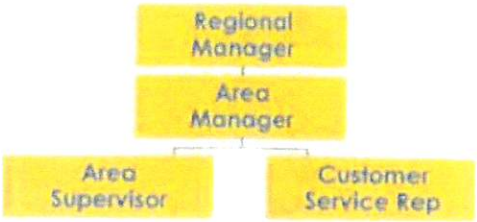
Contractor Information

Registration History

West Coast Arborists, Inc.

Meet the Team: Project Team

Project Team Structure



MIKE PALAT

Regional Manager/V.P.

Mr. Palat has been with WCA since 2003. He brought several years' experience in both utility and urban forestry working with ArcView and GPS as well as field experience. As a Regional Manager, he is responsible for field operations and oversees Area Managers in Southern California & Arizona. Mr. Palat has over 20 years in the tree care industry and is the current Chairman of the San Diego Regional Urban Forests Council. As an ISA Board Certified Master Arborist, Mike has extensive knowledge and experience in the science, practice, and management of the urban forest as it relates to the arboriculture industry. This credential includes completing continued education units (CEUs) each year.

- ISA Board Certified Master Arborst #WE-6541BUM
- B.S. Parks & Recreation Management, minor in Environmental Science
- ISA Tree Risk Assessment Qualified
- TCIA Certified Treecare Safety Professional (CTSP) #302
- Certified Wildlife Protector #575

ISAAC GARZA

Area Manager

Isaac has over 15 years' experience in the arboriculture industry. He started in the municipal sector and joined WCA in 2019 to manage our Desert Cities region. As an Area Manager Isaac manages crews in the field. Ensures company work and safety policies are being followed. Provides guidance to Supervisors in completing safety and crew evaluations. Maintains contact and communications with City Inspectors or assigned representatives to schedule and plan work. Accounts for all crew paperwork and assists in any billing concerns or issues.

- ISA Certified Arborist #WE-8689a
- ISA Tree Risk Assessment Qualified
- TCIA Certified Treecare Safety Professional (CTSP) #3312
- TCIA Electrical Hazard Awareness Program

GABRIEL RUIZ

Project Supervisor

As Site Supervisor, Gabriel is a full-time employee and speaks fluent English. Gabriel started his career with WCA in 2012 and has a broad knowledge of arboriculture and tree maintenance for municipalities. He is responsible for reviewing the day's activities, assisting the Area Manager in scheduling, and ensuring proper safety procedures are being followed. As Supervisor, he will communicate with City officials and other interested parties on a daily basis. Report and resolve malfunctions, damage, or industrial injury. He also assists in employee training programs, maintaining records, and filing daily reports and receipts.

- ISA Certified Tree Worker Climber #WE-11568T
- WCA Qualified Arborist

West Coast Arborists, Inc.

Executive Staff

From marketing, contract administration, field and fleet management, to information technology, our Executive Staff is involved in the day-to-day operations supporting each Project Team and customer to ensure the highest quality of tree care is being achieved in the industry.

Patrick Mahoney
President

Richard Mahoney
Secretary

Rose Epperson
Treasurer

Andrew Trotter
V.P. – Field Operations

Chris Crippen
V.P. – I.T.

Victor Gonzalez
V.P. – Business Development

Debbie DePasquale
V.P. – Internal Operations

Ernesto Macias
V.P. – Risk Management

Nick Alago
V.P. – SoCal Region

Michael Palat
V.P. – SoCal Region

Jason Pinegar
V.P. – NorCal Region

West Coast Arborists, Inc.

CLIENT REFERENCES

West Coast Arborists understands the challenge that many cities face to reduce the cost of tree maintenance services, while increasing the level of performance. Utilizing our services as a valuable, cost-effective resource, cities are able to provide better services to their community. These contracts cover a range of services from providing emergency response to maintaining the Agency's entire urban forest.

CITY OF INDIO — SINCE 2006

WCA currently maintains the City's landscape maintenance districts consisting of over 10,000 street trees. These trees are maintained on an annual 3-5 year maintenance cycle. All palm tree species are trimmed annually and removals are based on an as needed basis. WCA is a supporter and participant in the City's annual Arbor Day celebration.

Contact: Jose Vasquez, Parks & Facilities Manager

100 Civic Center Mall, Indio, CA 92201 ~ (760) 218-0947 ~ jvasquez@indio.org

ANNUAL BUDGET: $645,000

CITY OF COACHELLA — SINCE 2012

WCA has partnered with the City of Coachella to provide tree trimming and maintenance services citywide and in the landscape maintenance districts. The palm trees throughout the coachella valley requires specific maintenance including sterilized equipment and special care when handling the various palm types. In addition to providing tree planting and removal services, WCA recently partnered with the City for the AMPlifying the Urban Forest project which included planting trees from a CalFire grant that the City received.

Contact: Maritza Martinez, Public Works Director

53462 Enterprise Way, Coachella, CA 92236 ~ (760) 501-8111 ~ mmartinez@coachella.org

ANNUAL BUDGET: $600,000

CITY OF PALM DESERT — SINCE 2011

WCA provides arboricultural services for the City of Palm Desert which includes palm pruning during May through July and hardwood tree pruning for the City and Housing Authority trees during the spring and/or fall season. WCA also provides tree pruning at the Desert Willlow Golf Course.

Contact: Randy Chavez, Landscape Supervisor – Public Works

73-510 Fred Waring Dr., Palm Desert, CA 92260 ~ (760) 346-0611 ~ rchavez@cityofpalmdesert.org

ANNUAL BUDGET: $1,300,000

CITY OF PALM SPRINGS — SINCE 2018

WCA provides citywide tree maintenance services for the City of Palm Springs including tree pruning, removal, palm pruning, tree watering, tree replacement and emergency response services as-needed.

Contact: Kenneth Kershaw, Parks Maintenance Supervisor

425 N. Civic Center Dr., Palm Springs, CA 92262 ~ (760) 323-8283 ~ kenneth.kershaw@palmspringsca.gov

ANNUAL BUDGET: $800,000

West Coast Arborists, Inc.

FIRM EXPERIENCE

Listed below are current contracts valued over $2,000,000 annually.

Customer	Duration	Annual Contract Amount
County of Los Angeles	Since 2015	$14,800,000
City & County of San Francisco	Since 2017	$6,200,000
City of Riverside	Since 2018	$4,400,000
City of Long Beach	Since 2016	$3,400,000
City of Fresno	Since 2001	$3,400,000
Riverside Public Utilities	Since 1997	$3,400,000
City of Anaheim/Anaheim Utilities	Since 2007	$3,300,000
City of Corona	Since 2010	$3,000,000
City of Industry	Since 2020	$3,000,000
County of Orange - Parks	Since 2014	$3,000,000
City of Sacramento - Parks	Since 2016	$2,800,000
City of San Diego	Since 2015	$2,700,000
City of Ontario	Since 1998	$2,700,000
City of Sacramento	Since 2015	$2,500,000
City of Glendale	Since 2015	$2,500,000
Glendale Water & Power	Since 2015	$2,500,000
City of Santa Clarita	Since 2008	$2,400,000
City of Beverly Hills	Since 2000	$2,300,000
City of Fullerton	Since1998	$2,300,000
City of Santa Ana	Since 2015	$2,000,000

West Coast Arborists, Inc.

Root Pruning

We strongly recommend against any root pruning, however, should the City elect to proceed, we recommend that it be done no closer than 3 times the diameter of the trunk. Roots will be pruned to a depth of approximately 12 inches by cleanly slicing through the roots, so as not to tear or vibrate the root causing damage to the tree. The excavated area will be backfilled with native soil and debris will be hauled away. This is performed under the hourly rate.

Tree and Stump Removal Operations

With a minimum of 48 hours advanced notice, WCA will inform Underground Service Alert (USA) of the location of work for the purpose of identifying any and all utility lines. The removal process consists of lowering limbs delicately onto the ground to prevent any hardscape damage. Immediately following the removal, the stump will be ground down, if ordered to do so and with proper USA notification. Our standard stump grinder is the *Vermeer SC802*. This stump grinder is ideal for any size job and can be used to grade large stumps. We also use the *Dosko SC69* stump grinders. These are intended to remove tree stumps and exposed root systems close to ground level. Tree removal and stump removal are to be charged separately in accordance with the contract.

Tree Planting

We can replace trees that have been removed and plant new trees in accordance with the City's specifications. We are prepared financially and logistically to acquire and purchase selected tree species for tree planting. At a minimum of 48 hours in advance we will inform Underground Service Alert (USA) of the location of work for the purpose of identifying any and all utility lines. A well-trained planting team will perform the soil preparation and installation of the tree.

Tree Watering

Tree watering will be performed by a full-time, WCA team member on various routes, when requested by the Agency. This team will also be responsible for reporting special care needs to the small tree care team. This could include reporting weeds, soil that has settled, and/or staking and tying needs.

Emergency Response

We are prepared for emergency calls 24 hours a day, 7 days a week, including holidays. The toll free number is 866-LIMB-DOWN (866-546-2369). This number will be provided to the Agency, Police Department and/or Fire Department. Our emergency response team will do what is necessary to render the hazardous tree or tree-related condition safe until the following workday.

West Coast Arborists, Inc.

IMPLEMENTATION, QUALITY CONTROL & SAFETY

Implementation Plan

To ensure the quality of work and the level of service expected, WCA abides by a well-defined quality control plan that incorporates the following:

- Certified personnel
- Safety
- Pruning specifications and guidelines
- Sound equipment
- Public relations
- Proper traffic control
- State-of-the-art communication systems

Special shifts including weekends and evenings can be arranged in accordance with the Agency's specifications.

Area Manager: Isaac Garza

ISA Certification #: WE-8689A
TCIA CTSP #3312
ISA Tree Risk Assessment Qualified

The project Area Manager will be the central point of contact and will work cooperatively with Agency staff, local residents and business owners, etc. The Area Manger will provide overall field supervision and crew management.

Daily Management

Daily management will consist of, but not be limited to:

- Email notification complete with location, crew, equipment type, and work description
- Supervise crew personnel to insure proper pruning standards are followed in a safe manner
- Traffic control setup and maintenance of work zone
- Ensure work area is left free of debris at the end of shift
- Maintain record of work completed each day
- Maintain good public relations at all times
- Provide immediate notification to Agency Inspector upon damage of personal property including a plan for corrective measures to take place within 48 hours

Weekly Management

- Weekly management will consist of, but is not limited to:
- Weekly inspection of work completed
- Meet with the Agency to review work schedule and progress
- Insure standards of pruning are performed in accordance with Agency specifications
- Maintain open communication

West Coast Arborists, Inc.

Workflow Timelines

GRID PRUNING FLOWCHART

(Within 30-day Completion)

- Work request received from Customer
- CSR creates a work order & gives to Area Manager
- Area Manager schedules the work & informs the Agency
- Work order is given to the Foreman
- Foreman posts public notices
- Crew performs work
- Foreman completes work order & inventory; then submits to office
- CSR closes work order; Billing Department prepares invoice

REMOVAL FLOWCHART

(Within 15-day Completion)

- Customer marks trees for USA & notifies resident
- Work request received from Customer
- CSR creates work order & contacts USA 48 hours in advance of work
- Work order is given to the Area Manager
- Area Manager schedules work, informs the Agency & gives work order to Foreman
- Crew performs work
- Foreman completes work order & inventory; then submits to office
- CSR closes work order; Billing Department prepares invoice

PLANTING FLOWCHART

(Within 15-day Completion)

- Work request received from Customer
- CSR prepares work order & orders tree(s) from Nursery Manager
- CSR gives work order to Area Manager to schedule work & inform the Agency
- Work order is given to the Foreman
- Crew performs work & hangs tree care door hanger
- Foreman completes work order & inventory; then turns in
- CSR closes work order; Billing Department prepares invoice
- Billing Department processes & prepares invoice

EMERGENCY FLOWCHART

(Within 1-3 hour Response / 24-hour Completion)

- Emergency request received from Customer
- On-Call Supervisor dispatches Emergency Crew
- Supervisor creates work order & sends to Foreman
- Crew performs necessary work to ensure safety
- Crew sends notification & photos to Agency & Supervisor that work is complete
- If applicable, crew return to site next day to complete work
- Foreman completes work order & inventory; then turns in
- CSR closes work order; Billing Department prepares invoice

PLANT HEALTH CARE FLOWCHART

- Work request received from Customer
- CSR creates a work order & gives to Area Manager
- Area Manager schedules the work & informs the City
- Work order is given to the PHC Advisor/Applicator
- PHC Advisor/Applicator posts public notices (as needed)
- PHC Advisor/Applicator performs work
- PHC Advisor/Applicator completes work order & inventory; then turns in
- CSR closes work order; Billing Dept. prepares invoice

West Coast Arborists, Inc.

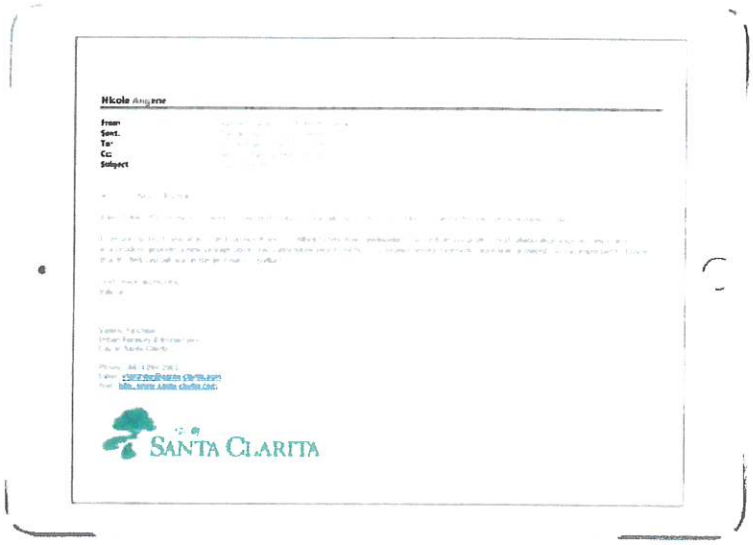
Quality Control

Feedback

WCA regularly receives and tracks feedback from customers and residents as a means to acknowledge good performance and provide prompt resolution for any negative comments. Every month, a summary of the feedback is then reviewed by the management team.

Customer Service Department

As we work with, or near, the public, we are mindful that we will most likely be the first person the public contacts. We have a full-time Customer Service Department with each Customer Service Representative (CSR) trained in addressing concerned residents and bystanders.



Complaints & Damage Resolution

Should there be any property damage, we adhere to specific procedures to resolve the problem. The Foreman on the job site will notify the resident and the Inspector immediately.

If the resident is not at home, then we will leave a WCA card with instructions to call our Claims Coordinator in our corporate office. The ultimate goal at each work site is to leave the property in the same condition as before we entered it. We will notify the Agency Representative immediately upon damage of private property including plans for corrective measures to take place within 48 hours.

Any activities found by the Agency to be unacceptable will be rectified immediately. All other complaints will be abated or resolved within twenty-four (24) hours of the occurrence. We have teams specifically assigned for handling damage to properties, both private and public. Through our communication system, we have the ability to dispatch either of these teams and have them respond immediately to the site for proper repair.

We pride ourselves on professional workmanship to avoid these types of incidents, however, should one occur, we take all appropriate measures to resolve the matter in a timely and efficient manner.

Protection of Public and Private Property

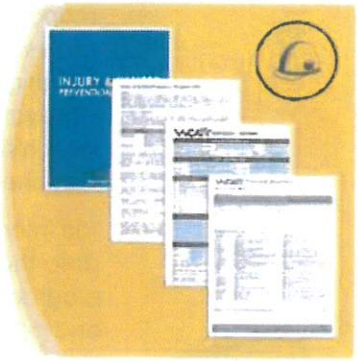
WCA will provide all safety measures necessary to protect the public and worker within the work area. We will maintain good public relations at all times. The work will be conducted in a manner which will cause the least disturbance.

West Coast Arborists, Inc.

Employee Training Program

West Coast Arborists, Inc. provides an extensive in-house training curriculum for all employees to broaden their knowledge of the arboriculture field of study. Included in this training are the ISA standards, both Treeworker and Arborist study programs, and a variety of Tree Care Industry Association home study programs. We also offer training courses to our staff in areas of customer service satisfaction, maintaining professional conduct, and Qualified Line Clearance Trimmer Training.

Our Training and Safety team members are tasked with completing field evaluations of crews and members are on-site to coach and train employees on safe practices. Employees receive performance evaluations at 90 days, 6 months, then annually (or as-needed) after their first year. All employees are provided copies of WCA's Injury & Illness Prevention Program.



Traffic Control

Traffic control procedures will be set-up in accordance with the Work Area Traffic Control Handbook (WATCH) and State of California Manual of Traffic Controls as well as the Agency Traffic and Safety Operating Rules. WCA will make adequate provisions to insure the normal flow of traffic over the public streets and park roads. Every effort will be made to keep commercial driveways and passageways open to the public during business hours. High visibility arrowboard(s) will be used when needed. Prior to use, the Agency will approve traffic safety equipment and devices. Pedestrian and vehicular traffic shall be allowed to pass through the work areas only under conditions of safety and with as little inconvenience and delay as possible. Unless the work area is totally barricaded or otherwise kept safe, at least one worker will serve to coordinate safe operations on the ground at all times when work operations are in progress.

ATSSA
SAFER ROADS SAVE LIVES

WCA is dedicated to health and safety for trees, employees, and the community.

West Coast Arborists, Inc.

Billing

WCA, Inc. operates a modern invoicing system that is updated on a daily basis. Progress billings will be submitted to the Customers on a bi-weekly basis, unless otherwise requested. Invoices will reflect an amount complete for the billing period, along with a year-to-date total for that job. Each billing will include a listing of completed work by address, tree species, work performed and appropriate data acceptable to the customer. This information will be supplied in hardcopy and immediately accessible on ArborAccess. Job balances reflecting the percent of completion for each job can be viewed on ArborAccess.

Sample Management Tools: Detailed Tree Site Characteristics

The advanced technology provides a valuable tool to urban forestry professionals by displaying specific tree site information along with a representative photograph of the species type and a recommended maintenance field. ArborAccess' built-in quality control features assist in data accuracy. As maintenance is performed, the work history is updated and accompanied with bi-weekly invoices. This process eliminates the need for dual-inputting and helps keep the tree inventory current and accurate.

Maintenance Records

Accurate maintenance records for each location oftentimes can assist the Agency with liability claims. Maintaining a detailed history of the work performed at each location demonstrates good faith in preserving its urban forest. It is imperative that work requests are pulled from the system prior to the work being performed, otherwise inventory accuracy is not guaranteed.

West Coast Arborists, Inc.

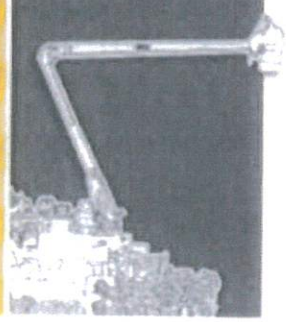
EQUIPMENT LIST

Equipment

Our modern fleet undergoes daily inspection prior to use to ensure efficiency and safety. All equipment is routinely serviced, painted, and detailed. All equipment used during the duration of this project will meet state and federal safety requirements and have all up-to-date certifications, as required.

Equipment List Summary	
Pick Up Trucks	389
Aerial Lift Devices	358
95ft Aerial Devices	18
Dump Trucks	224
Flat Beds	45
Field Service Trucks	32
Arrowboards	98
ATVs	24
Stump Grinders	67
Loaders	96
Rubber Track Loader	1
Root Pruners	2
Rolloff Trucks	54
Saw Mill	3
Log Skidder	4
Back Hoes	1
Brush Chippers	159
Cranes	6
Toyota Prius	8
Toyota Yaris	9
Ford CMAX	4

Modern fleet consisting of **1600+** pieces of equipment.



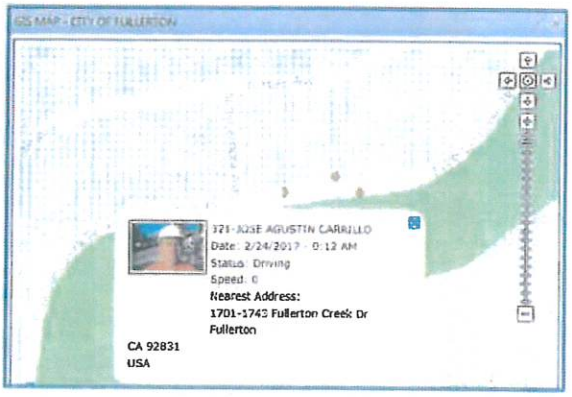
CHP Biennial Inspection of Terminal Certification

We have successfully been awarded the CHP Biennial Inspection Award of Recognition. This inspection has assisted our company in instituting several safety programs, as well as our Preventative Maintenance Program utilized by our in-house fleet department. The inspection reviews our vehicle maintenance and repair records, our procedural methods and policies for vehicle maintenance and operations. This certification ensures that our vehicles operate safely.

Telematics (GPS)

WCA has partnered with Geo-Tab to provide GPS units on all vehicles and equipment. This investment has given us and our customers the following benefits:

- Provide faster response times and more efficient routing allowing us to service more customers
- Lower operational costs by optimizing our fleet size, reducing labor, overtime, and insurance, and minimizing costly vehicle repairs
- Decrease fuel use by monitoring fleet fuel economy and saving on unnecessary fuel expenditures
- Reduce emissions by helping drivers improve their habits such as speed and idle time, and reducing total miles driven which will significantly reduce harmful greenhouse gas emissions
- Improve dispatching with landmarks and driving directions, GPS units helps us to better dispatch so that we can service more customers, faster
- Recover stolen vehicles reducing liability costs which can be passed on to customers



West Coast Arborists, Inc.

WILDLIFE, GREEN WASTE & COMMUNITY

Wildlife Protection

We have a full-time Biologist, Lissette Rios, on staff whose responsibilities include writing reports, pre-work bird assessments, and training crews on current bird nesting laws as well as BMPs for tree maintenance. The protection of birds, especially during nesting season, is critical to providing responsible tree maintenance and her experience, training and skilled eye have proven to be a great asset to our team. Our safety and training department has committed to working with wildlife preservation associations and played a key role in the establishment of the Tree Care for Birds and Other Wildlife BMP that is used in the tree care industry.

Green Waste

WCA's commitment to be a socially responsible corporate partner to our customers and communities is exemplified in our Recycling Program. With the steadily increasing concern for the ecological health of our communities, WCA has embarked on a landfill diversion process where all material is taken to recycling facilities where it is used in the production of soil amendments. We are committed to taking all recyclable materials removed from the trees trimmed for the duration of this project to a recycling center for processing. Verification of amounts recycled will be obtained and reported by WCA via ArborAccess for the purpose of meeting the goals of the State for reducing landfill usage.

MULCH is made from coarse ground branches and leaves. It should be spread on the ground at a rate of six to twelve inches for best effect. Fresh mulch will deplete nitrogen from the surface of the soil which will reduce unwanted weeds. Once the mulch has decayed, it returns nitrogen which helps build the quality of soil for plants. A large amount of tree debris is processed by WCA and used in large scale mulching projects for establishing native plants in open space areas.

COMPOST is made from fine ground branches, leaves or other organic material. When mixed with oxygen and water, the organic material will decay or "compost." A finished compost is excellent for turning into the top layer of soil and will add nitrogen and increase the water holding capacity of soil. You can make compost at home in a pile in your yard or in a bin that you make or purchase. Large scale composting is done at regional recycling facilities.

FIREWOOD is traditionally the most common use of large branches and logs. Firewood is used to heat homes during winter months. WCA takes logs to our yard, and these are then chopped into usable firewood.

West Coast Arborists, Inc.

Arbor Day Advocates

WCA participates in over 100 Arbor Day and other community events annually by providing educational presentations, tree plantings and sponsorships. As a community partner, we understand the importance of teaching youth about the benefits of trees not only to better our environment but to ensure our urban forests are maintained for years to come.

Community Involvement

WCA participates in Arbor Day and other community events annually by providing educational presentations, tree plantings and sponsorships. As a community partner, we understand the importance of teaching youth about the benefits of trees not only to better our environment but to ensure our urban forests are maintained for years to come. WCA has a designated "Grants Team" to work with agencies to obtain grants for tree planting and growing the urban forest.

Partnering with the Arizona Sustainability Alliance to engage K-12 educators in urban forestry.

Community Campaigns

WCA has partnered with *Invest From the Ground Up* and the *Western Chapter International Society of Arboriculture* to plant trees across California under their newest initiative – Cool Parks. With a generous grant from CAL FIRE, the Cool Parks team is working alongside partner cities and nonprofits to bring **2500** trees to California's disadvantaged and low-income communities, organize a CA Tree Team workshop, and engage residents to learn and care about the trees in their city.

Prior to the "Cool Parks" campaign, WCA participated in the CIRCLE (California Initiative to Reduce Carbon and Limit Emissions) campaign since its launch in October of 2016. Each round of tree planting events has provided thousands of trees to communities across California. The trees planted have the potential to sequester millions of pounds of CO_2.

These events are valuable to California communities by generating thousands of volunteers, improving air quality, and educating the local community about proper tree planting techniques. Together, we can grow the urban forest for a more sustainable future.

Tree Care Professionals Serving Communities Who Care About Trees

www.WCAINC.com

May 5, 2025

Maritza Martinez
Public Works Director
City of Coachella
53462 Enterprise Way
Coachella, CA 92236

RE: Tree Maintenance Services

Dear Ms. Martinez,

West Coast Arborists, Inc. (WCA) and the City of Coachella have developed a productive and cohesive working relationship over many years. Today, our shared goal remains unchanged: to preserve the integrity and health of the City's urban forest.

At this time, we would like to propose a new contract for tree maintenance services using a "piggyback" approach to the City of Beaumont's current contract, which was recently approved for a new multi-year term starting July 1, 2024.

The rates outlined in Beaumont's contract are competitive within the industry, especially for grid tree pruning, tree removal, and tree planting. We agree to offer the same unit prices, terms, and conditions as outlined in Beaumont's current contract. Attached to this letter are copies of Beaumont's RFP, Council Agenda Report, and Price Schedule.

We look forward to continuing our strong relationship and maintaining quality urban tree care service. Should you have any questions or require additional information, don't hesitate to get in touch with me at (800) 521-3714.

Sincerely,

Victor M. Gonzalez
Vice President, Business Development

West Coa rists, Inc.
2200 E. Via Burton Street • Anaheim, CA 92806 1.1900 • 800.521.3714 • Fax 714.956.3745

CONTRACT

CITY OF COACHELLA
CITYWIDE TREE TRIMMING PROJECT 051425
MAINTENANCE SERVICES AGREEMENT

PARTIES AND DATE.

This Agreement is made and entered into this 14th day of May, 2025 by and between the City of Coachella, a municipal organization organized under the laws of the State of California with its principal place of business at 53-990 Enterprise Way, Coachella, California 92236, (hereinafter referred to as "City") and West Coast Arborists, Inc., a corporation with its principal place of business at 2200 E. Via Burton, Anaheim, CA 92806 (hereinafter referred to as "Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS.

2.1 Contractor.

Contractor desires to perform and assume responsibility for the provision of certain maintenance services required by the City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing tree trimming services to public clients, that it and its employees or subcontractors have all necessary licenses and permits to perform the Services in the State of California, and that is familiar with the plans of City.

2.2 Project.

City desires to engage Contractor to render such services for the Citywide Tree Trimming Maintenance Services Project 051425 Agreement ("Project") as set forth in this Agreement.

TERMS.

3.1 Scope of Services and Term.

3.1.1 Incorporation of Documents. The "Contract Documents" include the following:

Notice Inviting Bids
Instructions to Bidders
Contractor's Bid Forms
Contractor's Certificate Regarding Workers' Compensation
Bid Bond
Designation of Subcontractors
Information Required of Bidders
Non-Collusion Affidavit form
Contract
Performance Bond

Payment (Labor and Materials) Bond
General Conditions
Special Provisions (or Special Conditions)
Technical Specifications
Greenbook Standard Specifications (Sections 1-9 Excluded)
Addenda
Plans and Contract Drawings
Approved and fully executed change orders
Any other documents contained in or incorporated into the Contract

The Contactor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

3.1.2 General Scope of Services. Contractor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the tree trimming maintenance services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.3 Term. The term of this Agreement shall be from July 1, 2025 to June 30, 2027, unless earlier terminated as provided herein. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Contractor.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Contractor on an independent contractor basis and not as an employee. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services. Contractor shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Contractor represents that it has the professional and technical personnel required to perform the Services in conformance wit[illegible]nditions. In order to facilitate Contractor's

conformance with the Schedule, City shall respond to Contractor's submittals in a timely manner. Upon request of City, Contractor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

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

3.2.4 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Agreement. Contractor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

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

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

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

3.2.7.1 Period of Performance and Liquidated Damages. Contractor shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Contractor shall perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto. Contractor agrees that if the Services specified in Exhibit "A", attached hereto and incorporated herein by this

reference, are not completed within the aforementioned Performance Time and/or pursuant to any such completion schedule or Project milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage. Pursuant to Government Code Section 53069.85, Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sums as reflected in the General Specifications Section of the Request for Proposals for performance deficiencies.

3.2.8 Laws and Regulations. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Contractor shall be solely responsible for all costs arising therefrom. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.9 Insurance.

3.2.9.1 Time for Compliance. Contractor shall not commence Work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this section.

3.2.9.2 Minimum Requirements. Contractor shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Contractor, its agents, representatives, employees or subcontractors. Contractor shall also require all of its subcontractors to procure and maintain the same insurance for the duration of the Agreement. Such insurance shall meet at least the following minimum levels of coverage:

(A) Minimum Scope of Insurance. Coverage shall be at least as broad as the latest version of the following: (1) *General Liability*: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) *Automobile Liability*: Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

(B) Minimum Limits of Insurance. Contractor shall maintain limits no less than: (1) *General Liability: $1,000,000.00* per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with general aggregate limit is used including, but not limited to, form CG 2503, either the general aggregate limit shall apply separately to this Agreement/location or the general aggregate limit shall be twice the required occurrence limit; (2) *Automobile Liability: $1,000,000.00* per accident for bodily injury and property damage; and (3)

Workers' Compensation and Employer's Liability: Workers' Compensation limits as required by the Labor Code of the State of California.Employer's Liability limits of $1,000,000.00 per accident for bodily injury or disease.

3.2.9.3 Insurance Endorsements. The insurance policies shall contain the following provisions, or Contractor shall provide endorsements on forms supplied or approved by the City to add the following provisions to the insurance policies:

General Liability. The general liability policy shall be endorsed to state that: (1) the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insured with respect to the Work or operations performed by or on behalf of the Contractor, including materials, parts or equipment furnished in connection with such work; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Contractor's scheduled underlying coverage. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Contractor's insurance and shall not be called upon to contribute with it in any way.

Automobile Liability. The automobile liability policy shall be endorsed to state that: (1) the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Contractor or for which the Contractor is responsible; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Contractor's scheduled underlying coverage. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Contractor's insurance and shall not be called upon to contribute with it in any way.

Workers' Compensation and Employer's Liability Coverage. The insurer shall agree to waive all rights of subrogation against the City, its directors, officials, officers, employees, agents, and volunteers for losses paid under the terms of the insurance policy which arise from work performed by the Contractor.

All Coverages. Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its directors, officials, officers, employees, agents, and volunteers.

3.2.9.4 Separation of Insureds; No Special Limitations. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors, officials, officers, employees, agents, and volunteers.

3.2.9.5 Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. Contractor shall guarantee that, at the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its directors, officials, officers, employees, agents, and volunteers; or (2) the Contractor shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

3.2.9.6 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A:VIII, licensed to do business in California, and satisfactory to the City.

3.2.9.7 Verification of Coverage. Contractor shall furnish City with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City if requested. All certificates and endorsements must be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.2.9.8 Reporting of Claims. Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.2.10 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.2.12 Bonds.

3.2.12.1 Performance Bond. If specifically requested by City in Exhibit "C" attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Performance Bond in the amount of the total, not-to-exceed compensation indicated in this Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

3.2.12.2 Payment Bond. If required by law or otherwise specifically requested by City in Exhibit "C" attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with this Agreement a Payment Bond in the amount of the total, not-to-exceed compensation indicated in this

Agreement, and in a form provided or approved by the City. If such bond is required, no payment will be made to Contractor until it has been received and approved by the City.

3.2.12.3 Bond Provisions. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this Section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, upon request of the City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety. If the Contractor fails to furnish any required bond, the City may terminate this Agreement for cause.

3.2.12.4 Surety Qualifications. Only bonds executed by an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, shall be accepted. The surety must be a California-admitted surety with a current A.M. Best's rating no less than A:VIII and satisfactory to the City. If a California-admitted surety insurer issuing bonds does not meet these requirements, the insurer will be considered qualified if it is in conformance with Section 995.660 of the California Code of Civil Procedure, and proof of such is provided to the City.

3.3 Fees and Payments.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **$950,000.00 (nine hundred fifty thousand dollars and no cents)** without written approval of City's City Council. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation. Contractor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

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

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

of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.3.5 Prevailing Wages. Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Since the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the project site. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.4 Accounting Records.

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

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those services which have been adequately rendered to City, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause.

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

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

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

CONTRACTOR:
West Coast Arborists, Inc.
2200 E. Via Burton
Anaheim, CA 92806
Attn: Victor Gonzalez, Vice President-Marketing

CITY:
City of Coachella
53462 Enterprise Way
Coachella, CA 92236
Attn: Public Works Department

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

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

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

3.5.5 Indemnification. Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage, or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, consultants, and contractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and attorneys fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents, or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents, or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials officers, employees, agents, or volunteers.

3.5.6 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations,

understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.7 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County.

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

3.5.9 City's Right to Employ Other Contractors. City reserves right to employ other contractors in connection with this Project.

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

3.5.11 Assignment or Transfer. Contractor shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void,

and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

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

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

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

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

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

3.5.17 Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solici[illegible]re this Agreement. Further, Contractor

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

3.5.18 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor,

employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

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

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

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

3.6 Subcontracting.

3.6.1 Prior Approval Required. Contractor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

CITY OF COACHELLA **By:** _____ William B. Pattison, Jr. City Manager **Attest:** _____ City Clerk **Approved as to Form:** _____ Best, Best & Krieger City Attorney	**WEST COAST ARBORIST INC.** **By:** _____ Signature _____ Name _____ Title _____ License Number

EXHIBIT A
SCOPE OF SERVICES

GRID TREE PRUNING

Any tree work performed on a City tree must be done according to the City's specifications. The criterion for pruning depends on the type or purpose of pruning.

1) General Specifications for hardwood tree pruning

a. The Contractor shall consult with the City's designated representative before making any cuts that could result in permanent disfigurement of the structure of any tree.

b. The Contractor shall prune trees to prevent branch and foliage interference with safe public passage. The Contractor shall maintain street clearance to a safe distance above the public right-of-way at a minimum of eighty-four (84) inches above the surface of a public sidewalk or pedestrian way. Exceptions are allowed for young trees, which would be irreparably damaged by such pruning action. If pruning to these standards would result in permanent disfiguration of a tree, the Contractor shall not prune the tree until such time direction is obtained from the City's designated representative.

c. The Contractor shall use best practices when removing a live branch and shall include pruning cuts in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk.

d. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact and uninjured.

e. Whenever pruning involves the removal of limbs that are too large to hold securely in one hand during the cutting operation, the limb shall be cut off first at a point several feet beyond the intended final cut. The final cut shall be made in a manner to prevent unnecessary tearing back of the bark and wood. Cuts that result in tearing of tissue on limbs below cuts shall be corrected.

f. All final tree pruning cuts shall be made in such a manner to favor the earliest possible covering of the wound by natural callus growth. Excessively deep flush cuts, that produce large wounds or weaken the tree at the cut, shall not be made. The branch collar should not be removed.

g. All dead and dying branches and branch stubs shall be removed.

h. All broken or loose branches shall be removed.

j. Branches that are developing in such a manner as to become larger than the limbs they originate from shall be removed.

k. When encountering limbs that are weighted with more foliage than the limb is likely to support, branches shall be selectively pruned toward the end of the limb in order to reduce end weight and thus decrease the likelihood of limb failure.

l. Branches that create sight line conflicts with traffic control signs and/or devices shall be selectively pruned.

m. Branches that are within five (5) feet of a structure shall be selectively pruned.

n. Trees of sprout or sucker growth s h a ll b e c l e a red to a minimum height of ten (10) feet above ground level. Exceptions are allowed for young trees, which would be irreparably damaged by such pruning action.

o. Trees shall be pruned to maintain a balanced appearance when viewed from the opposite side of the street immediately opposite the tree, unless authorized by the City's designated representative to do otherwise.

p. All vines entwined in trees and on tree trunks shall be removed. Vine tendrils shall be removed without injury to trees. Vines include, but are not limited to, ivy and mistletoe.

q. Tree limbs shall be removed and controlled in such a manner t o cause no damage to other parts of the tree, or to other plants or property.

r. All tools used on a tree known to contain an infectious tree disease shall be properly disinfected immediately before and after completing work on such tree.

s. All pest infestations relating to termites, bees, hornets, or wasps shall be promptly reported to the City's designated representative.

t. All cutting tools and saws used in tree pruning shall be kept sharpened to result in final cuts with an un-abrasive wood surface and secure bark remaining intact.

u. All trees six (6) inches in diameter or less shall be pruned with hand tools only.

v. Chain saws shall not be permitted to remove any branches two (2) inches or less in diameter. This is to prevent any unnecessary abrasions to cambial tissue that may predispose a tree to insect and/or future disease/decay problems.The use of climbing spurs or spike shoes in the act of pruning trees is prohibited, unless specifically directed by the City, to aid in the safety of climbers performing the removal of a tree.

2) Crown Raising/Clearance Prune:

A Crown Raising or Clearance Prune is performed when conditions within the crown of a hardwood tree are such that a certain objective needs to be met or a certain condition needs attention. A crown raising or clearance prune does not involve the detail of work found in a full prune. Crown raising or clearance pruning may consist of one or more of the following pruning types:

a. Crown Raising: Crown Raising consists of removing the lower branches of a tree in order to provide clearance for buildings, vehicles and pedestrians. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within the tree.

b. Clearance Prune: Clearance Prune is employed as a means of eliminating limbs from the crown of a hardwood tree when an entire pruning of the tree is not warranted. Clearance pruning does not involve the fine detail work described herein as "full prune."

3) General Trimming and Shaping of Broadleaf Trees

Follows the shape indicated by the natural growth habits of each tree species. Trimming and shaping of trees shall be as directed by the City's designated representative and in accordance with the following:

1. Cut to laterals to preserve the natural form of the tree, leaving the head open enough for the branching system to show and permitting the dead material to be easily cleaned out and light to show through the head. Tree foliage shall be reduced by at least twenty-five percent (25%) and up to thirty percent (30%).
2. In specific cases the City's designated representative may direct the Contractor to reduce the size of the tree crown in an effort to limit the height of specific trees.
3. Dead wood or weak, diseased, insect-infested, broken, low, or crossing limbs shall be trimmed and removed. Branches with an extremely narrow angle of attachment should normally be removed.
4. Small limbs, including suckers and waterspouts, shall be cut close to the trunk or branch from which they arise.

   Heading cuts and/or topping shall not be allowed under any circumstances. Heading, rounding over, or stubbing shall not be an accepted practice for reducing the size or the framework of any tree.

SPECIALTY PRUNE CLASSIFICATIONS FOR HARDWOOD TREES

A Full Prune is performed when conditions within the crown of a hardwood tree are such that the entire tree needs to be fully pruned. Complete pruning is recommended when the primary objective is to maintain or improve tree health and structure, and

includes pruning to reduce overall canopy mass and excessive wood weight. Trees that are identified for a Full Prune shall have no more than thirty percent (30%) of the live foliage removed. A Full Prune typically consists of one or more of the following pruning treatments:

1. Crown Cleaning: Crown Cleaning or cleaning out is the removal of dead, diseased, crowded, weakly attached and low-vigor branches and water sprouts from the entirety of the tree crown. Care must be used to avoid stripping branches of all foliage at the interior of the tree crown. This practice, known as "lion tailing" disrupts the structural integrity of the tree, making it subject to limb and branch failure, especially during high winds.

2. Crown Thinning: Crown Thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into and through the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Care must be used to avoid stripping branches of all foliage at the interior of the tree crown. Thinning the crown can emphasize the structural beauty of the trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, up to thirty percent (30%) of the live foliage may be removed unless directed otherwise by the City's designated representative.

3. Crown Reduction: Crown Reduction is used to reduce the height and/or spread of a tree. Crown reduction varies from topping, a destructive practice, in that cuts are not made indiscriminately, resulting in large stubbed off limbs that are subject to decay. While reducing a crown, tree workers must adhere to basic tree trimming practices involving limb/branch size relationships and use of the branch bark collar to avoid the onset of decay at cut sites.

4. Crown Restoration:
Crown Restoration is a corrective pruning used to restore the form of crowns that have been previously damaged. This treatment is best performed by tree workers who have a good understanding of the effects of pruning for the cultivation of tree canopies.

PALM TREE PRUNING

Any tree work performed on a City tree must be done according to the City's specification. The criterion for pruning depends on the type or purpose of pruning. Palm Pruning consists of maintaining the crowns and trunks of palm trees including the pruning of spent or declining fronds, seed pods and the skinning or shaping of spent petiole bases into a ball or nut as applicable by palm type.

1) The specifications for the pruning of palm trees are as follows:

a. While making an approach to the palm crown for pruning, the Contractor shall inspect the trunk of the palm tree for signs of decay, insect frass, bird nesting or any other condition suggestive of a structural abnormality. Upon finding any condition suggestive of a structural abnormality of the palm stem, the Contractor shall report to the City's designated representative immediately.

b. Fronds shall be trimmed using a handsaw or pole saw that has been sterilized for no less than five (5) minutes by having the entirety of its cutting blade submersed in an equal solution of bleach and water before and after the handsaw is used to cut the fronds of any other palm tree.

At no time shall a chainsaw be used to prune any frond from any Canary Island Date Palm (Phoenix canariensis) in the City. The use of chainsaws to prune any frond from any Canary Island Date Palm will result in monetary penalties up to the cost of replacement of the palm. Live, healthy fronds, initiating at an angle of ninety degrees (9 0 º) or greater from the horizontal plane, shall not be removed. Fronds removed should be cut close to the petiole base, taking into consideration the role of petiole bases in the formation and maintenance of the ornamental ball at the base of the canopy, as applicable by species. Live trunk tissue should never be cut while pruning palm fronds.

c. Using properly sterilized equipment as described herein, any fruit or flower structures in the crown of the palm shall be removed concurrently with frond pruning. At no time shall a chainsaw be used to cut any fruit or flower from any Canary Island Date Palm (Phoenix canariensis) in the City. The use of chainsaws to prune any fruit or flower structures from any Canary Island Date Palm shall result in severe penalties up to the replacement cost.

Care shall be taken in the handling of fruit and flowers as they are likely to release clear liquids that react with and can cause staining to hardscape elements. The Contractor shall be responsible for removing palm fruit related stains from private property hardscape elements.

d. Maintenance of the ornamental ball located at the base of the palm canopy, directly below the live fronds, shall be as described by species as follows:

1. Canary Island Date Palm (Phoenix canariensis): dead petiole bases shall be formed into an ornamental ball which begins directly below the lowest green fronds and acts to provide a base of support to the palm crown. This ornamental ball shall be uniform and smooth in appearance and shall extend no less than four (4) feet and no more than eight (8) feet below the lowest live frond in the crown. Ornamental balls with flattened or "stop sign" sides will not be accepted. The upper portion of the ornamental ball shall not taper in, resulting in a "pineapple" appearance as this treatment defeats the support capacity of the ball. The distal portion of the ball shall begin at a point flush with the periphery of the palm trunk and make a

gradual taper upwards until it reaches the periphery of the shaped ornamental ball. While forbidden to use chainsaws for pruning fronds, fruit and flowers from any palm tree in the City, the Contractor may use a clean chainsaw in forming and/or shaping the ornamental ball of a Canary Island Date Palm. The use of a sharpened shovel in shaping and maintaining ornamental balls often results in ornamental balls which have flat, un-tampered bottoms that are likely to relax and collapse into pedestrian and vehicular traffic zones with grave consequences.

The Contractor shall use care not to cut into live trunk tissue while maintaining the ornamental ball. The Contractor shall remove any foreign plant material that has sprouted in an ornamental ball. The Contractor shall verify that the ornamental ball meets the standard described herein each time a Canary Island Date Palm is pruned.

2. Date Palm (Phoenix dactylifera): spent petiole bases are left to form a supportive "base" below the lowest green fronds of the crown. Unlike the ornamental ball of a Canary Island Date Palm (Phoenix canariensis), the base does not require ornate shaping.

   Instead, spent petiole bases are left uniformly long to form the base of the canopy, which shall extend no less than four (4) feet and no more than six (6) feet below the lowest live frond in the crown. While forbidden to use chainsaws for pruning fronds, fruit and flowers from any palm tree in the City, the Contractor may use a chainsaw in forming and/or shaping the base of a Date Palm by shortening a number of the lower petiole bases to bring the length of the nut to standard. The Contractor shall use care not to cut into live trunk tissue while maintaining the nut. The Contractor shall verify that the base meets the standard described herein each time a Date Palm is pruned.

3. Queen Palm (Syagrus romanzoffianum): loose petiole bases are to be removed each time the crown of a Queen Palm is maintained. Petiole bases that are attached to live trunk tissue shall be left undamaged.

4. King Palm (Archontophoenix cunninghamiana): loose petiole bases are to be removed each time the crown of a King Palm is maintained. Petiole bases that are attached to live trunk tissue shall be left undamaged.

5. Mexican Fan Palm (Washingtonia robusta): spent petiole bases are left uniformly long to form a base which shall extend no more than four (4) feet below the lowest live frond in the crown. Using hand tools, the Contractor shall skin the trunk area below the base clean without causing damage to live trunk tissue. The Contractor shall verify that the base meets the standard described herein each time a Mexican Fan Palm is pruned.

6. California Fan Palm (Washingtonia filifera): spent petiole bases are left uniformly long to form a nut which shall extend no more than eight (8) feet below the lowest live frond in the crown. Using hand tools, the Contractor shall skin the trunk area below the base clean without causing damage to live trunk tissue. The Contractor shall verify that the base meets the standard described herein each time a California Fan Palm is pruned.

7. Washingtonia filifera (California Fan Palm): spent petiole bases are left uniformly long to form a nut which shall extend no more than eight (8) feet below the lowest live frond in the crown. Using hand tools, CONTRACTOR shall skin the trunk area below the nut clean without causing damage to live trunk tissue. CONTRACTOR shall verify that the nut meets the standard described herein each time a California Fan Palm is pruned.

TREE REMOVAL

Tree removal consists of the removal of the entirety of a hardwood tree or palm tree and the removal of its root system.

1. The Contractor shall comply with all general specifications standards described herein.

2. The price given by the Contractor for tree removals shall be inclusive of all staff, materials and equipment necessary to remove trees as described herein. landscape irrigation components prior to the removal of a tree and its root system. The Contractor shall notify the City's designated representative in writing of any condition that prevents the removal of a tree and/or the grinding of its root system. The Contractor shall take all responsibility for any damage that occurs once the process of removing a tree and/or associated root grinding begins.

3. The Contractor shall comply with wildlife protection standards described herein whenever removing a tree.

4. The Contractor shall not remove any tree without first confirming that the tree being considered is indeed the tree to be removed. Any confusion should be resolved by contacting the City's designated representative for assistance. The errant removal of trees shall be penalized up to the cost of the replacement.

5. During a tree removal, the Contractor shall maintain control of the tree and its parts at all times, which shall include the selection and use of proper techniques and equipment. At no time shall branches, limbs or tree trunks be allowed to freefall and create damage of any type. The Contractor will be held liable for loss of control incidents and shall pay for all damages and associated costs.

6. Cranes and other rigging equipment shall be properly certified, with evidence of such available for inspection prior to use of said equipment in the City. Crane operators shall be certified by the National Commission for the Certification of Crane Operators (NCCCO) and shall display current certification prior to operating a crane in the City. The use of cranes and certified operators shall not result in additional charges to the City beyond the unit price for the work being performed (e.g., the price for tree removal).

7. While loading and handling debris, the Contractor shall maintain control at all times so as not to result in damage to the public rights of way or private property. In addition, the Contractor shall not drop logs or trunks as to create undue noise or shock impact related damages to public and/or private property.

8. Except in hillside areas where the stump needs to remain for soil stability, in the event that the stump is not removed the same day as tree removal, the stump shall be removed as described herein, no more than thirty (30) days from the initial tree removal. The Contractor shall be responsible for maintaining a Tree Stump Removal List on a daily basis with such list provided to the City weekly. Should the removal of any stump not occur within the thirty (30) day period, the Contractor will remove the stump, within forty-eight (48) hours of notification by the City, at the Contractor's expense. Stumps, including the root flare shall be ground to a depth of no less than eighteen (18) inches. Surface roots shall be traced and ground to a depth of no less than eight (8) inches.

9. Debris generated by stump grinding and root removal shall be removed from the site and replaced with a topsoil mix. Chips and stump grindings shall not be used as a backfill material.

10. As directed by the City's designated representative, trees on hillsides should be removed to a depth of one inch below grade, cut at the angle of the grade. The indentation shall be filled by the Contractor with wood chips.

11. The Contractor shall be responsible for the repair of any private property including any irrigation system components damaged during a tree removal or stump grinding. Repairs shall be made using components matching those that were damaged.

EXHIBIT B
SCHEDULE OF SERVICES

July 1, 2025 – June 30, 2027

EXHIBIT C
COMPENSATION

Awarded contract compensation is not to exceed $475,000 (annually) and unit pricing as noted below.

Cost Proposal
Tree Trimming and Tree Maintenance Services

The Cost Proposal Form shall be submitted with the proposal in a separate and sealed envelope. Contractor shall include a schedule of current hourly rates for all applicable personnel and State of California Craft and Prevailing Wage Determination.

ROUTINE ANNUAL TREE TRIMMING SERVICES

Routine Annual Tree Trimming	$ 89.00	per tree
Palm Tree Trimming – Any size	$ 89.00	per tree

SERVICE REQUESTS

Tree Pruning

0" to 6"	$ 89.00	per tree
7" to 12"	$ 115.00	per tree
13" to 18"	$ 170.00	per tree
19" to 24"	$ 235.00	per tree
25" to 30"	$ 300.00	per tree
31" and Over	$ 400.00	per tree

Crown Raising/Clearance Pruning

0" to 6"	$ 45.00	per tree
7" to 12"	$ 45.00	per tree
13" to 18"	$ 60.00	per tree
19" to 24"	$ 60.00	per tree
25" to 30"	$ 75.00	per tree
31" and Over	$ 75.00	per tree

Tree Removal and Stump Grinding

Tree Removal

0" to 6"	$ 39.00	per inch DBH
7" to 12"	$ 49.00	per inch DBH
13" to 18"	$ 49.00	per inch DBH
19" to 24"	$ 59.00	per inch DBH
25" to 30"	$ 59.00	per inch DBH

31" and Over	$ 59.00	per inch DBH
Stump Grinding	$ 19.00	per inch DBH at grade
Root Pruning	$ 29.00	per LF
Root Barrier Installation	$ 29.00	per LF
Tree Planting *(includes tree, materials, stakes, and planting costs)*		
15 gallons	$ 225.00	per tree
24" box	$ 425.00	per tree
36" box	$ 1,150.00	per tree
48" box	$ 2,450.00	per tree
60" box	$ 6,100.00	per tree
Tree Watering *(young trees, water truck/operator per hour)*	$ 105.00	per hour
General Labor Rates		
1 Ground-person	$ 105.00	per hour
1 Equipment Operator	$ 105.00	per hour
1 Trimmer	$ 105.00	per hour
Day Rate Service Crew *(Boom truck to include a chip body, Low decibel chipper, 1 trimmer, 2 ground persons)*	$ 2,520.00	per 8-hour day
Specialty Equipment Day Rate	$ 1,680.00	per 8-hour day
Emergency Services *(Fully equipped 3-person crew called in for emergency service)*		
During normal business hours	$ 360.00	per hour
After hours, weekends, holidays	$ 450.00	per hour
General Arborist Services	$ 180.00	per hour
Plant Health Care Services	$ 180.00	per hour

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize execution of Amendment No. 2 extending the term and compensation of the maintenance agreement with Conserve Landscape for the landscape lighting maintenance districts, project no 042623, in the amount of $910,537.50.

STAFF RECOMMENDATION:

Authorize execution of Amendment No. 2 extending the term and compensation of the maintenance agreement with Conserve Landscape for the landscape lighting maintenance districts, project no. 042623, in the amount of $910,537.50.

EXECUTIVE SUMMARY:

The City awarded a Request for Proposals (RFP) for Landscape Maintenance Services for Landscape Lighting and Maintenance Districts 1-40 Project No. 042623, on June 28, 2023, to Conserve Landscape LLC. The awarded agreement was for a two-year term (July 1, 2023 – June 30, 2025), in the amount of $1,821,075. The awarded contract term can be extended for two separate one-year term extensions based on language included in the RFP.

Conserve Landscape LLC is agreeable to extending its contract for the first additional one-year term extension and providing services at the existing monthly rate for all 40 districts of $60,697 and an annual not to exceed amount of $910,537.50.

FISCAL IMPACT:

The recommended action will not have a fiscal impact.

Attachment:
Amendment No. 2
Letter from Conserve

Amendment No. 2 to the Maintenance Services Agreement Between the City of Coachella and Conserve Landcare LLC Project No. 042623

1. Parties And Date.

This Amendment No. 2 to the Maintenance Services Agreement ("Amendment No. 2") is made and entered into this 14th day of May, 2025 by and between the City of Coachella ("City") and Conserve Landcare LLC, ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Amendment No.2.

2. Recitals.

2.1 Agreement. City and Contractor entered into that certain Agreement for Landscape Maintenance Service for the Landscape Maintenance Services for Landscape Lighting and Maintenance Districts 1-40 Project 042623 ("Agreement"), entered into on June 28, 2023.

2.2 Amendment. City and Contractor amended the Agreement for the first time to amend the term of the Agreement as set forth in this Amendment No. 1 on November 8, 2023 and desire to amend it a second time to extend the term of the agreement for one additional one-year term.

3. Amendments.

3.1. Term & Compensation. Section 3.1.2 and 3.3.1, of the Agreement are hereby deleted in their entirety and replaced with the following:

3.1.2 Term. The term of this Agreement shall be from July 1, 2023 to June 30, 2026, unless earlier terminated as provided herein. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement for one additional one-year term as stipulated in the RFP.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" (unchanged). The total compensation shall not exceed **two million seven hundred thirty-one thousand and six-hundred twelve dollars and fifty cents ($2,731,612.50) without written approval of City's City Council**. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No.2.

3.3 Counterparts. This Amendment No.2 may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Amendment.No.2 as of the date first written above.

THE CITY OF COACHELLA

By: _____
William B. Pattison, Jr.
Interim City Manager

Attest:

_____
City Clerk

Approved as to Form:

_____
Carlos Campos, City Attorney

CONSERVE LANDSCAPE LLC

By:_____

May 01, 2025

Alberto Gutierrez
City of Coachella LLMD 1-40, Project 042623
Public Works Department
53462 Enterprise Way
Coachella, CA 92236

Project Name: Conserve - 2025/2026 Landscape Maintenance

Dear Alberto,

Thank you for the opportunity to submit our proposal for landscape maintenance services at City of Coachella LLMD 1-40, Project 042623. We are experienced, equipped, and insured to perform requested services at your property.

Monthly Payment:	$60,697.00
Annual Amount:	$728,364.00
Start Date:	7/1/2025
End Date:	6/30/2026
Proposal Valid Until:	6/30/2025

Other:

District 1 - $906.00	District 20 - $982.00
District 2 - $679.00	District 21 - $1,132.00
District 3 - $226.00	District 22 - $1,283.00
District 4 - $340.00	District 23 - $1,359.00
District 6 - $981.00	District 24 - $14,647.00
District 7 - $491.00	District 25 - $830.00
District 9 - $717.00	District 27 - $1,359.00
District 10 - $94.00	District 28 - $1,774.00
District 11 - $226.00	District 29 - $1,585.00
District 12 - $340.00	District 30 - $1,736.00
District 13 - $1,585.00	District 31 - $1,661.00
District 14 - $491.00	District 32 - $3,020.00
District 15 - $566.00	District 33 - $1,359.00
District 16 - $8,305.00	District 34 - $226.00
District 17 - $2,567.00	District 35 - $453.00
District 18 - $1,963.00	District 36 - $1,359.00
District 19 - $1,774.00	District 38 - $1,283.00

	District 39 - $1,388.00
	District 40- $1,010.00

If this constitutes an agreement please sign as indicated, initial each page and return one original copy to our office. Thank you for the opportunity to be of service to you. We look forward to working with you on this project.

Sincerely,

Jeffery Morris
Account Manager - Maintenance
jmorris@conservelandcare.com / +1 760 690 6239

Master Service Agreement

SECTION 1 – GENERAL:

The following terms and conditions (the "Terms") apply to and govern all services ("Services") provided by Conserve LandCare, LLC (collectively, "Contractor") for the benefit of client and its affiliates (collectively, "Customer") pursuant to any accepted statement of work, order, purchase order or proposal or any other agreement between the parties (each, a "SOW"). Any capitalized terms used herein have the same meanings as in the applicable SOW unless separately defined herein. These Terms shall be effective as of the date set forth on the first SOW. Notwithstanding anything to the contrary, Contractor shall have the right to reject any statement of work, order, purchase order, proposal or other document issued by Customer in Contractor's sole and absolute discretion.

SECTION 2 – TERMS OF PAYMENT:

Notwithstanding anything else to the contrary, all payments due hereunder shall be made to Contractor within thirty (30) days from date of invoice from Contractor or as otherwise provided for in each applicable written SOW. If Customer fails to pay any amount due hereunder and such amounts remain due and outstanding for more than fifteen (15) days after such payments are due, Customer shall pay interest at the rate of 1.5% per month (or the maximum allowed by law if less) on such past due amount from the due date thereof until the payment date. If Customer's account is past due, Contractor may, with written notice, suspend its obligation to perform Services until payment has been satisfied. During the period of such suspension, Customer agrees and understands that Contractor will not be liable for any costs or damages incurred by Customer, including but not limited to consequential damages to Customer or any other party that may arise from or be related to such suspension of Services. Customer agrees to pay all reasonable attorney's fees and all other costs incurred by Contractor to collect any past due amounts and related interest.

The contract pricing set forth in any SOW will be adjusted annually in accordance with the CPI for all Urban Consumers for the Region applicable to the SOW (Consumer Price Index) or 3%, whichever is greater.

Lien Rights: Customer understands and acknowledges that persons or companies furnishing labor and materials for the improvement on Customer's real property may have lien rights on Customer's real property (including, for the avoidance of doubt, any buildings located thereon), if such persons or companies are not paid for furnishing such labor and materials (collectively, "Lien Claimants"). Lien Claimants may include Contractor, any other party who contracts directly with Customer, or any party who gives Customer notice within sixty (60) days after such party first furnishes labor or materials for the improvement of Customer's real property. Customer further acknowledges and agrees to provide any notices received from any Lien Claimants to Customer's mortgage lender (the "Lender"). In addition, Contractor agrees to cooperate with Customer and the Lender with respect to the timely payment of all potential Lien Claimants solely resulting from the Services.

SECTION 3 – SOW TERM AND TERMINATION:

The term of each SOW, as specified in such SOW, shall automatically renew for continuous succeeding one (1) month terms, unless terminated in accordance with these Terms or such SOW or if either party provides a written notice of non-renewal of such SOW at least thirty (30) days prior to the expiration of the then current term to the other party.

Contractor shall have the right to terminate any SOW by written notice to Customer at any time if Customer fails to comply with any material provision of these Terms or any SOW and Customer does not cure such breach (i) within fifteen (15) days of written notice from Contractor in the case of any failure to make any payment, or (ii) within sixty (60) days of written notice from Contractor in the case of any other failure to comply. To the extent the sixty (60)-day cure period only applies, Contractor cannot withhold or suspend services scheduled to be performed during such sixty (60) day cure period.

Customer shall have the right to terminate any SOW by written notice to Contractor at any time if Contractor breaches any of its material obligations hereunder and does not cure such breach within sixty (60) days of written notice from Customer of such breach.

In the event of termination of an SOW, Customer shall pay Contractor (i) all amounts related to such SOW due through the effective date of the termination, (ii) any monies due for regular monthly scheduled maintenance related to such SOW, (iii) any monies due for Services related to such SOW performed on or prior to the effective date of the termination, and (iv) any other amounts or fees set forth in such SOW (including, but not limited to, any termination fees). Contractor shall not be entitled to payment for any Services provided pursuant to such SOW that were not performed substantially in accordance with the specifications and provisions of such SOW.

SECTION 4 – RIGHT TO REMEDY:

In the event Customer becomes dissatisfied with the Services, Customer must notify Contractor of such deficiencies in writing. Within sixty (60) days of written notice from Customer of Customer's dissatisfaction, Contractor has the right to remedy all deficient Services to the satisfaction of Customer's reasonable expectations and within the parameters of the SOW deliverables and acceptable industry practices.

SECTION 5 – LIMITATION OF LIABILITY; DISCLAIMER OF WARRANTIES:

Contractor shall not have any liability related to any of the following:

(i) Death or decline in plant materials (a) due to improper selection, placement, or planting, or (b) not provided by Contractor;

(ii) Damage or disease due to (a) improper irrigation not under the control of Contractor, (b) lack of water, or (c) irrigation in accordance with irrigation restrictions;

(iii) Exposed cables/wires or irrigation components/lines normally located below the surface;

(iv) Flooding, storm, snow, wind, fire, lightning, cold, pandemic or other Act Of God or similar causes;

(v) Damage caused by or to any item hidden in the landscape and not clearly guarded or marked; and

(vi) Damage due to vandalism.

In no event shall either party be liable to the other for any special, incidental, indirect, consequential or contingent damages whatsoever, including, without limitation, loss of profits, injuries to property, whether or not such party has been advised of the possibility of such a loss, or whether the claim is for breach of contract, tort, breach of warranty, negligence or otherwise. The essential purpose of this section is to limit the potential liability of the parties arising out of these terms, the SOWs and the services provided thereunder. Customer acknowledges and agrees that its sole and exclusive remedy for any claim or damage arising from or otherwise related to these terms, any SOW or the services, whether in contract or in tort, shall be limited to the recovery of the lesser of: (A) The amount of actual direct monetary loss suffered by customer, or (B) The actual amount paid by customer to contractor for the specific services from which the customer's claim or damages allegedly arose during the shorter of (i) The term of the applicable SOW, or (ii) The three (3) month period prior to the date on which the subject breach allegedly occurred. Except for any warranties set forth in a written SOW, Contractor makes no representations or warranties, whether written, oral, express or implied, with respect to the Services, and each party hereby expressly disclaims any and all implied warranties, including the warranties of merchantability and fitness for a particular purpose. Customer acknowledges and agrees that Contractor would not enter into these Terms or any SOW for the consideration given by Customer but for the limitations of liability and damages contained in these Terms, and that the right to receive the Services in exchange for the limitations in these Terms and the other consideration given by Customer for the Services constitute a bargain that is fair and reasonable.

SECTION 6 – INDEMNIFICATION:

Customer shall protect, indemnify, defend and hold Contractor and its owners, members, managers, officers, independent contractors, employees, sub-contractors and agents (collectively, the "Contractor Parties") harmless from and against any and all claims, liabilities, demands, causes of action, losses or damages (including without limitation all liability for personal injury, property damage or commercial loss) and all costs and expenses (including without limitation attorneys' fees) (collectively, "Losses") incurred in connection therewith that may be asserted against or incurred by any of the Contractor Parties in connection with (i) Contractor's provision of the Services, (ii) Customer's breach of any SOW or these Terms, or (iii) any act, omission or misrepresentation of Customer or Customer's employees or agents.

Notwithstanding the foregoing, the parties agree that the Contractor is an independent contractor and that the Customer shall have no liability due to injury to the Contractor or Contractor's agents or employees, unless such injury was caused in whole or in part by the Customer's negligence.

SECTION 7 – PERMITS AND INSURANCE:

Contractor shall have any and all necessary permits, certificates and licenses required by the state and locality in which the property is located to perform the work set forth in each applicable SOW. Contractor shall produce and provide all such permits, certificates and licenses at the request of Customer to Customer or Customer's property manager. Furthermore, Contractor shall have all required Workman's Compensation Insurance coverage and Liability Insurance coverage (see below). Contractor also shall pay all local, state and federal taxes including sales and use taxes for the work set forth in each SOW. The parties agree that, at all times during the term of each SOW, Contractor will keep in force, with an insurance company licensed to do business in the state in which the property is located, the following policies:

Workers' Compensation Insurance: Coverage shall be provided as required by the state in which the property is located, subject to statutory limits, and Employer's Liability insurance with limits of no less than $100,000 per accident for bodily injury or disease.

Commercial General Liability Insurance: Coverage shall be written on a form at least as broad as the Insurance Services Office (ISO) Form CG 00 01 covering Commercial General Liability on an "occurrence: basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 in the aggregate. Customer shall be covered by this policy as an Additional Insured on a primary and non-contributory basis, utilizing endorsements at least as broad as the combination of ISO Form CG 20 10 04 13 for Ongoing Operations and ISO Form CG 20 37 04 13 for Products and Completed Operations.

Commercial Automobile Liability Insurance: Coverage shall be written on a form at least as broad as ISO Form CA 00 01, covering any automobile owned or hired by Contractor as well as non-owned automobiles used in connection with any SOW, subject to combined single limit of no less than $500,000. Customer shall be covered by this policy as an Additional Insured on a primary and non-contributory basis.

All policies shall include a waiver of subrogation in favor of Customer and shall provide that coverage will not be canceled without thirty (30) days prior written notice to Customer. Coverage may be canceled without thirty (30) days prior written notice to Customer only if such policy is canceled due to Contractor's non-payment of policy premiums.

SECTION 8 – NOTICES:

Any notices or other communications required or permitted hereunder or in connection with any SOW shall be in writing, and shall be deemed effectively given on the date when personally delivered, sent by express courier, sent electronically, or deposited in the mail, registered or certified, postage prepaid, return receipt requested, addressed to the party to be served, to the applicable address set forth on the applicable SOW, unless such party has provided an updated address to the other party pursuant to the provisions of this section.

SECTION 9 – MATERIALS, TOOLS AND CLEAN-UP:

Contractor shall be responsible for the security and welfare of Contractor's tools, construction equipment, vehicles, machinery and materials (collectively, "Equipment") while on Customer's property. All Equipment shall be safely and properly used and stored while on Customer's property.

All debris and waste materials produced by Contractor in the performance of the Services ("Waste") will be removed at the end of each day before Contractor departs from the property, so long as the weather permits. Contractor shall keep Customer's and any adjoining property free from accumulation of any Waste. Additionally, during Contractor's course of engagement and solely with respect to the performance of its Services, Contractor shall maintain free, clear and unobstructed egress and ingress with respect to Customer's property.

At the completion of the applicable Services under each SOW, Contractor shall remove from Customer's property all Waste and Equipment, and return all affected areas of the property to a "broom clean" condition. If Contractor fails to diligently proceed with the clean-up set forth in the preceding sentence within three (3) business days after receipt of a properly delivered notice from Customer described such failure, Customer may proceed with such clean-up and Contractor shall be responsible for the reasonable fees paid by Customer for such clean-up.

SECTION 10 – OTHER SERVICES:

Any Services not stated in a written SOW can be accomplished by Contractor at an additional charge to be negotiated by the parties before such Services are performed. Contractor shall obtain Customer's prior written approval before commencing any Services not stated in a written SOW or any Services which will result in any additional charge to Customer not contemplated in a written SOW.

SECTION 11 – PROFESSIONAL DEMEANOR:

All of Contractor's employees shall each wear identifying shirts, jackets or vests while on Customer's property. A foreman will be on the job supervising Contractor's employees at all times. No employee of Contractor shall directly or indirectly accept payment or compensation for any Services from any homeowner that is not a customer covered under any SOW from Customer.

SECTION 12 – CERTAIN COMMUNICATIONS:

The Terms of this section shall only apply when Customer is a property manager. Customer shall set up a procedure for comments by the residents which will then be promptly transmitted to Contractor. All related communications from Contractor shall be submitted to the property manager.

SECTION 13 – EMERGENCIES:

Contractor agrees to respond to all emergency situations within twenty-four (24) hours, and all other situations within two (2) business days after notification thereof. Contractor will respond with either written or verbal acknowledgement of the situation and provide Contractor's "plan of action". In order to proceed with any "plan of action," Contractor must receive Customer's written approval to proceed on such basis.

SECTION 14 – NON-SOLICITATION:

Customer acknowledges that Contractor provides a valuable service by identifying and assigning personnel to perform the services hereunder. Customer further acknowledges that Contractor would be deprived of the benefits of its work force, and would experience substantial cost, if Customer were to hire, or contract with Contractor's personnel after they have been introduced to Customer by Contractor. Accordingly, Customer agrees that during the term of this Agreement and for twenty-four (24) months thereafter, neither Customer, nor any of its affiliates, successors, or assigns, shall recruit, solicit, hire, or otherwise contract directly, or indirectly with any personnel of Contractor who have been introduced to Customer by Contractor, or who are, or have been assigned to perform work for Customer hereunder. Notwithstanding the foregoing, Customer may contract with any of Contractor's personnel who: (i) had no previous direct contact with Customer; or (ii) have responded to a general, publicly-available advertisement for employment.

To the extent Customer fails to comply with this obligation, Customer shall pay to Contractor an amount equal to two years compensation of such personnel, based on the current rate of compensation paid to such personnel by Contractor as of the last date services were performed for Contractor.

SECTION 15 – MISCELLANEOUS:

A. **Governing Law**. These Terms and each SOW shall be governed by, and construed and enforced in accordance with, the laws of the state and locality in which the property is located, without regard to the conflict-of-laws provisions of such state.

B. **Dispute Resolution/Arbitration**. If a controversy, claim or dispute arises out of or relates to this Agreement or the breach thereof, and if the dispute cannot be settled through direct discussions, the parties agree to endeavor first to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before reporting to arbitration. Each of the parties shall pay one half of the American Arbitration Association mediation fees including the fees charged by the mediator. Each of the parties shall bear their own attorney's fees in the mediation. **THE PARTIES FURTHER AGREE THAT ANY CONTROVERSY, CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR BREACH THEREOF, THAT IS NOT RESOLVED THROUGH THE MEDIATION AS PROVIDED FOR THE IMMEDIATELY PRECEDING PARAGRAPH SHALL BE SETTLED BY BINDING ARBITRATION IN THE COUNTY AND STATE IN WHICH THE PROJECT IS LOCATED, IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION THEN IN EFFECT. THE ARBITRATOR SHALL BE AN ATTORNEY ADMITTED TO PRACTICE LAW IN THE SPECIFIC STATE IN WHICH SERVICES ARE PROVIDED, WITH**

AT LEAST FIFTEEN (15) YEARS OF BUSINESS LAW EXPERIENCE. THE AWARD RENDERED BY THE ARBITRATOR SHALL BE FINAL AND NON-APPEALABLE AND MAY BE ENTERED AS A FINAL JUDGMENT IN ANY COURT HAVING JURISDICTION THEREOF. THE AWARD OF THE ARBITRATOR SHALL BE IN THE FORM OF FINDINGS OF FACT AND CONCLUSIONS OF LAW AND SHALL SET FORTH IN DETAIL THE LEGAL AND FACTUAL BASIS OF THE DECISION.

C. **Attorneys Fees and Costs.** The prevailing party in any arbitration or legal action (except for mediation as provided for in the immediately preceding) shall be entitled to an award of its attorney's fees and costs including the fees charged by the American Arbitration Association and the arbitrator. Each of the parties acknowledges and agrees that by entering into this Agreement and this arbitration provision that it is giving up its rights to trial by judge and jury and giving up its right to appeal.

D. **Relationship of Parties/Independent Contractor.** Contractor is an independent contractor of Customer, and these Terms and the SOW(s) shall not be deemed to create a partnership, joint venture or employment relationship.

E. **Force Majeure**. Contractor will not be liable or responsible to Customer for any delay, damage, loss, failure, or inability to perform caused by "Force Majeure". The term "Force Majeure" as used in this Agreement means the following: an act of God, strike, war, public rioting, lightning, fire, storm, flood, explosions, inability to obtain materials, supplies, epidemics, landslides, lightning storms, earthquakes, floods, storms, washouts, civil disturbances, explosions, acts of terrorism, breakage or accident to machinery or lines of equipment, temporary failure of equipment, freezing of equipment and any other cause whether of the kinds specifically enumerated above or otherwise which is not reasonably within the control of the party whose performance is to be excused and which by the exercise of due diligence could not be reasonably prevented or overcome..

F. **Non-Waiver/Modification of Agreement.** Failure by a party to require performance by the other party or to claim a breach shall not be construed as a waiver of any right. These Terms shall be binding upon, inure to the benefit of, and be enforceable by Customer, Contractor and Contractor's respective legal representatives, successors and permitted assigns. Unless otherwise provided by these Terms, Customer and Contractor may not change or modify these Terms except by a writing making specific reference to these Terms signed by both parties.

G. **Assignment**. Customer shall not assign these Terms and/or any SOW without the prior written consent of Contractor which shall not be unreasonably withheld or delayed.

H. **Integration.** The SOW(s) and these Terms represent the entire agreement between Customer and Contractor with regard to the subject matter therein and hereof, and supersede and terminate all prior oral or written agreements, understandings and/or representations between the parties. If there is a conflict between the terms of these Terms and any SOW, these Terms shall control. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not contained in this Agreement, and that no other agreement, statement or promise not contained in this Agreement will be valid and binding.

I. **Survival of Terms.** The provisions of these Terms shall survive any termination of any SOW.

J. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original copy of this Agreement, and all of which, when taken together, shall be deemed to constitute but one and the same agreement.

K. **Severability.** If any term or provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and every other term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date first above written. THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Accepted for Conserve LandCare, LLC by:

_____

Signature

_____

Name / Title

_____

Date

Accepted for City of Coachella LLMD 1-40, Project 042623 by:

_____

Signature

_____

Name / Title

_____

Date

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer

SUBJECT: Amendment No. 2 to the Reimbursement Agreement with Coachella Valley Association of Governments (CVAG) in an amount of $5,375,000 for plans, specifications, and estimates and right-of-way activities and appropriate $125,000 for the Interchange at State Route 86 on Avenue 50 project and Avenue 50 between Oates Lane and Cabazon Drive project, City Projects ST-81 and ST-146.

STAFF RECOMMENDATION:

- Authorize the Interim City Manager and Mayor to Execute Amendment No. 2 to the Reimbursement Agreement with Coachella Valley Association of Governments (CVAG) in an amount of $5,375,000 for plans, specifications, and estimates and right-of-way activities, and;
- Appropriate $125,000 from Street DIF for the Interchange at State Route 86 on Avenue 50 and Avenue 50 between Oates Lane and Cabazon Drive, City Projects ST-81 and ST-146.

BACKGROUND:

On November 13, 2013, a reimbursement agreement was made and entered by and between the City of Coachella and the Coachella Valley Association of Governments for a total of $1,108,500 regional funds toward the engineering, design and environmental work for two projects along Avenue 50: a new bridge over the Coachella Valley Stormwater (CVS) Channel and a new interchange at State Route 86 (S-86). Amendment No. 1 provided additional funding for the bridge over the CVS Channel, City Project ST-69. Amendment No. 2 is for the New Interchange at State Route 86 on Avenue 50 (ST-81) and include improvements to an additional segment of Avenue 50 between Oates Lane and Cabazon Drive Project (ST-146), increasing the Regional Arterial Program Funding Contribution from $5,535,626 to $10,910,626,an increase of $5,375,000 to provide shovel ready plans, specifications and estimates (PS&E) and right-of-way (R/W). This Amendment is in response to the request made by the City on March 20, 2025. The CVAG Executive Committee approved it on April 28, 2025.

DISCUSSION/ANALYSIS:

Avenue 50 is classified as a primary arterial with bicycle facilities per the Mobility Element of the General Plan. Avenue 50 between Oates Lane and Cabazon Drive is currently a 2-lane road. The proposed roadway segment will have two lanes in each direction and include pedestrian and bicycle facilities on the southside of Avenue 50 within City right-of-way. The project is adjacent to the 4-lane bridge over the Whitewater Channel that is scheduled to begin construction in FY 25/26. The City has requested from CVAG additional regional funding for the final design phase (PS&E) and right-of-way acquisition of the Avenue 50 roadway widening between Oates Lane and Cabazon Drive and the Interchange at SR-86. This will make the project shovel ready, which will help make it more competitive as the City seeks to secure additional funding for the interchange and street improvements.

FISCAL IMPACT:

This amendment adds $5,000,000 to the Interchange at State Route 86 on Avenue 50. For this project, the City's reimbursement to CVAG of the additional $1,250,000 in regional funding will be deferred until the project construction phase. The regional contribution for the segment on Avenue 50 between Oates Lane and Cabazon Drive is $375,000, and City share is $125,000. With this action, Council approves the appropriation of $125,000 from Street DIF (Fund 127).

ATTACHMENTS:

1. Amendment No. 2 to the Reimbursement Agreement

Contract #: CVAG 20-022B-02

AMENDMENT NUMBER TWO
to the
TWO-PROJECT AGREEMENT WITH THE CITY OF COACHELLA TO PROVIDE REGIONAL FUNDS FOR PLANS, SPECIFICATIONS AND ESTIMATES AND RIGHT-OF-WAY ACTIVITIES FOR A NEW BRIDGE OVER THE COACHELLA VALLEY STORMWATER CHANNEL ONLY ON AVENUE 50

This **AMENDMENT NUMBER TWO** is made and entered into this 28th day of April, 2025, by and between the **Coachella Valley Association of Governments**, a California joint powers agency **(CVAG)**, and **the City of Coachella** (Agency), and is made with reference to the following background facts and circumstances. All other terms and conditions shall remain the same as stated in the original Agreement for a New Bridge Over the Coachella Valley Stormwater Channel and a New Interchange at State Route 86, both on Avenue 50.

The Engineering Design and Environmental Document work is completed for the two projects. Amendment Number One provided additional funding for the Avenue 50 Bridge Over the Coachella Valley Stormwater Channel to complete plans, specifications and estimates (PS&E) and right-of-way (R/W). This Amendment Number Two authorizes CVAG to provide additional funding for the New Interchange at State Route 86 on Avenue 50 and include improvements to an additional segment of Avenue 50 between Oates Lane and Cabazon Drive Project, increasing the Regional Arterial Program Funding Contribution from $5,535,626 to $10,910,626, an increase of $5,375,000 to provide shovel ready plans, specifications and estimates (PS&E) and right-of-way (R/W). This amendment will also extend the time trigger for construction to July 1, 2029.

This amendment provides for the City to reimburse CVAG for deferred design costs should construction not go forward by the time trigger.

This amendment adds $5,000,000 to the Interchange at State Route 86 on Avenue 50. For this project, the City's reimbursement to CVAG of the additional $1,250,000 in regional funding will be deferred until the project construction phase. The regional contribution for the segment on Avenue 50 between Oates Lane and Cabazon Drive is $375,000, and City share is $125,000.

Summary

Original Authorization	$ 1,505,000
Split: CVAG Share (75%): $1,108,500;	*Coachella share (25%): $396,500*
Amendment Number One	$ 5,902,835
Split: CVAG Share (75%): $4,427,126;	*Coachella share (25%): $1,475,709*
Amendment Number Two	$ 5,500,000
Split: CVAG Share (75%): $5,375,000;	*Coachella share (25%): $125,000*

City share deferred to be reimbursed to CVAG during construction: $1,250,000

Total Authorized Allocation	**$ 12,907,835**

IN WITNESS WHEREOF, the parties hereto have caused this **Amendment Number Two** to be executed by their duly authorized representatives on this date:

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

By: _____
Ted Weill, CVAG Chair

ATTEST:

BY:_____
Tom Kirk, CVAG Executive Director

CITY OF COACHELLA

By: _____
Steven Hernandez, Mayor

ATTEST:

By: _____
William Pattison, Interim City Manager

Page 165

Item 20.

CVAG, 2025. Sources: CVCC, Riverside County GIS, US Census Bureau, Esri

CITY OF COACHELLA
53-990 ENTERPRISE WAY, COACHELLA, CALIFORNIA 92236
PHONE (760) 398-3502 • WWW.COACHELLA.ORG

March 20, 2025

Jonathan Hoy
Director of Transportation
Coachella Valley Association of Governments
74-199 El Paseo, Suite 100
Palm Desert, CA 92260

Subject: Request for Amendment #2 for a New Interchange at State Route 86 on Avenue 50 Project and Avenue 50 between Oates Lane and Cabazon Drive Project

Dear Mr. Hoy,

The City of Coachella respectfully requests the Coachella Valley Association of Governments (CVAG) approve Amendment No. 2 to the Agency Reimbursement Agreement between the City of Coachella and CVAG for the *New Interchange at State Route 86 on Avenue 50 Project # B-402 and Avenue 50 between Oates Lane and Cabazon Drive Project # B-401* increasing the Regional Arterial Program Funding Contribution from $5,535,626 to $10,910,626, an increase of $5,375,000. It also requests Amendment No. 2 extend the time trigger for construction to July 1, 2029. This amendment would be for phase 2 of the two-project agreement and an additional segment of Avenue 50 between Oates Lane and Cabazon Drive (Project 3) for shovel ready plans, specifications and estimates (PS&E) and right-of-way (R/W).

Avenue 50 is classified as a primary arterial with bicycle facilities per the Mobility Element of the City's General Plan. Avenue 50 between Oates Lane and Cabazon Drive is currently a 2 lane road. The proposed roadway segment will have two lanes in each direction and include pedestrian and bicycle facilities on the southside of Avenue 50 within City right-of-way. The project is adjacent to project B-402 (Phase 1) that includes a new 4-lane bridge over the Whitewater Channel scheduled to begin construction in FY 25/26. With the new alignment on Avenue 50 the City is coordinating construction of this segment to complete the gap between phase 1 of B-401 and B-402 at the same time.

CVAG previously authorized and obligated the following:

Original Reimbursement Agreement, dated 10/28/13 (Phase 1 & 2)	$	1,108,500
Amendment 1, dated 9/21/20 (Phase 1 only)	$	4,427,126
Total CVAG Funding Authorization to date:	**$**	**5,535,626**

This Proposed Amendment Request would add $5,000,000 to phase 2 and $375,000 to the segment on Avenue 50 between Oates Lane and Cabazon Drive.

The Project's cost estimate per segment is:

Avenue 50	Project 1 - Bridge over WWR	Project 2 -SR-86 Interchange	Project 3 – Oates Lane to Cabazon Drive
Phase	**Estimated Cost**	**Estimated Cost**	**Estimated Cost**
PA/ED	$1,016,000	$1,400,000	-
PS&E	$3,984,000	$3,000,000	$300,000
Right of Way	$5,500,000	$2,000,000	$200,000
Construction	TBD	TBD	*$2,700,000 (estimated FY 25/26)*
Contingency	TBD	TBD	-
Total Costs:	**$10,500,000**	**$6,400,000**	**$3,200,000**

The Project's funding includes:

Funding Source	Funding Amount
Outside Funding (DEMO):	$719,920.75
Outside Funding (HBP):	$3,719,588
City Funding Share:	$2,049,865.25
CVAG Funding Share:	$10,910,626
Total Costs:	**$17,400,000**

The increased project costs for this amendment will provide shovel ready plans, specifications and estimates and right-of-way for phase 2 and project 3 of Avenue 50. The PA&ED phase has been completed for phases 1 & 2, including CEQA and NEPA documents. The City has been awarded HBP funds for the phase 1 portion of the project and has been seeking federal and state funds for phase 2, including Nationally Significant Federal Lands and Tribal Projects Program (NSFLTP), Trade Corridor Enhancement Program (TCEP) and Better Utilizing Investments to Leverage Development (BUILD) grant applications. The City recognizes a shovel ready project with a complete PS&E package will be more competitive and successful in these efforts. The City respectfully requests CVAG provide the full $5,000,000 for phase 2 PS&E and R/W at this time City's 25% match ($1,250,000) for phase 2 will be paid during the construction phase by reducing the CVAG construction match by the corresponding $1,250,000 during that phase. City requests the standard 75%/25% split for the project 3 Oates Lane to Cabazon Drive PS&E and R/W which has a total estimated cost of $500,000 ($375,000-CVAG / $125,000-City).

The City of Coachella appreciates CVAG's consideration of increasing the Regional Arterial Program funding contribution toward the proposed New Interchange at State Route 86 and between Oates Lane and Cabazon Drive on Avenue 50.

Please feel free to contact Andrew Simmons at 760-398-5744 if you have questions.

Sincerely,

Andrew Simmons, P.E.
City Engineer

Enclosures:

1) Project Maps
2) CVAG Amendment Request Checklist

Avenue 50 Improvements from Oates Ln to SR-86

3/17/2025

1:10,588

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 k

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetM contributors, and the GIS User Community, Maxar

New Interchange at State Route 86 on Avenue 50

3/17/2025

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

1:5,294

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetM contributors, and the GIS User Community, Maxar

Avenue 50 between Oates Lane and Cabazon Drive

3/17/2025

1:10,588

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 k

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetM contributors, and the GIS User Community, Maxar

CVAG REIMBURSEMENT AGREEMENT - AMENDMENT REQUEST FORM

Lead Agency: City of Coachella

Project Name: Avenue 50 New Interchange at SR-86 and Oates L

Project Description: New Interchange at State Route 86 on Avenue 50 and widen Avenue 50 from Oates Lane to Cabazon Drive

Agency Project Manager: Andrew Simmons

Agreement Number: CVAG 20-022

Current Project Phase:
- [ ] PSR
- [ ] PS&E
- [x] PA/ED
- [ ] ROW
- [ ] CON

Current Project Budget:

PHASE	FUND SOURCE	PRIOR	24/25	25/26	26/27	27/28	28/29
PA&ED	DEMO	719,920.75					
PS&E / R/W Phase 1	HBP	3,719,588					
City Fund	Local	1,924865.2					

Authorized Regional Funding to date: 5,535,626

Additional Regional Funding Request: 5,375,000

Current Time Trigger: 24 months

Proposed Time Trigger: 7/1/2029

Project Schedule

	Start:	Complete:
PSR:		
PA/ED:		
PS&E:	7/1/25	1/1/28
ROW:	7/1/25	1/1/27
CON:	7/1/29	7/1/31

Moving to Next Phase of Project Development?
- [x] Yes
- [ ] No

Scope Change?
- [x] Yes
- [ ] No

Proposed Scope Change: Add project 3 to include the segment on Avenue 50 between Oates Lane and Cabazon Drive

Justification of Amendment Request: Ready to start PS&E phase of phase 2 of this project
Adding project 3 to close the gap between an old project and existing project and complete widening on Avenue 50 between the grade separation and new bridge and interchange.

Requested by (Date): 3/20/25

Project Map Attachment

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Approve Resolution authorizing the application submittal for the Fiscal Year 2024 Emergency Management Performance Grant (EMPG), in the amount of $7,779.

STAFF RECOMMENDATION:

Approve Resolution authorizing the application submittal for the Fiscal Year 2024 Emergency Management Performance Grant (EMPG), in the amount of $7,779.

EXECUTIVE SUMMARY:

The County of Riverside has released its Emergency Management Performance Grant (EMPG). The identified maximum per capital allocation the City of Coachella is eligible to receive is $7,779. This grant does require a 100% match (1 to 1 ratio), thus the total expenditures must total $15,558 to receive the full allocation available to the City of Coachella.

Staff is recommending requesting these funds be used to recover costs for the city's annual service contract with the County of Riverside Emergency Management Department for an Emergency Services Coordinator. The recommended submittal for reimbursement of staffing expenses for the Emergency Services Coordinator will total $7,779; this will reimburse city for County staffing expenses.

FISCAL IMPACT:

As the match amounts are already budgeted for in the current fiscal year, the recommended actions will have positive fiscal impact.

Attachment:
Resolution

RESOLUTION NO. 2025-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA AUTHORIZING THE CITY MANAGER TO ACT AS THE AUTHORIZED AGENT TO FILE AND EXECUTE ALL RELATED PROJECT APPLICATION DOCUMENTS FOR THE FISCAL YEAR 2024 EMERGENCY MANAGEMENT PREPAREDNESS GRANT (EMPG) ON BEHALF OF THE CITY OF COACHELLA.

WHEREAS, by the City Council of the City of Coachella, a public entity established under the laws of the State of California, that the EMPG application be submitted to the County of Riverside for consideration;

WHEREAS, that the City of Coachella, a public entity, established under the laws of the State of California, hereby identifies the City Manager as the authorized agent to sign all related grant documents pertaining to the EMPG;

WHEREAS, Emergency Management is a prime concern of the all emergency management organization;

WHEREAS, the City has the resources available to provide a 100% in-kind match and complete the project;

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Coachella held on the 14th day of May 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steven Hernandez, Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

_____
Carlos L. Campos, City Attorney
City of Coachella

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

I, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2025-18 adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 14th day of May, 2025.

_____
Angela M. Zepeda, City Clerk

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Adopt resolution recognizing the Local Hazard Mitigation Plan (LHMP) into the safety element of the general plan to establish conformance with the requirements of Assembly Bill No. 2140.

STAFF RECOMMENDATION:

Adopt resolution recognizing the Local Hazard Mitigation Plan (LHMP) into the safety element of the general plan to establish conformance with the requirements of Assembly Bill No. 2140.

EXECUTIVE SUMMARY:

The Disaster Mitigation Act of 2000 (DMA2000) established a national program for pre-disaster mitigation, which provides federal funding for projects that are not dependent on a presidential disaster declaration and streamlines the administration of disaster relief. To be eligible for federal disaster relief, DMA2000 requires local agencies to conduct a disaster mitigation planning process that includes a Local Hazard Mitigation Plan (LHMP). The LHMP for the City was developed in accordance with the DMA 2000 and followed FEMA's 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies.

On February 28, 2024, the LHMP was adopted and approved by the City Council. Cal OES and FEMA recently included new language allowing for compliance with Assembly Bill No. 2140 (AB 2140). AB 2140 is a state incentive that allows California counties and cities to adopt their current LHMPs into the Safety Element of the General Plans. Passed in 2006, Assembly Bill No. 2140 (AB 2140) allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved local hazard mitigation plans (LHMPs) into the Safety Element of their General Plan. This adoption, along with other requirements, makes the county or city eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the California Disaster Assistance Act (CDAA). AB 2140 compliance is not a requirement; however, if the city is compliant, it is eligible to be considered for an up to an additional 6.25% local share to

be funded by the state, essentially covering the entire local-share cost for eligible Public Assistance projects in the future.

FISCAL IMPACT:

None.

Attachment:
Resolution
City Adopted LHMP

RESOLUTION NO. 2025-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, ADOPTING THE LOCAL HAZARD MITIGATION PLAN INTO THE SAFETY ELEMENT OF THE GENERAL PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF ASSEMBLY BILL 2140.

WHEREAS, the City Council of the City of Coachella, recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, the U.S. Congress passed the Disaster Mitigation Act of 2000 emphasizing the need for pre-disaster mitigation of potential hazards; and

WHEREAS, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

WHEREAS, an adopted Local Hazard Mitigation Plan (LHMP) is required as a condition of future funding for mitigation projects under multiple FEMA pre and post disaster mitigation grant programs; and

WHEREAS, on February 28, 2024, the City of Coachella, adopted a LHMP and this adoption demonstrates the jurisdiction's commitment of fulfilling the mitigation goals and objectives as outlined in its LHMP; and

WHEREAS, the California Office of Emergency Services and Federal Emergency Management Agency**,** Region IX officials have reviewed and approved the City of Coachella's Local Hazard Mitigation Plan; and

WHEREAS, adoption by the City Council demonstrates the jurisdiction's commitment of fulfilling the mitigation goals and objectives outlined in its LHMP and legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan; and

WHEREAS, local jurisdiction reimbursement for mitigation projects and cost recovery after a disaster is guided by Government Code Section 8685.9 (Assembly Bill 2140); and

WHEREAS, in 2006, the state adopted Assembly Bill (AB) 2140 which added provisions specifying what is to be included in a LHMP and requiring a linkage between a local jurisdiction's LHMP and the Safety Element of their General Plan; and

WHEREAS, AB 2140 requires a jurisdiction to adopt the LHMP into the Safety Element of the General Plan in order to be fully eligible for disaster relief funding under the California Disaster Assistance Act; and

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF COACHELLA RESOLVE AS FOLLOWS:

1. The City Council adopts its Local Hazard Mitigation Plan attached hereto as Exhibit A by reference into the safety element of the general plan in accordance with the requirements of AB 2140; and
2. The City will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to establish conformance with the requirements of AB 2140.

Adopted by the City Council of the City of Coachella on the 14th day of May 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steven Hernandez, Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

_____
Carlos L. Campos, City Attorney
City of Coachella

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

I, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2025-19 adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 14th day of May, 2025.

_____
Angela M. Zepeda, City Clerk

LOCAL HAZARD MITIGATION PLAN

2022

Prepared by: Maritza Martinez

City of Coachella

12/1/2022

CONTACT INFORMATION

CITY OF COACHELLA

Name: Maritza Martinez
Title: Public Works Director
Address: 53462 Enterprise Way
City, State and Zip: Coachella, CA 92236

Direct Contact: (951) 818-4239
Fax: 7603981630
Email: mmartinez@coachella.org

PLAN ADOPTION/RESOLUTION

The City of Coachella will submit plans to Riverside County Emergency Management Department who will forward to California Governor's Office of Emergency Services (CAL OES) for review prior to being submitted to the Federal Emergency Management Agency (FEMA). In addition, we will wait to receive an "Approval Pending Adoption" letter from FEMA before taking the plan to our local governing bodies for adoption. Upon approval, the City of Coachella will insert the signed resolution.

EXECUTIVE SUMMARY

The purpose of this local hazard mitigation plan is to identify the City's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards.

The plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 to achieve eligibility and potentially secure mitigation funding through Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs.

The City of Coachella's continual efforts to maintain a disaster-mitigation strategy is on-going. Our goal is to develop and maintain an all-inclusive plan to include all jurisdictions, special districts, businesses, and community organizations to promote consistency, continuity, and unification.

The City's planning process followed a methodology presented by FEMA and CAL-OES which included conducting meetings with the Operational Area Planning Committee (OAPC) coordinated by Riverside County Emergency Management Department (EMD) comprised of participating Federal, State and local jurisdictions agencies, special districts, school districts, non-profit communities, universities, businesses, tribes, and the general public.

The plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources, identifies mitigation shortcomings, provides future mitigation planning and maintenance of existing plan.

The plan will be implemented upon FEMA approval.

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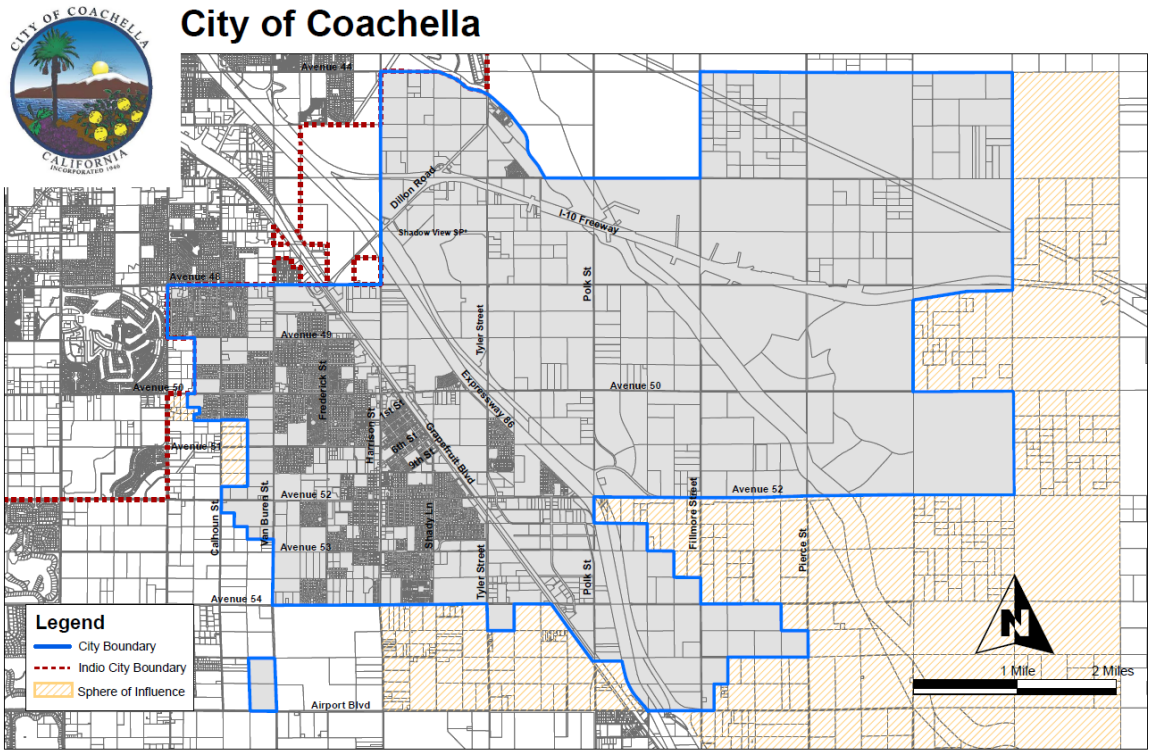
SECTION 1.0 - COMMUNITY PROFILE

1.1 CITY MAP

Figure 1-1: Map of Coachella Planning Area



1.2 GEOGRAPHY AND CLIMATE DESCRIPTION

Coachella is a city in Riverside County, California; it is the easternmost city in the region collectively known as the Coachella Valley. It is located 28 miles east of Palm Springs, 72 miles east of Riverside, and 130 miles east of Los Angeles.

The eastern half of the Coachella Valley is below sea level, and the area's average elevation is 68 feet (35 m) below sea level. The Salton Sea, a saltwater lake located about 10 miles (16 km) South of Coachella, lies 227 feet (69 m) below sea level.

The city also lends its name to the Coachella grapefruit; the town's stretch of State Route 111 is named Grapefruit Boulevard in its honor. Coachella is an area which contains large year-round agricultural corporate farms and fruit groves, particularly of citrus (lemons, oranges, grapefruit) and date palms;

Harrison Street or State Route 86 is declared historic U.S. Route 99, the major thoroughfare that connects with Interstate 10 a few miles north of town.

1.3 BRIEF HISTORY

Known as the "City of Eternal Sunshine", Coachella is largely a rural, agricultural, family-oriented community in the desert and one of the state's fastest growing cities in the late 20th century. When it first incorporated back in 1946, it had 1,000 residents.

The city was originally founded as Woodspur in 1876, when the Southern Pacific Railroad built a rail siding on the site. In the 1880s the indigenous Cahuilla tribe sold their land plots to the railroads for new lands east of the current town site, and in the 1890s, a few hundred triquetrous took up settlement along the tracks.

The origin of the name Coachella is unclear, but in 1901 the citizens of Woodspur voted on a new name for their community; at their town hall meeting, the homeowners settled on "Coachella". Some locals believe it was a misspelling of Conchilla, a Spanish word for the small white snail shells found in the valley's sandy soil, vestiges of a lake which dried up over 3,000 years ago.

Coachella began as a 2.5-square-mile (6.5 km2) territory gridded out on the mesquite-covered desert floor. Not until the 1950s did Coachella begin to expand into its present range, about 32 square miles (83 km2), an area which contained large year-round agricultural corporate farms and fruit groves, particularly of citrus (lemons, oranges, grapefruit) and date palms.

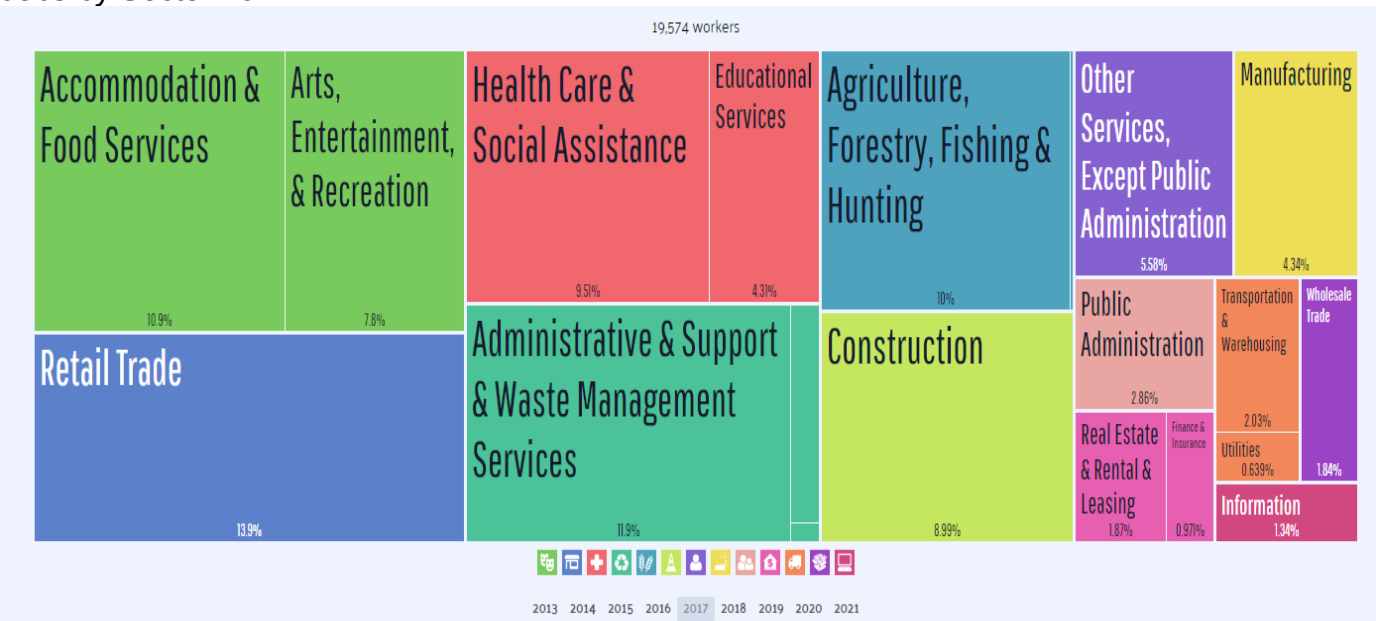
Coachella became a city in 1946. During the incorporation voting process, the first city council was tentatively elected: Lester C. Cox, T. E. Reyes, John W. Westerfield, Lester True, and Paul S. Atkinson. Also elected on November 26, 1946, were City Clerk Marie L. Johnson and City Treasurer John C. Skene. John Westerfield was appointed mayor at the first meeting.

1.4 ECONOMY DESCRIPTION

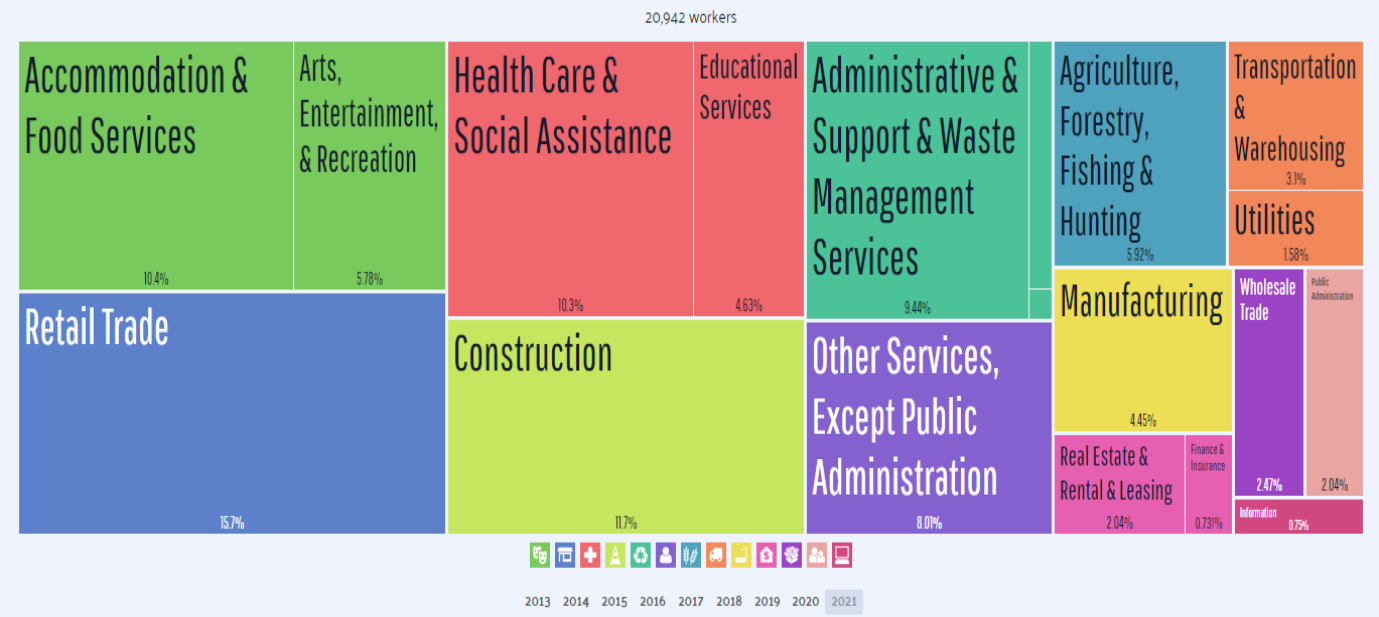
The Coachella Valley economy is based primarily on service-related industries and agriculture. Most of the jobs are in retail, tourism & hospitality, construction, and healthcare. Next to retail and tourist services, which are primarily in Palm Springs and Palm Desert, agriculture is the largest industry in the Coachella Valley with over 10% of the companies in the agri-business sector. Local farmers rank within the top 10 in California. The Coachella Valley’s main cash crops include over 30 varieties of grove and vegetable crops such as citrus fruits, dates, table grapes, melons, corn, lettuce, carrots, and broccoli. In addition, a number of specialty vegetables are grown including avocados, figs, persimmons and greenhouse peppers. Much of the packing and distribution of agricultural products is done around Indio.

Figure 1-2: Jobs by Sector for the City of Coachella

Jobs by Sector 2017:



Jobs by Sector 2021:



Source: datausa.io

Table 1-1: List of Major Employers for the City of Coachella

Company Name	Category	Employment
Coachella Valley USD	Public School District	502
Spotlight 29 Casino	Entertainment	496
Ernie Ball/Paladar	Manufacturer	392
Armtec Defense (Subsidiary of Esterline Defense Tech	Ordnance & Accessories	232
Coachella Valley Water District	Public Water Agency	192
Teserra Outdoors (formerly California Pools)	Pool Builder	184
Augustine Casino	Entertainment	179
Valley Pride	Agriculture	116
Cardenas Market	Grocery Store	110
Coca-Cola Enterprises Inc	Distribution	100

1.5 POPULATION AND HOUSING

Table 1-2: Population and Housing Characteristics for the City of Coachella

All Topics	Coachella city, California	Riverside County, California
Population Estimates, July 1, 2022, (V2022)	**42,835**	**2,473,902**
PEOPLE		
Population		
Population Estimates, July 1, 2022, (V2022)	**42,835**	**2,473,902**
Population estimates base, April 1, 2020, (V2022)	41,938	2,418,177
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	2.1%	2.3%
Population, Census, April 1, 2020	41,941	2,418,185
Population, Census, April 1, 2010	40,704	2,189,641
Age and Sex		
Persons under 5 years, percent	4.9%	5.8%
Persons under 18 years, percent	19.7%	24.0%
Persons 65 years and over, percent	10.1%	15.3%
Female persons, percent	51.1%	49.7%
Race and Hispanic Origin		
White alone, percent	20.0%	78.4%
Black or African American alone, percent (a)	0.7%	7.5%
American Indian and Alaska Native alone, percent (a)	0.8%	2.0%
Asian alone, percent (a)	0.2%	7.8%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%	0.5%
Two or More Races, percent	19.6%	3.9%
Hispanic or Latino, percent (b)	96.6%	52.0%
White alone, not Hispanic or Latino, percent	2.3%	31.3%
Population Characteristics		
Veterans, 2017-2021	195	114,259
Foreign born persons, percent, 2017-2021	40.9%	21.5%
Housing		
Housing units, July 1, 2022, (V2022)	X	868,020
Owner-occupied housing unit rate, 2017-2021	70.3%	68.1%
Median value of owner-occupied housing units, 2017-2021	$262,200	$390,400
Median selected monthly owner costs -with a mortgage, 2017-2021	$1,685	$2,195
Median selected monthly owner costs -without a mortgage, 2017-2021	$514	$627
Median gross rent, 2017-2021	$895	$1,552
Building permits, 2022	X	10,284

source: census.gov

1.6 DEVELOPMENT TRENDS AND LAND USE

During the past economic boom ending in 2007 many housing developments were left unfinished. Many of these are to the west and in the center of the City of Coachella and if not built out have begun to build again. This construction activity has significantly increased Coachella's residential density infill. The construction activity will provide many residential communities with mobility connectivity and drainage infrastructure that had remained unfinished.

Since 2020 the City has also seen a significant amount of high density housing constructed in the city's center and this has increased population in the City's center. Regional improvements needed to address significant flood events are still unfunded and continue to pose a hazard to flood prone areas; the increase in population to the city's center has increased the city's vulnerability for flood prone events. The increased residential density infill has not increased the city's vulnerability for heat or earthquake events as the new structures are seismic in their design qualities and near critical infrastructure to support downtown residents.

Table 1-3: Housing Characteristics for the City of Coachella

Housing Type	Number of Units	Percent of Total Units
Single Family Detached	7,509	70.6 %
Single Family Attached	329	3.1 %
Multi-family: 2 to 4 units	1,002	9.4 %
Multi-family: 5 units plus	1,162	10.9 %
Mobile Home	629	5.9 %
Total	**10,631**	**100 %**

SECTION 2.0 - PLANNING PROCESS

2.1 LOCAL PLANNING PROCESS

Representatives from multiple County (City, District) departments met several times to identify and prioritize appropriate mitigation strategies. Personnel involved in these meetings included senior management and staff from the following divisions: Emergency Services Division (Emergency Management Coordinator), Development Services Department (Development Services Director, Planning Manager) Public Works Department (Public Works Director and Street Supervisor) and Engineering Department (Engineering Technician). The group was made up of planners, building department officials, facility managers, civil engineers, and emergency managers. Each staff member was invited to participate in the updating process of the LHMP and attend meetings via emails and phone calls.

The local Planning Committee Meetings included a discussion of updates from the regional meetings and focused on the local planning process. All meetings included the attendees noted above. Meetings were held at the City's EOC and the meetings were each focused at different topics correspondent to available existing resources and identifying how to address hazards. The focus of each meeting was as follows: Identify and discussed hazards, discussed Hazards and departments to confirm data, discussed future infrastructure and planning projects, and discussed hazards addressed by these future improvements. We also reviewed drafts of planning sections of LHMP and requested revisions to certain sections.

Table 2-4: Hazard Mitigation Planning Committee

Agency	Department	Name & Title
City of Coachella	Administration	Gabriel Martin, City Manager
City of Coachella	Economic Development	Celina Jimenez, Economic Development Director
City of Coachella	Development Services	Gabriel Perez, Development Services Director
City of Coachella	Public Works	Maritza Martinez, Public Works Director
City of Coachella	Public Works	Alex Alarcon, Streets Supervisor
City of Coachella	Engineering	Andrew Simmons, City Engineer
Riverside County	Sherriff	Lieutenant Randy Vasquez, Assistant Chief of Police
CalFire	Fire	Richard Tovar, Division Chief
Riverside County	EMD	Maricarmen Aguirre, Emergency Services Coordinator

2.2 PARTICIPATION IN REGIONAL (OA) PLANNING PROCESS

The City of Coachella participated in various Riverside County meetings to obtain the support in updating the City's LHMP:

- OAPC (Operational Area Planning Committee) Meetings
  - March 24, 2022
  - May 26, 2022
  - July 28, 2022
  - November 3, 2022
- LHMP One-On-One Meetings
  - September 27, 2022
  - October 18, 2022

2.3 DATES AVAILABLE FOR PUBLIC COMMENT

The City of Coachella conducted opportunities for the public to comment and provide suggestions throughout the updating process of the plan.

- City of Coachella Website
  - Dates posted: **11/17/2022 – 12/31/2022**
  - A screenshot of this public opportunity is provided in Appendix A
  - Responses were collected and given consideration when the city developed their mitigation plan
- Community outreach and engagement
  - Teen CERT class: **07/18/2022 – 07/20/2022**
  - A screenshot of the agenda is provided in Appendix A

2.4 PLANS ADOPTED BY RESOLUTION

Upon approval by FEMA, the LHMP will be presented to the Coachella City Council in a public meeting for adoption via an official Resolution.

SECTION 3.0 – UPDATES AND MITIGATION ACTIONS

3.1 UPDATES TO 2022 LHMP PLAN

Coachella's planning team has reviewed the hazards that affect the City and summarized their frequency of occurrence, spatial extent, potential magnitude, and significance specific to Coachella and determined there are no new hazards or priorities since approval of the 2017 LHMP.

3.2 HAZARD UPDATES

The hazard identified in the 2022 LHMP update remain similar to the 2017 LHMP.

3.3 MITIGATION ACTIONS AND UPDATES

3.3.1 GOALD AND OBJECTIVES

- Goal 1: Aggressive public education campaign in light of predictions.
- The mitigation actions highlighted are focused on the City's high priority hazards: flood, earthquake and extreme heat.
  - Objective 1.1: Provide timely notification and direction to the public of imminent and potential hazards.
  - Objective: 1.2: Increase public awareness about the nature and extent of hazards they are exposed to, where they occur, what is vulnerable, and recommended responses to identified hazards (i.e. both preparedness and response).

    1.2.1: Create/continue an outreach program, provide educational resources, develop and provide training
- Goal 2: Reinforce emergency response facilities.
- Goal 3: Fire sprinkler ordinance for all structures.

3.4 2017 PLAN MITIGATION ACTIONS (HISTORICAL REFERENCE)

The 2017 mitigation strategies and projects are listed in the following table:

Table 3-5: 2017 Plan Mitigation Actions

2017 LHMP Mitigation Actions Table					
Type of Hazard	Mitigation Actions	Departments/Jurisdictions	Status Update	Funding Source	Status of moving to

					2022 LHMP
Extreme Heat	Staff has received training and the city's senior center and/or community center will be available for cooling and warming centers in addition to the regular hours that they serve	City of Coachella Public and Senior Center	Ongoing	City Funding	Yes
Flood	**Coachella Valley Storm Water Channel – Physical Map Revision (CVSC PMR):** Places a portion of the City within a special flood hazard area	Coachella Valley Water District	Effective early 2018	Proposition 1	No
Flood	**Storm Water Master Plan:** This master plan identifies facilities and locations to manage the flood hazards identified in the CVSC PMR and for other areas (Oasis, Mecca, North Shore, etc.)	Coachella Valley Water District	Completed 2021	Proposition 1	No
Flood	**Coachella Valley Storm Water Channel**	Coachella Valley Water District	Completed	Proposition 1 and Coachella Valley Mountain	No

	Improvement Project: Avenue 54 to the Thermal Drop Structure; This will manage the flooding hazard identified by the Coachella Valley Storm Water Channel			Conservancy Fund	
Earthquake	EOC activation training and table-top exercises for city staff allied agencies	City of Coachella	Annual and Ongoing	Emergency Management Performance Grant	No
Fire	**Home Fire Campaign** Install smoke detectors in older homes in the city	Red Cross, Riverside County Fire Department, Riverside County Sherriff, AmeriCorps, City of Coachella	Completed February 2017	Red Cross Campaign	No
Fire	**Design of a second Fire Station: A secondary location will provide for adequate response times to its community**	City of Coachella - City Engineer	Not moving forward at this time	Development Fees	No
Flood	**Coachella Valley Storm Water Channel – Physical Map Revision (CVSC PMR):** Places a portion of the City within a special flood hazard area	Coachella Valley Water District	Effective early 2018	Proposition 1 and Coachella Valley Mountain Conservancy Fund	No

3.5 2022 LHMP MITIGATION ACTIONS

The City of Coachella has identified its high priority hazards as earthquake, extreme heat, and flood which is why its mitigation actions listed below are its main focus and considered high priority. (See Section 4.1)

The 2022 mitigation strategies and projects are listed in the following table.

Table 3-6: 2022 Plan Mitigation Actions

2022 LHMP Mitigation Actions Table				
Type of Hazard	Mitigation Actions	Departments/Jurisdictions	Status Update	Funding Source
Extreme Heat	City has acquired a property that can be used as a cooling center; tenant improvement are ongoing. Cooling and Heating Centers are open in the City year-round Monday-Friday.	City of Coachella Public and Senior Center	Ongoing 2022-2027	City funding
Extreme Heat	The City added over 300 trees this fiscal year and we actively search for additional urban greening and forestry funding to fund the expansion of the City's urban forest	City of Coachella Public Works and Engineering	Ongoing (2022-2027)	Urban Greening and Proposition 1
Extreme Heat	Develop heat-action plan specific to vulnerable populations, such as the elderly and individuals with chronic health conditions. Coordinate with	City of Coachella Public Works Department and Emergency Management Department	2022-2027	Emergency Management Performance Grant

	healthcare providers and social services to ensure at-risk individuals receive appropriate support.			
Earthquake	Invest and promote in earthquake early warning systems that provide residents and businesses with crucial seconds to minutes of warning before strong shaking.	City of Coachella Development Services Department	2022-2027	City
Earthquake	Require new builds to adhere to the current updated Seismic building standards.	City of Coachella Development Services Department	Annual and Ongoing (2022-2027)	City
Earthquake	Community Shelters: purchase a large facility that can be used as a community shelter and improved to serve community.	City of Coachella Public Works Department	Purchased 2023 Tenant Improvements Needed 2023-2027	City
Flood	**State Route 86/Avenue 50 Interchange Project** Construct a new Avenue 50 bridge structure over the Whitewater River/Coachella Valley Stormwater Channel (CVSC).	City of Coachella Engineering Department and Caltrans	2022-2027	HBP (State Highway Bridge Program) and CVAG (Coachella Valley Association of Governments)

3.6 Critical Facilities and Infrastructures

Critical facilities are facilities that pose unacceptable risks if severely damaged or become non-operational. Below is a table of critical facilities in the City of Coachella.

Critical Facilities and Infrastructures

Critical Facilities Type	Number
Emergency Operations Center	1
City Hall	1
Fire Stations	1
Water Reservoirs	2
Water Treatment Plants	6
Waste Water Treatment Plants	1
Maintenance Yards	1
Senior Community Centers	1
Schools	8
Radio Repeaters	1

3.7 Estimated Property Loss 2022

No. of properties

9,625

Total assessed value

$2.77 B

Type	Count	Total	Median
Agricultural	133	$91.57 M	$688,475
Business / Personal Property	377	$144.02 M	$382,019
Commercial	430	$552.72 M	$1.29 M
Other	15	$17.92 M	$1.19 M
Residential	7,865	$1.62 B	$206,094
Vacant Land	743	$210.96 M	$283,934
NA	62	$130.25 M	$2.1 M

Source: Riverside County Assessor

3.8 Table Replacement Values

Name of Asset	Replacement Value ($)	Occupancy/ Capacity #	Hazard Specific Info.
City Hall	2,200,500	165	Unreinforced masonry
Fire Department	1,500,000	60	secured perimeter
Corporate Yard	3,750,000	800	secured perimeter
Coachella Valley Unified School District (10 schools)			

Bobby G. Duke Middle School	$34,000,000	900	secured campuses
Cesar Chavez Elementary	$26,000,000	669	secured
Coachella Valley HS	$90,000,000	1712	secured
Coral Mountain Academy	$26,000,000	900	secured
Valley View Elementary	$23,000,000	580	secured
Palm View Elementary	$25,000,000	630	secured
Peter Pendleton Elementary	$22,000,000	560	secured
Valle del Sol Elementary	$26,000,000	900	secured
Coachella Community Center	$1,350,000	120	Unsecured perimeter
Public Utilities (Water / Wastewater)	$37,590,000	n/a	

SECTION 4.0 – HAZARD IDENTIFICATION AND RISK ASSESSMENT

4.1 Hazard Identification

The Hazard Mitigation Planning Committee conducted a hazard identification study to determine the hazards that threaten the planning area. The following data sources were used for this hazard identification: 2015 City of Coachella General Plan, 2022 Riverside County LHMP Survey, 2018 Riverside County MJLHMP, FEMA Disaster Declaration Database, and FEMA National Risk Index (NRI) Comparison Report. Using existing natural hazards and input gained through the kickoff planning meeting, the Hazard Mitigation Planning Committee agreed upon a list of hazards that could affect the City.

To assist in ranking the identified hazards, the following scale for rating was utilized.:

Severity
- 0- Does not apply
- 1- Negligible damage/injuries
- 2- Limited damage/injuries
- 3- Critical damage/injuries
- 4- Catastrophic damages

Probability
- 0- Does not apply
- 1- Unlikely (<1% chance in next 100 years)
- 2- Possible (1%-10% chance in next year)
- 3- Likely (10%-100% chance in next 10 years)
- 4- Highly likely (near 100% in next year)

Table 4-7: City of Coachella Hazard Identification risk Matrix 2022

Hazard	SEVERITY 0 - 4	PROBABILITY 0 - 4	RANKING 1-24	MITIGATION PRIORITY
EARTHQUAKE	3	3	1	High
FIRE	1	2	7	Medium
FLOOD	1	4	3	High
AQUEDUCT FAILURE	1	1	16	Low
DROUGHT	1	2	5	Low
STORM	2	3	4	Low
INSECT INFESTATION	1	2	17	Low

LANDSLIDE	0	0	24	Low
TORNADO	0	0	25	Low
EXTREME WEATHER - HEAT	2	4	2	High
CIVIL DISORDER	2	2	12	Low
COMMUNICATIONS FAILURE	1	2	11	Low
CYBER ATTACK/ CYBER TERRORISM	1	2	8	Low
DAM FAILURE	0	0	23	Low
ELECTRICAL FAILURE	3	3	6	Medium
HAZARDOUS MATERIALS INCIDENT	2	1	18	Low
JAIL/PRISON EVENT	2	2	15	Low
NUCLEAR INCIDENT	4	2	20	Low
PIPELINE DISRUPTION	2	3	19	Low
RADIOLOGICAL INCIDENT	2	1	21	Low
TERRORIST EVENT – MASS CASUALTY	2	2	13	Low
TRANSPORTATION FAILURE	2	4	10	Low
WATER SUPPLY DISRUPTION /	1	2	22	Low
EMERGENT DISEASE / CONTAMINATION	2	2	14	Low
PANDEMIC	2	2	9	Low

4.2 LIST OF COUNTY AND CITY HAZARDS

The City of Coachella and Riverside County have similar hazards that affect their jurisdiction; however, the rankings of their hazards are slightly different. Below is a table that illustrates the difference between each of their hazards for the 2022 LHMP.

Table 4-8: Ranking of County and City Hazards

Riverside County 2017 Hazards	Ranking	City of Coachella 2022 Hazards	Ranking
Earthquake	**1**	**Earthquake**	**1**
Pandemic Flu	**2**	**Extreme Weather – Heat**	**2**
Wildland Fire	**3**	**Flood**	**3**
Electrical Failure	**4**	**Storm**	**4**
Emergent Disease/Contamination	**5**	**Drought**	**5**
Cyber Attack	**6**	**Electrical Failure**	**6**
Terrorist Event	**7**	**Fire**	**7**
Communications Failure	**8**	**Cyber Attack/Cyber Terrorism**	**8**
Flood	**9**	**Pandemic**	**9**
Civil Disorder	**10**	**Transportation Failure**	**10**
Drought	11	Communications Failure	11
Nuclear/Radiological Incident	12	Civil Disorder	12

Extreme Weather	13	Terrorist Event – Mass Casualty Incident (MCI)	13
Transportation Failure	14	Emergent Disease/Contamination	14
Dam Failure	15	Jail/Prison Event	15
Aqueduct	16	Aqueduct Failure	16
Tornado	17	Insect Infestation	17
Insect Infestation	18	Hazardous Materials Incident	18
Jail/Prison Event	19	Pipeline Disruption	19
Pipeline Disruption	20	Nuclear Incident	20
Landslide	21	Radiological Incident	21
HazMat Incident	22	Water Supply Disruption/Contamination	22
Water Supply Disruption/Contamination	23	Dam Failure	23

4.3 Disaster Declaration History

One method to identify hazards based on past occurrences is to look at what events triggered federal and/or state disaster declarations within the Operational Area (OA). Disaster declarations are granted when the severity and magnitude of the event's impact surpass the ability of the local government to respond and recover. When the local government's capacity has been surpassed, a state disaster declaration may be issued, following the local agency's declaration, allowing for the provision of state assistance. Should the disaster be so severe that both the local and state government's capacity is exceeded, a federal disaster declaration may be issued allowing for the provision of federal disaster assistance.

Riverside County has experienced 50 federal declarations since 1990 and 10 state declarations since 2015. Out of these 61 declarations 1 was associated with and earthquake event, 2 from biological events, 2 from freezing events, 3 from flooding events, 14 from severe storms, 34 from fires, 1 with hurricane (for evacuations stemming from Hurricane Katrina in 2005).

Table 4-9: Summary of Federal Declarations in Riverside County 1990 to 2022

Year	Disaster Type	Disaster Cause	County	Disaster Number	Federal Declaration Date
1990	Fire	Fires	Riverside	DR-872	6/30/1990
1991	Freezing	Severe Freeze	Riverside	DR-894	2/11/1991
1992	Earthquake	Earthquake & Aftershocks	Riverside	DR-947	7/2/1992

1993	Flood	Severe Winter Storm, Mud & Landslides, & Flooding	Riverside	DR-979	2/3/1993
1994	Fire	Fires, Mud/Landslides, Flooding, Soil Erosion	Riverside	DR-1005	10/28/1993
1995	Severe Storm	Severe Winter Storms, Flooding Landslides, Mud Flow	Riverside	DR-1046	3/12/1995
1995	Severe Storm	Severe Winter Storms, Flooding Landslides, Mud Flows	Riverside	DR-1044	1/10/1995
1998	Severe Storm	Severe Winter Storms and Flooding	Riverside	DR-1203	2/9/1998
2003	Fire	CA – Locust Wildfire	Riverside	FM-2491	8/19/2003
2003	Fire	CA – Railroad Fire	Riverside	FM-2475	7/3/2003
2003	Fire	Canyon Fire	Riverside	FM-2487	7/25/2003
2004	Fire	Wildfires, Flooding, Mudflow and Debris Flow	Riverside	DR-1498	10/27/2003
2004	Fire	CA – Pleasure Fire	Riverside	FM-2515	4/26/2004
2004	Fire	CA – Cerritos Fire	Riverside	FM-2517	5/4/2004
2004	Fire	CA – Eagle Fire	Riverside	FM-2516	5/4/2004
2004	Fire	CA – Melton Wildfire	Riverside	FM-2533	7/18/2004
2004	Fire	Pass Fire	Riverside	FM-2500	10/21/2003
2004	Fire	CA – Leakview	Riverside	FM-2530	7/14/2004

2004	Fire	CA – Mountain Fire	Riverside	FM-2507	10/26/2003
2005	Hurricane	Hurricane Katrina Evacuation	Riverside	EM-3248	9/13/2005
2005	Severe Storm	Severe Storms, Flooding, Landslides, and Mud and Debris Flows	Riverside	DR-1585	4/14/2005
2005	Severe Storm	Severe Storms, Flooding, Debris Flows, and Mudslides	Riverside	DR-1577	2/4/2005
2006	Fire	Orchard Fire	Riverside	FM-2676	9/17/2006
2006	Fire	Woodhouse Fire	Riverside	FM-2584	10/6/2005
2006	Fire	Sierra Fire	Riverside	FM-2630	2/6/2006
2007	Fire	Esperanza Fire	Riverside	FM-2678	10/26/2006
2007	Freezing	Severe Freeze	Riverside	DR-1689	3/13/2007
2008	Fire	Wildfires, Flooding, Mud Flows, and Debris Flows	Riverside	DR-1731	10/24/2007
2008	Fire	Wildfires	Riverside	EM-3279	10/23/2007
2009	Fire	Wildfires	Riverside	DR-1810	11/18/2008
2009	Fire	Freeway Fire Complex	Riverside	EM-2792	11/15/2008
2010	Severe Storm	Severe Winter Storms, Flooding, and Debris and Mud Flows	Riverside	DR-1884	3/8/2010
2011	Flood	Severe Winter Storms, Flooding, and Debris and Mud Flows	Riverside	DR-1952	1/26/2011

2013	Fire	Summit Fire	Riverside	FM-5023	5/1/2013
2013	Fire	Falls Fire	Riverside	FM-5040	8/6/2013
2013	Fire	Silver Fire	Riverside	FM-5041	8/8/2013
2017	Fire	Canyon Fire	Riverside	FM-5213	9/26/2017
2017	Flood	Severe Winter Storms, Flooding, and Mudslides	Riverside	DR-4305	3/16/2017
2018	Fire	Wildfires	Riverside	EM-3396	12/8/2017
2018	Fire	Holy Fire	Riverside	FM-5268	8/9/2018
2018	Fire	Cranston Fire	Riverside	FM-5260	7/25/2018
2018	Fire	Canyon 2 Fire	Riverside	FM-5223	10/9/2017
2019	Severe Storm	Severe Winter Storms, Flooding, Landslides, and Mudslides	Riverside	DR-4431	5/1/2019
2020	Biological	COVID-19	Riverside	EM-3428	3/13/2020
2020	Biological	COVID-19 Pandemic	Riverside	DR-4482	3/22/2020
2020	Fire	Hill Fire	Riverside	FM-5299	10/30/2019
2020	Fire	Apple Fire	Riverside	FM-5325	8/2/2020
2020	Fire	46 Fire	Riverside	FM-5300	10/31/2019
2021	Fire	Blue Ridge Fire	Riverside	FM-5381	10/26/2020
2022	Fire	Fairview Fire	Riverside	FM-5451	9/6/2022

Source: OpenFEMA DataSet: Disaster Declaration Summaries

Table 4-10: Summary of State Declarations in Riverside County 2015 to 2022

Year	Month	Disaster	County	Disaster Code	Governor Declared

2015	July	Severe Rainstorms	Riverside	65	Yes
2017	January	January Winter Storms	Riverside	77	Yes
2018	July	Cranston Fire	Riverside	102	Yes
2018	August	Holy Fire	Riverside	106	Yes
2019	January – February	Atmospheric River Storm System	Riverside	109	Yes
2019	October	Eagle, Reche, Saddleridge, Sandalwood, and Wolf Fires	Riverside	112	Yes
2019	October	Extreme Wind and Fire Weather Conditions	All California counties	114	Yes
2020	August – September	Fires and Extreme Weather Conditions	Declared by Governor only: All other California counties not listed above	115	Yes
2022	September	Fairview & Mosquito Fires	Riverside	133	Yes
2022	September	Tropical Storm Kay	Riverside	135	Yes

Source: State of California Franchise Tax Board

4.4 Hazard Profiles

The Hazard Mitigation Planning Committee decided to only list the hazards with the highest mitigation priority.

Each hazard is profiled in the following format:

• **Hazard Description** — This section gives a description of the hazard and details on the hazard specific to the Planning Area.

• **Location** — Location is the geographic areas within the planning area that are affected by the hazard (e.g., floodplain).

• **Extent** — Extent is the strength or magnitude of the hazard. Extent can be described in a combination of ways depending on the hazard, such as: the value on an established scientific scale or measurement system, other measures of magnitude such as water depth or wind speed, the speed of onset, or the duration of hazard events.

• **Previous occurrences** — This section includes the history of previous hazard events for each hazard. This helps estimate the likelihood of future events and helps predict potential impacts.

• **Probability of future events** — The frequency of past events is used in this section to gauge the likelihood of future occurrences. Where possible, frequency was calculated based on existing data. It was determined by dividing the number of events observed by the number of years on record and multiplying by 100. This gives the percent chance of the event happening in any given year. Likelihood of future occurrences is categorized into one of the following classifications:

• 4 — Highly Likely — Near 100 percent chance of occurrence in the next year

• 3 — Likely — Between 10 and 100 percent chance of occurrence in the next 10 years

• 2 — Possible — Between 1 and 10 percent chance of occurrence in the next year

• 1 — Unlikely — Less than 1 percent chance of occurrence in the next 100 years

• 0 — Does not apply

4.4.1 Earthquake - Severity - 3, Probability - 3, Ranking - 1

Hazard Description: An earthquake is a natural geological phenomenon characterized by the sudden release of energy in the Earth's crust that creates seismic waves. This release of energy is typically caused by the movement of tectonic plates beneath the Earth's surface. Earthquakes can vary in size, from minor tremors that are barely felt to massive events that can cause widespread destruction. The intensity of an earthquake is commonly measured using the Richter scale or the moment magnitude scale (Mw), which quantifies the amount of energy released during the quake.

The region is capable of experiencing earthquakes with magnitudes greater than 7.0, which can cause severe damage to infrastructure and pose a threat to public safety. The city has a

mix of older structures and newer construction. Older buildings, particularly those constructed before modern seismic codes were established, may be more vulnerable to earthquake damage. The city's infrastructure, including roads, bridges, utilities, and lifeline systems, could be significantly impacted by a major earthquake, leading to disruptions in transportation, communication, and emergency response.

Location: The City of Coachella is susceptible to seismic activity due to its proximity to major fault lines. It is situated within Seismic Zone 3, which indicates a high seismic hazard potential. The city is near the San Andreas Fault, which is a major fault capable of generating significant earthquakes. Other nearby faults, such as the San Jacinto Fault and the Elsinore Fault, also contribute to the seismic risk.

San Andreas Fault

The San Andreas Fault Zone is a major structural feature that forms at the boundary between the North American and Pacific tectonic plates. It extends from the Salton Sea in Southern California to north of Point Arena Along the northern California coast, where the fault trace extends out into the Pacific Ocean. In the south, the San Gabriel Mountains roughly denote the path of the San Andreas Fault. The San Andreas Fault is a strike-slip-type fault3 that traverses Los Angeles County and has experienced movement within the last 150 years.

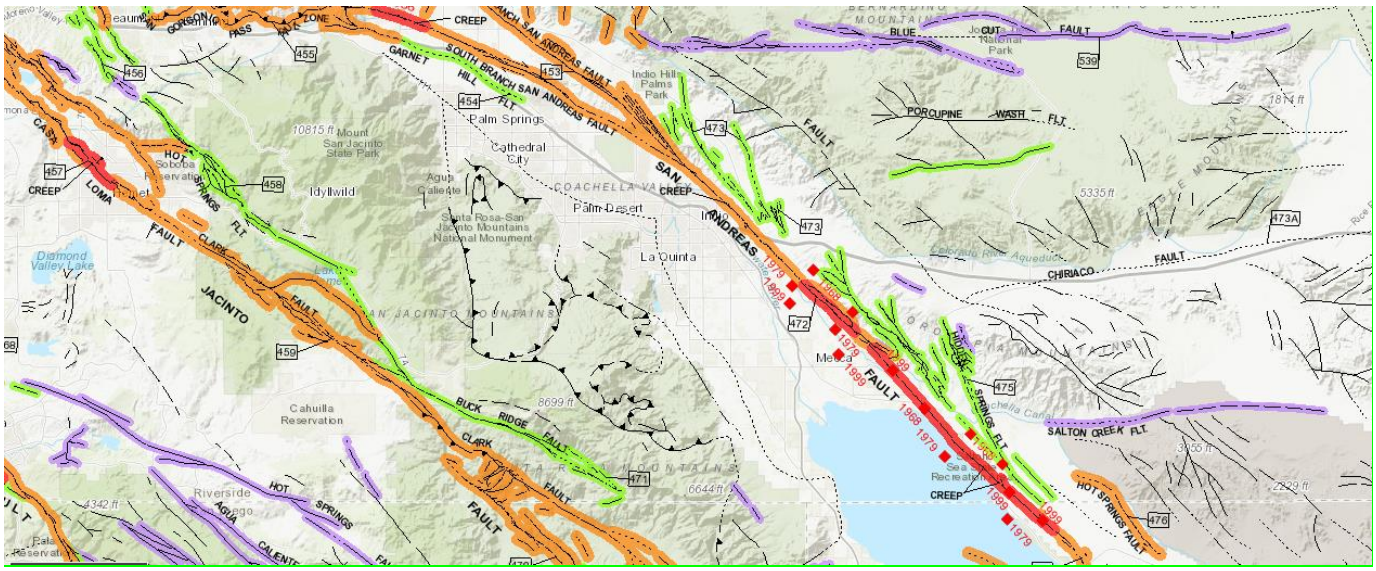
San Jacinto Fault

The San Jacinto Fault is the most seismically active fault in southern California, with significant earthquakes (>M5.5), including surface rupturing earthquakes in 1968 (M6.6 Borrego Mountain earthquake) and 1987 (M6.6 Superstition Hills and M6.2 Elmore Ranch earthquakes), and numerous smaller shocks within each of its main sections. The fault zone is divided from north to south into: San Bernardino section, San Jacinto Valley section, Anza section, Coyote Creek section, Borrego Mountain section, Superstition Hills section, and Superstition Mountain section. Slip rates in the northern half of the fault system are around 12 mm/yr but are only around 4 mm/yr for faults in the southern half where strands overlap or are sub-parallel.

Whittier-Elsinore Fault

The Whittier-Elsinore Fault is a major strike-slip fault zone that is part of the San Andreas Fault system. The fault has been divided into sections, from north to south: Whittier section, Chino section, Glen Ivy section, Temecula section, Julian section, Coyote Mountain section, and Laguna Salada section. Research studies have been done to assess faulting on most of the sections, and have documented Holocene activity for the length of the fault zone with a slip rate around 4-5 mm/yr. Multiple events have only been dated on the Whittier fault and Glen Ivy North fault strand, so interaction between faults and adjacent sections is not well-known. Although no known historic earthquakes have occurred on this fault, at least one surface rupturing earthquake has occurred in the past 9,598 yr.

Figure 4-3: Fault Activity Map in Region



FAULT CLASSIFICATION COLOR CODE
(Indicating Recency of Movement)

Fault along which historic (last 200 years) displacement has occurred.

Holocene fault displacement (during past 11,700 years) without historic record.

Late Quaternary fault displacement (during past 700,000 years).

Quaternary fault (age undifferentiated).

Pre-Quaternary fault (older that 1.6 million years) or fault without recognized Quaternary displacement.

Source: California Department of Conservation

Extent: The speed of onset of earthquake is short. Duration of shaking is also short, though aftershocks may continue to occur for a period of time. The amount of energy released during an earthquake is usually expressed as a magnitude and is measured directly from the earthquake as recorded on seismographs. An earthquake's magnitude is expressed in whole numbers and decimals (e.g., 6.8).

Previous occurrences: Since 1990 there has only been one Presidential Declaration due to an earthquake

Table 4-11: Riverside County Disaster Declarations from Earthquakes

Year	Disaster Type	Disaster Cause	County	Disaster Number	Federal Declaration Date

1992	Earthquake	Earthquake & Aftershocks	Riverside	DR-947	7/2/1992

Source: FEMA, California Tax Franchise Board

Probability of future events:

Major earthquakes in the City of Coachella can be classified as 2 — Possible — Between 1 and 10 percent chance of occurrence in the next year

4.4.2 Severe Weather: Extreme Heat- Severity- 2, Probability - 4, Ranking- 2

Hazard Description: Extreme heat is a hazardous weather phenomenon characterized by abnormally high temperatures over an extended period. It occurs when there is a prolonged period of excessively hot weather, often accompanied by high humidity levels, leading to dangerous and potentially life-threatening conditions. Extreme heat events are marked by temperatures that significantly exceed the local average for a given season. These events can result in daytime highs above 100 degrees Fahrenheit and nighttime lows that offer little relief. Extreme heatwaves can last for several days to weeks, with little to no respite from the elevated temperatures. Prolonged exposure to these conditions increases the risk to human health. In comes cases, extreme heat may be accompanied by high humidity, which can intensity the heat stress experienced by individuals. High humidity makes it harder for the body to cool down through sweating.

Heat is a significant hazard faced by the City of Coachella. Extreme heat events can have a significant impact on human health, the environment, and critical infrastructure. The impacts to human health include heat exhaustion, heat stroke, and other heat-related illnesses. Vulnerable populations including the elderly, young children, and individuals with preexisting medical conditions are particularly at risk. Extreme heat can have adverse effects on the environment, including drought conditions, reduced air quality, and stress on ecosystems. It can also contribute to wildfires, especially in regions with dry vegetation. The prolonged exposure to high temperature can stress critical infrastructure, including power grids, transportation systems, and water supplies. Power outages and transportation disruptions are common during extreme heat events.

Location: Coachella's desert location and low elevation contribute to its susceptibility to extreme heat, particularly during the summer months. Extreme heat events affect the entire city and the surrounding areas within Riverside County. The extent of the impact is widespread, with elevated temperatures impacting both urban and rural communities.

Extent: Extreme heat events are frequent in Coachella, typically occurring from May to September. Prolonged heatwaves, lasting several days to weeks, can lead to severe heat-related impacts. Prolonged exposure to high temperatures poses a risk to the health and well-being of the population, particularly vulnerable groups such as the elderly, young children, outdoor workers, and individuals with pre-existing health conditions. Extreme heat can cause a range of health issues, including heat exhaustion and heat stroke, particularly in vulnerable

populations. High temperatures can also increase the demand for electricity for cooling, which can stress the power grid and lead to outages.

Factors such as high temperatures, low humidity, and limited nighttime cooling contribute to elevated heat indices. Heat indices can significantly exceed the actual air temperature, intensifying the heat stress experienced by residents. Below is a chart depicting possible heat disorders in high-risk groups in relation to temperature and relative humidity.

Figure 4-4: Heat Index Chart

HEAT INDEX °F (°C)

The heat index is an accurate measure of how hot it really feels when the affects of humidity are added to high temperature.

	RELATIVE HUMIDITY (%)												
Temp.	**40**	**45**	**50**	**55**	**60**	**65**	**70**	**75**	**80**	**85**	**90**	**95**	**100**
110	136												
(47)	(58)												
108	130	137											
(43)	(54)	(58)											
106	124	130	137							nbsp;			
(41)	(51)	(54)	(58)										
104	119	124	131	137									
(40)	(48)	(51)	(55)	(58)									
102	114	119	124	130	137								
(39)	(46)	(48)	(51)	(54)	(58)								
100	109	114	118	124	129	136							
(38)	(43)	(46)	(48)	(51)	(54)	(58)							
98	105	109	113	117	123	128	134						
(37)	(41)	(43)	(45)	(47)	(51)	(53)	(57)						
96	101	104	108	112	116	121	126	132					
(36)	(38)	(40)	(42)	(44)	(47)	(49)	(52)	(56)					
94	97	100	103	106	110	114	119	124	129	135			
(34)	(36)	(38)	(39)	(41)	(43)	(46)	(48)	(51)	(54)	(57)			
92	94	96	99	101	105	108	112	116	121	126	131		
(33)	(34)	(36)	(37)	(38)	(41)	(42)	(44)	(47)	(49)	(52)	(55)		
90	91	93	95	97	100	103	106	109	113	117	122	127	132
(32)	(33)	(34)	(35)	(36)	(38)	(39)	(41)	(43)	(45)	(47)	(50)	(53)	(56)
88	88	89	91	93	95	98	100	103	106	110	113	117	121
(31)	(31)	(32)	(33)	(34)	(35)	(37)	(38)	(39)	(41)	(43)	(45)	(47)	(49)
86	85	87	88	89	91	93	95	97	100	102	105	108	112
(30)	(29)	(31)	(31)	(32)	(33)	(34)	(35)	(36)	(38)	(39)	(41)	(42)	(44)
84	83	84	85	86	88	89	90	92	94	96	98	100	103
(29)	(28)	(29)	(29)	(30)	(31)	(32)	(32)	(33)	(34)	(36)	(37)	(38)	(39)
82	81	82	83	84	84	85	86	88	89	90	91	93	95
(28)	(27)	(28)	(28)	(29)	(29)	(29)	(30)	(31)	(32)	(32)	(33)	(34)	(35)
80	80	80	81	81	82	82	83	84	84	85	86	86	87
(27)	(27)	(27)	(27)	(27)	(28)	(28)	(28)	(29)	(29)	(29)	(30)	(30)	(31)

Category	Heat Index	Possible heat disorders for people in high risk groups
Extreme Danger	130°F or higher (54°C or higher)	Heat stroke or sunstroke likely.
Danger	105 - 129°F (41 - 54°C)	Sunstroke, muscle cramps, and/or heat exhaustion likely. Heatstroke possible with prolonged exposure and/or physical activity.
Extreme Caution	90 - 105°F (32 - 41°C)	Sunstroke, muscle cramps, and/or heat exhaustion possible with prolonged exposure and/or physical activity.
Caution	80 - 90°F (27 - 32°C)	Fatigue possible with prolonged exposure and/or physical activity.

Source: National Weather Service

Previous occurrences: There have been no state or federal declarations for extreme heat. The National Risk Index lists 142 heat wave events for the planning area and the planning committee has historical knowledge of multiple days of extreme heat over 100 degrees Fahrenheit.

Probability of future events: 4 — Highly likely — Temperature extremes are likely to continue to occur annually in the planning area. Temperatures at or above 100 degrees typically occur during the summer months in the city.

4.4.3 Flooding - Severity - 1, Probability - 4, Ranking – 3

Hazard description: Flooding is natural hazard characterized by the overflow of water onto normally dry land, resulting in inundation. Flooding in the City of Coachella can occur due to various factors, including heavy rainfall, flash foods, storm surges, and the overflow of rivers and canals. Flooding can have several adverse impacts, including:

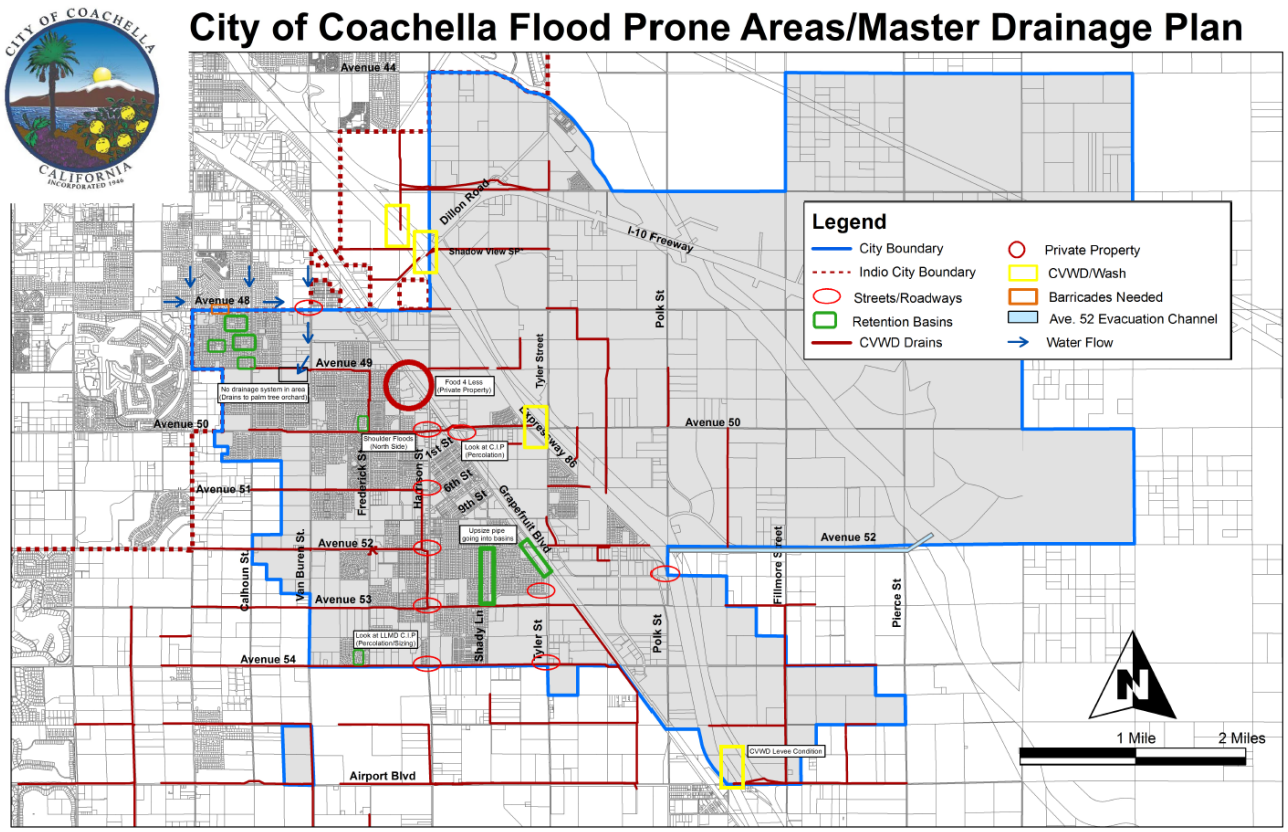
- Property damage: can cause structural damage to buildings, homes, and other infrastructure.
- Disruption of utilities: can damage electrical, water, and sewage systems leading to service interruptions.
- Environmental impacts: can result in soil erosion, water contamination, and damage to ecosystems.

Location: The city is in proximity to several bodies of water, including the Coachella Valley Stormwater Channel and Whitewater River, making it susceptible to various types of flooding events.

Extent: Flooding events in Coachella can vary in extent and severity. Depending on the cause, flooding can impact localized areas, such as streets and low-lying neighborhoods, or more extensive regions of the city and surrounding areas within Riverside County. Flash floods in particular can develop rapidly and affect specific locations without much warning.

As a result of high flood events from 2014 – 2022 the below map is a reflection of high flood prone areas within the city limits. The below map identifies where higher risk damages are for city facilities and is supported by modeling completed in the City's Stormdrain Master Plan.

Figure 4-5: City of Coachella Flood Prone Areas



Previous occurrences: There have been two state declarations for flooding/severe storms in Riverside County since the last LHMP update in 2018 and a total of 10 federal declarations for Riverside County for flooding/severe storms since 1990.

In February 2014, the Coachella Valley experienced severe flash floods following a heavy rainstorm, resulting in property damage and road closures.

Table 4-12: Riverside County Disaster Declarations from Flood and Severe Storms

Disaster Type	State Declaration		Federal Declaration	
	Count	Years	Count	Years
Flood	-	-	3	1993, 2011, 2017
Severe Storm	2	2019, 2022	7	1995, 1998, 2005, 2010, 2019

Source: FEMA, California Tax Franchise Board

Probability of future events: 4 — Highly Likely — Near 100 percent chance of occurrence in the next year. With the increase in atmospheric rivers and change in weather patterns heavy rain falls over a short period of time are becoming a multi-year event.

4.5 Vulnerability Assessment

An estimate of the vulnerability of the city to each identified hazard, in addition to the estimate of likelihood of future occurrence, is provided in each of the hazard specific sections that follow. Vulnerability is measures in general, qualitative terms and is a summary of the potential impact based on past occurrences, spatial context, damage and casualty potential. It is categorized into the following classifications.

- Low – minimal impact. The occurrence and potential cost of damage to life and property is minimal.
- Medium – moderate potential impact. This ranking carries a moderate threat level to the general population and/or build environment. Here the potential damage is more isolated and less costly than a more widespread disaster.
- High – widespread potential impact. This ranking carries a high threat to the general population and/or build environment. The potential for damage is widespread. Hazards in this category may have occurred in the past.

4.5.1 Earthquake Vulnerability Assessment

Likelihood of Future Occurrence (major earthquake): 1 — Unlikely — Less than 1 percent chance of occurrence in the next 100 years

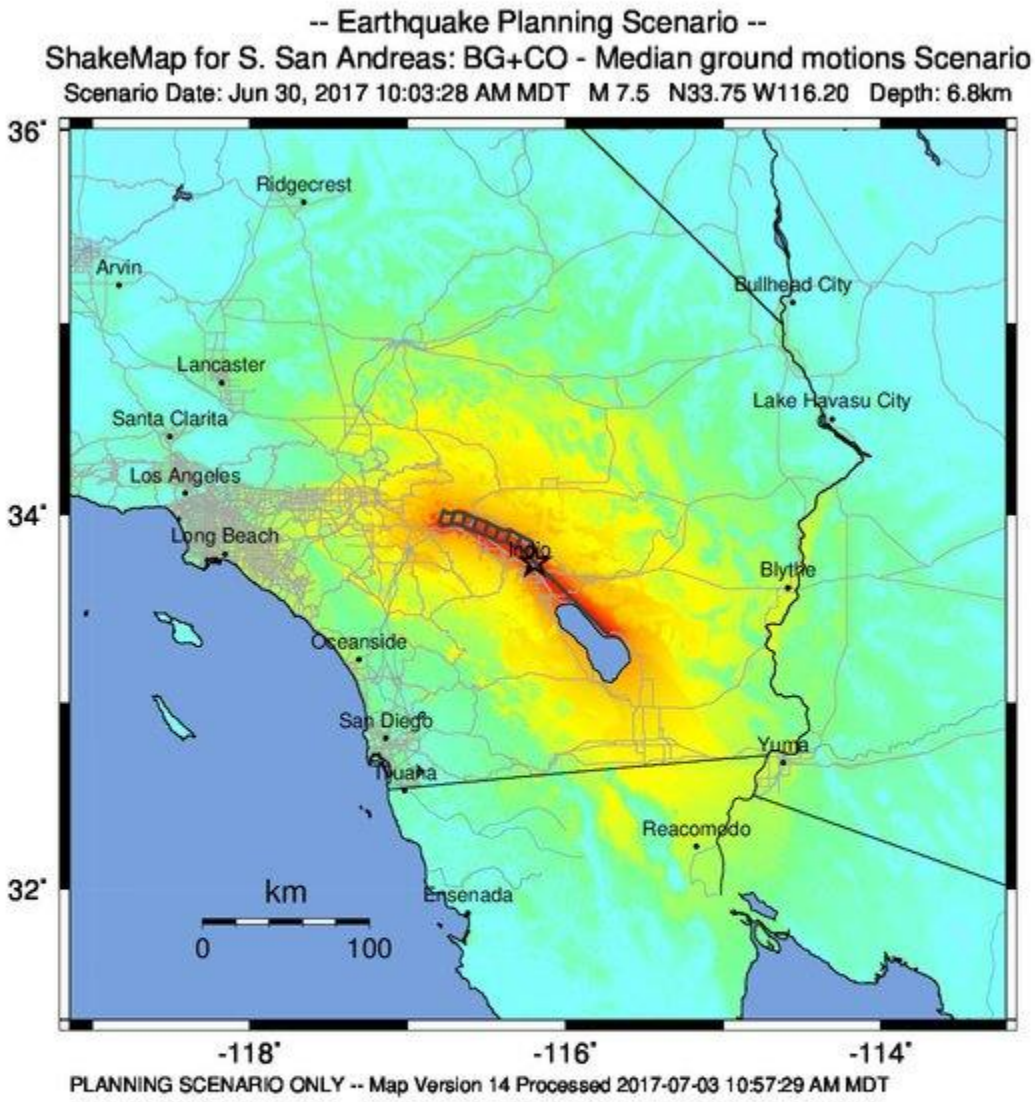
Vulnerability – High

The city has a mix of building structures, including older constructions and newer developments. Older buildings, especially those build before modern seismic codes were established, may be more vulnerable to earthquake damage. Retrofitting and strengthening of older structures are essential to reduce the risk of structural failures and protect occupants. The planning committee has identified approximately 36 unreinforced masonry buildings in the City. The majority of the unreinforced masonry buildings are downtown, which is very much a community asset. The downtown area is the community's major attraction. City Hall is the only critical facility that is an unreinforced masonry building. Critical infrastructure, including roads, bridges, utilities, and lifeline systems (water, power, gas), may be significantly impacted by a major earthquake. Damage to the infrastructure can lead to disruptions in transportation, communication, and emergency response efforts. The city's vulnerability is further compounded by its location near the San Andreas Fault, increasing the potential for ground shaking and infrastructure damage.

The San Andreas Fault was focused on for the assessment. USGS earthquake shake map for a 7.5 magnitude earthquake on the San Andreas Fault, Figure 4-6, was used to establish potential damage estimates. This map classified shaking as "Violent", this was then assigned

a value of .10 and multiplied by the total "Exposure-Building Value" from the NRI data for Planning Area.

Figure 4-6: USGS Shake Map San Andreas



PERCEIVED SHAKING	Not felt	Weak	Light	Moderate	Strong	Very strong	Severe	Violent	Extreme
POTENTIAL DAMAGE	none	none	none	Very light	Light	Moderate	Mod./Heavy	Heavy	Very Heavy
PEAK ACC.(%g)	<0.05	0.3	2.8	6.2	12	22	40	75	>139
PEAK VEL.(cm/s)	<0.02	0.1	1.4	4.7	9.6	20	41	86	>178
INSTRUMENTAL INTENSITY	I	II-III	IV	V	VI	VII	VIII	IX	X+

Scale based upon Worden et al. (2012)

Table 4-13: Earthquake Total Value Loss for Structures in the City of Coachella

Census Tract	Earthquake - Exposure - Building Value	Value Loss
045703	$ 371,507,000	$ 37,150,700
045704	$ 231,242,000	$ 23,124,200

045706	$	313,621,000	$	31,362,100
045707	$	556,679,000	$	55,667,900
045708	$	349,521,000	$	34,952,100
045709	$	268,519,000	$	26,851,900
	Total Value Loss =		**$**	**209,108,900**

A magnitude of 7.0 or higher earthquake would impact the entire planning area including all of the critical facilities within the planning area. It would be catastrophic to the entire community. The shaking can result in various impacts, including:

- Building and infrastructure damage: may cause structural damage to buildings, freeways, roads, bridges, and other critical infrastructure, jeopardizing public safety.
- Disruption of essential services: may interrupt the supply of electricity, water, gas, and communication networks, impacting emergency response and recovery efforts.
- Ground failure: can trigger landslides, liquefaction, and other ground failures, further damaging infrastructure and posing risks to residents.
- Secondary hazards: can trigger secondary hazards such as fires, gas leaks, train derailments, and hazardous materials incidents.

4.5.2 Heat Wave Vulnerability Assessment

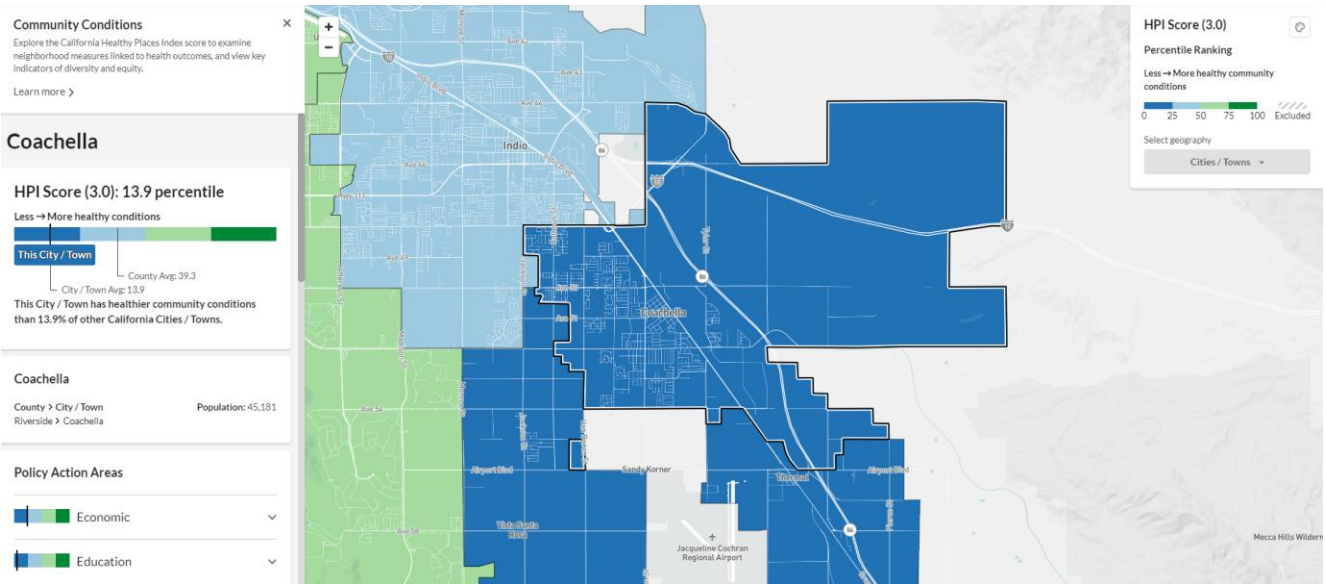
Likelihood of future occurrence: 4 — Highly Likely — Near 100 percent chance of occurrence in the next year

Vulnerability – Medium

Heat is a significant hazard faced by the City of Coachella. Heatwaves are common during the summer months, with temperatures often exceeding 100 degrees Fahrenheit. Prolonged exposure to high temperatures poses a risk to the health and well-being of the population, particularly vulnerable groups such as the elderly, young children, outdoor workers, and individuals with pre-existing health conditions.

Heat waves will have limited impact on damage to physical structures and limited loss risk associated with them. The greatest risk is to the vulnerable populations throughout the planning area. The Public Health Alliance of Southern California created an index to identify health disadvantage areas within the state. Areas that have a low Healthy lace Index (HPI) would be at greater risk during heat waves. Figure X is a map of the HPI for the Planning Area.

Figure 4-7: Healthy Places Index Map for Coachella



Source: Public Health Alliance of Southern California

Due to the low HPI all of the residents within the planning area would be susceptible to heat waves.

The City of Coachella has developed a strategic plan for the activation of Cooling and Warming Centers. In circumstances of extreme heat, the City has a cooling station plan and identifies city facilities as cooling stations open to the public. The Centers will be activated based on the following conditions:

- The forecast anticipated temperatures of 100+ degrees for three consecutive days or extreme cold.
- The Riverside County Department of Public Health, after contact with the National Weather Service, issues a “Heat Warning” for affected areas.
- Heat Warning announcements posted on media outlets; television, radio, local newspaper and posting on the Summer Crisis Hotline.
- Activation of Cooling or Warming Centers by the Community Action Partnership of Riverside County.

4.5.3 Flooding Vulnerability Assessment

The vulnerability assessment for flooding in the City of Coachella highlights structures, systems, populations, and community assets susceptible to damage and loss from flood-related hazards.

Structures:

1. Residential Buildings: Many residential structures in Coachella are susceptible to flood damage due to their proximity to water bodies and varying levels of flood-resistant construction.

2. Commercial and Industrial Buildings: Businesses and industries located in flood-prone areas may experience damage to their facilities, inventory, and equipment.

3. Critical infrastructure: Key infrastructure, including bridges, roads, electrical substations, and wastewater treatment plants, is vulnerable to flooding, potentially leading to service interruptions and costly repairs.

Systems:

1. Stormwater Management: Outdates or inadequate stormwater drainage systems can contribute to localized flooding, exacerbating flood risks.

2. Utilities: Water supply, power, gas, and telecommunications systems may be disrupted during flooding events, affecting essential services and communication.

Populations:

1. Vulnerable Populations: Low income communities, the elderly, young children, and individuals with disabilities may face increased risks due to limited resources, mobility challenges, and difficulties accessing emergency services.

2. Tourists and Seasonal Residents: Coachella attracts tourists and seasonal residents. Lack of familiarity with local flood risks and evacuation routes can put the populations at higher risk vulnerability.

Community Assets:

1. Agricultural Lands: Coachella's economy relies on agriculture. Flooding can damage crops, impacting the livelihoods of farmers and the local economy.

2. Cultural and Historic Sites: Flooding poses a risk to Coachella's cultural heritage, including historic structures, aritfacts, and cultural landmarks.

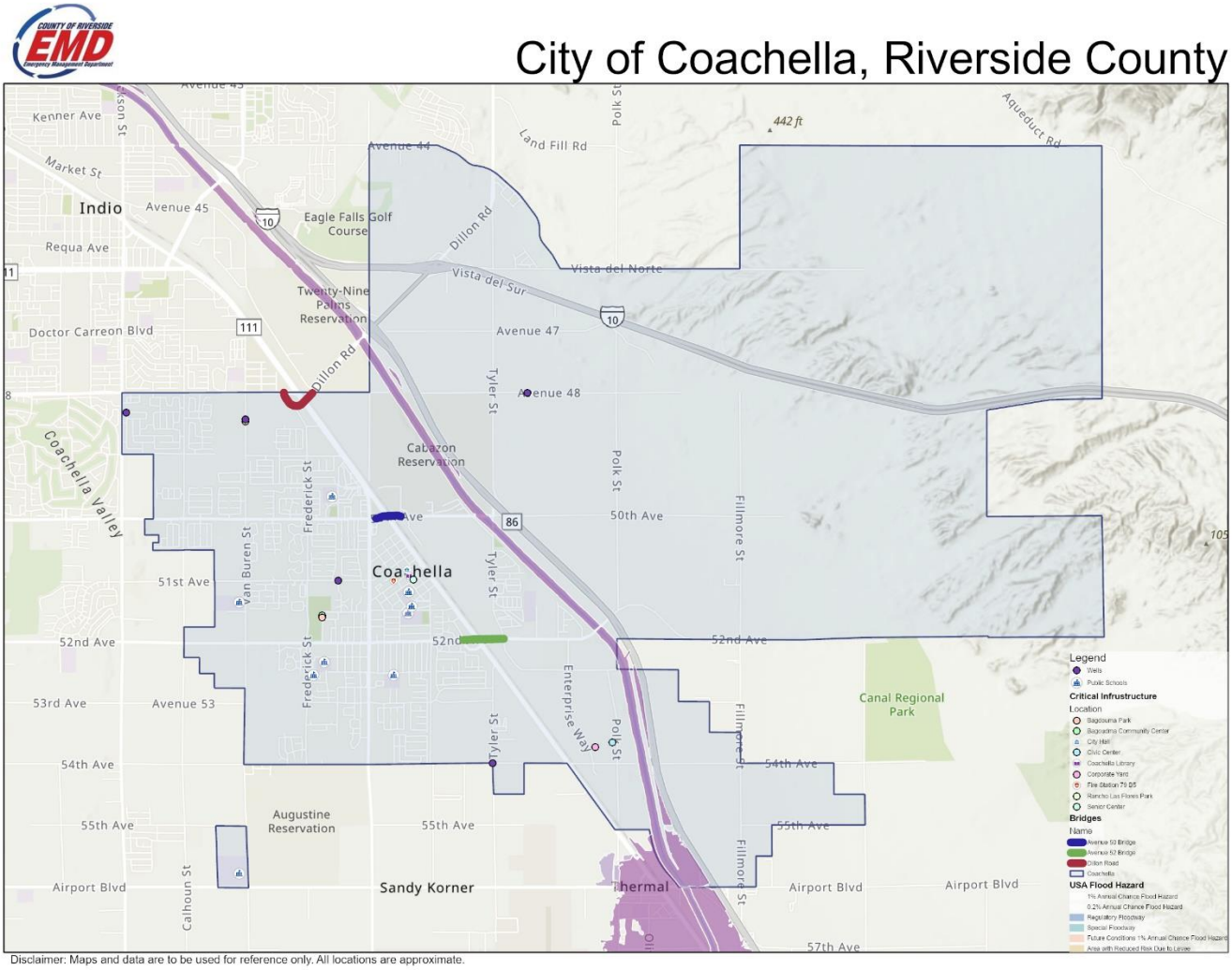
3. Emergency Services: Floods can overwhelm emergency services, hindering response efforts and potentially putting first responders at risk.

4. Educational Institutions: Schools and educational facilities are essential assets. Flooding can disrupt education, impacting student's academic progress and the community's well-being.

The City of Coachella is vulnerable to flooding due to its geographic location, proximity to water bodies, population density, and historical flood events. Vulnerable structures, systems, populations, and community assets are at risk of damage and loss in the event of flooding.

Below is a map of the critical infrastructure in the City of Coachella overlayed on FEMA's National Flood Hazard Layer.

Figure 4-8: Critical Infrastructure and FEMA's Flood Hazard Layer



SECTION 5.0 – COMMUNITY RATING SYSTEM

5.1 REPETITIVE LOSS PROPERTIES

There are no repetitive loss properties in the City of Coachella.

5.2 NATIONAL FLOOD INSURANCE PROPERTIES

The City of Coachella does participate in the National Flood Insurance Program (NFIP) - # 060249 since 09/30/80.

a. **Describe participation in NFIP, including any changes since previously approved plan.** There are no changes since the 2018 Local Hazard Mitigation Plan.
b. **Date first joined NFIP.** 09/30/1980
c. **Identify actions related to continued compliance with NFIP.**
   Continually monitoring all streets, flood control channels, washes, and hillsides. Upgrade flood maps as identified by the Community Action Visit and as additional incorporation areas become part of the City.
d. **CRS member?** N/A
e. **CRS class?** N/A
f. **Describe any data used to regulate flood hazard area other than FEMA maps.**
   N/A
g. **Have there been issues with community participation in the program?**
   None
h. **What are the general hurdles for effective implementation of the NFIP?**
   None
i. **Summarize actions related to continued compliance with NFIP (c-2 and c-4)**
   N/A

SECTION 6.0 - CAPABILITIES ASSESSMENT

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections –

- Regulatory Mitigation Capabilities
- Administrative And Technical Mitigation Capabilities
- Fiscal Mitigation Capabilities
- Mitigation Outreach And Partnerships
- Funding Sources

6.1 REGULATORY MITIGATION CAPABILITIES

Regulatory mitigation capabilities can be expanded and improved in the following ways:

Providing incentives and financial assistance for property owners to retrofit their buildings for hazard resilience. This can include grants, low-interest loans, or tax incentives for improvements.

Implementing and enforcing zoning regulations that restrict development in high-risk areas, such as floodplains. Encourage smart land use planning to minimize exposure to hazards.

Table 6-14 lists planning and land management tools typically used by jurisdictions to implement hazard mitigation activities and those that are currently active in the city. The column that indicates “Yes” or “No” defines if the City has that capability currently.

Table 6-14: Regulatory Mitigation Capabilities for the City of Coachella

Regulatory Tool	Yes/No	Comments
General plan	Yes	Updated 2015; This plan helps with the City’s long-term changes and improvements, which include developing new infrastructure or policies on topics like land use, mobility, and public safety. It also includes a discussion of fire, earthquake, flooding, and severe weather. This plan assists with the integration of mitigation actions.
Zoning ordinance	Yes	Title 17-Chapter 17.08

Subdivision ordinance	Yes	Title 15 – Chapter 15.08.030
Site plan review requirements	Yes	
Floodplain ordinance	No	
Other special purpose ordinance (storm water, water conservation, wildfire)	Yes	2015 Model Water Efficient Landscape Ordinance
Building code	Yes	California Code, Title 15; This code indicates how new developed structures can be built. This code can support with some of the mitigation actions the City may consider doing in revising and updating this code in order to enforce stricter building regulations to prevent disaster risks such as fires and earthquakes.
Fire department ISO rating	Yes	
Erosion or sediment control program	No	
Storm water management program	Yes	
Capital improvements plan	Yes	Five year plan, updated annually
Economic development plan	Yes	Comprehensive General Plan
Local emergency operations plan	Yes	Updated 2021
Flood Insurance Study or other engineering study for streams	Yes	Panel 2300

6.2 ADMINISTRATIVE/TECHNICAL MITIGATION CAPABILITIES

Administrative/technical mitigation capabilities can be expanded or approved upon in the following ways:

Implementing an advanced early warning system for different hazards, such as flood forecasting and earthquake early warning systems. Early warning systems detect and inform at-risk communities before disasters, enable early action, save lives and reduce impact of disasters.

Table 6-15 is a list of City Departments that can have a role in activities related to hazard mitigation. The column that indicates “Yes” or “No” defines if the City has that capability currently.

Table 6-15: Administrative and Technical Capabilities for the City of Coachella.

Personnel Resources	Yes/No	Department/Position
Planner/engineer with knowledge of land development/land management practices	Yes	Development Director
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	City Engineer and Building Official
Engineer with an understanding of natural hazards	Yes	City Engineer and Development Director
Personnel skilled in GIS	Yes	Planning Department
Full time building official	Yes	Building Division
Floodplain manager	No	
Emergency manager	Yes	Public Works/ESC
Grant writer	Yes	Administration
GIS Data—Land use	Yes	Planning Department
GIS Data—Links to Assessor's data	Yes	Planning Department
Warning systems/services (Reverse 9-11, outdoor warning signals)	No	

6.3 FISCAL MITIGATION CAPABILITIES

Fiscal mitigation capabilities can be expanded or improved upon by seeking federal, state, and regional grant opportunities that provide funding for hazard mitigation projects. This could include programs like the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Assistance (HMA) grants. Be diligent in applying for available grants and maximizing the use of external funds for mitigation projects.

Table 6-16 identifies financial tools or resources that the city could potentially use to help fund mitigation activities.

Table 6-16: Fiscal Mitigation Capabilities for the City of Coachella

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Community Development Block Grants, HMPG, or other federal infrastructure finding	Yes	EMPG, SHSP
Capital improvements project funding	Yes	
Authority to levy taxes for specific purposes	Yes	With voter approval

Fees for water, sewer, gas, or electric services	Yes	Water & Sewer
Impact fees for new development	Yes	
Incur debt through general obligation bonds	Yes	With voter approval
Incur debt through special tax bonds	Yes	With voter approval
Incur debt through private activities	No	
Withhold spending in hazard prone areas	N/A	
Other		

6.4 MITIGATION OUTREACH AND PARTNERSHIPS

The City of Coachella has engaged in mitigation outreach efforts to educate residents, businesses, and community organizations about the importance of disaster preparedness and mitigation.

The City trains residents in emergency preparedness through Teen CERT classes that are available once per year. CERT training prepares residents to assist the City of Coachella and emergency personnel during hazardous situations and mitigates the likelihood of loss of life or injury in the process.

The City has provided emergency preparedness presentations to the older adults that convene at the Senior Center.

The City regularly interacts with the City of Coachella's Emergency Services representative. City of Coachella has regular discussions and attends meetings held by the County of Riverside Emergency Management Department, to include the Riverside County Operational Planning Committee (OAPC) meetings.

The City participates in the Great ShakeOut annually with all staff.

The City of Coachella Fire Department has an automatic aid agreement for fire and emergency medical services with the Riverside County Fire.

6.5 FUNDING OPPORTUNITIES

FEMA HMA Grants: Cal OES administers three main types of HMA grants: (1) Hazard Mitigation Grant Program, (2) Pre-Disaster Mitigation Program, and (3) Flood Mitigation Assistance Program. Eligible applicants for the HMA include state and local governments, certain private non-profits, and federally recognized Indian tribal governments. While private

citizens cannot apply directly for the grant programs, they can benefit from the programs if they are included in an application sponsored by an eligible applicant.

FEMA Public Assistance Section 406 Mitigation: The Robert T. Stafford Disaster Relief and Emergency Assistance Act provides FEMA the authority to fund the restoration of eligible facilities that have sustained damage due to a presidentially declared disaster. The regulations contain a provision for the consideration of funding additional measures that will enhance a facility's ability to resist similar damage in future events.

Community Development Block Grants: The California Department of Housing and Community Development administers the State's Community Development Block Grant (CDBG) program with funding provided by the U.S. Department of Housing and Urban Development. The program is available to all non-entitlement communities that meet applicable threshold requirements. All projects must meet one of the national objectives of the program – projects must benefit 51 percent low- and moderate-income people, aid in the prevention or clearance of slum and blight or meet an urgent need. Grant funds can generally be used in federally declared disaster areas for CDBG eligible activities including the replacement or repair of infrastructure and housing damaged during, or because of, the declared disaster.

SECTION 7.0 - PLAN IMPLEMENTATION AND MAINTENANCE PROCESS

The City will monitor its LHMP on an annual basis as it evaluates and submits budget requests for its Emergency Operations Division and submits projects to be funded by its Capital Improvement Program. Limitations will exist and dependent on available funding. Our Public Works Department will be in charge of review, monitoring, evaluation and updating our LHMP. If through this process we discover changes have occurred during the review/evaluation, we will update the LHMP Revision Page and notify OES to update our Annex.

The evaluation process will include assessments of the following components of the LHMP:

- Reassess our hazards and mitigations. Reaffirm if those identified are still accurate.
- Assess if the nature, magnitude, and/or type of risks have changed.
- Identify planning tools that must be refined and/or developed.
- Identify resources available to respond to the hazards identified and what resources are lacking.
- Identify regional resources and relationships we need to build upon and refine.
- Obstacles identified as a result of training or real incidents.
- Evaluate whether the agencies and other partners participation was as anticipated.

The City of Coachella has several existing planning mechanisms where hazard mitigation information and actions will interconnect. These mechanisms include:

Comprehensive plan: The comprehensive plan, also known as a general plan, is a long-range policy document that guides the physical, social, and economic development of a city. It typically includes land use goals, objectives, and policies. Hazard mitigation information and actions can be integrated into the comprehensive plan by incorporating specific land use regulations, development standards, and policies that address hazard-prone areas, resilient infrastructure, and disaster preparedness.

Capital Improvement Plan: The Capital Improvement Plan outlines the city's proposed public infrastructure projects and major investments over a specified period. By incorporating hazard mitigation information and actions into the Capital Improvement Plan, the city will prioritize projects that enhance resilience and reduce vulnerability to hazards. This includes projects such as flood control measures and retrofitting critical infrastructure.

Zoning and Building Codes: Zoning regulations and building codes play a crucial role in shaping land use and development within a city. By integrating hazard mitigation principles into zoning ordinances and building codes, the city can ensure that new development projects adhere to resilient design standards, setback requirements, and other measures that mitigate risks posed by hazards. This could include regulations for building in flood zones, seismic safety requirements, or wildfire-resistant construction practices.

Permitting Processes: Permitting processes provide the framework for reviewing and approving development projects. Incorporating hazard mitigation into the permitting process allows the city to assess potential risks and ensure that proposed projects comply with applicable hazard mitigation measures. This may involve conducting environmental assessments, requiring hazard impact studies, or incorporating hazard mitigation conditions as part of the permitting requirements.

It is critical to engage stakeholders and the community throughout the process. This includes involving relevant departments within the local government, such as planning, public works, emergency management, and community development, in the integration process. Additionally, public participation through workshops, meetings, and feedback mechanisms should be encouraged to gather input and ensure community buy-in.

SECTION 8.0 INCORPORATION INTO EXISTING PLANNING MECHANISMS

The City of Coachella will integrate mitigation goals, information, and actions from its 2022 LHMP into the Safety Element of the General Plan upon the next update in 2035. The LHMP is already implemented into the following planning mechanisms.

- Building and Construction Codes

- Fire Codes
- Capital Improvement Plan
- Storm Drain Master Plan
- Stormwater ordinance required by MS4
- Efficient Landscape Irrigation Ordinance required by MS4

The LHMP will be reviewed by key staff to incorporate the identified hazards within the City. Some of these identified hazards will also include review with the County of Riverside Emergency Management Department personnel to help address potential funding opportunities. All of the identified hazards within the plan will be considered in building, modernizing, and maintaining city facilities.

SECTION 9.0 - CONTINUED PUBLIC INVOLVEMENT

After the City of Coachella Planning Committee reviews the Scheduled Plan Maintenance Process, we will notify the public of any changes and request input from the public to the LHMP by posting the LHMP on the city's website, announcing the request for input at public events and meetings. In addition, we discuss hazard mitigation planning during all CERT courses and refresher trainings.

APPENDIX A – PUBLIC NOTICES AND MAPS

Figure A – 9: Public Opportunity City Website Screenshot

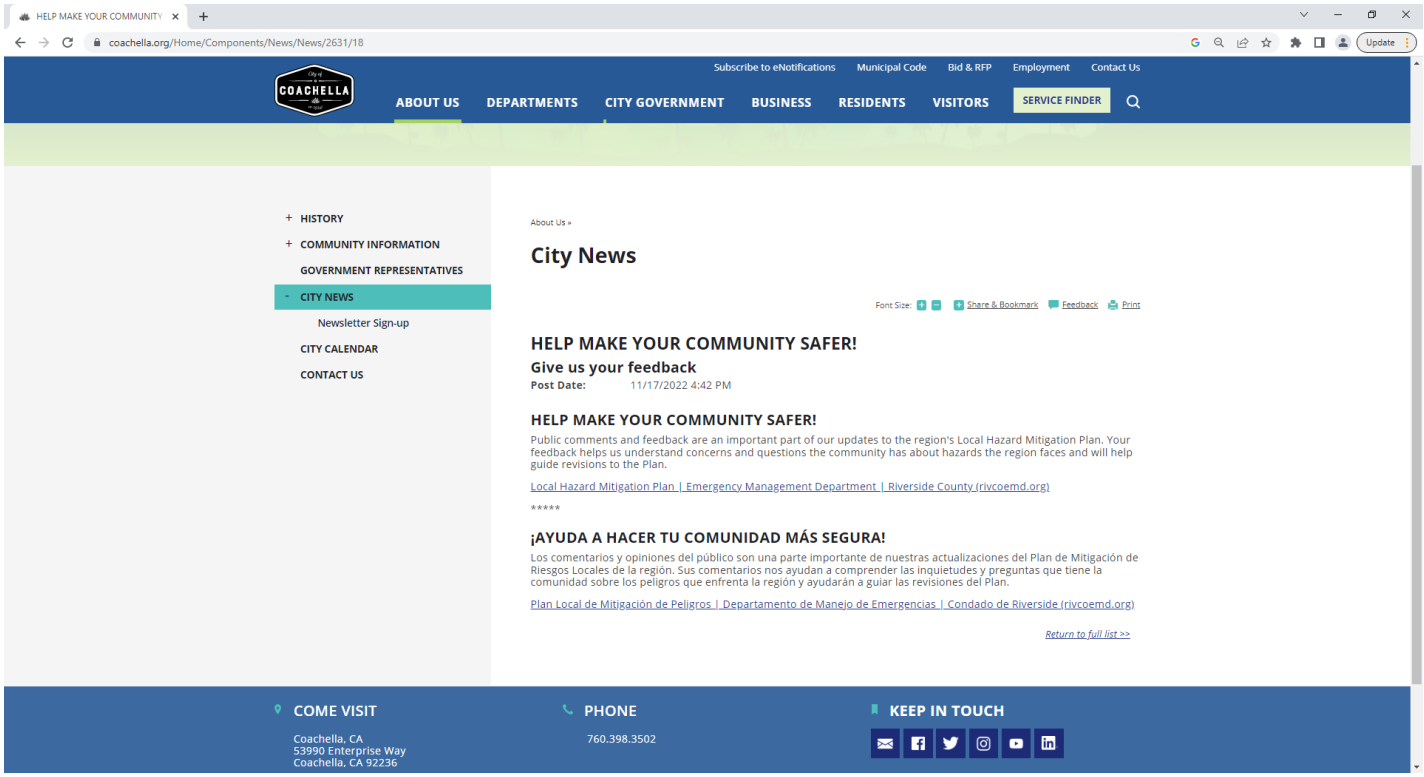


Figure A – 10: Public Opportunity Survey Questions

1. What city or unincorporated area do you live and work in?
2. Are you responding as:
    a. Resident
    b. Community Organization
    c. Local Business
    d. Non-Profit Organization
3. Are you aware that Riverside County has a Local Hazard Mitigation Plan?
    a. Yes
    b. No
4. Please select the one hazard you think is the highest threat to your neighborhood:
    a. Extreme Weather
    b. Flood
    c. Insect Infestation
    d. Landslide
    e. Tornado
    f. Wildland Fire
    g. Civil Disorder
    h. Communications Failure
    i. Cyber Attack
    j. Dam Failure
    k. Electrical Failure
    l. HazMat Incident
    m. Jail/Prison Event
    n. Nuclear Incident
    o. Pipeline Disruption
    p. Terrorist Event – Mass Casualty Incident
    q. Transportation Failure
    r. Water Supply Disruption/Contamination
    s. Emergency Disease/Contamination
    t. Pandemic Flu
5. Please select the one hazard you think is the second highest threat to your neighborhood:
    a. Extreme Weather
    b. Flood
    c. Insect Infestation
    d. Landslide
    e. Tornado
    f. Wildland Fire
    g. Civil Disorder
    h. Communications Failure
    i. Cyber Attack
    j. Dam Failure
    k. Electrical Failure
    l. HazMat Incident

m. Jail/Prison Event
n. Nuclear Incident
o. Pipeline Disruption
p. Terrorist Event – Mass Casualty Incident
q. Transportation Failure
r. Water Supply Disruption/Contamination
s. Emergency Disease/Contamination
t. Pandemic Flu

6. In your opinion, what are some steps your local government could make to reduce or eliminate the risk of future damages in your neighborhood?
7. Are there any other issues regarding the reduction of risk and loss associated with hazards or disasters in the community that you think are important?

8. A number of community-wide activities can reduce our risk from hazards. In general, these activities fall into one of the following six broad categories. Please tell us how important you think each one is for your community to consider pursuing.

   Prevention – Administrative or regulatory actions that influence the way land is developed and buildings are constructed (Example – Planning and zoning building codes, etc).
   a. Very Important
   b. Somewhat Important
   c. Not Important

   Property Protection – Actions that involve the modification of existing buildings or structures to protect them from a hazard or remove them from the hazard area (Example – Retrofits, relocation, acquisition, etc).
   a. Very Important
   b. Somewhat Important
   c. Not Important

   Public Education and Awareness – Actions to inform and educate residents, elected officials and property owners about the hazards and potential ways to mitigate them (Example – Outreach, real estate disclosure, school-age and adult education).
   a. Very Important
   b. Somewhat Important
   c. Not Important

   Natural Resource Protection – Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems (Example – Erosion control, stream restoration, etc).
   a. Very Important
   b. Somewhat Important
   c. Not Important

Emergency Services – Actions that protect people and property during and immediately after a disaster or hazard event (Example – Warning systems, protection of official facilities, etc).

a. Very Important
b. Somewhat Important
c. Not Important

Structural Projects – Actions that involve the construction of structures to reduce the impact of a hazard (Example – Dams, floodwalls, etc).

a. Very Important
b. Somewhat Important
c. Not Important

9. What would make you lose confidence in your jurisdiction's ability to protect you and your community from hazards?

Non-disclosure of the hazards in my community

a. Very Important
b. Somewhat Important
c. Not Important

Poor planning and response to an emergency or disaster

a. Very Important
b. Somewhat Important
c. Not Important

Lack of follow-up in implementing carrying out mitigation projects

a. Very Important
b. Somewhat Important
c. Not Important

No early alert and warnings notifications during an emergency or disaster

a. Very Important
b. Somewhat Important
c. Not Important

Too many alert and warnings notifications regarding an emergency or disaster

a. Very Important
b. Somewhat Important
c. Not Important

10. Please provide us your name, email, and telephone number. Riverside County will use this information only in instances where they need to respond to your questions or comments. We will not share this information with anyone.

a. Name (Optional)
b. Email Address (Optional)
c. Phone Number (Optional)

Figure A – 11: Teen CERT Agenda

Riverside County Operational Area
COMMUNITY EMERGENCY RESPONSE TEAM

Basic CERT Course

AGENDA

DAY 1

Unit 1: Introduction to Disaster Preparedness
- Registration
- Introductions / Speakers
- Unit Overview
- Community Preparedness: Roles and Responsibilities
- Hazards and Their Potential Impact
- Home and Workplace Preparedness
- Reducing the Impact of Hazards Through Mitigation
- CERT Disaster Response
- Additional Training for CERT Volunteers
- Local Hazard Mitigation Plan (LHMP)
- Unit Summary

Unit 2: CERT Organization
- Unit Overview
- CERT Organization
- CERT Mobilization
- Documentation
- Unit Summary

Day 2

Unit 6: Fire Safety and Utility Controls
- Unit Overview
- Fire Chemistry
- Fire Size-up Considerations
- Firefighting Resources
- Fire Suppression Safety
- Fire and Utility
- Hazardous Materials
- Unit Summary

Unit 3: Disaster Medical Operations – Part 1
- Unit Overview
- Treating Life- Threating Conditions
- Basic First Aid Care
- Unit Summary

Unit 4: Disaster Medical Operations – Part 2
- Unit Overview
- Mass Casualty Incidents
- Functions of Disaster Medical Operations
- Establishing Medical Treatment Areas
- Conducting Head-to-Toe Assessments
- Public Health Considerations
- Unit Summary

Unit 5: Disaster Psychology
- Unit Overview
- Disaster Reactions
- Self-Care and Team Well-Being
- Working with Survivors' Emotional Responses
- Unit Summary

1

Unit 8: CERT and Terrorism

- Unit Overview
- Terrorist Goals and Tactics
- Preparing Your Community
- Active Shooter Situations
- Until Help Arrives
- Hazmat and CBRNE
- Unit Summary

DAY 3

Unit 7: Light Search and Rescue Operations

- Unit Overview
- Safety During Search and Rescue Operations
- Conducting Interior and Exterior Search Operations
- Conducting Rescue Operations
- Unit Summary

Unit 9: Course Review, Final Exam and Disaster Simulation

- Unit Overview
- Course Review
- Final Exam
- Disaster Simulation
- Exercise Critique and Summary

2

Figure A – 12 : City of Coachella's Flood Prone Areas Map

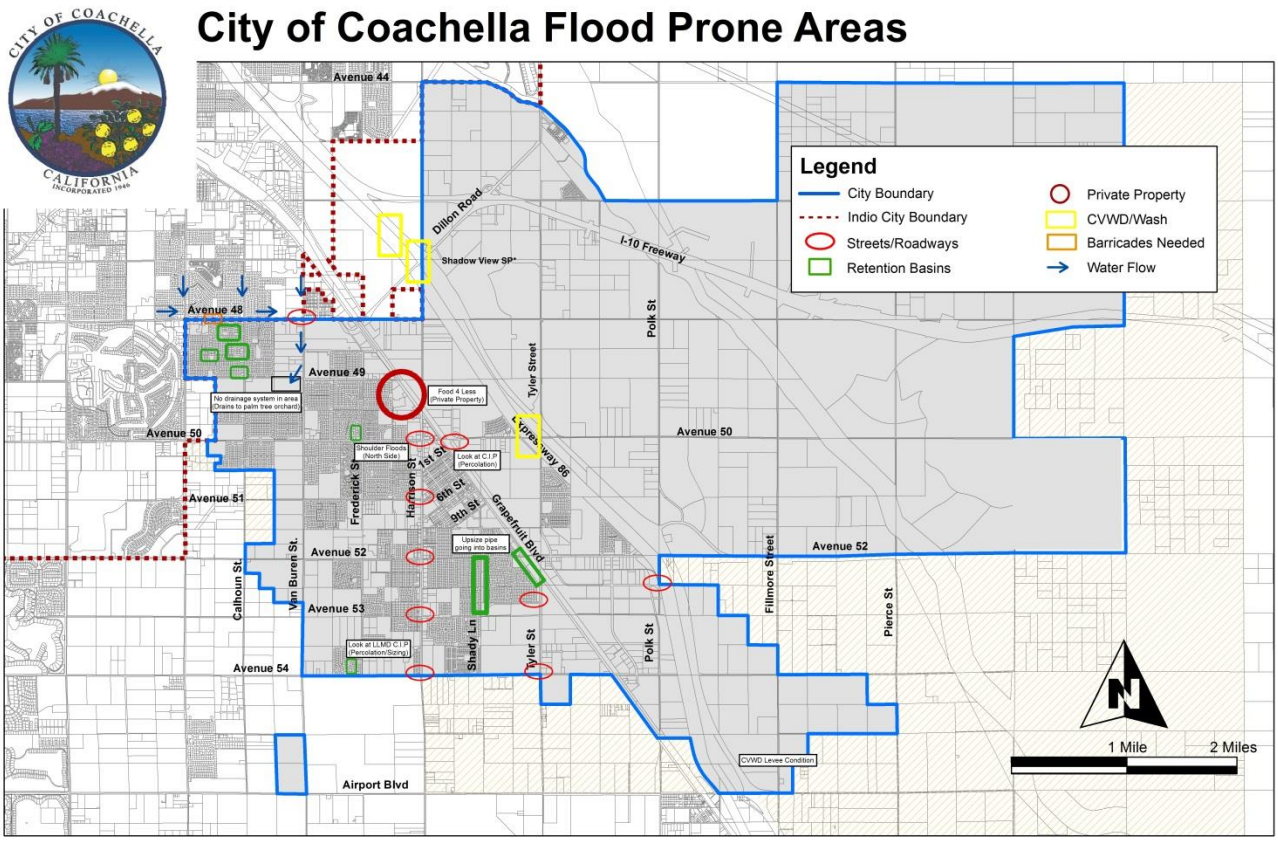
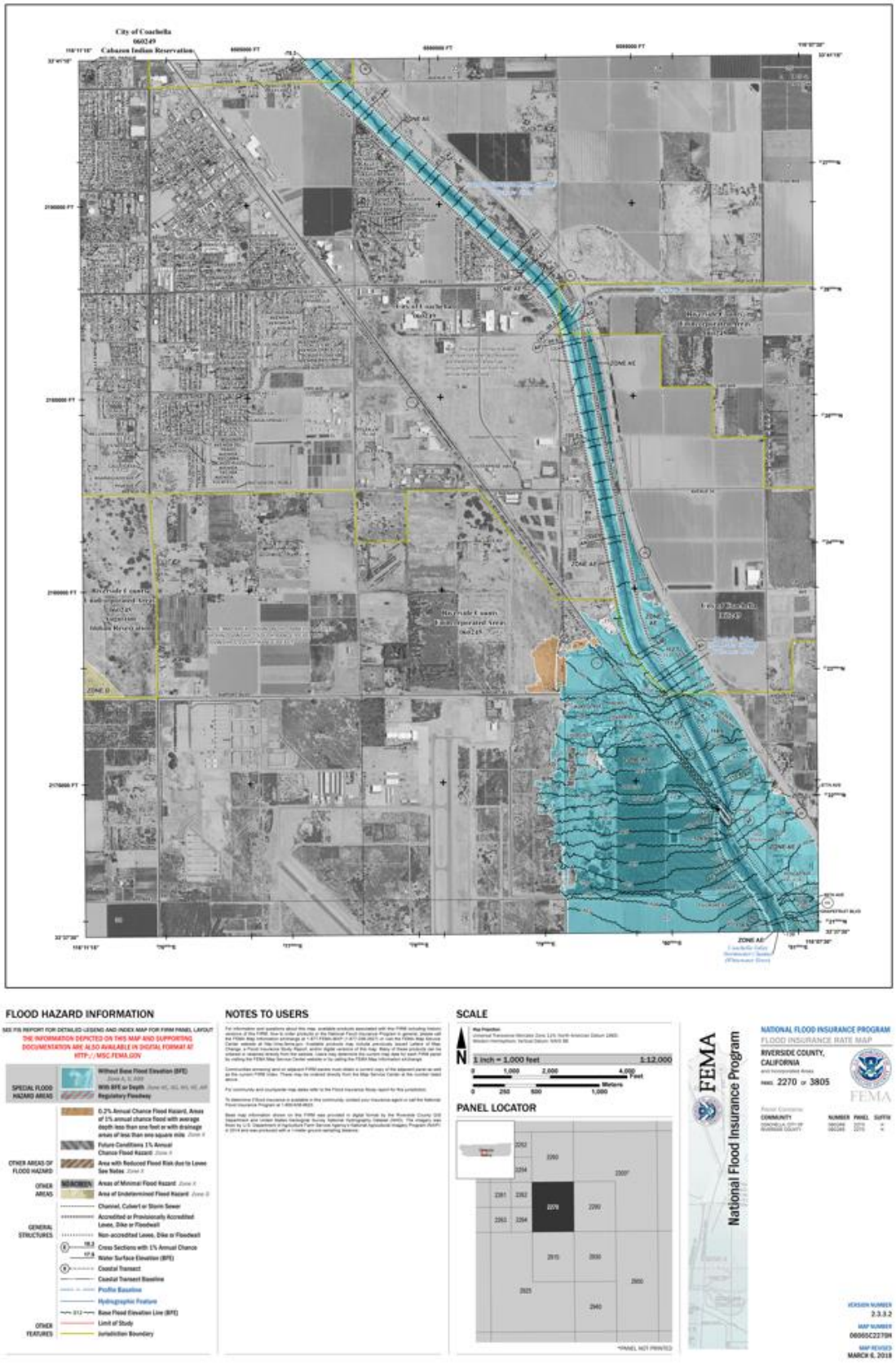


Figure A – 13: City of Coachella's (FIRM) Flood Insurance Rate Map



APPENDIX B – INVENTORY WORKSHEETS

SEE ATTACHMENTS

APPENDIX C – PLAN REVIEW TOOL/CROSSWALK

SEE ATTACHMENTS

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize Interim City Manager to execute agreement for Emergency Management Department Unified Services between the County of Riverside and City of Coachella, in the amount of $146,250.

STAFF RECOMMENDATION:

Authorize Interim City Manager to execute agreement for Emergency Management Services Department Unified Services between the County of Riverside and City of Coachella, in the amount of $146,250.

EXECUTIVE SUMMARY:

Since 2021, the City has contracted with the Emergency Management Department for emergency management services. The City's contract term is up for renewal this June 2025. Staff has met with the County on the renewal options for the city. The service options offered in the new County Agreement to its city partners include four service level options: Level I (100% committed coordinator), Level II (75%), Level III (50%) and Level IV (25%).

Based on the ongoing emergency management services for the city, including: maintaining the city's Emergency Operations Center (including radio equipment), FEMA cost recovery for Hurricane Hillary (14 projects), develop new update for the city's Emergency Operations Plan, Community Resilience Center Emergency Plan and ongoing training needs; staff is recommending approval of the attached agreement at a Level II service level. The new agreement term will commence on July 1, 2025 – June 30, 2028.

FISCAL IMPACT:

The recommended approval of Service Level II will have an annual cost of $146,250, which would be appropriated in the City's general fund budget for FY 25/26. Additionally, grant funds from the EMPG grant and CRC grant will also cover small portions of the contracted costs.

Attachment:
County Agreement for Emergency Services

AGREEMENT FOR
EMERGENCY MANAGEMENT DEPARTMENT UNIFIED SERVICES
BETWEEN THE
COUNTY OF RIVERSIDE AND THE _____ (AGENCY)

This Agreement is made as of _____ between the County of Riverside ("County") and the _____ ("Agency"). The parties agree as follows:

1. *This Agreement is effective for three years, starting July 1, 2025, through June 30, 2028.*

2. *Through its Emergency Management Department ("EMD"), the County shall provide to the Agency the services of an Emergency Services Coordinator ("EMD Unified Services (EMDUS)") as described in Exhibits A, B, C & D.*

3. *The Agency shall pay the County for these EMDUS as stated in Exhibit B.*

4. *Either party may terminate this Agreement without cause upon 90 days' written notice to the other party. The Agreement may be terminated with cause upon 30 days' written notice to the other party. The County shall be entitled to receive compensation for all properly provided services rendered prior to termination.*

5. *If the Agency does not appropriate funds in its budget for payment, the Agency shall immediately notify the County in writing that such funds are not forthcoming. Such a notice shall be deemed cause for termination by the County or Agency. The County shall nevertheless be entitled to payment for properly provided services rendered prior to termination.*

6. *At all times during the performance period of this Agreement, the County shall maintain insurance or self-insurance reasonable and appropriate for a public entity the size of the County.*

7. *The County shall indemnify and hold harmless the Agency, its departments, agencies, districts, officials, officers, and employees from any liability, claim, damage, or action based or asserted upon any act or omission of the County relating to this Agreement, including but not limited to property damage, personal injury or death.*

8. *The Agency shall indemnify and hold harmless the County, its departments, agencies, districts, officials, officers, and employees from any liability, claim, damage, or action based or asserted upon any act or omission of the Agency relating to this Agreement, including but not limited to property damage, personal injury, or death.*

9. *The County shall maintain and keep records related to the EMDUS rendered in accordance with applicable County standards. In addition to their rights under applicable law, the Agency and its employees and agents shall have the right to review and audit such records during the County's normal business hours upon request and reasonable advance notice by the Agency.*

10. *The laws of the State of California shall govern this Agreement. The venue shall be in an appropriate court located in Riverside County, and the parties waive any provision of the law providing for a change of venue to*

another location.

11. *This Agreement shall be administered by the Director of EMD, or their designee, on behalf of the County and by the Authorized Agent, or their designee, on behalf of that Agency.*

12. *Notices issued pursuant to this Agreement shall be sent via U.S. Mail to the following:*

TO COUNTY:	*TO AGENCYCONTRACTOR ':*
Emergency Management Department	
450 E. Alessandro Blvd.	*Agency of _____*
Riverside, CA 92508	*Address*
Attn: Emergency Services Manager	*City, State Zip*
	Attn: Authorized Agent

13. *This Agreement may be executed in any number of counterparts, each of which will be an original but all of which together will constitute one instrument. Each party to this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA," Civ. Code, §§ 1633.1 to 1633.17), for executing this Agreement. The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. An electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. CUETA authorizes the use of an electronic signature for transactions and contracts among parties in California, including a government agency. A digital signature means an electronic identifier created by a computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.*

14. *This Agreement represents the full and final agreement between the parties related to this subject matter; no prior oral or written agreements shall apply. This Agreement may be modified or altered only by a written amendment signed by authorized representatives of both parties.*

AGREED:

County of Riverside	*Agency _____*
By:_____	*By:_____*
Bruce Barton, Director	*Name, Title*
Emergency Management Department	*Agency*
Date: _____/_____/_____	*Date: _____/_____/_____*

EXHIBIT A

SCOPE OF SERVICE

1. EMD – YOUR PARTNER IN COMPREHENSIVE EMERGENCY MANAGEMENT

In today's unpredictable environment, ensuring the safety and resilience of your community is paramount. Partnering with Emergency Management Department Unified Services (EMDUS) offers your Agency a comprehensive, expert-driven approach to emergency management, delivering significant benefits that empower your community to prepare effectively, respond to and recover from disasters. Riverside County's Emergency Management Department is one of only three counties in California and one of 78 governmental programs nationwide to be certified through the Emergency Management Accreditation Program (EMAP). This certification highlights the county's unwavering commitment to upholding the highest standards in emergency management. It further reinforces Riverside County's dedication to maintaining a well-organized, efficient, and resilient emergency response system. By partnering with Riverside County, your Agency can benefit from proven best practices and expert guidance, enhancing disaster preparedness, improving response coordination, and streamlining recovery efforts.

1.1 The Unified Services Model: A Coordinated Approach to Emergency Management

The Unified Services Model, as implemented by EMDUS, is a comprehensive and coordinated approach to emergency management that ensures all agencies, departments, and organizations will work together seamlessly at every stage of an emergency—before, during, and after a crisis. This model promotes collaboration between Riverside County Departments, Special Districts, School Districts, Non-Governmental Organizations (NGOs), and nonprofits, creating a unified network that can effectively respond to and recover from emergencies. By integrating these diverse stakeholders, the Unified Services Model enables the efficient allocation of resources, enhances communication, and minimizes duplication of efforts. This collaborative framework strengthens the overall emergency management system, ensuring that all partners are aligned in their efforts to protect the community, reduce risk, and enhance resilience in the face of disasters. Through Unified Services, Agency wil be better equipped to handle complex emergencies, ensuring a more adaptive and coordinated response.

1.2 Comprehensive Strategic Planning for Emergency Preparedness

Effective emergency preparedness requires the development and implementation of strategic plans that address the Agency's-wide risks and vulnerabilities. These plans should be informed by input from all relevant stakeholders, including government agencies, first responders, community organizations, and private sector partners. By fostering collaboration and incorporating diverse perspectives, Agency will be able to create well-rounded emergency plans that enhance response coordination and resilience. A proactive approach to strategic planning ensures that potential threats are identified, resources are allocated efficiently, and communities are better equipped to handle emergencies when they arise.

1.3 Strengthening Preparedness Through Training and Exercises

Conducting joint training sessions and emergency drills is essential for ensuring that all partners involved in emergency response are well-prepared and able to collaborate effectively during a crisis. These exercises provide a valuable opportunity for responders to practice their roles, familiarize themselves with protocols, and identify potential gaps in their plans. By simulating real-world scenarios, training sessions help build trust and communication among all parties, including local agencies, first responders, and community organizations. Regularly scheduled drills ensure that

everyone involved is capable of working together seamlessly under pressure, enhancing the overall efficiency and effectiveness of the emergency response.

1.4 **The Importance of Unified Coordination in Emergency Response**

Unified coordination is essential for ensuring a seamless and effective emergency response. By streamlining communication and operations among local government entities, emergency services, and community partners, a unified approach fosters collaboration while minimizing the risk of confusion or duplication of efforts. This coordinated effort ensures that all parties are aligned toward common goals, with clearly defined roles and responsibilities for each entity involved. Establishing a centralized system for decision-making and information sharing will enable Agency to respond quickly and efficiently to emergencies. Ultimately, this enhanced coordination improves the overall effectiveness of disaster response and recovery, ensuring that resources are utilized optimally and that communities are better protected during times of crisis.

1.5 **The Role of Resource Sharing in Enhancing Emergency Response and Recovery**

Resource sharing is a crucial element in improving the overall effectiveness of emergency preparedness, response, and recovery efforts. By pooling personnel, equipment, facilities, and expertise from various agencies, can optimize their resources and address any gaps in capabilities. This collaborative approach ensures that critical assets, such as specialized equipment or highly trained personnel, are deployed efficiently to areas where they are needed most, reducing response times and improving the effectiveness of disaster management. Furthermore, resource sharing strengthens the system's resilience by allowing greater flexibility and adaptability in the face of emergencies. This unified approach not only enhances the response and recovery process but also fosters a more agile and resourceful emergency management framework capable of handling diverse challenges.

1.6 **Community Resilience**

Building community resilience involves actively engaging schools, nonprofits, and NGOs to support a range of critical services during and after a disaster. These organizations play a vital role in providing shelter, mental health assistance, food distribution, and recovery programs, ensuring that the needs of affected individuals and families are met. Schools can serve as emergency shelters or distribution points, while nonprofits and NGOs often have established networks and expertise in offering immediate relief and long-term recovery assistance. By collaborating with these community-based groups, agencies can create a more robust and comprehensive support system that promotes recovery and strengthens the community's ability to bounce back from future crises.

1.7 **Enhancing Emergency Management through Service Integration and Collaboration**

By integrating services across various sectors, agencies can greatly improve the efficiency and effectiveness of their emergency management efforts. This collaborative approach streamlines processes reduces redundancy and ensures that resources are deployed where they are needed most, allowing for a more responsive and agile system. Integrating services promotes better coordination between local government agencies, emergency responders, healthcare providers, and community organizations, creating a unified front when responding to disasters. This interconnected framework not only strengthens the immediate response but also builds a more resilient system that protects residents and critical infrastructure. Ultimately, by fostering collaboration and integration, agencies can enhance their ability to adapt to and recover from future emergencies, creating a safer, more prepared community.

2. STRENGTHENING EMERGENCY MANAGEMENT THROUGH STRATEGIC COLLABORATION AND SPECIALIZED SUPPORT

EMDUS partners directly work with your leadership to provide specialized coordination and strategic guidance across all facets of emergency management. This collaboration streamlines critical operations, ensures compliance with industry standards, and delivers a fully unified program that enhances preparedness, response, recovery, and mitigation efforts. By working with EMDUS, Agency will gain access to expertise and leadership that ensures a comprehensive, well-organized response to any emergency, such as:

2.1 Strengthening Emergency Response with Specialized Personnel Support

EMDUS strengthens Agency's emergency response capacity by providing highly qualified, dedicated emergency management personnel who seamlessly integrate with your local agencies. Depending on your service level, EMDUS assigns an Emergency Services Coordinator (ESC) who oversee the overall management of emergency operations, while a backup Emergency Management Program Supervisor (EMPS) ensures continuity of leadership and decision-making in the absence of the ESC. This dual support structure ensures that Agency remains well-prepared and responsive, improving the effectiveness and coordination of your emergency management efforts. By bolstering your team with EMDUS personnel, Agency enhances its resilience and capability to navigate any crisis.

2.2 Unlocking Key Benefits Through Partnership with EMDUS

Partnering with EMDUS offers Agency dedicated support, strategic collaboration, and access to critical funding opportunities. The expertise and leadership provided by EMDUS professionals help ensure Agency is thoroughly prepared for emergencies. These specialists offer invaluable guidance on best practices, operational strategies, and disaster readiness. EMDUS personnel serve as the primary point of contact for all emergency management activities, acting as liaisons between local agencies, departments, and external organizations. This coordination fosters seamless communication, reduces confusion during crises, and ensures resources are mobilized efficiently. By working with EMDUS, Agency enhances its emergency management capabilities while also benefiting from vital funding opportunities and a more resilient community.

2.3 Building Stronger Emergency Networks Through Strategic Collaboration

EMDUS plays a vital role in fostering collaboration among local, county, state, and federal agencies, as well as private-sector and community organizations. Through these strategic partnerships, EMDUS ensures a well-coordinated and efficient approach to emergency management, creating a network of stakeholders capable of quickly mobilizing resources and responding to emergencies. By integrating the strengths of government agencies, private-sector entities, and non-profit organizations, this collaborative framework improves communication, resource distribution, and crisis response. EMDUS strengthens the collective ability of all parties involved, ensuring that communities recover quickly and become more resilient in the face of future disasters.

3. IMPROVED FISCAL RECOVERY AND RISK REDUCTION IN EMERGENCY MANAGEMENT

Effective fiscal recovery and risk reduction are crucial in the mitigation and recovery phases of emergency management. These efforts ensure that agencies can efficiently restore operations, minimize financial losses, and enhance resilience against future disasters. Adopting best practices and compliance with regulatory frameworks such as the California Standardized Emergency Management System (SEMS), the National Incident Management System (NIMS), and laws such as AB 2140 significantly improve these outcomes.

3.1 **Fiscal Recovery in Mitigation and Recovery Phases**
Pre-disaster financial planning plays a vital role in ensuring agencies have the resources needed to respond effectively to emergencies. Establishing dedicated emergency funds and pre-arranged financial mechanisms allows for rapid response and recovery efforts. Conducting thorough risk assessments and cost-benefit analyses helps prioritize mitigation projects. Additionally, reducing financial exposure through risk transfer mechanisms, such as insurance and contingency funds, provides an added layer of financial security against unforeseen disasters.

3.2 **Maximizing Financial Efficiency in Post-Disaster Recovery**
Maximizing the efficient use of federal and state funds is critical for agencies seeking financial stability post-disaster. By leveraging federal programs such as Federal Emergency Management Agency's (FEMA) Public Assistance and Hazard Mitigation Grant Programs, agencies can offset the high costs associated with emergency response and recovery. Similarly, utilizing state disaster relief funds and insurance mechanisms provides additional financial support. Ensuring strict compliance with financial reporting requirements is necessary to maintain eligibility for future funding, avoid de-obligation, and ensure a steady stream of resources for ongoing recovery efforts.

3.3 **Effective Grant Support and Compliance for Disaster Recovery**
Streamlined grant management and compliance processes ensure that agencies can effectively secure and utilize funding without the risk of financial mismanagement. Compliance with funding requirements prevents the de-obligation of critical funds, ensuring they remain available for essential recovery efforts. Transparent financial tracking and auditing systems help optimize resource allocation, ensuring that funds are used efficiently and effectively. Proper training for staff on grant administration best practices further mitigates the risk of financial mismanagement, ensuring that all funding sources are managed responsibly.

3.4 **Leveraging Public-Private Partnerships for Disaster Recovery**
Public-private partnerships serve as a key component in supporting disaster recovery efforts. Engaging with private sector entities to fund and implement recovery initiatives allows agencies to expand their financial resources beyond government funding. Encouraging community-based financial resilience programs further supports individuals and businesses, promoting economic stability. Collaborations with non-profits provide additional funding and logistical support, allowing for a more comprehensive and effective disaster response and recovery strategy.

4. RISK REDUCTION DURING MITIGATION AND RECOVERY

The implementation of hazard mitigation plans is an essential strategy for reducing risks during the recovery phase. By identifying vulnerabilities and investing in both structural and non-structural mitigation measures, agencies can strengthen their resilience against future disasters. Incorporating land-use planning, infrastructure improvements, and building code enhancements helps minimize risks while ensuring community safety. Regular updates and reassessments of mitigation strategies ensure that plans remain relevant and adaptable to evolving threats.

4.1 **Enhancing Community Preparedness for Risk Reduction**
Strengthening community preparedness is another vital component of risk reduction. Conducting public education campaigns and emergency drills equips residents with the knowledge and skills needed to respond effectively in emergencies. Establishing resilient communication systems and emergency response protocols enhances coordination and response efforts during disasters.

Providing incentives for residents and businesses to engage in preparedness activities fosters a culture of resilience and proactive risk management.

4.2 **Integrating Climate Adaptation into Disaster Mitigation**
Integrating climate adaptation strategies into disaster mitigation efforts further enhances an agency's ability to withstand environmental hazards. Utilizing climate data to inform mitigation planning ensures that strategies remain aligned with evolving climate risks. Enhancing natural disaster defenses, such as floodplain management and wildfire buffer zones, reduces exposure to climate-related disasters. Incorporating green infrastructure and nature-based solutions helps mitigate climate risks while promoting environmental sustainability.

5. BENEFITS OF COMPLIANCE WITH SEMS, NIMS, AND RELEVANT LAWS

Adherence to SEMS, NIMS, and relevant laws provides multiple benefits to agencies, including enhanced coordination and communication. Ensuring interoperability between local, state, and federal agencies during emergencies streamlines response efforts and reduces duplication. Strengthening mutual aid agreements and multi-agency coordination efforts enhances efficiency, ensuring that agencies can effectively manage emergency situations.

5.1 **Expanding Funding Opportunities Through Compliance**
Increased funding opportunities are another key benefit of compliance. Many federal and state disaster relief programs require adherence to SEMS and NIMS as a prerequisite for receiving funds. AB 2140 allows local agencies to integrate their hazard mitigation plans into their general plans, making them eligible for additional financial relief. Demonstrating adherence to best practices also attracts grant funding and private investment, further bolstering financial resources.

5.2 **Legal and Regulatory Protection Through Compliance**
Legal and regulatory protection is a crucial benefit of adhering to established standards, providing agencies with a solid foundation to justify their actions in legal and regulatory contexts. Compliance with national best practices reduces liability risks by demonstrating due diligence, minimizing legal exposure, and mitigating costly disputes. It strengthens the legal justification for emergency decisions, ensuring that actions align with recognized frameworks and are defensible in court. By following regulatory guidelines, agencies reduce exposure to litigation and avoid claims of arbitrary decision-making, fostering public trust and operational consistency. Ultimately, compliance serves as a safeguard against legal challenges, allowing agencies to focus on effective emergency response and governance without the burden of legal uncertainties.

5.3 **Enhancing Disaster Response through Standardized Command Structures and Coordination**
Improved disaster response efficiency is directly tied to the establishment of standardized command structures. These structures provide a clear, organized framework for emergency personnel, ensuring that decision-making is streamlined and that all responders are operating with a shared understanding of their roles and responsibilities. The implementation of a standardized command system not only reduces confusion during a crisis but also allows for more rapid and effective decision-making. In addition, continuous training and preparedness efforts contribute to better response times and more coordinated efforts across all teams. When elected officials and emergency management professionals work closely together, the overall disaster response is strengthened, ensuring that the response is not only fast but also effective in meeting the needs of the community. By fostering a unified approach, agencies can better manage resources, communicate effectively, and ultimately minimize the impact of disasters on residents and critical infrastructure.

5.4 **Building Community Resilience and Economic Stability Through Effective Disaster Management**
Community resilience and economic stability are vital outcomes of a well-executed disaster management strategy. When disaster response and recovery efforts are carried out efficiently, recovery times are significantly reduced, minimizing economic disruptions. This allows businesses to resume operations quickly, ensuring that local economies remain functional. In addition, strengthening infrastructure and investing in preparedness measures help lower the long-term costs associated with disaster recovery, alleviating the financial strain on agencies. Effective disaster management provides a solid foundation for economic recovery by safeguarding local businesses, maintaining workforce stability, and protecting tax revenue streams. As a result, communities are better equipped to remain financially viable and continue to thrive, even in the aftermath of a disaster, promoting sustained growth and stability in the long run.

5.5 **Public Scrutiny, Loss of Confidence, and Political Fallout**
Failure to implement effective fiscal recovery and risk reduction measures can lead to significant public scrutiny, eroding trust in Agency. Poor financial recovery efforts can result in public outrage, creating pressure on leadership to justify their decisions and actions. Ineffective disaster management can also lead to political consequences, including loss of public office, diminished credibility, and reputational damage for staff and politicians. Moreover, failure to comply with state and federal regulations may trigger audits, funding withdrawal, and potential legal actions against the Agency.

5.6 **Enhancing Fiscal Recovery and Risk Reduction Through Regulatory Compliance**
Agency's commitment to adhering to the SEMS, NIMS, AB 2140, and national best practices plays a crucial role in strengthening its financial resilience and disaster recovery capabilities. By proactively integrating these frameworks into emergency management operations, agencies can ensure more efficient financial management, access critical funding opportunities, and minimize the risk of funding de-obligation. Compliance with these standards also streamlines disaster response and mitigation efforts, enabling agencies to respond swiftly and effectively to emergencies while reducing long-term recovery costs. Ultimately, these measures foster a more resilient and financially stable community, better equipped to withstand and recover from future disasters.

6. SPECIALIZATION IN THE FOUR PHASES OF EMERGENCY MANAGEMENT

Our expertise spans the four essential phases of emergency management, ensuring a proactive, coordinated, and effective approach to disaster preparedness, response, recovery, and mitigation. Emergency management is a dynamic and continuous process aimed at minimizing the impact of disasters, protecting lives and property, and strengthening community resilience.

By integrating the following four phases into a comprehensive emergency management strategy, we help agencies, organizations, and communities anticipate potential hazards, respond efficiently, and recover resiliently. Our approach is rooted in collaboration, innovation, and a deep commitment to ensuring safety and preparedness at every level, such as:

6.1 **Mitigation: Building a Resilient Foundation Through Proactive Mitigation and Strategic Planning**

Effective mitigation requires a proactive approach to addressing hazards, strengthening community resilience, and securing essential funding to support long-term risk reduction efforts. A strong disaster resilience foundation begins with identifying vulnerabilities, assessing potential threats, and implementing strategic planning measures that prioritize public safety and infrastructure protection. EMDUS plays a critical role in this process by conducting a comprehensive Hazard Identification and Risk Assessment (HIRA) for the Agency, ensuring that all potential risks are thoroughly analyzed and addressed. Through the integration of targeted mitigation strategies, such as infrastructure enhancements, land-use planning, and community education initiatives, EMDUS helps agencies reduce exposure to disasters, minimize financial losses, and create a safer, more resilient future, such as:

6.1.1 **Land Use Planning -** Land use planning and building codes play a critical role in disaster risk reduction by ensuring that developments align with safety regulations designed to minimize the impacts of natural and human-made disasters. Effective land use planning helps identify hazard-prone areas, guiding development away from regions susceptible to floods, earthquakes, wildfires, and other threats. By implementing zoning laws and environmental assessments, agencies can control where and how structures are built, reducing vulnerabilities and enhancing community resilience.

6.1.2 **Building Codes -** Building codes complement land use planning by establishing construction standards that improve structural integrity and occupant safety. These regulations mandate the use of disaster-resistant materials, proper engineering techniques, and design features that mitigate risks associated with extreme weather events, seismic activity, and other hazards. Regular code updates based on scientific research and lessons learned from past disasters ensure that buildings remain resilient to emerging threats.

6.1.3 **Infrastructure Resilience -** Strengthening critical infrastructure is vital for community resilience and the continuity of essential services during disasters. Key systems like transportation, energy, water, and healthcare must withstand hazards such as earthquakes, floods, and cyberattacks. This requires hazard-resistant design, including seismic retrofitting, flood barriers, and smart grids, along with regular maintenance and risk assessments to prevent costly damage. Integrating technologies like real-time monitoring and predictive analytics enhances early detection and mitigation. By investing in resilient infrastructure, governments and organizations improve disaster preparedness, recovery capabilities, and long-term security for communities.

6.1.4 **Community Education -** Community education is crucial for promoting awareness and preparedness, ensuring that individuals and businesses understand risks and know how to respond effectively to disasters. Public outreach programs, workshops, and emergency drills help equip communities with the knowledge and skills needed to mitigate risks, develop emergency plans, and access critical resources. Schools, workplaces, and local organizations play a key role in spreading preparedness messages, while digital platforms and social media enhance real-time communication. By fostering a culture of awareness and readiness, community education empowers people to take proactive measures, reducing the overall impact of disasters and strengthening resilience.

6.1.5 **Environmental Management -** Environmental management plays a vital role in mitigating disaster risks by protecting and preserving natural resources that serve as natural barriers against hazards. Healthy ecosystems, such as wetlands, forests, and mangroves, help absorb floodwaters, reduce soil erosion, and buffer against extreme weather events. Sustainable land-use practices, reforestation efforts, and pollution control measures contribute to long-term environmental resilience, minimizing the impact of disasters like droughts, landslides, and wildfires. Additionally, integrating environmental conservation into disaster planning

ensures that communities not only reduce their vulnerability but also promote sustainable development. By safeguarding natural resources, environmental management strengthens resilience and enhances the ability to withstand and recover from disasters.

6.1.6 **Enhancing Mitigation -** EMDUS plays a vital role in enhancing mitigation programs by helping agencies secure essential funding for disaster mitigation through expert guidance on grant applications and compliance. By assisting communities in identifying eligible projects, developing strong proposals, and aligning with federal and state funding criteria, EMDUS ensures access to key programs like FEMA's Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), and the Flood Mitigation Assistance (FMA) program. Additionally, developing a Local Hazard Mitigation Plan (LHMP) enables communities to assess vulnerabilities, prioritize risks, and create strategic actions to reduce disaster impacts. An approved LHMP enhances eligibility for federal funding, supporting risk reduction projects that improve public safety, infrastructure resilience, and long-term community preparedness, such as:

6.1.6.1 **Building Resilient Infrastructure and Communities (BRIC)** – The BRIC program is a federal hazard mitigation initiative administered by the Federal Emergency Management Agency (FEMA). Designed to reduce risks before disasters occur proactively, BRIC provides funding and resources to support state, local, tribal, and territorial (SLTT) governments in strengthening community resilience against natural hazards.

6.1.6.2 **Flood Mitigation Assistance (FMA)** – The FMA program is a federal grant initiative managed by FEMA. Designed to reduce or eliminate the risk of repetitive flood damage, FMA provides funding to SLTT governments for projects that help mitigate flood hazards in high-risk areas.

6.1.6.3 **Hazard Mitigation Grant Program (HMGP)** – The HMGP is a federal program administered by FEMA that provides funding to SLTT governments to implement long-term hazard mitigation measures. The goal of HMGP is to reduce the impact of future disasters, enhance community resilience, and decrease the reliance on federal disaster recovery assistance.

6.1.6.4 **Grants Coordination and Support** – Securing Funds for Risk Reduction. Grants during this phase focus on reducing risks and preventing future disasters. Key funding sources include:

6.1.6.4.1 **Hazard Mitigation Grant Program (HMGP)** – Provides funding to states, tribes, and local governments for long-term hazard mitigation projects that reduce disaster risks and protect lives and property.

6.1.6.4.2 **Emergency Management Performance Grant (EMPG)** – supports SLTT emergency management agencies in building and sustaining preparedness capabilities under the National Preparedness System.

6.1.6.4.3 **State Homeland Security Program (SHSP)** – Provides risk-based funding to support prevention, protection, mitigation, response, and recovery efforts against terrorism and other threats.

6.1.6.5 **California Assembly Bill 2140 (AB 2140) –** This legislation enhances cost-sharing opportunities under the California Disaster Assistance Act (CDAA) for communities that integrate their LHMP into the Safety Element of their General Plan, helping them secure additional funding for disaster resilience.

6.1.6.6 **Financial Implications of a Catastrophic Event and the Importance of Compliance –** A catastrophic earthquake can impose overwhelming financial burdens on an agency, with recovery costs soaring to unprecedented levels. Effective

disaster response and recovery require substantial funding, often shared among Federal, State, and Local Governments. Below is an outline of potential disaster expenses and an example of the cost-sharing distribution to illustrate how these costs are allocated. However, agencies that fail to comply with California Assembly Bill 2140 risk losing access to essential financial relief, further exacerbating the economic strain caused by the disaster. Ensuring compliance with AB 2140 and other regulatory frameworks is crucial for securing the maximum available funding and mitigating the long-term fiscal impact of such catastrophic events. As an example, if a disaster costs the Agency $100,000,000.00 in response and recovery costs, the cost-shared reimbursement will be as follows:

COST SHARE	OVERALL COST SHARE
Total Disaster Cost to Agency:	$ 100,000,000.00
Federal Government Cost Share (75%) Pays:	$ 75,000,000.00
State Government Cost Share Pays (75% of the remaining 25%):	$ 18,750,000.00
Agency Cost Share Pays:	$ 6,250,000.00
Agency compliant with AB 2140, no cost to the Agency:	$ 0.00

Mitigation Conclusion: Strengthening Resilience Through Mitigation and Strategic Planning - Building a resilient foundation for communities requires a proactive and multi-faceted approach to disaster mitigation, planning, and resource management. EMDUS plays a key role in enhancing long-term resilience by helping Agency identify vulnerabilities, develop hazard mitigation strategies, and secure essential funding through programs such as FEMA's HMGP, BRIC, and FMA. By integrating land use planning, building codes, infrastructure resilience, community education, and environmental management, we ensure that communities are better prepared to face future hazards. Through continuous support in grants coordination, compliance with state and federal regulations, and expert guidance, EMDUS helps agencies mitigate risks, reduce potential disaster impacts, and strengthen their financial capacity to respond to catastrophic events, ultimately fostering safer, more resilient communities.

6.2 **Preparedness: Comprehensive Preparedness for Effective Emergency Management**
Preparedness is a critical component of emergency management, requiring a proactive approach to planning, training, and resource management. This involves developing comprehensive Emergency Operations Plans (EOPs), conducting training programs and exercises, enhancing public education and communication strategies, and establishing mutual aid agreements with neighboring agencies to strengthen response capabilities. To ensure operational readiness, EMDUS provides a full suite of preparedness services designed to help Agency meet the requirements of the California Emergency Services Act while enhancing their overall emergency response capabilities. Through strategic planning, training, and resource coordination, EMDUS ensures that agencies are fully equipped to handle emergencies effectively, minimizing risks and improving disaster response outcomes:

6.2.1 **Strategic Planning and Continuous Improvement –** Plan development in emergency management is the structured process of creating, organizing, and refining comprehensive response strategies to address potential disasters and emergencies. Plan Maintenance and Continuous Improvement by regularly reviewing and updating emergency plans based on new threats or incidents, policy changes, and technological advancements.

6.2.2 **Specialized Readiness Training for Critical Roles –** Specialized readiness training for critical roles focusing on high-risk, complex, or technical aspects of disaster response that require enhanced knowledge, hands-on practice, and often certifications to ensure

effectiveness in real-world emergencies. Enhances operational effectiveness and ensures that responders execute their roles with precision under extreme conditions.

6.2.3 **Enhancing Public Trust and Confidence –** Enhancing public trust and confidence is essential for effective emergency management, as it reassures communities that response teams are well-prepared and capable of handling crises. When response teams undergo rigorous training, simulations, and continuous professional development, it demonstrates their commitment to protecting public safety. This preparedness not only ensures a quicker, more efficient response during emergencies but also fosters a sense of security and trust within the community. By showcasing their expertise and readiness, response teams can gain public confidence, strengthen community resilience, and ensure a more coordinated, effective response in times of crisis.

6.2.4 **Validating Preparedness Through Exercises –** Validating preparedness through exercises is a crucial component of emergency management, as it allows agencies to test, evaluate, and refine response plans, operational procedures, and interagency coordination in a controlled environment before a real-world disaster strikes. These exercises simulate various disaster scenarios, providing valuable insights into the effectiveness of response strategies and highlighting areas for improvement. By engaging in regular drills and tabletop exercises, agencies can identify gaps in communication, resource allocation, and decision-making processes, ensuring that teams are better prepared and more efficient when responding to actual emergencies. This proactive approach strengthens overall readiness, reduces response times, and enhances the effectiveness of disaster management efforts.

6.2.5 **Strengthening Response Through Simulation -** Strengthening response through simulation is vital for improving emergency preparedness, as it allows agencies to identify gaps, weaknesses, and areas for improvement in their response efforts. These exercises create a controlled environment where participants can practice their specific roles, test communication systems, and refine decision-making processes without the stress and chaos of a real disaster. By simulating various emergency scenarios, agencies can assess their readiness, evaluate the effectiveness of operational procedures, and strengthen coordination between teams and organizations. This proactive approach ensures that when a real emergency occurs, response teams are better equipped, more efficient, and capable of managing complex situations effectively.

6.2.6 **Empowering Communities Through Education and Training –** Empowering communities through education and training enhances disaster preparedness by fostering active engagement and collaboration among residents, volunteers, and homeowners' associations (HOAs). The Community Emergency Response Team (CERT) Training Program is a key tool in this effort, providing individuals with essential skills and hands-on training to respond effectively in emergencies. By educating community members on topics like basic first aid, fire safety, search and rescue, and emergency communication, CERT ensures that local populations are better prepared to handle disasters independently or in coordination with emergency responders. This proactive approach not only strengthens public resilience but also builds a culture of preparedness and mutual support, ultimately improving community-wide disaster response and recovery efforts.

Preparedness Conclusion: **Strengthening Emergency Preparedness for Effective Response -** Comprehensive preparedness is the cornerstone of effective emergency management, ensuring that Agencies are equipped to respond to disasters with efficiency and confidence. EMDUS supports this by providing strategic planning, specialized training, and exercises that improve operational readiness and resource coordination. Through continuous improvement of emergency plans, hands-on training

for critical roles, and empowering communities through education, EMDUS strengthens public trust and ensures that response teams are always prepared for the unexpected. Our commitment to validating preparedness through exercises and simulations further enhances response capabilities, ensuring that agencies are well-prepared to face real-world challenges. Ultimately, these proactive measures foster a resilient and well-coordinated emergency management system that minimizes risks and improves disaster response outcomes.

6.3 **Response: Effective Coordination Through Established Response Frameworks**
Response efforts are streamlined and coordinated through the use of standardized systems such as the Incident Command System (ICS), SEMS, and NIMS. These frameworks enable the efficient activation of the Emergency Operations Center (EOC), ensuring a well-organized and effective response to emergencies.

6.3.1 **Supporting Field Activities During a Catastrophic Event -** During a catastrophic event, it is crucial for the Agency's EOC to provide vital support to field activities, ensuring coordinated and effective response efforts. This includes managing and supporting operations like urban search and rescue, medical response, and evacuation planning, which require seamless communication and resource allocation. The EOC facilitates real-time information sharing, enabling first responders and partner agencies to make informed decisions quickly. Additionally, the EOC plays a key role in implementing public safety measures, such as sheltering displaced populations and activating alert and warning systems to keep the public informed and safe. This centralized coordination ensures that field operations are well-supported and the overall response is efficient and organized. When disaster strikes, a swift and coordinated response is essential. Our 24/7 Duty Officer Program ensures immediate action, providing reliable emergency response around the clock. Backed by experienced personnel, strong agency partnerships, and advanced response equipment, we are committed to protecting communities with readiness and expertise.

6.3.2 **Dedicated On-Call Duty Officers: Always Ready -** EMDUS maintains a team of highly trained duty officers who are on standby 24/7, 365 days a year, ensuring that no emergency goes unanswered. Whether responding to natural disasters like wildfires and floods, or managing hazardous material spills and other critical incidents, our duty officers are always ready to assess the situation, mobilize resources, and coordinate an immediate response. With their expertise and availability around the clock, EMDUS ensures that communities receive timely, efficient assistance whenever emergencies arise, reinforcing public safety and rapid recovery.

6.3.3 **Building Strong Partnerships for Effective Disaster Response -** Effective disaster response depends on strong collaboration among various agencies and organizations. EMDUS works closely with key emergency partners, including the Riverside County Sheriff's Office, CAL FIRE/Riverside County Fire, county departments, utilities, school districts, local and tribal governments, and private and non-profit organizations. These partnerships enhance coordination by streamlining communication, improving resource sharing, and ensuring a unified approach to emergency operations. By fostering strong interagency relationships, EMDUS strengthens overall preparedness and response efforts, enabling a more efficient and effective disaster management system that benefits the entire community.

6.3.4 **Expert Emergency Operations Center (EOC) Management -** In times of crisis, a well-coordinated EOC serves as the backbone of an effective response, ensuring seamless communication and decisive action. EMDUS specializes in expert EOC management,

transforming it into a centralized hub for coordination and operational efficiency. With Agency's support, we help ensure the EOC is staffed with trained personnel in key roles, utilizing streamlined processes to maintain control in rapidly evolving situations. By enhancing organization, resource management, and real-time decision-making, our approach strengthens the EOC's ability to respond effectively to any emergency, safeguarding communities and critical infrastructure.

6.3.5 **Optimizing Staff and Enhancing Situational Awareness –** EMDUS prioritizes optimizing existing staff by ensuring that key emergency management roles—from the Director of Emergency Services to logistics specialists—are filled by trained professionals who can effectively execute their responsibilities. By leveraging advanced tools such as GIS mapping, real-time data tracking, and WebEOC resource management systems, we enhance situational awareness and decision-making capabilities. These technologies provide a clear, real-time picture of evolving incidents, allowing leadership to visualize critical information, coordinate responses efficiently, and deploy resources where they are needed most. This strategic approach strengthens emergency operations, ensuring a swift and effective response to any crisis. EMDUS ensures that information flows seamlessly across agencies and up to the Operational Area, fostering a unified and proactive response. Whether managing natural disasters, public health emergencies, or large-scale security incidents, our specialized EOC management services empower organizations to respond rapidly, mitigate risks, and support the community.

6.3.6 **Public Information and Crisis Communication -** Effective communication is critical during emergencies, ensuring that the public receives timely, accurate, and actionable information. EMDUS's Public Information & Crisis Communication Team collaborates with the Agency 's Public Information Officer (PIO) to maintain clear and consistent messaging across all platforms. This includes facilitating press briefings, managing social media updates, issuing emergency alerts, and coordinating with media and community leaders. By proactively addressing public concerns and preventing misinformation, our team helps build trust, enhance preparedness, and ensure that communities stay informed and responsive during crises.

Response Conclusion: Ensuring Coordinated and Efficient Disaster Response - In times of crisis, effective coordination and seamless communication are critical to managing and mitigating the impacts of a disaster. EMDUS excels in providing structured support through established response frameworks like ICS, SEMS, and NIMS, which streamline the activation of Emergency Operations Centers (EOCs) and ensure efficient resource allocation and decision-making. Our dedicated duty officers, expert EOC management, and strong partnerships with key agencies ensure timely, coordinated responses to emergencies. By optimizing staff roles, enhancing situational awareness, and facilitating crisis communication, EMDUS strengthens overall disaster response efforts, helping communities recover more quickly and efficiently. Through these comprehensive efforts, we ensure that agencies are well-prepared and capable of handling any crisis with confidence.

6.4 **Recovery: Comprehensive Disaster Recovery and Resilience**

EMDUS plays a vital role in guiding communities through the recovery process by coordinating damage assessments, facilitating financial assistance, and ensuring the swift restoration of critical infrastructure and services. Our approach includes implementing business continuity and economic recovery strategies to help local economies rebound while planning for long-term community rebuilding and resilience. Additionally, we prioritize mental health and social services support, recognizing the lasting impact disasters have on individuals and families. By providing structured

recovery efforts and fostering resilience, EMDUS helps communities rebuild stronger, ensuring they are better prepared for future challenges.

6.4.1 **Strengthening Communities Through Resilient Recovery -** Resilient rebuilding is just as essential as preparedness, ensuring that communities recover effectively and emerge stronger after a disaster. EMDUS supports this process by integrating safer building practices, sustainable solutions, and risk-reduction strategies into recovery efforts. By focusing on long-term resilience, we help communities not only restore what was lost but also enhance their ability to withstand future challenges.

6.4.2 **Securing Vital Disaster Recovery Funding -** EMDUS has a proven track record of successfully securing essential recovery reimbursement. Through our expertise in navigating the State and Federal reimbursement processes and meeting compliance requirements, we help communities obtain the necessary funding to support disaster response and short and long-term recovery efforts.

6.4.3 **Expertise in FEMA and State Compliance Requirements -** EMDUS possesses in-depth knowledge of FEMA and state reimbursement compliance requirements, ensuring that disaster recovery-eligible projects meet all necessary standards. Our team navigates complex regulations and guidelines, helping to maintain and secure eligibility for vital disaster recovery reimbursement.

6.4.4 **Hands-On Support for Disaster Recovery and Operational Readiness -** EMDUS provides hands-on support to ensure ongoing disaster recovery reimbursement success through continuous training, exercises, and maintaining operational readiness. This proactive approach enhances skills, fosters collaboration, and strengthens overall recovery efforts, ensuring communities are ready to bounce back quickly when disaster strikes.

6.4.5 **Collaborative Community Engagement and Recovery -** EMDUS emphasizes a collaborative approach to community engagement and recovery, working closely with local governments, organizations, and residents. By fostering strong partnerships and open communication, we ensure that recovery efforts reflect the needs and priorities of the community. This inclusive process strengthens resilience, accelerates recovery, and ensures that all stakeholders are actively involved in rebuilding and improving their environment.

6.4.6 **Maximizing Disaster Recovery Funding -** No agency is equipped with a dedicated budget for disaster response, and financial constraints often limit available resources. EMDUS understands the importance of recovering funds spent during disaster events. The Disaster Recovery process involves identifying, documenting, and submitting eligible expenses for reimbursement, ensuring that agencies are not left to bear the full financial burden of response and recovery efforts. This approach helps alleviate fiscal pressures and supports long-term resilience.

6.4.6.1 **Ensuring Maximum Disaster Reimbursement Recovery -** As detailed in section 6.1.6.6, agencies have access to various cost-sharing options that can substantially offset disaster-related expenses. However, without careful tracking and documentation, agencies may miss out on millions of dollars in potential reimbursements. To mitigate this risk, EMDUS provides dedicated support through an EMD Recovery Specialist. This specialist helps navigate the complexities of disaster reimbursement, ensuring compliance with funding requirements and optimizing the financial recovery process to maximize reimbursements.

6.4.6.2 **Turning Disaster Recovery into Financial Resilience -** Successful disaster recovery not only aids in restoring communities but also leads to revenue

generation by recouping funds spent on response and recovery efforts. By effectively leveraging reimbursement processes, agencies can recover costs and return critical resources to their budgets. This strengthens their financial resilience, ensuring that funds are available for future emergency response needs and helping maintain long-term preparedness and recovery capabilities.

6.4.6.3 **Proactive Financial Preparedness for Disaster Response -** In addition to post-disaster reimbursement, pre-disaster financial preparedness is crucial for ensuring that agencies are ready to meet evolving eligibility requirements. The EMDUS representative works closely with agencies' staff to stay ahead of changing funding policies and eligibility criteria, helping to position agencies for success before the next disaster strikes. This proactive approach ensures that resources are available when needed and that they are fully prepared for future response efforts.

Conclusion: Strengthening Financial Resilience for Future Disasters - By establishing robust financial tracking, documentation, and compliance practices, EMDUS ensures that agencies are not only prepared to recover funds after a disaster but also positioned to meet evolving eligibility requirements for future funding opportunities. This proactive approach minimizes financial strain, helps agencies capitalize on available resources, and strengthens long-term resilience. With the right preparedness measures in place, communities can ensure they are ready to respond effectively and recover quickly when the next disaster strikes, reinforcing their ability to protect public safety and recover swiftly.

7. Strengthening Leadership and Multi-Agency Coordination

EMDUS goes beyond the essential phases of emergency management by offering expert leadership support to ensure streamlined and effective operations. We focus on establishing clear roles and responsibilities, defining the authority of emergency management personnel, and ensuring full compliance with ICS, SEMS, and NIMS standards for seamless coordination. Our approach encourages strong collaboration across multiple agencies, including law enforcement, fire services, EMS, public health, public works, and local government—while also developing mutual aid agreements. We ensure efficient coordination with state and federal agencies, such as CalOES, FEMA, and DHS, for compliance and additional support when needed.

7.1 **Access to Exclusive Resources -** Partnering with EMDUS grants Agency access to exclusive resources, including automatic inclusion in critical projects such as the LHMP and EOP. Additionally, Agency will benefit from opportunities for grant funding, disaster recovery resources, and specialized training programs. Your assigned ESC also serves as an EMD Duty Officer, bringing real-world expertise and applying best practices from **large-scale** incidents to enhance your emergency preparedness.

7.2 **Commitment to Public Service Excellence -** At EMDUS, our foremost priority is to serve the public with dedication, integrity, and efficiency. We are committed to delivering professional, transparent, and effective emergency management support to ensure that communities are well-prepared for any crisis. Our mission is to enhance the readiness of your agency by providing the necessary resources, expertise, and strategies to strengthen resilience and safeguard lives. Through proactive planning, rapid response, and continuous collaboration, we strive to build a safer, more resilient future for all.

7.3 **Agency's First Approach -** Your assigned EMDUS Personnel is dedicated primarily to the Agency, ensuring you are fully prepared to respond to and recover from emergencies. However, as part of a mutual aid framework, your EMDUS Personnel may occasionally be deployed to assist in regional disaster response efforts. This opportunity enhances their expertise and brings valuable lessons back to Agency, further improving preparedness and response.

7.4 **Extensive Support Network**

EMDUS provides not just assigned personnel, but also access to an extensive support network, including EMD supervisors, managers, and specialized personnel in grant management, disaster recovery, training, and exercises. This partnership ensures that Agency remains at the forefront of emergency management's best practices, benefiting from the full breadth of our resources and expertise.

7.5 **High Professional Standards and Support -** EMDUS personnel operate under the highest professional standards, with oversight and support from the County. The County provides standard emergency management equipment, and -specific needs can be accommodated at the Agency's expense. The EMDUS personnel are equipped with a fully maintained emergency response vehicle, ready to respond to incidents within the assigned area. The Agency is responsible for providing office space, equipment, supplies, and Agency-labeled attire (e.g., polo) to ensure EMDUS Personnel appropriately represent the Agency. Personnel will be available per your contracted service level, responding promptly to local incidents and coordinating with regional partners as needed.

7.6 **Commitments -** The success of EMDUS personnel in executing their assigned projects hinges on the full support of the Leadership. Their involvement is vital in providing strategic direction, addressing challenges, and securing the necessary resources for successful implementation.

7.7 **Formal Work Plan Sign-off -** A key element of this support is the formal sign-off on the three-year Agency work plan. This plan serves as a roadmap for aligning priorities, optimizing workflows, and achieving long-term goals. Establishing clear, measurable, and achievable objectives within this period is essential for ensuring progress and accountability.

7.8 **Annual Collaboration Meeting for Enhanced Partnership -** EMD Executive staff values open communication and collaboration with the Agency's Executive staff and believes that regular meetings are essential to maintaining a strong, productive relationship. Therefore, we propose meeting with members of the Executive staff at least once per year. These meetings will provide an opportunity to touch base on ongoing initiatives, discuss evolving needs or concerns, and ensure alignment in working toward shared goals. By fostering open dialogue, we can better understand each other's expectations, identify areas for improvement, and continuously work to exceed those expectations, thereby strengthening our partnership and enhancing overall effectiveness.

7.9 **Quarterly Engagement for Continuous Improvement -** Leadership and EMDUS personnel must collaborate regularly through quarterly meetings to review ongoing initiatives, assess progress toward established goals, identify potential obstacles, and determine how leadership can provide the necessary support for successful project completion. This consistent engagement will help maintain alignment with the work plan, reinforce leadership's commitment, and ensure all stakeholders work cohesively to achieve the intended outcomes effectively.

Let EMDUS strengthen your Operational Area's readiness.

By choosing EMDUS, your **Operational Area** gains more than an emergency management provider—it gains a dedicated ally committed to protecting public safety, ensuring compliance, and enhancing disaster response and recovery capabilities. Let us handle the complexities of emergency management while you focus on leading your community with confidence.

EXHIBIT B

PAYMENT PROVISIONS

The Agency shall compensate the County for quarterly EMDUS, as set forth below.

1. **Summary of Compensation for EMDUS**:
   The chart below summarizes the annual rates the County will charge for services under this Agreement. The Agency's selected option is specified therein.

   To ensure Agencies receive the appropriate level of support for their emergency management needs, EMDUS offers a range of service levels tailored to different levels of engagement and operational requirements. Each service level outlines the dedicated time an assigned EMDUS personnel will spend working within the Agency, with additional hours as needed and available. Below is a breakdown of each level of service:

1.1 Service Level I (100%) – EMDUS personnel that are assigned to the Agency will, provide 40 hours of on-site service per week. Any additional hours worked beyond the standard 40-hour week on behalf of the Agency will be invoiced at the personnel's hourly rate**.**

OPTION (X)	ITEM DESCRIPTION	QUARTER 1 JUL-SEP	QUARTER 2 OCT-DEC	QUARTER 3 JAN-MAR	QUARTER 4 APR-JUN	TOTAL
☐	Service Level I @ 100% (40 hrs/wk)	$ 48,750.00	$ 48,750.00	$ 48,750.00	$ 48,750.00	$ 195,000.00

1.2 Service Level II (75%) – EMDUS personnel that are assigned to the Agency will provide 30 hours of on-site service per week. Any additional hours worked beyond 30 hrs. within a 40-hour week on behalf of the Agency will be invoiced for that time at the personnel's actual hourly rate.

OPTION (X)	ITEM DESCRIPTION	QUARTER 1 JUL-SEP	QUARTER 2 OCT-DEC	QUARTER 3 JAN-MAR	QUARTER 4 APR-JUN	TOTAL
☐	Service Level II @ 75% (30 hrs/wk)	$ 36,562.50	$ 36,562.50	$ 36,562.50	$ 36,562.50	$ 146,250.00

1.3 Service Level III (50%) – EMDUS personnel that are assigned to the Agency will provide 20 hours of on-site service per week. Any additional hours worked beyond 20 hrs. within a 40-hour week on behalf of the Agency will be invoiced at the personnel's hourly rate.

OPTION (X)	ITEM DESCRIPTION	QUARTER 1 JUL-SEP	QUARTER 2 OCT-DEC	QUARTER 3 JAN-MAR	QUARTER 4 APR-JUN	TOTAL
☐	Service Level III @ 50% (20 hrs/wk)	$ 24,375.00	$ 24,375.00	$ 24,375.00	$ 24,375.00	$ 97,500.00

1.4 Service Level IV (25%) – EMDUS personnel that are assigned to the Agency will provide 10 hours

of on-site service per week. Any additional hours worked beyond 10 hrs. within a 40-hour week on behalf of the Agency will be invoiced at the personnel's hourly rate.

OPTION (X)	ITEM DESCRIPTION	QUARTER 1 JUL-SEP	QUARTER 2 OCT-DEC	QUARTER 3 JAN-MAR	QUARTER 4 APR-JUN	TOTAL
☐	Service Level IV @ 25% (10 hrs/wk)	$ 12,187.50	$ 12,187.50	$ 12,187.50	$ 12,187.50	$ 48,750.00

2. **Overtime or Extraordinary Costs –** These are not included in the established rate. Overtime and extraordinary costs shall be calculated at 1.5 times the current employee rate for EMD staff. They must receive prior approval from the Agency's authorized agent and the employee's supervisor.

Service Level	Hours Per Week	Total Weekly Commitment	Estimated Completion Time (52-Week Basis)	Additional Staff Required to complete plan in 1 Year *(Agency)*
100% (Full-Time)	40 hours	1 FTE	Min. 12 months	0 FTE
75% (Part-Time High)	30 hours	.75 FTE	Min. 18 months	Min. .25 FTE
50% (Part-Time Moderate)	20 hours	.50 FTE	Min. 21 months	Min. .50 FTE
25% (Part-Time Low)	10 hours	.25 FTE	Min. 24 months	Min. .75 FTE

3. **Fuel/Mileage:**
If ABH is requested, a fuel and mileage rate shall be applied for travel necessary to perform services to the Agency. This rate is in accordance with the current IRS "Standard Mileage Rate" and is subject to periodic review and adjustment under applicable laws, industry standards, and fluctuating fuel costs. This rate is intended to cover fuel costs, vehicle wear and tear, and other travel-related expenses incurred during service-related travel. Mileage shall be calculated based on the most direct route from the starting location to the service destination and back.

4. **Invoicing:**
The County will invoice the Agency at the end of each quarter. The payment is due by the 20th of the following month as follows:
   - Quarter 1 (July 1- September 30) - due October 30th
   - Quarter 2 (October 1- December 31) - due January 30th
   - Quarter 3 (January 1- March 31) - due April 30th
   - Quarter 4 (April 1 - June 30) - due July 30th

EXHIBIT C

WORKPLAN DEVELOPMENT AND IMPLEMENTATION

1. **Agency Workplan Development and Implementation**
   This timeline has been designed to establish clear expectations for each Agency regarding developing emergency management plans. It assumes that full-time equivalent (100%) EMDUS personnel lead the process, with multiple departments contributing to specific sections. Following FEMA's Comprehensive Preparedness Guide (CPG 101) and the California Office of Emergency Services Crosswalk, the process ensures compliance with federal and state emergency management standards while optimizing efficiency through interdepartmental collaboration. Given the full-time commitment of the EMDUS personnel and the engagement from multiple departments, the timeline duration is twelve (12) months. This structure allows for comprehensive research, iterative drafting, meaningful stakeholder engagement, and rigorous compliance review. It balances the need for thorough planning with the expectation of timely completion, ensuring Agency meets the regulatory requirements while maintaining operational readiness; however, the information below may not consider significant interruptions or low participation levels from key staff in the planning process.

2. **Emergency Operation Plan Development Phases & Timeline**
   This timeline provides a structured approach for an Emergency Operations Plan (EOP), Local Hazard Mitigation Program (LHMP), Continuity of Operations/Government (COOP/COG), etc., with a 100% Full-Time Emergency Manager leading development and multiple departments assisting in writing specific sections.

Plan Development Phases & Timeline (12 Months – 100% Full-Time EM with Department Support)

PHASE	KEY ACTIONS	ESTIMATED TIMELINE
Phase 1: Project Initiation & Stakeholder Engagement	Form the EOP Planning Team: - Assign roles and responsibilities - Review CPG 101 & Cal OES Crosswalk for alignment - Identify key departments and external agencies for collaboration	**Months 1-2**
Phase 2: Hazard & Risk Assessment	Review Local Hazard Mitigation Plan (LHMP): - Conduct Threat and Hazard Identification and Risk Assessment (THIRA) - Identify capability gaps & vulnerabilities - Gather hazard-specific data for wildfires, flooding, earthquakes, rail incidents, hazardous materials, etc.	**Months 3-4**
Phase 3: EOP Framework & Section Assignments	Develop the EOP framework (Basic Plan, Functional Annexes, Hazard-Specific Annexes): - Assign specific sections to Fire, Law Enforcement, Public Works, Utilities, Public Health, and Emergency Management - Cross-reference with Cal OES Crosswalk for compliance	**Months 5-6**
Phase 4: Writing the EOP – Basic Plan	Emergency Manager drafts the Basic Plan (Purpose, Concept of Operations, Roles & Responsibilities): - Develop organizational structure and incident command framework - Integrate emergency communication and coordination procedures	**Months 6-7**
Phase 5: Writing the EOP – Functional Annexes	Departments draft their respective Functional Annexes (e.g., Communications, Evacuations, Mass Care, Public Health, Resource Management, etc.): - Annex content aligns with departmental coordination and response procedures - Establish activation triggers and operational steps for each function	**Months 8-9**
Phase 6: Writing the EOP – Hazard-Specific Annexes	Departments draft Hazard-Specific Annexes (e.g., Wildfires, Flooding, Rail Incidents, Hazardous Materials, Earthquakes): - Integrate mitigation strategies and response protocols - Include mutual aid coordination and external agency response roles	**Months 10-11**
Phase 7:	Conduct an EOP Planning Team review of the complete draft:	**Month 11**

Internal Review & Compliance Check	- Ensure compliance with FEMA, Cal OES, and NIMS/ICS standards - Submit for peer review (Riverside County EMD or partner agency)	
Phase 8: Agency Approval & Adoption	Present final EOP to Agency approving body for approval: - Obtain required signatures from city leadership - Officially adopt and distribute the EOP	**Month 12**
Phase 9: Training & Public Outreach	Develop and deliver training for Agency staff, first responders, and key stakeholders: - Conduct community preparedness outreach (CERT, businesses, schools) - Plan annual exercises and drills to validate EOP procedures	**Ongoing after adoption**

3. Emergency Operation Plan Development Phases & Timeline

The table below outlines the distinct phases of the planning process, the key actions required within each phase to achieve its objectives, and the estimated timeline detailing the expected duration, sequence of phases, and milestones necessary to complete the Emergency Operations Plan (EOP). This planning framework can also be applied to other major plans, including but not limited to the Local Hazard Mitigation Plan (LHMP) and Continuity of Operations/Continuity of Government (COOP/COG) plans, etc.

The process follows FEMA's Comprehensive Preparedness Guide (CPG 101) and the Cal OES Crosswalk, ensuring compliance with federal and state emergency management standards while maximizing efficiency through interdepartmental collaboration.

Due to the part-time schedule and multi-departmental involvement, the timeline is over 18 months, allowing for thorough research, drafting, stakeholder engagement, and compliance review while accommodating limited working hours.

This timeline provides a structured approach for an Emergency Operations Plan (EOP), Local Hazard Mitigation Program (LHMP), Continuity of Operations/Government (COOP/COG), etc., with a 50% Part-Time Emergency Manager leading development and multiple city departments assisting in writing specific sections.

Plan Development Phases & Timeline (18 Months – 50% Part-Time EM with Department Support)

Phase	Key Actions	Estimated Timeline
Phase 1: Project Initiation & Stakeholder Engagement	Form the EOP Planning Team: Assign roles and responsibilities Review CPG 101 & Cal OES Crosswalk for alignment Identify key departments and external agencies for collaboration	**Months 1-3**
Phase 2: Hazard & Risk Assessment	Review Local Hazard Mitigation Plan (LHMP): Conduct Threat and Hazard Identification and Risk Assessment (THIRA) Identify capability gaps & vulnerabilities Gather hazard-specific data for wildfires, flooding, earthquakes, rail incidents, hazardous materials, etc.	**Months 4-6**
Phase 3: EOP Framework & Section Assignments	Develop the EOP framework (Basic Plan, Functional Annexes, Hazard-Specific Annexes): - Assign specific sections to Fire, Law Enforcement, Public Works, Utilities, Public Health, and Emergency Management Cross-reference with Cal OES Crosswalk for compliance	**Months 7-8**
Phase 4: Writing the EOP – Basic Plan	Emergency Manager drafts the Basic Plan (Purpose, Concept of Operations, Roles & Responsibilities): - Develop organizational structure and incident command framework Integrate emergency communication and coordination procedures	**Months 9-10**

Phase 5: Writing the EOP – Functional Annexes	Departments draft their respective Functional Annexes (e.g., Communications, Evacuations, Mass Care, Public Health, Resource Management, etc.): - Annex content aligns with departmental coordination and response procedures Establish activation triggers and operational steps for each function	**Months 11-13**
Phase 6: Writing the EOP – Hazard-Specific Annexes	Departments draft Hazard-Specific Annexes (e.g., Wildfires, Flooding, Rail Incidents, Hazardous Materials, Earthquakes): - Integrate mitigation strategies and response protocols Include mutual aid coordination and external agency response roles	**Months 14-16**
Phase 7: Internal Review & Compliance Check	Conduct an EOP Planning Team review of the complete draft: - Ensure compliance with FEMA, Cal OES, and NIMS/ICS standards Submit for peer review (Riverside County EMD or partner agency)	**Month 17**
Phase 8: Agency Approval & Adoption	Present final EOP to Agency approving body for approval: - Obtain required signatures from city leadership Officially adopt and distribute the EOP	**Month 18**
Phase 9: Training & Public Outreach	Develop and deliver training for Agency staff, first responders, and key stakeholders: - Conduct community preparedness outreach (CERT, businesses, schools) - Plan annual exercises and drills to validate EOP procedures	**Ongoing after adoption**

To meet timeline expectations, it is essential for departments to actively participate and comply with established deadlines throughout the Emergency Operations Plan (EOP) process. Timely engagement ensures that critical information, resource assessments, and operational responsibilities are accurately documented and incorporated into the plan. Departments must provide input, review draft sections, and complete assigned tasks within designated timeframes to prevent delays that could impact overall preparedness and compliance with regulatory requirements. Consistent participation also allows for effective coordination between agencies, ensuring that dependencies and response capabilities are aligned. By adhering to deadlines, departments contribute to a structured, efficient planning process, ultimately strengthening the Agency's ability to respond to and recover from emergencies.

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer

SUBJECT: Amendment No. 2 to the Professional Services Agreement with Albert A. Webb Associates for an amount of $5,105 to provide design services for Rancho Las Flores Park Expansion – City Project P-31.

STAFF RECOMMENDATION:

Authorize the City Manager to execute Amendment #2 to the Professional Services Agreement with Albert A. Webb Associates for an amount of $5,105 to provide design services for Rancho Las Flores Park Expansion – City Project P-31.

BACKGROUND:

On September 8, 2021, the City of Coachella was awarded a Statewide Park Program grant in the amount of $8,454,600 for a new park. The City's original park site location was on Avenue 52 between La Ponderosa Drive and Hernandez Street for Central Park. After the award, Central Park was deemed ineligible for the grant funds due to eminent domain proceedings for a portion of the park land. City Staff worked cooperatively with Statewide Parks program staff to evaluate alternative park locations within the City that would qualify for the awarded grant. The expansion of Rancho Las Flores Park was eligible for the entire grant amount and the award was transferred for the expansion of Rancho Las Flores Park.

The project will include many new amenities and open spaces for all age groups including the City's first dog park, an amphitheater, splash pad, sports courts, playground equipment and fitness equipment. There will also be walking paths, open green space and a café building. The park will be complimented by landscaping and lighting throughout the park. The expansion will complete the remaining land at Rancho Las Flores Park.

DISCUSSION/ANALYSIS:

On July 26, 2023 City Council authorized an agreement with Albert A. Webb Associates for professional landscape architecture design services for Central Park. The change in project location added additional design services and time needed to complete the design. Rancho Las Flores Park Expansion is more than twice the area of Central Park and therefore requires additional design services as described in the request for contract amendment . On February 26, 2025 City Council authorized Amendment #1 in the amount of $174,490. City Staff recommends authorizing

amendment #2 for these additional landscape architecture design services for Rancho Las Flores Park Expansion.

FISCAL IMPACT:

Funding for these services will be reimbursed by Prop 68. No fiscal impact to FY 24/25 budget.

ATTACHMENTS:

1. Amendment No. 2 to the Professional Services Agreement
2. Amendment Proposal

SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF COACHELLA AND ALBERT A. WEBB ASSOCIATES

THIS SECOND AMENDMENT ("Amendment") is made and entered into as of May 14TH, 2025 by and between the City of Coachella ("City") and Albert A. Webb Associates. ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **RECITALS.** This Amendment is made with the respect to the following facts and purposes:

   a. On or about July 26th, 2023 the City and Consultant entered into that certain agreement entitled "City of Coachella Professional Services Agreement" between the City and Consultant to provide engineering design, and other services for the Rancho Las Flores Park Expansion Project, P-31in the amount of $838,888.00.

   b. On or about February 26, 2025 the City and Consultant entered into the "First Amendment" to the agreement between the City and Consultant in the amount of $174,490

   c. The parties now desire to amend the Agreement as set forth in this Amendment.

2. **AMENDMENT.**

   3.1 General Scope of Services. Section 3.1.1 of the Agreement is hereby amended to include the additional Scope of Services to be performed for the Rancho Las Flores Park Expansion, P-31 under this Amendment No. 2 referenced as EXHBIIT "A".

   3.2 Performance Period. Section 3.1.2 of the Agreement is hereby amended to go into effect on May 14, 2025 contingent upon approval by City, and Consultant shall commence work after notification to proceed by City's Agreement Administrator. The Agreement shall end on June 30, 2026, unless extended by Agreement Amendment.

   3.3 Allowable Costs and Payments. Section 3.3.1 of the Agreement is hereby amended to increase the compensation, including authorized reimbursements, for all services rendered under this Agreement as set forth in EXHIBIT "B" attached hereto and incorporated herein by reference.

   The method of payment in Sections 3.3.1.A and B of the Agreement are hereby amended to actual cost plus a ten percent (10%) fixed fee. City will reimburse Consultant for actual costs (including labor costs, employee benefits, travel, equipment rental costs, overhead and other direct costs; plus ten percent fixed fee) incurred by Consultant in performance of the work. The total authorized compensation for the Amendment No. 2 is

in the amount not to exceed Five Thousand One Hundred Five Dollars and Zero Cents ($5,105.00).

The amended total compensation shall not exceed **One Million Eighteen Thousand Four Hundred Eighty-Three Dollars and Zero Cents ($1,018,483.00)** without written approval of the City's representative. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this agreement.

3.4 Continuing Effect of Agreement. Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

3.5 Adequate Consideration. The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

3.6 Counterparts. This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS THEREOF, the parties have executed this Amendment as of the day and year first set forth above, which date shall be considered by the parties to be the effective date of this Amendment.

CITY OF COACHELLA

By:

_____

William B. Pattison Jr.
Interim City Manager

ALBERT A. WEBB ASSOCIATES

By:

_____

Chief Operations Officer
Name

Approved as to Form:

_____

Best Best & Krieger LLP
City Attorney

By:

_____

Chief Financial Officer
Name

Attest:

_____

Angela Zepeda
City Clerk

2023-0196

May 06, 2024

Andrew Simmons
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: RE: Proposal for Contract Amendment No. 2 - Additional Electrical Design Services for Rancho Las Flores Park Expansion located in the City of Coachella, CA.

Dear Andrew,

Albert A. WEBB Associates (WEBB) is pleased to provide you with this proposal for additional electrical design services related to the development of 23-0196 Rancho Las Flores Park Expansion Project. Enclosed you will find our Scope of Work (Section 1), and Compensation for Services (Section 2) for your review and consideration. This scope change was triggered by the information we received from IID after their review of the plans, that current capacity would not support the project as designed. As a result, the design has changed to reduce the number of future EV – capable parking stalls.

If you find this proposal acceptable, please sign the contract agreement and return to our office. We appreciate this opportunity to be of service to the **City of Coachella** and look forward to hearing from you. If you have any questions regarding this proposal If you have any questions regarding this proposal, please call me at (951) 248-4281.

Sincerely,

ALBERT A. WEBB ASSOCIATES

Jeff Hutchins, PLA
Manager, Landscape Architecture
jeff.hutchins@webbassociates.com

Section 1 Scope of Work

Albert A. WEBB Associates (WEBB) will perform the following Scope of Services for the project.

Additional Electrical Design Services

1.1 Scope of change (T&M)

This change order covers additional services related to drawing revisions and utility coordination required to implement CALGreen code exceptions that remove EV-capable infrastructure from the project. IID has indicated limited electrical capacity in the area, and based on our electrical load calculations, the originally proposed service size of 1,600A would likely trigger costly utility infrastructure upgrades.

By removing the EV-capable infrastructure per CALGreen exceptions, we anticipate reducing the electrical service size to 800A—cutting the load in half and potentially avoiding significant utility improvements. This revision also offers cost savings for the City by minimizing material and labor costs associated with future EV stall provisions.

The items listed below reflect the additional services outside of our original project scope.

IID Capacity Design Revisions & IID Services Application Coordination

- Revise electrical drawings and specifications to reflect removal of EV-capable infrastructure.
- Coordinate revisions with the City of Coachella and Imperial Irrigation District (IID).
- Update drawings as needed, including Load schedules and calculations, Single line diagram, Site plan(s) and Electrical details

Deliverable:

- PDF of revised Electrical Plans for IID Application.

Additional Services

Services which are not specifically identified herein as services to be performed by WEBB are considered Additional Services for the purposes of this Proposal. The Client may request that WEBB perform services which are Additional Services. WEBB will perform such additional services upon execution of an amendment to this Agreement setting forth the scope, schedule, and fee for such additional services.

Exclusions

Any work relating to the following is specifically excluded for the services proposed herein and, if required, must be contracted for under a separate contract or as an addendum to this contract:

- Dry Utility Coordination and Design Services
- Architectural Services
- Utility verification/locating services (Potholing)
- Construction inspection
- Material testing
- Property appraisal and acquisition services
- Site security and other improvements
- Any other work task not specifically indicated in the Scope of Services
- Plan check and application fees are not included in this contract and shall be paid by the client, directly to the appropriate governmental agency.

Section 2 Compensation for Services

Work shall be billed on "Time and Materials" basis not to exceed the amount indicated below without prior authorization from the Client. Total fees for services shown in the Scope of Work (Section 2) shall be **$5,105**. Charges for services will be billed monthly on a percent complete basis with the exception of those services noted as "Time and Materials" (T&M). These services will be billed on a "Time and Materials" basis in accordance with our attached schedule of fees. A breakdown of our fees is listed below:

Additional Services	
Electrical Plan Revisions per IID capacity limitations	$5,105
Subtotal	**$5,105**
TOTAL	**$5,105**

The following is a summary of original, current, and proposed authorizations according to our records.

WEBB Original Authorization:	$838,888
Change Order No. 1	**$174,490**
Proposed Change Order No. 2	**$5,105**
Total WEBB Authorization with Change Order No. 1 and 2	$1,018,483

This proposal and budget are valid for 60 days from date of proposal.

Task budgets are estimates and may be used interchangeably as needed but not to exceed the budget total. Any additional services requested outside this scope will be provided under separate contract addenda for additional fees. Invoices will be submitted monthly based on the percentage of work completed. All invoices shall be due and payable upon receipt. If invoices remain unpaid after 30 days, work on project may cease and interest of 1.5% per month shall be charged on unpaid balances.

Charges for deliveries, printing, copying, mileage, postage, outside services, and for coordination of other services not specifically listed in the scope of work (Reimbursable Expenses), will be billed on a time and material basis, in accordance with our Schedule of Fees in addition to the amounts shown above. Checking and/or filing fees are not included in this contract, and shall be paid by the client directly to the appropriate governmental agency.

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Award Amendment No 1 to Vintage Landscape for Landscape Maintenance Services for City Medians and Downtown 6th Street Agreement, Project No. 031623B; Amendment No. 1 will award an additional one-year term and increase compensation for the additional term by $81,487.50.

STAFF RECOMMENDATION:
Award Amendment No 1 to Vintage Landscape for Landscape Maintenance Services for City Medians and Downtown 6th Street Agreement, Project No 031623B; Amendment No 1 will award an additional one-year term and increase compensation for the additional term by $81,487.50.

EXECUTIVE SUMMARY:
The City published a Request for Proposals ("RFP") for Landscape Maintenance Services for City Medians and Downtown 6th Street. This RFP closed on April 24, 2023 and the City received two responses. The locations included in the RFP included 6th Street from Cesar Chavez to Grapefruit Blvd.(including City Hall) and medians/parkways located along: Dillon Road, Grapefruit Blvd., Cesar Chavez St., Avenue 50, Avenue 54. Based upon these selection criteria, the top ranked proposer selected was Vintage Associates Inc DBA Vintage Landscape. On May 10, 2023, the City Council awarded the agreement to Vintage Landscape for a two-year term; this contract term is through July 22, 2025. The RFP does identify the City can enter into another one-year term if both parties agree.

Staff recommends award of Amendment No. 1 extending the term of the agreement by one year through July 22, 2026. Per the terms of the agreement the additional one-year term is subject to an increase based on CPI; the most recent CPI available for March 2025 is 2.5%. Compensation for the additional one-year term is recommended at a total not to exceed amount of $81,487.50 (includes a 25% contingency for overseeding and plant replacements); the annual contractual cost will increase from $63,600 to $65,190.

FISCAL IMPACT:
The recommended action will not have a fiscal impact as these costs were accounted for in the submitted FY 25/26 budget.

Attachments: Proposed Amendment No. 1

Amendment No. 1 to the Maintenance Services Agreement Between the City of Coachella and Vintage Landscape Project No. 031623B

2. Parties And Date.

This Amendment No. 1 to the Maintenance Services Agreement ("Amendment No.1") is made and entered into this 14th day of May, 2025 by and between the City of Coachella ("City") and Vintage Landscape, ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Amendment No.1.

2. Recitals.

2.2 Agreement. City and Contractor entered into that certain Agreement for Landscape Maintenance Service for City Medians and Downtown 6th Street Project No. 031623B ("Agreement"), entered into on May 10, 2023.

2.2 Amendment. City and Contractor desire to amend the Agreement for the first time as set forth in this Amendment No. 1.

3. Amendments.

3.1. Compensation. Section 3.1.2 and 3.3.1, of the Agreement are hereby deleted in their entirety and replaced with the following:

3.1.2 Term. The term of the Agreement shall be from July 23, 2023 to July 22, 2026, unless earlier terminated as provided herein. Contractor shall complete the Services within the term of the Agreement, and shall meet any other established schedules and deadlines.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" of the Agreement. The total compensation shall not exceed **two hundred forty thousand and four hundred eighty-seven dollars and fifty cents ($240,487.50)** without written approval of City's City Council. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Exhibit C. Exhibit C replaced as attached to this Amendment No. 1.

3.3 Continuing Effect of Agreement. Except as amended by this Amendment No.1, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No.1, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No.1.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No.1.

3.5 Counterparts. This Amendment No.1 may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Amendment. No. 1 as of the date first written above.

THE CITY OF COACHELLA

By:
_____
William B. Pattison, Jr.
Interim City Manager

Attest:

_____
City Clerk

Approved as to Form:

_____
BB&K, City Attorney

VINTAGE LANDSCAPE

By:_____

EXHIBIT "C"

COMPENSATION

- Monthly = $5,432.50
- Annual = $65,190.00 + 25% contingency = Annual NTE $81,487.50
- Three Year Term NTE = $240,487.50

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Award Amendment No 2 to Vintage Associates Inc for Landscape Maintenance Services for Bagdouma Park Project No. 031623; Amendment No. 2 will award an additional one-year term and increase compensation for the additional term by $195,262.50.

STAFF RECOMMENDATION:
Award Amendment No. 2 to Vintage Associates Inc for Landscape Maintenance Services for Bagdouma Park Project No. 031623; Amendment No. 2 will award an additional one-year term and increase compensation for the additional term by $195,262.50.

EXECUTIVE SUMMARY:
The City published a Request for Proposals (RFP) for Landscape Maintenance Services for Bagdouma Park Project. This RFP closed on April 24, 2023 and the City received two responses. Based upon the pre-established selection criteria, the top ranked proposer selected was Vintage Associates Inc. On May 10, 2023, the City Council awarded Vintage Associates Inc. a two-year maintenance agreement for Bagdouma Park ($381,000) and on June 22, 2022 City Council authorized award of Amendment No 1 for repairs to a retention basin at Bagdouma Park ($45,000).

The RFP terms for this agreement allow for the contract term to be extended for one additional one-year term if agreed upon by both parties. An extended one-year term is recommended by staff and would increase annual compensation for the contract by CPI (2.5%).

Staff recommends award of the proposed Amendment No. 2 for a one-year additional term through July 22, 2026. The proposed Amendment No. 2 also increased compensation for the additional one-year term in the not to exceed amount of $195,262.50 (includes a 25% contingency for overseeding/plant replacements); the monthly rate would be increasing from $12,700 to $13,017.50.

FISCAL IMPACT:
The recommended action will not have a negative impact on the budget as these rates were included in the proposed FY 25/26 budget.

Attachment: Proposed Amendment No. 2

Amendment No. 2 to the Maintenance Services Agreement Between the City of Coachella and Vintage Associates Inc; Project No. 031623

2. Parties And Date.

This Amendment No. 2 to the Maintenance Services Agreement ("Amendment No.2") is made and entered into this 14th day of May, 2025 by and between the City of Coachella ("City") and Vintage Associates Inc, ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Amendment No.2.

2. Recitals.

2.2 Agreement. City and Contractor entered into that certain Agreement for Landscape Maintenance Service for Bagdouma Park ("Agreement"), entered into on May 10, 2023 and amended for the first time on April 24, 2024.

2.2 Amendment. City and Contractor desire to amend the Agreement for the second time to amend the term of the Agreement as set forth in this Amendment No. 2.

3. Amendments.

3.1. Compensation. Section 3.1.2 and 3.3.1, of the Agreement are hereby deleted in their entirety and replaced with the following:

3.1.2 Term. The term of the Agreement shall be from July 23, 2023 to July 22, 2026, unless earlier terminated as provided herein. Contractor shall complete the Services within the term of the Agreement, and shall meet any other established schedules and deadlines.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" of the Agreement. The total compensation shall not exceed **five hundred seventy-six thousand and two hundred sixty-two dollars and fifty cents ($576,262.50)** without written approval of City's City Council. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Exhibit C. Exhibit C are hereby deleted and replaced with a revised Exhibit C attached hereto.

3.3 Continuing Effect of Agreement. Except as amended by this Amendment No.2, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No.2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No.2.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No.2.

3.5 Counterparts. This Amendment No.2 may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Amendment. No. 2 as of the date first written above.

THE CITY OF COACHELLA

By: _____

William B. Pattison, Jr.
Interim City Manager

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

VINTAGE ASSOCIATES INC

By:_____

EXHIBIT C

Compensation

- Total Per Month = $13,017.50
- Total Annual = (including 25 % contingency) $195,262.50
- Total not-to-exceed- for three-year term = $576,262.50
-

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Approve execution of 2025 – 2027 Memorandum of Understanding between the City of Coachella and Desert Recreation District.

STAFF RECOMMENDATION:

Approve execution of 2025 – 2027 Memorandum of Understanding between the City of Coachella and Desert Recreation District.

EXECUTIVE SUMMARY:

For the past thirteen years, the Council has approved funding for the following Summer Programming: Open Swim Passes, Summer Camp Scholarships, and Movies at the Parks. City Council has approved a Memorandum of Understanding since July 25, 2011, authorizing the partnership between the City of Coachella and Desert Recreation District (DRD), which provides these programs at the Bagdouma Community Center and city parks. The collaboration with the DRD provides recreational programming available at the various city parks and Bagdouma Community Center including: Piano, Guitar, Drums, Teen Social Nights, Baile Folklorico, Fit after 50, Dance Play and Pretend Ballet, Beginning Ballet, Basketball Training Zone, Summer Art Scene, Toddler and Me Fitness, Full Body Fitness and Tiny Soccer Stars.

The proposed MOU will be for a two-year term, June 1, 2025 - May 31, 2027, and provides flexibility for DRD to expand programming as the demand is identified.

FISCAL IMPACT:

The recommended action has no fiscal impact as these funds were budgeted in the current budgeted.

Attachments:

Proposed MOU

MOU BETWEEN THE CITY OF COACHELLA AND DESERT RECREATION DISTRICT FOR 2025 - 2027 RECREATIONAL PROGRAMMING

This MOU is made and entered into this 14th day of May, 2025, by and between the CITY of Coachella, a municipal corporation, hereinafter referred to as "CITY", and Desert Recreation DISTRICT, a public agency and California Special District, hereinafter referred to as "DISTRICT".

W I T N E S E T H:

WHEREAS, the CITY owns or leases property (including but not limited to ball fields, pools and community centers) that are used for parks, recreational, and community activities; and,

WHEREAS, the DISTRICT is authorized and qualified to provide and administer these activities; and,

WHEREAS, DISTRICT currently provides programs for and operates Bagdouma Pool from Memorial Day through Labor Day each year on behalf of the CITY; and, seasonal pool services begin in spring for rentals through Labor Day for regular pool service.

WHEREAS, the CITY desires the DISTRICT to expand its provision and administration of recreational activities and related services on CITY property to provide additional benefits to the residents of Coachella, and

WHEREAS, the CITY desires to contract with the DISTRICT to provide the, following additional "Summer Programming": Summer Camp Scholarships, Movies at the Parks, and Open Swim Passes, and

WHEREAS, the City desires to contract with the DISTRICT to provide "Various Recreational Programming" as requested at the Bagdouma Community Center; and

NOW, THEREFORE, in consideration of their mutual promises, obligations, and covenants hereinafter contained, the parties agree as follows:

1. Term:

The term of this MOU shall commence on Friday, May 23, 2025 and end on May 22, 2027.

A. CITY and DISTRICT, may by written notice, terminate this MOU at any time and without cause by giving written notice to the CITY/DISTRICT of such termination, and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination.

2. CITY Obligations:

In consideration of the provision of park and recreation programming as set out in Section 3 below, CITY shall make available to DISTRICT the following facilities: Bagdouma Pool, Bagdouma Community Center(the multipurpose room of the with associated restrooms and attached covered patio), the use of Bagdouma Park, Rancho De Oro Park and Dateland Park (all of these collectively called the "CITY facilities"). DISTRICT shall not modify such facilities or property without the prior written consent of the CITY.

A. CITY shall be responsible for routine maintenance and the repair and upkeep of CITY facilities in order for them to be appropriate for DISTRICT's use.

B. CITY shall pay all utilities and related payments for use of CITY facilities, with the exception of field and field lighting use.

C. CITY shall be responsible for the cost of repair to CITY facilities damaged by vandalism or other intentional acts and shall maintain insurance or self-insurance which covers such repairs.

D. CITY shall provide DISTRICT with current emergency and maintenance contact information.

E. CITY shall pay the DISTRICT for the agreed upon Summer Programming based upon the cost recovery fees identified in Exhibit A, attached hereto and incorporated herein by this reference.

3. DISTRICT Obligations:

DISTRICT shall be responsible for all costs of providing such programs (including but not limited to instructors, supplies, overhead and

administration) and shall be responsible for set up for and clean up after such programs.

A. DISTRICT shall operate and manage the Summer Programming, Adult Recreation Programming and Various Recreational Programming as described in Exhibit B, attached hereto and incorporated herein by this reference. The identified Programming offers recreational activities and events for various ages and interests at: Bagdouma Pool, Bagdouma Community Center, Bagdouma Park, Dateland Park and Rancho De Oro Park.

B. DISTRICT will provide all Programming at the agreed upon costs identified in Exhibit A.

C. The DISTRICT may request to provide additional programming and for such programming shall determine, collect and retain user fees in order to fund such programs and activities initiated by the DISTRICT. DISTRICT shall be responsible for any and all bad debts or collections of such fees. DISTRICT shall provide a current copy of user fees to CITY. The DISTRICT must obtain a facility use permit for all programming at City facilities.

D. DISTRICT shall program, staff and operate Bagdouma Pool from the Friday proceeding Memorial Day through Labor Day.

E. District shall ensure users of the CITY's Summer Programming are CITY residents.

F. DISTRICT shall provide other services requested by the CITY at an additional cost consistent with DISTRICT's cost recovery policy. Such services may include programming, administration, coordination and reservation management, or maintenance.

G. DISTRICT shall provide CITY with current emergency and maintenance contact information.

H. Non-Discrimination: Recreation programs and services shall be provided in accordance with all local, state, and federal laws and regulations, without discrimination as to protected categories.

I. DISTRICT will help promote the all Programming, identified in Exhibit B, through its available media outlets and relationships.

J. DISTRICT will invoice the CITY for the agreed upon Summer Programming, as identified in Exhibit A, and provide enrollment/user information for each program to substantiate the invoiced amounts.

Invoiced amount will be based upon authorized enrollments per City funded program and will not exceed City allocated per program budget unless authorized by the City Manager or his/her designee.

K. DISTRICT will pay CITY all user fees for any field and/or field light use needed for Programming and identified in facility use permit.

4. Insurance:

The CITY and DISTRICT each shall procure and maintain, at each's sole expense, for the duration of this MOU, commercial general liability insurance or self-insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of this MOU by the CITY or DISTRICT respectively, or by their agents, representatives, employees and authorized volunteers. General liability insurance shall be provided in the amount of not less than two million dollars ($2,000,000) combined single limit personal injury and property damage. Each party shall furnish the other with original endorsements naming the other as an additional named insured under such policy. Such insurance shall be primary as to the other party.

Each party shall cover its employees under workers compensation as required by law.

5. Independent Contractor:

The DISTRICT is an independent contractor hereunder, responsible for the provision of services without direction or control by CITY. The employees of DISTRICT shall not be deemed to be or to become employees of CITY as a result of this MOU.

6. Amendments:

Any amendment, modification, or variation from the terms of this MOU shall be in writing and shall be effective only upon approval by the DISTRICT's authorized representative and the CITY's authorized representatives.

7. Notice:

All notices or demands of any kind served by either party to this MOU by the other will be in writing and will be personally delivered or mailed by registered or certified mail, return receipt requested addressed as follows:

City Manager CITY of Coachella
53462 Enterprise Way
Coachella, CA

General Manager
Desert Recreation DISTRICT
45-305 Oasis Street
Indio, California 92201

8. Litigation Costs:

In the event an action is filed by either party to enforce any rights or obligations under this MOU, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs in addition to any other relief granted by the court.

9. Authority to Execute MOU:

Both the CITY and the DISTRICT covenant that each individual executing this MOU on behalf of each party is a person duly authorized.

10. Indemnification:

The CITY hereby agrees to indemnify, defend (with counsel of DISTRICT's choice) and save the DISTRICT harmless from and against any and all losses, claims, actions, fines, penalties, demands, damages, liability and expenses, including attorneys' fees, in connection with loss of life, personal injury or damage to property, arising from or out of any occurrence in, upon, or at the facilities named hereunder or occasioned wholly or in part by any act or failure to act by the CITY, its agents, contractors, employees or servants., except that arising from the sole negligence or misconduct of DISTRICT.

The DISTRICT hereby agrees to indemnify, defend (with counsel of CITY's choice) and save the CITY harmless from and against any and all losses, claims, actions, fines, penalties, demands, damages, liability and expenses, including attorneys' fees in connection with loss of life, personal injury, and damage to property arising from or out of the provision of recreation services hereunder or occasioned wholly or in part by any act or failure to act by the CITY, its agents, contractors, employees or servants, except that arising from the sole negligence or misconduct of CITY.

11. Entire MOU:

This writing constitutes the entire MOU of the parties with respect to the subject matter herein and may not be modified or amended except by a written MOU executed by both parties.

12. No Waiver:

No waiver of any term or condition or default hereunder will be considered valid unless in writing, and no such waiver will be deemed a waiver of any subsequent breach or default of the same or similar nature.

13. Counterpart:

This MOU may be executed in one or more counterparts, all of which if taken together will be deemed an original.

WHEREAS IN WITNESS THEREOF, the CITY and DISTRICT hereby execute and enter into this Memorandum of Understanding with the intent to be bound thereby through their authorized representatives whose signatures are affixed below.

City of Coachella:

By: _____
Interim City Manager

Desert Recreation District

By: _____
General Manager

Attest:

By: _____
City Clerk

Approved as to form:

_____
By:
City Attorney

EXHIBIT A
2025 - 2027 PROGRAMMING COST RECOVERY FEES

The below are estimated costs per enrollment and event. These line item allocations can be shifted with the concurrence of the City Manager, or his/her designee, so long as the total allocation is not exceeded. The DISTRICT may not shift these line item allocations without prior written approval of the City Manager or his/her designee.

CITY COSTS: $ 16,800.00

- **Summer Camp Scholarships:** three-three week sessions Budget: $10,800;
  - Ages served — 5-12
    Residents served = up to 90
  - Full Cost per 3 week session: $360.00
  - An approved scholarships will provide for $120.00 off each session price; City cost per approved scholarship will total $120.00 per session.
  - A child can qualify for each 3 week summer camp session.

Movies in the Park: Budget: $9,000 (eight movies shown)

- Ages served — all ages
- Residents served = 2,800 (estimate based on last year's attendance)
- A total of 8 movie showings to start at dusk on Friday nights in May and October at Bagdouma Park.

- **Open Swim Passes:** provides all CITY residents free access to Bagdouma Pool during open swim.

Budget: $6,000.00

- Ages served — all ages

PROGRAMS OFFERED AT NO COST:

- 50+ Strong
- Teen Program/Teen Social Nights
- Halloween Carnival
- Eggstravaganza
- Hearts and Crafts
- Senior/Adult/Youth Nutritional Classes
- Various Senior Health and Wellness Program

EXHIBIT B
PROGRAMMING DESCRIPTIONS

These line item programs can be adjusted with the concurrence of the City Manager, or his/her designee. The DISTRICT may not shift these line item allocations without prior written approval of the City Manager or his/her designee.

- Summer Camp Scholarships — Day camp programming provided out of the Bagdouma Community Center for ages 5-12. The camp runs from June to August; three-week sessions that run from 7:30 am to 6 pm, Monday through Friday.

- Movies at the Park — a total of *eight* movie nights. Movies will be shown at *Bagdouma Park.*

- Open Swim Passes — All Coachella Residents are provided free use of the Bagdouma Pool during the summer months (commencing after Memorial Day Weekend and ending Labor Day weekend); funding permitting. The open swim hours are between *Monday – Thursday 12:30pm – 3:30pm & 7pm – 9pm, Friday 12:30pm – 4pm & 6pm – 9pm, Saturday & Sunday 12:30pm – 4pm & 5pm – 9pm and Adaptive Splash Play 4pm – 5pm prior to open swim time*; during the identified months the pool is operated and staffed by the DISTRICT.

  Various Additional Recreational Programming - includes Free and Cost Recovery based programming provided by the DISTRICT at the Bagdouma Community Center, Bagdouma Pool and Bagdouma Park.

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Adopt resolution setting a June 11, 2025 public hearing date for Municipal Solid Waste Rates for fiscal year 2025/2026 and placing these rates on the property tax roll for fiscal year 2025/2026.

STAFF RECOMMENDATION:

Adopt resolution setting a June 11, 2025 public hearing date for Municipal Solid Waste Rates for fiscal year 2025/2026 and placing these rates on the property tax roll for fiscal year 2025/2026.

BACKGROUND:

The City of Coachella entered into a franchise agreement with Burrtec Waste and Recycling Services (Burrtec) in May 2006. Since 2006, Burrtec has been the provider for all solid waste disposal services for Coachella residents and businesses. City Council approved a first amendment to this agreement on May 27, 2009, which established the solid waste charges for residential customers would be collected through the county tax roll; commercial customers continue to be billed directly by Burrtec. City Council approved a second amendment on June 19, 2013 extending the term of the agreement through May 30, 2023 and third amendment was approved on January 17, 2018. A Fourth Amendment was approved on July 27, 2022 to include organics services as required by SB 1383.

DISCUSSION/ANALYSIS:

The Burrtec Agreement allows for rate increases based on two components of the rate 1) service component and 2) disposal components. Total increase will not exceed 10% in any given year.

1. The service component is capped at 5% and based on CPI
2. The disposal component is a pass through of the tipping fee adjustments at the landfill.

The current monthly residential rate is $33.08. The proposed increase to the 2025/26 residential rate total $2.08; the new proposed residential rate is $35.16. As approved by voters on June 8, 2010, this rate is subject to a 5% Utilities Users Tax, which will bring the monthly charged rate to $36.92.

The most common commercial service is a three-yard cubic bin, with one pick up per week. Currently, the commercial rate for this service is $188.37. Based on the same factors noted above, the increase for fiscal year 2025/2026 totals $7.77; the new proposed rate for fiscal year 2025/2026 is $196.14. As noted above, a 5% Utility Users Tax will be applied to this monthly service, which will bring the rate for a standard three cubic yard bin, with one pickup per week, to $205.95.

The Proposition 218 noticing process for solid waste rates through July 1, 2026 was completed and adopted on July 27, 2022. Staff is recommending approval of the attached resolution setting a public hearing date for Municipal Solid Waste Rates proposed for fiscal year 2025/2026 on Wednesday, June 11, 2025 (6pm) at City Hall.

FISCAL IMPACT:

Setting the public hearing for this item will not have a financial impact.

Attachment:
Resolution
Exhibit A – Proposed Rates

RESOLUTION NO. 2025-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA DECLARING ITS INTENTION TO SET A PUBLIC HEARING TO PLACE SOLID WASTE CHARGES ON THE PROPERTY TAX ROLL FOR FISCAL YEAR 2025/2026.

WHEREAS, California Health and Safety Code Sections 5473 et seq., authorizes the City of Coachella to adopt an ordinance by two-thirds of the City Council to collect solid waste rates on the tax roll, in the same manner and at the same time as the general taxes;

WHEREAS, on May 30, 2006, the City Council has entered into a service agreement with Burrtec Waste and Recycling Services, LLC for the collection and disposal of residential and commercial waste within the City of Coachella;

WHEREAS, the City Council approved an amendment to the franchise agreement with Burrtec Waste and Recycling Services, LLC on May 27, 2009 authorizing to bill the residential customers for solid waste services through the County Tax Roll instead of monthly billing;

WHEREAS, July 8, 2009, the City Council of the City of Coachella, pursuant to California Health and Safety Code Sections 5473 *et seq.*, adopted an ordinance by two-thirds vote of the City Council revising its Municipal Code to allow for the collection of such solid waste charges on the tax roll, in the same manner and at the same time as general taxes;

WHEREAS, annual rates are adjusted to include any increases in the local CPI and disposal rates as set by local landfills;

WHEREAS, the Proposition 218 process was completed in July 2022 for solid waste rates through July 1, 2026;

WHEREAS, the service rates for fiscal year 2025/2026 have been included as Exhibit A to this Resolution.

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

1. The above recitals are true and correct.
2. Intention: The City Council herby declares its intention to provide solid waste collection services to all property owners within the City, described in Section 3 of this resolution, for Fiscal Year 2025/2026 at the rates attached to this Resolution.
3. Description of Services: The improvements include but are not limited to: trash collection, trash disposal, yard waste collection, organics collection and processing, recycle collection and processing, street sweeping and disposal, bulky item collection.
4. Public Hearing: The City Council hereby declares its intention to conduct a Public

Hearing concerning the fiscal year 2025/2026 solid waste collection rates.

5. Public Notice: The City shall also give newspaper notice by publishing this resolution in the local newspapers not less than ten (10) days before the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the Council for posting of notices.
6. Public Hearing Date: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on June 11, 2025 at 6:00 p.m., or as soon thereafter as feasible in the Council Chambers at City Hall, 1515 Sixth Street, Coachella, CA.
7. City Clerk: The City Clerk is hereby authorized and directed to give notice of such hearing as provided by law.
8. Passage: That the City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolution of said City; and shall make a minute of passage and adoption thereof in the records of the proceedings of the City Council of said City, in the minutes of the meeting at which Resolution is passed and adopted.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Coachella held on the 11th day of June 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steven Hernandez, Mayor
City of Coachella

ATTEST:

_____
Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

_____
City Attorney

City of Coachella

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

I, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2025-21 adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 11th day of June, 2025.

_____
City Clerk

City of Coachella
Residential Rates
Exhibit A

Rates Effective 7/1/2025

Service	Service	Disposal	Organics	Franchise Fee	Monthly Rate	Monthly Rate Incl UUT
Curbside- Standard Rate	$ 13.62	$ 11.97	$ 5.35	$4.22	$35.16	**$36.92**
Yard Service	$ 9.92			$1.35	$11.27	**$11.83**
Additional cart	$ 8.39			$1.14	$9.53	**$10.01**
Horse and Poultry Manure	$ 52.61			$7.17	$59.78	**$62.77**
Bulky Item	$ 82.93			$11.31	$94.24	**$98.95**
Contamination	$ 16.90			$2.30	$19.20	**$20.16**

Note: Residential rate include 1-96 gallon refuse cart, 1-96 gallon recycling cart and 1-96 gallon organics
Service Fee includes Street Sweeping 2x-month
Contamination Fee may be charged after more than three ocurrances in a 6-month period
Replacement or additional Kitchen Pail is $15.44 per pail

City of Coachella
Commercial Rates
Exhibit A

		Rates Effective 7/1/2025					
		1 x per week	2 x per week	3 x per week	4 x per week	5 x per week	6 x per week
Service	2 yd Bin	$80.56	$146.05	$211.53	$276.38	$339.48	$409.02
	3 yd Bin	$115.29	$219.73	$317.67	$414.21	$509.54	$613.66
	4 yd Bin	$161.04	$292.06	$423.05	$552.82	$678.95	$818.01
	6 yd Bin	$241.76	$436.88	$635.38	$825.54	$1,019.04	$1,237.35
Disposal	2 yd Bin	$43.42	$86.84	$130.26	$173.68	$217.10	$260.52
	3 yd Bin	$65.13	$130.26	$195.39	$260.52	$325.65	$390.78
	4 yd Bin	$86.84	$173.68	$260.52	$347.36	$434.20	$521.04
	6 yd Bin	$130.26	$260.52	$390.78	$521.04	$651.30	$781.56
FranchiseFee	2 yd Bin	$10.99	$19.92	$28.85	$37.69	$46.29	$55.78
	3 yd Bin	$15.72	$29.96	$43.32	$56.48	$69.48	$83.68
	4 yd Bin	$21.96	$39.83	$57.69	$75.38	$92.58	$111.55
	6 yd Bin	$32.97	$59.57	$86.64	$112.57	$138.96	$168.73
Sub-Total Rate before UUT	2 yd Bin	$134.97	$252.81	$370.64	$487.75	$602.87	$725.32
	3 yd Bin	$196.14	$379.95	$556.38	$731.21	$904.67	$1,088.12
	4 yd Bin	$269.84	$505.57	$741.26	$975.56	$1,205.73	$1,450.60
	6 yd Bin	$404.99	$756.97	$1,112.80	$1,459.15	$1,809.30	$2,187.64
UUT	2 yd Bin	$6.75	$12.64	$18.53	$24.39	$30.14	$36.27
	3 yd Bin	$9.81	$19.00	$27.82	$36.56	$45.23	$54.41
	4 yd Bin	$13.49	$25.28	$37.06	$48.78	$60.29	$72.53
	6 yd Bin	$20.25	$37.85	$55.64	$72.96	$90.47	$109.38
Total Rate Incl UUT	2 yd Bin	$141.72	$265.45	$389.17	$512.14	$633.01	$761.59
	3 yd Bin	$205.95	$398.95	$584.20	$767.77	$949.90	$1,142.53
	4 yd Bin	$283.33	$530.85	$778.32	$1,024.34	$1,266.02	$1,523.13
	6 yd Bin	$425.24	$794.82	$1,168.44	$1,532.11	$1,899.77	$2,297.02

Note: Compactors will be charged 3x the trash and recycle rates

City of Coachella
Additional Commercial Services
Exhibit A

	Rates Effective 7/1/2025				
Description	**Service**	**Disposal**	**Fran. Fee**	**UUT**	**Total Rate**
2yd Extra Empty - Trash	$57.77	$9.00	$7.88	$3.73	$78.38
3yd Extra Empty - Trash	$77.54	$13.48	$10.57	$5.08	$106.67
4yd Extra Empty - Trash	$115.55	$17.98	$15.76	$7.46	$156.75
6yd Extra Empty - Trash	$139.81	$26.95	$19.07	$9.29	$195.12
3yd Construction Bin/lift	$187.50	$13.48	$25.57	$11.33	$237.88
4yd Construction Bin/lift	$227.39	$17.98	$31.01	$13.82	$290.20
95-gal Trash & Recycling Cart	$22.42	$9.81	$3.06	$1.76	$37.05
Bin replacement	$53.47	$0.00	$7.29	$3.04	$63.80
Horse/Poultry Manure (Per Pickup)	$178.06	$26.95	$24.28	$11.46	$240.75
Bin Cleaning	$68.74	$0.00	$9.37	$3.91	$82.02
Delivery charge	$29.96	$0.00	$4.09	$1.70	$35.75
New Start	$17.76	$0.00	$2.42	$1.01	$21.19
Re Start	$17.76	$0.00	$2.42	$1.01	$21.19
Pull Out 20ft	$48.96	$0.00	$6.68	$2.78	$58.42
Locking Container	$80.82	$0.00	$11.02	$4.59	$96.43
Replace locking bar	$53.90	$0.00	$7.35	$3.06	$64.31
Saturday Service/Month	$49.42	$0.00	$6.74	$2.81	$58.97
Contamination Fee	$75.00		$10.23	$4.26	$89.49

City of Coachella
Commercial Recycle Rates
Exhibit A

		Rates Effective 7/1/2025					
		1 x per week	2 x per week	3 x per week	4 x per week	5 x per week	6 x per week
Total Rate Excl UUT	2 yd Bin	$80.07	$148.93	$217.80	$286.20	$353.28	$425.18
	3 yd Bin	$115.99	$223.93	$327.00	$429.06	$530.15	$637.85
	4 yd Bin	$160.09	$297.88	$435.59	$572.42	$706.54	$850.32
	6 yd Bin	$240.26	$445.90	$654.02	$855.90	$1,060.28	$1,283.12
UUT	2 yd Bin	$4.00	$7.45	$10.89	$14.31	$17.66	$21.26
	3 yd Bin	$5.80	$11.20	$16.35	$21.45	$26.51	$31.89
	4 yd Bin	$8.00	$14.89	$21.78	$28.62	$35.33	$42.52
	6 yd Bin	$12.01	$22.30	$32.70	$42.80	$53.01	$64.16
Total Rate Incl UUT	2 yd Bin	$84.07	$156.38	$228.69	$300.51	$370.94	$446.44
	3 yd Bin	$121.79	$235.13	$343.35	$450.51	$556.66	$669.74
	4 yd Bin	$168.09	$312.77	$457.37	$601.04	$741.87	$892.84
	6 yd Bin	$252.27	$468.20	$686.72	$898.70	$1,113.29	$1,347.28

Additional Commercial Recycle Services
Exhibit A

	Rates Effective 7/1/2025			
Description	Service	Fran. Fee	UUT	Total Rate
2yd Extra Empty - Recycle	$42.19	$5.75	$2.40	**$50.34**
3yd Extra Empty - Recycle	$57.34	$7.82	$3.26	**$68.42**
4yd Extra Empty - Recycle	$84.45	$11.52	$4.80	**$100.77**
6yd Extra Empty - Recycle	$104.58	$14.26	$5.94	**$124.78**
Bin replacement	$52.90	$7.21	$3.01	**$63.12**
Bin Cleaning	$68.00	$9.27	$3.86	**$81.13**
Delivery charge	$29.65	$4.04	$1.68	**$35.37**
New Start	$17.57	$2.40	$1.00	**$20.97**
Re Start	$17.57	$2.40	$1.00	**$20.97**
Pull Out 20ft	$48.44	$6.61	$2.75	**$57.80**
Locking Container	$79.94	$10.90	$4.54	**$95.38**
Replace locking bar	$53.38	$7.28	$3.03	**$63.69**
Saturday Service/Month	$48.89	$6.67	$2.78	**$58.34**
Contamination Fee	$84.51	$11.52	$4.80	$100.83

CITY OF Coachella
Commercial Foodwaste Rates
Exhibit A

Rates Effective 7/1/2025

# Pick-Ups Per week	Service	Processing	Franchise Fee	Sub-Total B/F UUT	Utility Users Tax	Total Monthly Rate
1-65 Gallon Cart						
1	$ 46.61	$ 43.47	$ 6.36	$ 96.44	$ 4.82	$ 101.26
2	$ 93.20	$ 86.90	$ 12.71	$ 192.81	$ 9.64	$ 202.45
3	$ 139.76	$ 130.34	$ 19.06	$ 289.16	$ 14.46	$ 303.62
4	$ 186.35	$ 173.78	$ 25.41	$ 385.54	$ 19.28	$ 404.82
5	$ 232.97	$ 217.24	$ 31.77	$ 481.98	$ 24.10	$ 506.08
2-65 Gallon Cart						
1	$ 75.84	$ 86.90	$ 10.34	$ 173.08	$ 8.65	$ 181.73
2	$ 151.65	$ 173.78	$ 20.68	$ 346.11	$ 17.31	$ 363.42
3	$ 227.49	$ 260.67	$ 31.02	$ 519.18	$ 25.96	$ 545.14
4	$ 303.30	$ 347.54	$ 41.36	$ 692.20	$ 34.61	$ 726.81
5	$ 379.13	$ 434.44	$ 51.70	$ 865.27	$ 43.26	$ 908.53
3-65 Gallon Cart						
1	$ 100.72	$ 130.34	$ 13.73	$ 244.79	$ 12.24	$ 257.03
2	$ 214.49	$ 260.67	$ 29.25	$ 504.41	$ 25.22	$ 529.63
3	$ 302.18	$ 391.01	$ 41.21	$ 734.40	$ 36.72	$ 771.12
4	$ 402.90	$ 521.31	$ 54.94	$ 979.15	$ 48.96	$ 1,028.11
5	$ 503.64	$ 651.68	$ 68.68	$ 1,224.00	$ 61.20	$ 1,285.20
4-65 Gallon Cart						
1	$ 116.95	$ 173.78	$ 15.95	$ 306.68	$ 15.33	$ 322.01
2	$ 233.89	$ 347.54	$ 31.89	$ 613.32	$ 30.67	$ 643.99
3	$ 350.85	$ 521.31	$ 47.84	$ 920.00	$ 46.00	$ 966.00
4	$ 467.78	$ 695.10	$ 63.79	$ 1,226.67	$ 61.33	$ 1,288.00
5	$ 584.73	$ 868.86	$ 79.74	$ 1,533.33	$ 76.67	$ 1,610.00
Additional Cart after 4 Carts Per Week						
1	$ 27.26	$ 43.47	$ 3.72	$ 74.45	$ 3.72	$ 78.17
2	$ 54.45	$ 86.90	$ 7.43	$ 148.78	$ 7.44	$ 156.22
3	$ 81.83	$ 130.34	$ 11.16	$ 223.33	$ 11.17	$ 234.50
4	$ 109.10	$ 173.78	$ 14.88	$ 297.76	$ 14.89	$ 312.65
5	$ 136.35	$ 217.24	$ 18.59	$ 372.18	$ 18.61	$ 390.79
Extra Pickup						
1	$ 15.71	$ 10.03	$ 2.14	$ 27.88	$ 1.39	$ 29.27
2	$ 28.38	$ 20.07	$ 3.87	$ 52.32	$ 2.62	$ 54.94
3	$ 35.85	$ 30.11	$ 4.89	$ 70.85	$ 3.54	$ 74.39
4	$ 47.81	$ 40.14	$ 6.52	$ 94.47	$ 4.72	$ 99.19
5	$ 59.79	$ 50.18	$ 8.15	$ 118.12	$ 5.91	$ 124.03
1-35 Gallon Cart						
1x per week	$ 46.61	$ 21.73	$ 6.36	$ 74.70	$ 3.74	$ 78.44

City of Coachella
Roll-off Rates
Exhibit A

Permanent Roll-Off Rates

Container Size (yds)	Rates Effective 7/1/2025 Service Rate Per Pull	UUT	Incl 5% UUT Total Rate Per Pull
20	$359.21	$17.96	$377.17
30	$359.21	$17.96	$377.17
40	$359.21	$17.96	$377.17

Plus actual Disposal fee
Compactor rates are three times (3X) the pull rate

Other Permanent Roll-off Fees:

	Service Rate	UUT	Total Rate
Delivery Charge	N/A		N/A
Relocate Charge	$82.19	$4.11	$86.30
Extra Trip	$82.19	$4.11	$86.30
New Start	$20.44	$1.02	$21.46
Re-Start	$20.44	$1.02	$21.46
Contamination	$85.23	$4.26	$89.49

Temporary Roll-Off Rates

Container Size (yds)	Service Rate Per Pull	UUT	Total Rate Per Pull
20	$359.21	$17.96	$377.17
30	$359.21	$17.96	$377.17
40	$359.21	$17.96	$377.17

Plus actual Disposal fee
Compactor rates are three times (3X) the pull rate

Other Temporary Roll-off Rates

	Service Rate	UUT	Total Rate
Delivery Charge	N/A		
Per Diem Over 7 Days	$49.71	$2.49	$52.20
Relocate Charge	$86.23	$4.31	$90.54
Extra Trip	$86.23	$4.31	$90.54
Concrete Washout - Load (+dump)	$240.73	$12.04	$252.77
Concrete Washout - Pump	$170.99	$8.55	$179.54
Contamination	$85.23	$4.26	$89.49

Rates are subject to additional 5% City Utility Tax

Consumer Price Index for All Urban Consumers (CPI-
Original Data Value

Series Id: CUURS49CSA0

Not Seasonally Adjusted

Series Title: All items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not seasonally adjusted
Area: Riverside-San Bernardino-Ontario, CA
Item: All items
Base Period: DECEMBER 2017=100
Years: 2017 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2017												100.000			
2018	100.916		101.897		102.929		103.139		103.241		103.616		102.732	102.023	103.441
2019	103.991		104.749		105.959		105.816		106.412		106.573		105.697	104.998	106.397
2020	107.143		107.162		106.899		107.640		108.201		108.626		107.672	107.068	108.275
2021	109.550		110.981		113.222		114.682		115.557		117.206		113.875	111.588	116.162
2022	118.963		122.127		123.893		125.262		125.272		125.983		123.784	122.018	125.551
2023	127.683		127.707		128.768		129.525		131.372		131.372		129.545	128.130	130.961
2024	131.358		133.144		133.943		133.113		133.179		132.853		132.932	132.817	133.046
2025	135.215														

Change	3.857
%	2.94%

COACHELLA VALLEY TRANSFER STATION
GATE FEE
EFFECTIVE JULY 1, 2025

	Current	Proposed	$ Inc
Sublease Payment	$ 8.62	$ 9.05	$ 0.43
Service Fee			
Facility Component	$ 0.91	$ 2.08	$ 1.17
Operating Component	$ 10.77	$ 12.20	$ 1.43
Transport Component	$ 16.96	$ 18.00	$ 1.04
MSHCP		$ 1.00	$ 1.00
Disposal Fee	$ 38.28	$ 38.28	$ -
Total	**$ 75.54**	**$ 80.61**	**$ 5.07**

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Jaime Arroyo, Grants Manager

SUBJECT: Authorize a Community-Based Grant to the Palm Springs Art Museum in the Amount of $1,000 to Fund Transportation for their Family+ Program

---

STAFF RECOMMENDATION:

Staff recommends that the City Council consider awarding a Community-Based Grant (CBG) to the Palm Springs Art Museum in the amount of $1,000 to fund transportation for their Family+ Program.

BACKGROUND:

The Community Based Grant Program was established in 2010 and allows the City of Coachella to offer financial assistance to local nonprofit organizations, youth-serving organizations, and other community-based organizations that provide essential services, programs and activities to residents in Coachella. Applicant organizations are only eligible to submit one application for consideration each fiscal year and must be legally established with non-profit or tax-exempt status, be based in the Coachella Valley, or provide direct service to Coachella residents. Approval of grant funds does not constitute a precedent for grant allocations in subsequent years. All CBG grants are reimbursement grants to ensure that applicants are meeting their stated goals. The FY 24-25 budget included an allocation of $15,000 for the Community Based Grant Program.

DISCUSSION/ANALYSIS:

The Palm Springs Art Museum was founded in 1938. The museum has 28 galleries, two sculpture gardens, four classrooms, resource centers, five storage vaults, and a 433-seat theater. As part of their Public Programming offerings, every third Sunday, Family+ offers families free workshops and activities, hosted by different artists, creatives, makers, and musicians. For the June 15th offering of Family+, the Palm Springs Art Museum is arranging a charter bus to transport families from the Mecca and Coachella Library to and from the museum. This will provide a great benefit to those families who face transportation and/or financial challenges. The funding request is to cover expenses related to the charter bus rental.

ALTERNATIVES:

1. Award a Community Based Grant in the amount of $1,000.
2. Do not award a Community Based Grant

FISCAL IMPACT:

Should the City Council approve the staff recommendation, the Community-Based Grant Program account will be reduced by $1,000.

ATTACHMENT(S):

CBG Application Packet

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

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

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

1. **Application Funding Cycle:** **Date:** 05/01/2025

   July 1, 20 24 **- June 30, 20** 25

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

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

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

   Transportation to Palm Springs Art Museum for Family+.

4. **Agency/Organization:**
   PALM SPRINGS ART MUSEUM
5. **Mailing Address:**
   101 N MUSEUM DRV
   City: PALM SP **Zip:** 92262
6. **Telephone:** (760) 322-4844

   Fax:

7. **Official Contact Person:**
   Name: Daniela Rojas

   Title: Education and Community Engagement M

   Telephone: (760) 322-4844

   Fax:

   E-mail: drojas@psmuseum.org

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

9. **How long has this organization been in existence?**
   Over 50 years.

10. **Has the organization previously received funding from the City of Coachella?**
    ☑ **Yes** ☐ **No**
    If yes, please identify the program/service, total prior grant allocation, and the fiscal year in which the funds were received.
    Approximately $1,200 in FY 22/23, $1,500 in FY23/24

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

12. **What is the anticipated time frame to provide the proposed program/service and the expenditure of the requested funds?**
    Shuttle service to the museum will be on June 15th, 2025.

13. **Describe briefly how the requested funds will be used.**
    Funds will be used to cover the cost of a charter bus to transport community members from the Coachella and Mecca library to and from the museum for a free event.

14. **Will the program/service require additional funding sources? If so, identify all funding sources and provide the steps taken to acquire funding.**
    PSAM is covering all remaining funding for the program. Outlined in the attached budget.

15. **If the program/service is planned to continue beyond the period provided by this grant, what funding plans are there to sustain the program/service?**
    The museum will continue to cover the yearly cost of "Art in the Library" to cover materials, supplies, workshop hosts, and refreshments.

16. **How will the proposed program/service serve City of Coachella residents? Will the proposed program/service also serve non-Coachella residents? Please describe.**
    This service provides access to Palm Springs Art Museum for Coachella and non-Coachella residents for free- museum access and participate in all free art making activities provided by the museum.

17. **Describe the characteristics of the clients the proposed program/service anticipates to serve (i.e. age group, gender, income level, ethnicity, etc.)**
    Families with transportation challenges, low-income, under served and under represented communities.

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

Authorized Official: **Title:**

Signature: Daniela Rojas **Date:** 5/1/25

Internal Revenue Service

Date: February 13, 2006

Palm Springs Art Museum Inc
PO Box 2310
Palm Springs CA 92263-2310

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Vaida Singleton
ID# 31-03018
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
95-1809576

Dear Sir or Madam:

This is in response to the amendments to your organization's Articles of Incorporation filed with the state on August 10, 2005. We have updated our records to reflect the name change as indicated above.

In September 1941 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

Cindy M. Westcott

Cindy Westcott
Manager, EO Determinations

Library Program Spring 2025

Palm Springs Art Museum hosts Family+ monthly on every third Sunday of the month where we welcome community members to participate in various workshops and activities led by local and regional artists. Family+ is free to attend and includes museum admission. Community members are invited to explore the museums permanent collection and special exhibitions, create art, and explore a new medium.

In previous years Palm Springs Art Museum partnered with local libraries to provide art boxes for community members to try new art activities with their families and introduce them to museum events and invite them to monthly Family+ program. In 2024 the museum hosted *Art in the Library* where 3 local artists hosted workshops of varying mediums at three libraries. This year, we partnered with the same libraries as the previous year with the exception of Mecca Library who is currently under renovations. Cathedral City Library partnered with the museum in place of Mecca Library.

Art in the Library was hosted this spring to invite community members to our Family+ on June 15, 2025, at Palm Springs Art Museum.

Coachella Library- April 22, 2025 – 39 attended

Desert Hot Springs- April 24, 2025– 18 attended

Cathedral City Library- April 23, 2025- 48 attended

Library Program Budget

Public Programs and Learning Manager - Planning - Final report	Salaried
Program Coordinator – museum staff - Planning - Event execution	Hourly- 100 hours
Art Educator (1)- 3workshops	$1,500
Art Educator (2)- 3 workshops	$1,500
Art Educator (3)- 3 workshops	$1,500
Supplies	$450
Printing and marketing	$150
Mileage- museum staff	$120
Charter bus- community transportation	$1700
Total	$8,920
Palm Springs Art Museum total contribution	$7,220
Community Partner (Asking)	$1,700

Palm Springs Art Museum recognizes its role as a community hub to engage, include, and welcome community members of the Coachella Valley and visiting neighbors. Every third Sunday of the month the museum hosts Family+ where we welcome community members from 12pm-4pm for various workshops and activities led by local and regional artists. Family+ is free for everyone and includes museum admission for the day. Community members are invited to create art, explore a new medium, and engage with the museum's art collection. Through intentional strategizing to engage communities who face geographic and transportation barriers when looking to visit the museum we took art workshops out of the museum and brought them to various community libraries.

Palm Springs Art Museum is partnering with libraries across the Coachella Valley to build connections between communities and museum programming. Through the library

program, we build relationships by hosting local artist workshops where community members can join free of charge. The structure of these workshops mimics our Family+ event that takes place in the museum every third Sunday of the month where families join us for workshops and activities. The largest barrier for families looking to visit the museum or attend a public program is transportation, which is why the museum is meeting community members in their cities of residence.

Palm Springs Art Museum

May 5, 2025

Dear City of Coachella,

We are pleased to submit documentation in support of the Art in the Library- Library Program, as part of our shared commitment to its success. We are writing to confirm that we have secured a 1:1 match commitment toward the project, as required.

Please find the attached project statement detailing the source and allocation of the matching funds. We hope this will satisfy the necessary documentation requirements for your records and review.

If you have any questions or require additional information, please don't hesitate to contact me directly.

Thank you for your continued partnership and support.

Sincerely,
MarJon Hudson
Director of Advancement Operations
Palm Springs Art Museum
mhudson@psmuseum.org

FY25 Program Budget- Project Code 5520 Library Program

Palm Springs Art Museum, Inc.
General Ledger report
For Prior Month (04/01/2025 to 04/30/2025)

Posted dt.	Doc	Memo/Description	Department	Loction	JNL	Debit	Credit	Balance
Totals for [redacted]						**4,500.00**	**9,000.00**	**(15,251.78)**
1230 - Grants Receivable (Balance forward As of 04/01/2025)								**(1,500.00)**
Totals for 1230 - Grants Receivable						**0.00**	**0.00**	**(1,500.00)**
3101 - Net Assets (Balance forward As of 04/01/2025)								[redacted]
Totals for 3101 - Net Assets						**0.00**	**0.00**	
5520 - IND. Contractors (Balance forward As of 04/01/2025)								**0.00**
04/08/2025		Vendor Invoice: 04/09/2025 20:26:51:2494 Batch Summary Entry	D-0500	100	APJ	1,500.00		1,500.00
04/08/2025		Vendor Invoice: 04/09/2025 20:29:07:897 Batch Summary Entry	D-0500	100	APJ	1,500.00		3,000.00
04/08/2025		Vendor Invoice: 04/09/2025 20:30:29:1006 Batch Summary Entry	D-0500	100	APJ	1,500.00		4,500.00
Totals for 5520 - IND. Contractors						**4,500.00**	**0.00**	**4,500.00**
Grand total						**9,000.00**	**9,000.00**	**(1,500.00)**

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Resolution No. 2025-23 Initiating Proceedings for the Levy and Collection of Assessments for Landscaping and Lighting District Maintenance District No. 1 through 40, Fiscal Year 2025/2026

Resolution No. 2025-22 Approving the Preliminary Engineer's Report for Levy of Annual Assessments for Fiscal 2025/2026 for the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40 and Setting a Time and Place for the Public Hearing

---

STAFF RECOMMENDATION:

Adopt Resolution No. 2025-23 initiating proceedings for the Levy and Collection of Assessments for Fiscal Year 2025/2026 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 40.

Adopt Resolution No. 2025-22 approving the Preliminary Engineer's Report and Set a time and lace for the Public Hearing to Levy and Collect Assessments for Fiscal Year 2025/2026 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 40.

EXECUTIVE SUMMARY:

As per Section 22624 of the Streets and Highway Code, adoption of the resolution Initiating Preparation of an Engineer's Report and Declaring Intention to Levy and Collect Assessments is required on an annual basis. This is the first step to assess the Annual Levy for the Landscape Districts Maintenance charges for Fiscal Year 2025/2026.

A Preliminary Engineer's Report has been prepared, a copy of which is being submitted to the City Council for review. A copy of the Preliminary Engineer's Report is also made available to the Public for review in the City's Public Works Department. It is proposed to schedule a public hearing during the regular City Council meeting of June 11, 2025 at 6:00 p.m. prior to confirmation of proposed assessments.

FISCAL IMPACT:

Approval of the assessments will have no adverse impact to the General Fund. The proposed assessments are essential to pay for the required maintenance and improvements of common areas within each District. The revenues and expenditures are accounted for within separate accounts within the 160 fund.

Attachment:
Resolution No. 2025-23 – Initiating Proceedings
Resolution No. 2025-22 – Approving Preliminary Engineer's Report and Setting Public Hearing
Preliminary Engineer's Report

RESOLUTION NO. 2025-23

A RESOLUTION OF THE CITY COUNCIL OF COACHELLA, CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR LANDSCAPING AND LIGHTING DISTRICT MAINTENANCE DISTRICT NO. 1 THROUGH 40, FISCAL YEAR 2025/2026, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, the City Council of the City of Coachella ("City"), by previous Resolutions formed and levied annual assessments for the Landscaping and Lighting Maintenance District No. 1 through 40 ("Districts"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15, Part 2 of the California Streets and Highways Code (commencing with section 22500) ("Act"); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessment for the Districts on the Riverside County tax roll on behalf of the City of Coachella to pay the maintenance and services of the improvements and facilities related thereto; and,

WHEREAS, the City has retained Willdan Financial Services ("Willdan") as the Assessment Engineer of Work for the purpose of assisting with the Annual Levy of the Districts, to prepare and file an Engineer's Annual Levy Report ("Engineer's Report") with the City Clerk in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coachella as follows:

SECTION 1. That the foregoing recitals are true and correct.

SECTION 2. The City Council hereby orders Willdan Financial Services to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the Districts for the fiscal year commencing July 1, 2025, and ending June 30, 2026, in accordance with Chapter 3, Section 22622 of the Act.

SECTION 3. The territory to be included within the District as described above incorporates approximately twenty-seven acres (27.56 acres) which are included and identified on the Riverside County Assessor's Parcel Number (APN) Map as Book 779, Pages 270 through 272 and Pages 300 and 301. By reference, these maps are made part of this resolution.

SECTION 4. The existing improvements within the Districts include: landscaping and park improvements, including but not limited to maintenance, ground cover, shrubs, trees, plants, drainage systems, irrigation systems, ornamental lighting systems, masonry walls or other fencing and associated appurtenances with said improvements. Lighting improvements may include, but are not limited to, electrical energy, lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenances with said improvements. The Engineer's Report describes the improvements and any substantial changes in existing improvements.

SECTION 5. The City Council hereby determines that to provide the improvements generally described in Section 4 of this resolution and to be detailed in the Engineer's Report, it is necessary to levy and collect assessments against lots and parcels within the Districts for Fiscal Year 2025/2026 and said assessments shall be outlined and described in the Engineer's Report and imposed pursuant to the provisions of the Act and the California Constitution Article XIIID.

PASSED, APPROVED, and **ADOPTED** this 14th day of May 2025.

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION NO. 2025-22

A RESOLUTION OF THE CITY COUNCIL OF COACHELLA, CALIFORNIA, APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL 2025/2026 FOR THE CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 THROUGH 40 AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING

WHEREAS, the City Council and the City of Coachella, California ("City Council") has previously determined that the public interest, convenience, and necessity, require the installation, construction, and maintenance, servicing and operation of public lighting and landscaping and appurtenant facilities as set forth in Section 22525 of the Streets and Highways Code, State of California, within the incorporated boundaries of the City of Coachella; and

WHEREAS, the City Council pursuant to provisions of the Landscaping and Lighting Act of 1972 being Part 2, Division 15 of the California Streets and Highways Code ("Act"), did by previous Resolution, initiate proceedings for the assessment districts within the City known as the Landscaping and Lighting Maintenance District No. 1 through 40 ("Districts"), to pay for the operation, maintenance, and servicing of local landscaping, street lighting, park and trail improvements, and appurtenant facilities related thereto; and

WHEREAS, the Assessment Engineer of Work has prepared and filed an Engineer's Report with the City Clerk in connection with the formation of the District, the establishment of the proposed maximum assessment connected therewith and the assessment for fiscal year 2025/2026 (beginning July 1, 2025 and ending June 30, 2026) with the City Clerk pursuant to Section 22623 of the Act, and said report has been presented to the City Council, and is incorporated herein by reference.

WHEREAS, the public interest and convenience require the installation, construction, maintenance, servicing and operation of lighting and landscaping and appurtenant facilities within the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coachella as follows:

SECTION 1. That the foregoing recitals are true and correct.

SECTION 2. The Engineer's Report as presented, consists of the following:

The Plans and Specifications which describe the boundaries of the Districts and the improvements associated therewith that provide special benefits to the parcels therein.

The Method of Apportionment that details the method of calculating proportional special benefit and the annual assessment obligation for each affected parcel.

The Estimate of Improvement Costs including the calculation of the assessments and the estimated annual funding (Budget) required for the annual maintenance, servicing, and operation of the landscaping and lighting improvements and specifically the costs associated with the improvements determined to be of special benefit to parcels within the Districts, establishing the proposed maximum assessment and the assessment for fiscal year 2025/2026.

The Assessment Range Formula (Annual Inflationary Adjustment) to be applied to the proposed Maximum Assessment Rate per Equivalent Benefit Unit.

A District Diagram outlining the boundaries of the Districts for fiscal year 2025/2026.

An Assessment Roll containing the proposed maximum assessment for fiscal year 2025/2026 for each Assessor Parcel Number within the Districts.

SECTION 3. The City Council hereby approves the Engineer's Report on a preliminary basis as submitted or amended by direction of this City Council, and orders said Report to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, and by reference the Engineer's Report is made part of this resolution.

SECTION 4. The City Council hereby declares its intention to levy and collect special assessments within the boundaries of the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40 for fiscal year 2025/2026, pursuant to the Landscape and Lighting Act of 1972 to pay the costs of the improvements and maintenance described in Sections 5 and 6, below, that are within budget. The proposed assessments will not increase above the maximum levy allowed by Proposition 218.

SECTION 5. The City Council hereby finds that the territory within the Districts as identified in the Engineer's Report consists of and includes those lots, parcels and subdivisions of land that will receive special benefits from the improvements to be provided.

SECTION 6. The improvements and services for the District as identified in the Engineer's Report, include, but are not limited to, the maintenance, operation and servicing of various landscaping improvements established in connection with development of the properties within the District, and which shall be maintained for the special benefit of those properties. The maintenance and servicing of the improvements generally include, but are not limited to turf, ground cover, shrubs, and plants; vines, trees; irrigation and drainage systems; masonry walls, retaining walls, or other fencing; monuments; hardscapes; concrete, gravel, or decomposed granite trails, pathways and/or access roads; and other related appurtenant facilities within the District. The proposed local street lighting improvements include operation of lights only, not maintenance. The Engineer's Report prepared and filed with the City Clerk provides a more detailed description of the improvements and services to be provided and for which properties shall be assessed.

SECTION 7. The City Council hereby determines that to provide the improvements described in section 6 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District commencing in fiscal year 2025/2026. The Engineer's Report referred to in Section 2 of this resolution establishes the fiscal year 2025/2026 proposed maximum assessment for the District including the annual inflationary adjustment to the maximum assessment rates.

SECTION 8. The City Council hereby authorizes and directs the City Clerk shall give notice of public meeting and public hearing as follows:

a) The City Clerk shall cause this resolution of intention to be published as required by Section 22500, of the California Streets and Highways Code. The Desert Sun is hereby designated as the newspaper in which the City Clerk shall public this resolution of intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

SECTION 9. Notice is hereby given that on Wednesday, June 11, 2026, at 6:00 p.m. in the City Council Chambers of the City of Coachella, California, 1515 Sixth Street, in the City of Coachella, State of California, is hereby fixed as the time and place for a public hearing by this City Council regarding the levying and collection of the proposed assessments for Landscaping and Lighting Maintenance District No. 1 through 40 for fiscal year 2025/2026. Any interested

person may file a written protest with the City Clerk prior to the conclusion of the hearing, which protest must state all ground of objections and describe the property within the Districts owned by the signer of the protest.

PASSED, APPROVED, and ADOPTED this14th day of May 2025.

_____

Steven A. Hernandez
Mayor

ATTEST:

_____

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

_____

City Attorney

City of Coachella

Landscaping and Lighting Maintenance Districts No. 1 through 40

2025/2026 Consolidated Engineer's Report

Intent Meeting: May 14, 2025
Public Hearing: June 11, 2025

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500|800.755.6864
F 951.587.3510|888.326.6864

Property Tax Information Line
T.866.807.6864

www.willdan.com

WILLDAN

CONSOLIDATED ENGINEER'S REPORT AFFIDAVIT

Landscaping and Lighting Maintenance Districts
No. 1 through 40

City of Coachella
Riverside County, State of California

This Report describes the Districts therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Districts. The undersigned respectfully submits the enclosed Report as directed by the Board of Directors.

Dated this _____ day of _____ 2025.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Coachella

By: _____
Chonney Gano, Project Manager
District Administration Services

By: _____
Tyrone Peter
P.E. # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Coachella (the "City"), under the provisions of the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act") and in compliance with the substantive and procedural requirements of the California Constitution Article XIIID (the "California Constitution"), annually levies and collects special assessments in order to provide and maintain the facilities, improvements and services for the districts designated as:

Coachella Landscaping and Lighting Maintenance Districts (the "Districts")

The City formed the following forty (40) Districts:

TABLE I – 2025/2026 DISTRICT DESCRIPTIONS

District Number	District Name	Number of Parcels	Formation Date
1	Lewis Homes - Tract Nos. 14664-1, 14664-2, 14664, & 17892	127	9/16/1980
2	Peacock Palms – Tract Nos. 14472 & 15976	130	6/16/1980
3	Buena Vista Homes – Tract Nos. 14675, 18317, & 28074	181	9/16/1980
4	Palm Desert Development – Tract Nos.18632-1, 18632-2 & 18632	66	6/2/1987
5(1)	Palmeras Mobile Home Park – Tract No. 26370	122	7/17/1991
6	Fiesta Homes – Tract Nos. 23911-1, 23911-2, & 23911	171	8/7/1991
7	La Paz Homes I – Tract Nos. 26467-3, 26467-2, 26467-1, 26467, 26639-1, & 26639	161	8/7/1991
8	La Ponderosa Homes – Tract Nos. 24299-1 & 24299	138	1/28/1994
9	Coachella Valley Housing Coalition – Tract Nos. 23408-1, 23408-2, & 23408	32	5/4/1994
10	Plaza Del Sol – Tract No. 26592	75	12/21/1994

District Number	District Name	Number of Parcels	Formation Date
11	Loma Vista Homes I – Tract Nos. 22110-1 & 22110-2	105	8/2/1995
12	La Paz Homes II – Tract Nos. 28374-1, 28374-2, 28374-3, & 28375	76	10/17/1996
13	Baron-Ziraick – Tract Nos. 28443-1, 28443-2, & 28443	168	8/7/1999
14	Pueblo De La Paz – Tract Nos. 29071-1, 29071-2, 29071-3, 29071-4, & 29071	90	6/14/2000
15	Cachanillas – Tract No. 30020	48	5/28/2003
16	Tierra Del Sol – Tract Nos. 30582, 30684-1, 30684-2, 30684-3, & 30684	554	8/20/2003
17	Rancho Las Flores – Tract No. 30498-1	162	5/14/2003
18	Bella Canto – Tract No. 30728	172	6/16/2003
19	Paseo De Las Palmas – Tract Nos. 30354-1, 30354	126	7/9/2003
20	Posada Del Valle – Tract Nos. 30621-1, 30621	81	8/20/2003
21	Loma Vista II – Tract No. 22110	70	8/20/2003
22	Rancho De La Fe – Tract No. 30889	118	11/10/2004
23	La Colonia I – Tract No. 30871	119	11/10/2004
24	La Paloma Estates – Tract Nos. 30910-1, 30910-2, 30910	291	4/13/2005
25	Las Plumas – Tract No. 31376	87	6/8/2005
26[(1)]	La Colonia II – Tract Nos. 32074-1, 32074-2 & 32074	26	6/8/2005
27	Rancho Mariposa – Tract No. 30831	112	8/1/2005
28	La Morada – Tract No. 30830	171	8/1/2005
29	Somerset – Tract Nos. 31664-1, 31664-2, 31664-3, & 31664	152	8/24/2005
30	Navarra/Sundate I – Tract No. 31508	160	6/28/2006
31	Los Jardines – Tract Nos. 31533-1, 31533-2, & 31533	265	11/9/2005

District Number	District Name	Number of Total Parcels	Formation Date
32	Aventine – Tract Nos. 31551-1 & 31551	250	11/29/2006
33	Vista Escondida – Tract No. 32264	282	2/8/2006
34	Tierra Bonita – Tract No. 31158	115	2/8/2006
35	Bellissima – Tract No. 31978	49	9/13/2006
36	Valencia – Tract No. 31698	108	5/31/2006
37[(2)]	Volk – Tract No. 31550	80	11/22/2006
38	Rancho Cielo – Tract No. 31714	150	3/14/2006
39	Pulte Sevilla - Tract No. 38084	109	3/23/2022
40	Mariposa Pointe - Tract No. 32074, 32074-1 & 32074-2	165	4/27/2022

[(1)] District No. 5 dissolved March 2013 and District No. 26 dissolved June 2013.

[(2)] District No. 37 tract map not recorded, therefore not developed and no levy as of Fiscal Year 2025/2026.

The Engineer's Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments for Fiscal Year 2025/2026.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2025/2026. The annual assessments to be levied on properties within the District provide a funding source for the continued operation and maintenance of local landscape improvements installed in connection with the development of properties within the District. Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the landscape improvements and based upon available revenues including fund balances, City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include: the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of adequate funds for operational reserves or periodic expenditures including installments collected for long-term improvement projects. Each parcel is assessed proportionately for only those

improvements, services, and expenses for which the parcel will receive special benefit.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Riverside County Assessor’s Office. The Riverside County Auditor-Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

Following consideration of all public comments and written protests at a noticed public hearing, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in Fiscal Year 2025/2026.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 5, 1996, California voters approved Proposition 218 (The Right to Vote on Taxes Act) that established specific requirements for the ongoing imposition of taxes, assessments, and fees. The provisions of this proposition are now contained in the California Constitution as Articles XIIIC and XIIID. can be summarized in four general areas:

1. Strengthens the general and special tax provisions of Proposition 13 and Proposition 62.
2. Extends the initiative process to all local taxes, assessments, fees, and charges.
3. Adds substantive and procedural requirements to assessments.
4. Adds substantive and procedural requirements to property-related.

The District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to the Districts, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County of Riverside (the “County”) for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "Maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

II. PLANS AND SPECIFICATIONS

A. DISTRICTS OVERVIEW

The territory within the Districts consists of all lots or parcels of land within the City of Coachella. The purpose of the Districts is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of landscaping, streetlighting, traffic signal improvements and related facilities and services in various areas throughout the City. Improvements that can be provided within the Districts generally include but are not limited to:

- Landscape improvements within the street medians and parkway side-panels, including parkways, slopes and entryways; and various non-street landscape areas including greenbelts, slopes, local trails, and open space areas within various landscape zones. These landscape improvements and areas may include but are not limited to various combinations of trees; turf; ground cover; shrubs, plantings and other amenities including retaining walls, monuments, fencing, sidewalks, stamped concrete or pavers; irrigation and drainage systems; and related appurtenances.

- Local Lighting facilities on the public streets within the City. These lighting improvements may include but are not limited to streetlights located on the City's arterial streets, traffic signals located throughout the City and local streetlights within or adjacent to the various developments and subdivisions.

B. DESCRIPTION OF DISTRICTS

The Districts therein provide the continued maintenance, servicing, administration, and operation of various landscape improvements and associated appurtenant landscape structures located within the public rights-of-way and dedicated landscape easements associated with the various tracts and on individual parcels located within the Districts. Each tract or parcel is identified within a designated District with differing costs and benefits to the parcels within that District. The spreading of the improvement costs is based upon the total cost of the improvements within each District and is proportionately spread among all benefiting properties within the District based on either land use and acreage or number of parcels.

As of Fiscal Year 2025/2026, the following are descriptions of the Districts therein:

District No. 1	**Lewis Homes** - District No. 1 includes all parcels within tract numbers 14664-1, 14664-2, 14664, and 17892. The District is generally located north of Avenue 51 and west of Suncrest Street.
District No. 2	**Peacock Palms** - District No. 2 includes all parcels within tract numbers 14472 and 15976. The District is generally located at the northeast corner of Avenue 50 and Frederick Street.
District No. 3	**Buena Vista Homes** - District No. 3 includes all parcels within tract numbers 14675, 18317, and 28074. The District is generally located at the southwest corner of Avenue 49 and Frederick Street.
District No. 4	**Palm Desert Development** - District No. 4 includes all parcels within tract numbers 18632-1, 18632-2, and 18632. The District is generally located north of Westerfield Way, east and west of Kenmore Street, Coronado Street and Balboa Street.
District No. 6	**Fiesta Homes** - District No. 6 includes all parcels within tract numbers 23911-1, 23911-2, and 23911. The District is generally located at the southeast corner of Avenue 49 and Van Buren Street.

District No. 7	**La Paz Homes I** - District No. 7 includes all parcels within tract numbers 26467-1, 26467-2, 26467-3, 16467-4, 26467, 26639-1, and 26639. The District is generally located south of Avenue 53 and east and west of Calle La Paz and Calle Bonita.
District No. 8	**La Ponderosa Homes** - District No. 8 includes all parcels within tract numbers 24299-1 and 24299. The District is generally located north of Avenue 52 and east and west of La Ponderosa Drive and La Hernandez Street.
District No. 9	**Coachella Valley Housing Coalition** - District No. 9 includes all parcels within tract numbers 23408-1, 23408-2, and 23408. The District is generally located north of Calle Zamora, south of Calle Verde and east of Calle Techa.
District No. 10	**Plaza Del Sol** - District No. 10 includes all parcels within tract number 26592, generally located east of Tyler Street and north and south of Calle Bougainvillea.
District No. 11	**Loma Vista Homes I** - District No. 11 includes all parcels within tract numbers 22110-1 and 22110-2, generally located north of Avenue 51, east of Frederick Street and east and west of Avenida Adobe.
District No. 12	**La Paz Homes II** - District No. 12 includes all parcels within tract numbers 28374-1, 28374-2, 28374-3, and 28375, generally located east of Frederick Street, north and south of Guitron Street.
District No. 13	**Baron-Ziraick Investments** - District No. 13 includes all parcels within tract numbers 28443-1, 28443-2, and 28443, generally located southeast corner of Avenue 50 and Frederick Street.
District No. 14	**Pueblo De La Paz** - District No. 14 includes all parcels within tract numbers 20971-1, 20972-2, 20971-3, 20971-4, and 20971, generally located southeast corner of Avenue 49 and Frederick Street.
District No. 15	**Cachanillas** - District No. 15 includes all parcels within tract number 30020, generally located south of Avenue 53, east of Calle Empalme and west of Calle Avilla.

District No. 16	**Tierra Del Sol** - District No. 16 includes all parcels within tract numbers 30582, 30684-1, 30684-2, 30684-3, and 30684, generally located south of Avenue 48, north of Avenue 49, east of Jackson Street, and west of Calhoun Street.
District No. 17	**Rancho Las Flores** - District No. 17includes all parcels within tract number 30498-1, generally located north of Avenue 49 and west of Frederick Street.
District No. 18	**Bella Canto** - District No. 18 includes all parcels within tract number 30728, generally located at the northeast corner of Avenue 50 and Calhoun Street.
District No. 19	**Paseo De Las Palmas** - District No. 19 includes all parcels within tract number 30354-1 and 30354, generally located north of Avenue 50 and west of Frederick Street.
District No. 20	**Posada Del Valle** - District No. 20 includes all parcels within tract numbers 30621-1 and 30621, generally located west of Van Buren Street and south of Avenue 49.
District No. 21	**Loma Vista II** - District No. 21 includes all parcels within tract number 22110, generally located northeast corner of Avenue 51 at Frederick Street.
District No. 22	**Rancho De La Fe** - District No. 22 includes all parcels within tract number 30889, generally located south of Avenue 53 at Shady Lane.
District No. 23	**La Colonia I** - District No. 23 includes all parcels within tract number 30871, generally located southwest corner of Avenue 50 and Calhoun Street.
District No. 24	**La Paloma Estates** - District No. 24 includes all parcels within tract numbers 30910, 30910-1, & 30910-2, generally located east of Calhoun Street, between Avenue 48 and Avenue 49.
District No. 25	**Las Plumas** - District No. 25 includes all parcels within tract number 31376, generally located west side of Calhoun Street between Avenue 49 and Avenue 50.
District No. 27	**Rancho Mariposa** - District No. 27 includes all parcels within tract number 30831, generally located northwest corner Avenue 50 and Frederick Street.

District No. 28	**La Morada** - District No. 28 includes all parcels within tract number 30830, generally located northwest corner of Avenue 50 and Van Buren Street.
District No. 29	**Somerset** - District No. 29 includes all parcels within tract numbers 31664-1, 31664-2, 31664-3, and 31664, generally located northwest corner Avenue 54 and Frederick Street.
District No. 30	**Navarra / Sundate I** - District No. 30 includes all parcels within tract number 31508, generally located southwest corner Avenue 52 and Frederick Street.
District No. 31	**Los Jardines** - District No. 31 includes all parcels within tract numbers 31533, 31533-1, generally located northwest corner Avenue 53 and Tyler Street.
District No. 32	**Aventine** - District No. 32 includes all parcels within tract numbers 31551-1 and 31551, generally located northwest corner of Avenue 51 and Van Buren Street.
District No. 33	**Vista Escondida** - District No. 33 includes all parcels within tract number 32264, generally located on the north side of Avenue 53 and east of Shady Lane.
District No. 34	**Tierra Bonita** - District No. 34 includes all parcels within tract number 31158, generally located on the northeast side of Avenue 53 and Frederick Street.
District No. 35	**Bellissima** - District No. 35 includes all parcels within tract number 30978, generally located on the southeast corner of Avenue 53 and Frederick Street.
District No. 36	**Valencia** - District No. 36 includes all parcels within tract number 31698, generally located on the southeast corner of Avenue 50 and Van Buren Street.
District No. 37	**Volk** - District No. 37 includes all parcels within tract number 31550. The District is generally located on the east side of Van Buren and north of Avenue 54.
District No. 38	**Rancho Cielo** - District No. 38 includes all parcels within tract number 31714. The District is generally located on the south of Avenue 52 and west of Grapefruit Boulevard.
District No. 39	**Pulte Sevilla** - District No. 39 includes all parcels within tract number 38084. The District is generally located east of Van Buren Street and north of Avenue 51,

District No. 40	**Mariposa Pointe** - District No. 40 includes all parcels within tract 32074, 32074-1 and 32074-2. The District is generally located east of Calhoun Street, and generally south of Avenue 50.

C. DESCRIPTION OF DISTRICT IMPROVEMENTS

As authorized by the 1972 Act, the improvements provided by the Districts incorporate various landscaping or lighting improvements that are maintained and serviced for the benefit of real property within the Districts. The maintenance of the landscape improvements may also incorporate various appurtenances that may include but is not limited to entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. In most cases, the various improvements associated with each District were either installed in direct connection with the development of properties within the Districts or were installed for the benefit of those properties as a result of property development or potential development of those properties and were considered necessary for the development of those properties to their full and best use. The work to be performed within each respective description may include, but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the Districts and provide the improvements and services for each District. Improvements per district are as follows:

District No. 1 – Lewis Homes
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 2 – Peacock Palms
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 3 – Buena Vista Homes
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping

improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 4 – Palm Desert Development
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 6 – Fiesta Homes
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 7 – La Paz Homes I
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 8 – La Ponderosa Homes
*Landscaping Excluded
The District includes all parcels within tract numbers 24299-1 and 24299, generally located north of Avenue 52 and east and west of La Ponderosa Drive and La Hernandez Street. The improvements include only street lighting within the tracts.

District No. 9 – Coachella Valley Housing Coalition
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and

all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 10 – Plaza Del Sol
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 11 – Loma Vista Homes I
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 12 – La Paz Homes II
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 13 – Baron-Ziraick Investments
The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 14 – Pueblo De La Paz
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the

system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 15 – Cachanillas
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 16 – Tierra Del Sol
The improvements include 8 storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 17 – Rancho Las Flores
The improvements include one storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 18 – Bella Canto
The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and

necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 19 – Paseo De Las Palmas
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 20 – Posada Del Valle
The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 21 – Loma Vista II
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 22 – Rancho De La Fe
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and

necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 23 – La Colonia I
The improvements consist of two storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 24 – La Paloma Estates
The improvements consist of four storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 25 – Las Plumas
The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 27 – Rancho Mariposa
The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic

sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 28 – La Morada

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 29 – Somerset

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 30 – Navarra / Sundate I

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 31 – Los Jardines
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 32 – Aventine
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 33 – Vista Escondida
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 34 – Tierra Bonita
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the

system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 35 – Bellissima

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 36 – Valencia

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 37 – Volk (Tract Map Not Recorded, Not Developed)

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 38 – Rancho Cielo
The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 39 – Pulte Sevilla
Landscape improvements generally include, but are not limited to, approximately: eighty-six thousand, eight hundred and thirty-six (86,836) square feet of ground covering and shrubs including ninety-three (93) irrigated drought-tolerant trees. Landscaping located on two (2) storm drainage detention basin lots, also on the north side of Avenue 51, including the entrance at Via Prado as well as the corners of Calle Perez and Calle Larriva. The street lighting improvements include providing energy to operate twenty-four (24) street lighting poles within Tract Map No. 38084.

District 40 – Mariposa Pointe

The District's landscape improvements generally include but not limited to approximately: eighty four thousand seven hundred and five (84,705) square feet of ground covering and shrubs including one hundred nineteen (119) irrigated drought-tolerant 24" box trees and landscaping located on Avenue 50 and Calhoun Street, two (2) storm drainage detention basin lots, a pedestrian trail, and landscape improvements at the entryways on Avenue 50 and Calhoun Street. The street lighting improvements include thirty-eight (38) street lighting poles within Tract Map Nos. 32074, 32074-1 & 32074-2 which the City will be responsible for energy expenses.

III. METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments reflect the composition of parcels within the Districts and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Proposition 218 and Article XIII D of the California Constitution.

A. CALIFORNIA CONSTITUTION

The costs to operate and maintain the Districts improvements are identified and allocated to properties on the special benefits conferred. The improvements provided and for which properties within the Districts are to be assessed are identified as local improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within the Districts and consistent with the provisions of the 1972 Act. The assessments and method of apportionment described herein are based on the premise that these improvements would otherwise not have been installed and maintained by the County. The improvements were installed as part of the development or planned development of the parcels within the Districts and the level of maintenance required for the improvements is greater than what the County would otherwise install, maintain, and fund elsewhere in the County.

Article XIII D Section 2(d) defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service."

Article XIII D Section 2(i) defines special benefit as follows:

"Special benefit" means a particular and distinct benefit over, and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIII D Section 4(a) defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

B. BENEFIT ANALYSIS

The improvements provided within the Districts, for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the Districts to their full potential, consistent with the development plans.

SPECIAL BENEFITS

The ongoing maintenance of landscaped areas within the Districts will provide aesthetic benefits to the properties and are intended to provide a more pleasant environment to walk, drive, live, and work. The primary function of these improvements and related amenities is to serve as an aesthetically pleasing enhancement and open space area for the benefit of the immediate surrounding properties and development for which the improvements were constructed and installed, and/or were facilitated by the development or potential development of properties within the Districts. These improvements are an integral part of the physical environment associated with the parcels in the Districts and while these improvements may in part be visible to properties outside the Districts and/or occasionally accessed by the general public, if these improvements are not properly maintained, it is the parcels within the District that would be aesthetically burdened and/or impacted directly by potential environmental issues such as dust, debris, pests, water runoff, erosion, and fire hazards. Thus, the maintenance of these improvements provides advantages to the assessed properties that affect the assessed parcels in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.

Collectively these improvements, related amenities, and services which will be funded by the special benefit assessments, enhance the overall use, presentation, enjoyment, recreational access, and marketability of the properties, and ensure the long-term cost-efficiency of services that are obtained through the County provided maintenance (economy of scale)

GENERAL BENEFIT

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by the Districts assessments and the proximity and relationship to properties to be assessed, it is evident these improvements have been installed as part of the development of properties within the Districts or are improvements that would otherwise be shared by and/or required for development of those properties. Although the improvements are largely located on the north side of Avenue 51, including the entrance at Via Prado as well as the corners of Calle Perez and Calle Larriva of the development and may be visible and/or accessible to the general public, it is evident that the ongoing maintenance of these improvements are only necessary for the appearance and advantage of the properties within the Districts. It is also evident that these improvements were not

required nor necessarily desired by any properties or developments outside of the Districts' boundaries.

Ongoing maintenance of improvements are additionally located on the south side of Avenue 50, east side of Calhoun Street and Calle Frontera as well as the corner of Avenida San Domingo and Calle Xavier. It is evident that the ongoing maintenance of these improvements is only necessary for the appearance and advantage of the properties within the Districts. It is also evident that these improvements were not required nor necessarily desired by any properties or developments outside of the Districts' boundaries.

In the absence of a special funding, these types of improvements would not have been installed by the developer per the City's conditions and the City's maintenance of these improvements would for the most part, be limited to weed abatement (fuel modification areas), rodent control, and erosion control services only. This basic or baseline level of service would typically provide for periodic servicing of the open space areas on an as-needed basis. This baseline level of service would only provide a level of service that was necessary to ensure public safety, essential property protection and potential property damage. However, this baseline level of service results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance that can be provided through the Districts assessments.

In addition to this baseline level of service, it is recognized that there are indirect or incidental benefits to properties within the Districts as well as the general public that are associated with regular landscape maintenance services, including minimization of dust and debris, and decreased potential water runoff from the open space areas.

It is also recognized that with the regular maintenance of the improvements, the effort and cost to monitor and address these more indirect issues are reduced to isolated areas and/or less frequent servicing, and these activities generally represent less than two percent (2%) of the overall maintenance costs. Therefore, conservatively, we estimate that the costs associated with these indirect and incidental benefits (General Benefit) do not exceed five percent (5%) of the combined annual expenses for General Maintenance identified in the annual maintenance budget contained in "Part IV –Districts Budget" of this Report.

C. ASSESSMENT METHODOLOGY

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for the Districts and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for assessment

districts, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

Pursuant to the 1972 Act, the costs of the Districts may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements. The benefit formula used for the Districts should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on special benefit to each parcel.

EBU APPLICATION

Single Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure and the improvements and services associated with the parcel has been accepted or will be accepted by the City for maintenance in the fiscal year. This land use is assessed at 1.0 EBU per lot or parcel.

Planned -Residential Development — This land use is defined as any property that specific number of proposed single-family residential lots has been approved for development (not fully subdivided). This land use type shall be assigned 1.0 EBU per lot at build-out.

Vacant — This is defined as property that has been identified as parcels with no development but has development potential. Although it is recognized that the improvements provided within the Districts were primarily constructed and installed as the result of property development, it is also recognized that the majority of these improvements were constructed in part to support the overall development of properties within the District and/or Development to their full and best use, including vacant undeveloped properties.

ASSESSMENT CALCULATIONS

The benefit formula applied to parcels within each District is based on the preceding Equivalent Benefit Unit (EBU) discussion. Each parcel's EBU correlates the parcel’s special benefit received as compared to all other parcels benefiting from the improvements. The following formula is used to calculate each parcel’s EBU (proportional benefit).

Parcel Type EBU x Units = Parcel EBU

For each District, the total number of Equivalent Benefit Units (EBU’s) for the fiscal year equals the sum of all individual EBU’s applied to parcels in that District. An assessment amount per EBU (Rate) for the improvements is established by taking the total cost of the improvements (amount budgeted) and dividing that amount by the total number of EBU’s of all parcels to be assessed. This Rate is then applied

back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy (for the District)/ Total EBU (to be assessed) = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (the Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the Districts costs and assessments. As part of the Districts formation, balloting of property owners is required pursuant to the Article XIIID Section 4. The property owner ballots include an Assessment to be approved, as well as the approval of an assessment range formula.

District No.'s 1 through 4, and 6 through 11, and 38 – The maximum assessment rates do not increase and will remain the same from FY 2024/2025.

District No.'s 12 through 25, and 27 through 36 – The maximum assessment rate may increase by the percentage increase of the Consumer Price Index ("CPI") or three percent (3%). The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

Each fiscal year, the Engineer shall compute the percentage difference between the CPI. By approval of the City Council, the assessment rate that may be levied for each EBU may be increased in each year in accordance with the U.S. Bureau of Labor Statistics Data, All Urban Consumers, Riverside-San Bernardino-Ontario CPI index. Such assessment adjustments shall not be considered an increase in assessment. A proposed assessment that exceeds the adjusted assessment rate will require property owner balloting approval before the increase may be imposed. For Fiscal Year 2025/2026, the change in the Annual CPI for the All Urban Consumers, Riverside-San Bernardino-Ontario CPI index is 2.94% therefore the assessment rate will be adjusted by 3.00%.

District No.'s 39 and 40 – The maximum assessment rate may increase by the greater of three percent (3.00%) or the annual precent increase of the Consumer Price Index ("CPI") determined by the Bureau of Labor Statistics.

If the proposed assessment (levy per unit or rate) for the current fiscal year is less than or equal to, the prior year's maximum assessment rate plus the adjustments described in the following, then the proposed assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting and mailing procedures, which would be added to the Districts' costs and assessments.

The Maximum Assessment is adjusted annually and is calculated independent of the annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGETS

The 1972 Act provides that the estimated costs of the improvements shall include the total cost of the improvements, including incidental expenses.

The 1972 Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Districts is the total cost of maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

TABLE II – 2025/2026 DISTRICT BUDGETS

Levy Components	District Budget Fiscal Year 2025/2026					District Budget Fiscal Year 2025/2026					
	District 1	District 2	District 3	District 4	District 6	District 7	District 8	District 9	District 10	District 11	District 12
Direct Costs											
Landscape Maintenance Contract	$7,000.00	$6,800.00	$6,500.00	$4,000.00	$6,557.00	$5,100.00	$0.00	$7,000.00	$5,600.00	$3,390.00	$7,913.00
Tree Trimming Services	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00
Streetlight Utilities	1,470.00	2,790.00	2,800.00	1,000.00	4,700.00	3,160.00	2,400.00	1,300.00	1,500.00	1,200.00	1,200.00
Landscape Utilities	1,830.00	0.00	2,000.00	0.00	0.00	1,210.00	0.00	0.00	0.00	600.00	1,600.00
Repair and Maintenance	400.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	910.00	0.00
Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storm Drainage Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Direct Costs	**$10,700.00**	**$9,590.00**	**$11,300.00**	**$5,000.00**	**$11,257.00**	**$10,670.00**	**$2,400.00**	**$8,300.00**	**$7,100.00**	**$6,100.00**	**$10,713.00**
Administration Costs											
Levy Administration and Professional Services	$478.30	$489.60	$681.67	$248.57	$644.01	$606.35	$519.73	$120.52	$282.46	$395.45	$286.23
County Collection Fee	132.95	134.03	152.39	110.99	148.79	145.19	136.91	98.75	114.23	125.03	114.59
City Overhead and Administration	1,712.00	1,534.40	1,808.00	800.00	1,801.12	1,707.20	384.00	1,328.00	1,136.00	976.00	1,714.08
Total Administration Costs	**$2,323.25**	**$2,158.03**	**$2,642.06**	**$1,159.56**	**$2,593.92**	**$2,458.74**	**$1,040.64**	**$1,547.27**	**$1,532.69**	**$1,496.48**	**$2,114.90**
Capital Improvement Costs											
Capital Improvement Projects	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Capital Improvement Costs	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Total Direct, Administration and Capital Improvement Costs	**$13,023.25**	**$11,748.03**	**$13,942.06**	**$6,159.56**	**$13,850.92**	**$13,128.74**	**$3,440.64**	**$9,847.27**	**$8,632.69**	**$7,596.48**	**$12,827.90**
Fund Balance											
Estimated Beginning Fund Balance	($36,465.78)	($25,386.57)	($37,877.21)	$12,407.09	($113,281.33)	($28,288.17)	($18,519.71)	($64,533.86)	($169,840.26)	$33,976.58	$85,922.11
Operational Fund Increase/(Decrease)	895.95	(3,979.23)	3,325.34	72.16	22,790.96	11,488.16	45.24	(4,201.83)	(2,493.19)	1,303.32	7,280.13
Capital Improvement Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	**($35,569.83)**	**($29,365.80)**	**($34,551.87)**	**$12,479.25**	**($90,490.37)**	**($16,800.01)**	**($18,474.47)**	**($68,735.69)**	**($172,333.45)**	**$35,279.90**	**$93,202.24**
Operational Fund Increase/(Decrease)											($7,280.13)
Total Parcels	127	130	181	66	171	161	138	32	75	105	76
Total Parcels Levied	**127**	**130**	**181**	**66**	**171**	**161**	**138**	**32**	**75**	**105**	**76**
Total Equivalent Benefit Units	127.00	130.00	181.00	66.00	171.00	161.00	138.00	32.00	75.00	105.00	76.00
Assessment Rate per Benefit Unit	$109.60	$59.76	$95.40	$94.42	$214.28	$152.90	$25.26	$176.42	$81.86	$84.76	$264.58
Prior Year Rate Assessment Rate	$109.60	$59.76	$95.40	$94.42	$214.28	$152.90	$25.26	$176.42	$81.86	$84.76	$256.88
Maximum Rate per Benefit Unit (Prior Fiscal Year)	$109.61	$59.76	$95.40	$94.42	$214.28	$152.90	$25.27	$176.42	$81.86	$84.76	$256.89
Maximum Rate per Benefit Unit (Current Fiscal Year)	**$109.61**	**$59.76**	**$95.40**	**$94.42**	**$214.28**	**$152.90**	**$25.27**	**$176.42**	**$81.86**	**$84.76**	**$264.60**
Inflationary Factor Applied to Maximum Rate	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	3.000%
2025/2026 Levy Per Parcel	**$109.60**	**$59.76**	**$95.40**	**$94.42**	**$214.28**	**$152.90**	**$25.26**	**$176.42**	**$81.86**	**$84.76**	**$264.58**
2025/2026 Total Levy	**$13,919.20**	**$7,768.80**	**$17,267.40**	**$6,231.72**	**$36,641.88**	**$24,616.90**	**$3,485.88**	**$5,645.44**	**$6,139.50**	**$8,899.80**	**$20,108.02**

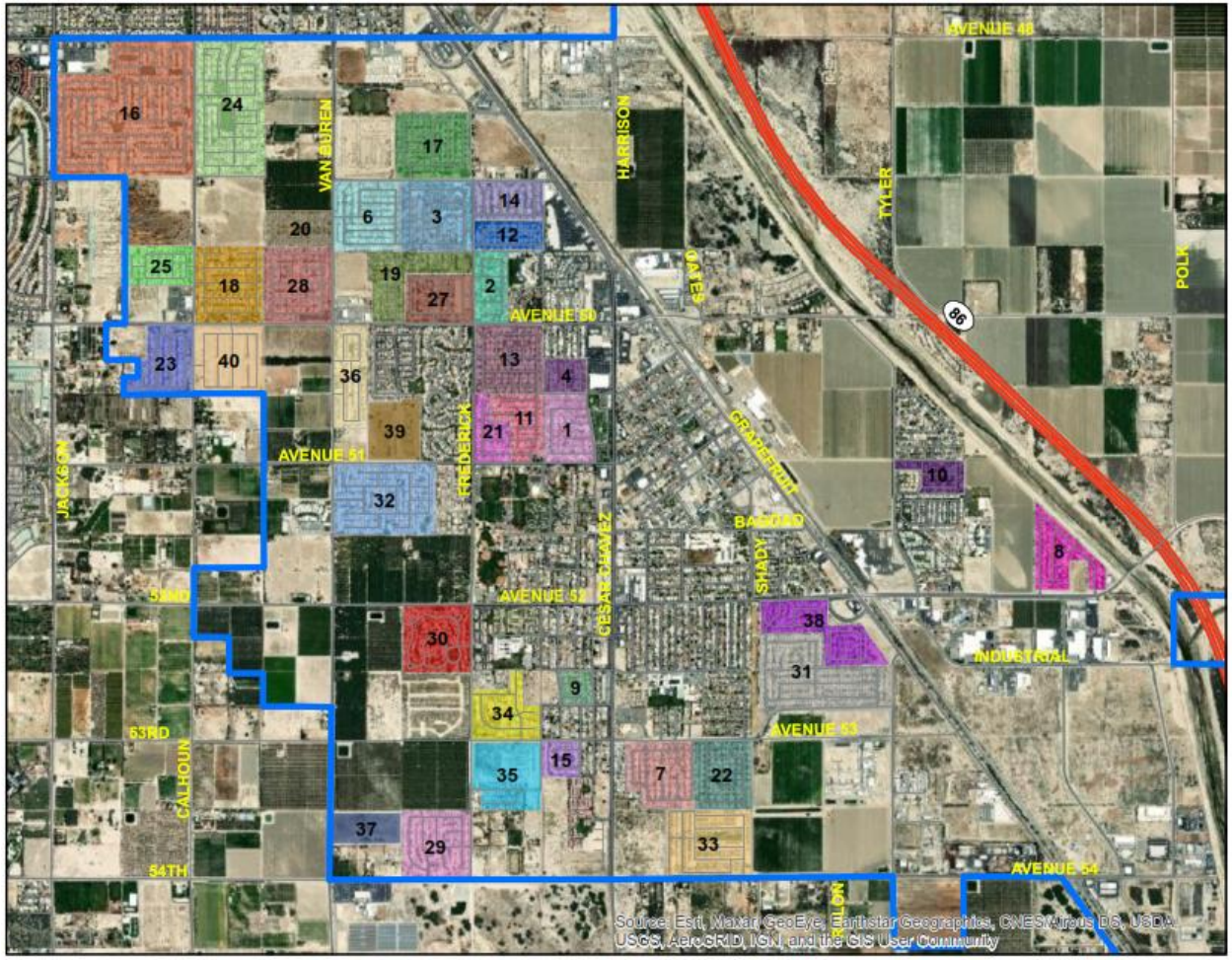
Levy Components	District Budget Fiscal Year 2025/2026						District Budget Fiscal Year 2025/2026					
	District 13	District 14	District 15	District 16	District 17	District 18	District 19	District 20	District 21	District 22	District 23	District 24
Direct Costs												
Landscape Maintenance Contract	$27,837.00	$9,889.00	$10,000.00	$184,000.00	$50,000.00	$35,000.00	$29,000.00	$21,500.00	$14,000.00	$17,500.00	$15,500.00	$153,000.00
Tree Trimming Services	3,000.00	3,000.00	3,200.00	65,000.00	5,000.00	4,500.00	2,500.00	4,000.00	4,000.00	4,000.00	5,000.00	25,000.00
Streetlight Utilities	4,000.00	2,450.00	1,175.00	20,000.00	3,505.00	7,300.00	1,800.00	2,100.00	1,450.00	3,700.00	10,500.00	8,000.00
Landscape Utilities	2,000.00	2,500.00	1,700.00	45,000.00	10,240.00	7,780.00	4,675.00	6,200.00	1,800.00	5,060.00	9,300.00	23,000.00
Repair and Maintenance	1,500.00	2,114.00	0.00	40,000.00	5,000.00	4,500.00	0.00	4,000.00	4,000.00	10,000.00	2,000.00	0.00
Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storm Drainage Maintenance	0.00	0.00	0.00	0.00	5,000.00	0.00	5,000.00	6,000.00	0.00	12,000.00	3,000.00	10,000.00
Total Direct Costs	**$38,337.00**	**$19,953.00**	**$16,075.00**	**$354,000.00**	**$78,745.00**	**$59,080.00**	**$42,975.00**	**$43,800.00**	**$25,250.00**	**$52,260.00**	**$45,300.00**	**$219,000.00**
Administration Costs												
Levy Administration and Professional Services	$632.71	$338.95	$180.78	$2,086.45	$610.12	$647.78	$474.53	$305.06	$263.63	$444.41	$448.17	$1,095.95
County Collection Fee	147.71	119.63	104.51	286.67	145.55	149.15	132.59	116.39	112.43	129.71	130.07	191.99
City Overhead and Administration	6,133.92	3,192.48	2,572.00	56,640.00	12,599.20	9,452.80	6,876.00	7,008.00	4,040.00	8,361.60	7,248.00	35,040.00
Total Administration Costs	**$6,914.34**	**$3,651.06**	**$2,857.29**	**$59,013.12**	**$13,354.87**	**$10,249.73**	**$7,483.12**	**$7,429.45**	**$4,416.06**	**$8,935.72**	**$7,826.24**	**$36,327.94**
Capital Improvement Costs												
Capital Improvement Projects	$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 Capital Improvement Costs	**$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 Direct, Administration and Capital Improvement Costs	**$45,251.34**	**$23,604.06**	**$18,932.29**	**$413,013.12**	**$92,099.87**	**$69,329.73**	**$50,458.12**	**$51,229.45**	**$29,666.06**	**$61,195.72**	**$53,126.24**	**$255,327.94**
Fund Balance												
Estimated Beginning Fund Balance	$149,160.50	($17,301.46)	$42,095.56	($512,712.84)	$189,182.46	$11,118.96	$38,637.22	$163,193.30	($116,529.59)	$209,171.87	($205,320.77)	($643,116.22)
Operational Fund Increase/(Decrease)	26,151.26	15,284.78	14,702.21	2,486.88	21,300.13	54,603.10	3,034.03	10,847.08	(17,203.51)	24,668.12	31,066.81	913.73
Capital Improvement Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	**$175,311.76**	**($2,016.68)**	**$56,797.77**	**($510,225.96)**	**$210,482.59**	**$65,722.06**	**$41,671.25**	**$174,040.38**	**($133,733.10)**	**$233,839.99**	**($174,253.96)**	**($642,202.49)**
Operational Fund Increase/(Decrease)	($26,151.26)	($15,284.78)	($14,702.21)	($2,486.88)	($21,300.13)	($54,603.10)	($3,034.03)	($10,847.08)	$17,203.51	($24,668.12)	($31,066.81)	($913.73)
Total Parcels	168	90	48	554	162	172	126	81	70	118	119	291
Total Parcels Levied	**168**	**90**	**48**	**554**	**162**	**172**	**126**	**81**	**70**	**118**	**119**	**291**
Total Equivalent Benefit Units	168.00	90.00	48.00	554.00	162.00	172.00	126.00	81.00	70.00	118.00	119.00	291.00
Assessment Rate per Benefit Unit	$425.02	$432.10	$700.72	$750.00	$700.00	$720.54	$424.54	$766.38	$178.04	$727.66	$707.50	$880.56
Prior Year Rate Assessment Rate	$412.64	$419.52	$680.32	$675.00	$625.00	$699.56	$412.16	$744.06	$172.86	$575.00	$686.90	$854.92
Maximum Rate per Benefit Unit (Prior Fiscal Year)	$412.66	$419.52	$680.33	$1,205.70	$701.42	$699.57	$412.18	$744.07	$172.87	$706.48	$686.91	$854.93
Maximum Rate per Benefit Unit (Current Fiscal Year)	**$425.04**	**$432.11**	**$700.74**	**$1,241.87**	**$722.46**	**$720.56**	**$424.54**	**$766.40**	**$178.06**	**$727.67**	**$707.51**	**$880.58**
Inflationary Factor Applied to Maximum Rate	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%
2025/2026 Levy Per Parcel	**$425.02**	**$432.10**	**$700.72**	**$750.00**	**$700.00**	**$720.54**	**$424.54**	**$766.38**	**$178.04**	**$727.66**	**$707.50**	**$880.56**
2025/2026 Total Levy	**$71,402.61**	**$38,888.85**	**$33,634.49**	**$415,500.00**	**$113,400.00**	**$123,932.83**	**$53,492.15**	**$62,076.53**	**$12,462.55**	**$85,863.83**	**$84,193.05**	**$256,241.67**

Levy Components	District Budget Fiscal Year 2025/2026					District Budget Fiscal Year 2025/2026					
	District 25	District 27	District 28	District 29	District 30	District 31	District 32	District 33	District 34	District 35	District 36
Direct Costs											
Landscape Maintenance Contract	$16,500.00	$20,000.00	$33,000.00	$25,000.00	$22,000.00	$25,000.00	$33,000.00	$35,000.00	$3,500.00	$3,500.00	$25,000.00
Tree Trimming Services	4,000.00	3,000.00	2,000.00	4,500.00	15,000.00	14,000.00	10,000.00	18,000.00	4,500.00	4,000.00	8,000.00
Streetlight Utilities	3,600.00	3,000.00	5,000.00	5,300.00	3,500.00	4,000.00	5,500.00	3,500.00	2,800.00	3,500.00	3,100.00
Landscape Utilities	3,600.00	3,000.00	10,500.00	4,900.00	8,500.00	10,500.00	14,000.00	25,000.00	2,800.00	4,500.00	2,500.00
Repair and Maintenance	17,000.00	6,500.00	5,000.00	20,000.00	15,000.00	35,000.00	25,000.00	20,000.00	4,500.00	8,000.00	13,000.00
Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storm Drainage Maintenance	6,000.00	10,000.00	0.00	5,500.00	10,000.00	12,000.00	15,000.00	10,000.00	5,600.00	6,500.00	9,500.00
Total Direct Costs	**$50,700.00**	**$45,500.00**	**$55,500.00**	**$65,200.00**	**$74,000.00**	**$100,500.00**	**$102,500.00**	**$111,500.00**	**$23,700.00**	**$30,000.00**	**$61,100.00**
Administration Costs											
Levy Administration and Professional Services	$327.66	$421.81	$644.01	$572.45	$602.58	$998.03	$941.54	$1,062.05	$433.11	$184.54	$406.74
County Collection Fee	118.55	127.55	148.79	141.95	144.83	182.63	177.23	188.75	128.63	104.87	126.11
City Overhead and Administration	8,112.00	7,280.00	8,880.00	10,432.00	11,840.00	16,080.00	16,400.00	17,840.00	3,792.00	4,800.00	9,776.00
Total Administration Costs	**$8,558.21**	**$7,829.36**	**$9,672.80**	**$11,146.40**	**$12,587.41**	**$17,260.66**	**$17,518.77**	**$19,090.80**	**$4,353.74**	**$5,089.41**	**$10,308.85**
Capital Improvement Costs											
Capital Improvement Projects	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Capital Improvement Costs	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Total Direct, Administration and Capital Improvement Costs	**$59,258.21**	**$53,329.36**	**$65,172.80**	**$76,346.40**	**$86,587.41**	**$117,760.66**	**$120,018.77**	**$130,590.80**	**$28,053.74**	**$35,089.41**	**$71,408.85**
Fund Balance											
Estimated Beginning Fund Balance	$197,055.69	($180,003.44)	$68,025.88	$139,396.86	$238,678.76	$514,971.29	$237,980.47	($283,673.21)	($125,113.75)	($1,985.09)	$158,976.23
Operational Fund Increase/(Decrease)	534.76	30,670.64	63,077.20	12,412.61	1,412.59	47,864.34	35,051.65	102,040.95	56,369.66	7,785.59	951.15
Capital Improvement Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	**$197,590.45**	**($149,332.80)**	**$131,103.08**	**$151,809.47**	**$240,091.35**	**$562,835.63**	**$273,032.12**	**($181,632.26)**	**($68,744.09)**	**$5,800.50**	**$159,927.38**
Operational Fund Increase/(Decrease)	($534.76)	($30,670.64)	($63,077.20)	($12,412.61)	($1,412.59)	($47,864.34)	($35,051.65)	($102,040.95)	($56,369.66)	($7,785.59)	($951.15)
Total Parcels	87	112	171	152	160	265	250	282	115	49	108
Total Parcels Levied	**87**	**112**	**171**	**152**	**160**	**265**	**250**	**282**	**115**	**49**	**108**
Total Equivalent Benefit Units	87.00	112.00	171.00	152.00	160.00	265.00	250.00	282.00	115.00	49.00	108.00
Assessment Rate per Benefit Unit	$687.28	$750.00	$750.00	$583.94	$550.00	$625.00	$620.28	$824.94	$734.12	$875.00	$670.00
Prior Year Rate Assessment Rate	$667.26	$675.00	$675.00	$550.00	$475.00	$550.00	$600.00	$800.90	$700.00	$800.00	$595.00
Maximum Rate per Benefit Unit (Prior Fiscal Year)	$667.27	$764.77	$747.17	$566.94	$602.01	$1,089.29	$602.22	$800.92	$712.75	$952.01	$674.21
Maximum Rate per Benefit Unit (Current Fiscal Year)	**$687.29**	**$787.71**	**$769.59**	**$583.95**	**$620.07**	**$1,121.97**	**$620.29**	**$824.95**	**$734.14**	**$980.57**	**$694.43**
Inflationary Factor Applied to Maximum Rate	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%
2025/2026 Levy Per Parcel	**$687.28**	**$750.00**	**$750.00**	**$583.94**	**$550.00**	**$625.00**	**$620.28**	**$824.94**	**$734.12**	**$875.00**	**$670.00**
2025/2026 Total Levy	**$59,792.96**	**$84,000.00**	**$128,250.00**	**$88,759.01**	**$88,000.00**	**$165,625.00**	**$155,070.42**	**$232,631.75**	**$84,423.40**	**$42,875.00**	**$72,360.00**

Levy Components	District Budget Fiscal Year 2025/2026 District 38	District 39	District 40	Totals
Direct Costs				
Landscape Maintenance Contract	$22,000.00	$18,064.00	$16,264.00	$924,914.00
Tree Trimming Services	5,000.00	2,000.00	2,000.00	225,200.00
Streetlight Utilities	3,200.00	2,200.00	3,200.00	140,900.00
Landscape Utilities	5,700.00	7,700.00	7,700.00	237,395.00
Repair and Maintenance	15,000.00	6,200.00	8,200.00	273,024.00
Tree Maintenance	0.00	0.00	0.00	0.00
Storm Drainage Maintenance	20,000.00	7,200.00	10,000.00	168,300.00
Total Direct Costs	**$70,900.00**	**$43,364.00**	**$47,364.00**	**$1,969,733.00**
Administration Costs				
Levy Administration and Professional Services	$564.92	$402.98	$583.75	$20,427.60
County Collection Fee	141.23	125.75	143.03	5,180.15
City Overhead and Administration	11,344.00	6,938.24	7,578.24	315,157.28
Total Administration Costs	**$12,050.15**	**$7,466.97**	**$8,305.02**	**$340,765.03**
Capital Improvement Costs				
Capital Improvement Projects	$0.00	$0.00	$0.00	$0.00
Total Capital Improvement Costs	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Total Direct, Administration and Capital Improvement Costs	**$82,950.15**	**$50,830.97**	**$55,669.02**	**$2,310,498.03**
Fund Balance				
Estimated Beginning Fund Balance	$256,577.76	$72,935.05	$115,131.81	$354,646.19
Operational Fund Increase/(Decrease)	12,560.85	218.76	30,901.19	626,233.55
Capital Improvement Adjustments	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	**$269,138.61**	**$73,153.81**	**$146,033.00**	**$980,879.74**
Operational Fund Increase/(Decrease)	($12,560.85)	($218.76)	($30,901.19)	
Total Parcels	150	109	165	5,436
Total Parcels Levied	**150**	**107**	**155**	**5,424**
Total Equivalent Benefit Units	150.00	107.00	155.00	5,424.00
Assessment Rate per Benefit Unit	$636.74	$477.10	$558.52	
Prior Year Rate Assessment Rate	$636.74	$463.20	$542.26	
Maximum Rate per Benefit Unit (Prior Fiscal Year)	$636.74	$463.20	$542.27	
Maximum Rate per Benefit Unit (Current Fiscal Year)	**$636.74**	**$477.10**	**$558.54**	
Inflationary Factor Applied to Maximum Rate	0.000%	3.000%	3.000%	
2025/2026 Levy Per Parcel	**$636.74**	**$477.10**	**$558.52**	
2025/2026 Total Levy	**$95,511.00**	**$51,049.73**	**$86,570.21**	**$2,936,731.58**

APPENDIX A – DISTRICT ASSESSMENT DIAGRAMS

The boundary maps/diagrams for the Districts by this reference are incorporated and made a part of this Report. The boundary maps/diagrams are on file in the office of the City Clerk where it is available for public inspection. The following map pages are for general location only and are not to be considered the official boundary maps.



District	Tract Name	Tract Number
1	Lewis	14664
2	Peacock Palms	14472
3	Beuna Vista	14675
4	Palm Desert Dev.	18632
6	Fiesta Homes	23911
7	La Paz	26467
8	(Lighting only)	24299
9	CV Housing Coalition	23408
10	Plaza del Sol	36592
11	Loma Vista	22110
12	La Paz II	28374
13	Baron-Ziralck	28443
14	Pueblo de la Paz	29071
15	Cachanillas	30020
16	Tierra del Sol	30684
17	Rancho Las Flores	30498
18	Bella Canto	30728
19	Paseo de las Palmas	30354
20	Posada del Valle	30621
21	Loma Vista II	22110
22	Rancho de la Fe	30889
23	La Colonia	30871
24	La Paoma Estates	30910
25	Las Plumas	31376
27	Rancho Miraposa	30831
28	La Morada	30830
29	Somerset	31664
30	Navarra/Sundate I	31508
31	Los Jardines	31533
32	Aventine	31551
33	Vista Escondida	32264
34	Terra Bonita	31158
35	Bellissima	31978
36	Valencia	31698
37	Volk	31550
38	Rancho Cielo	31714
39	Sevilla	38084
40	Mariposa Pointe	32074

APPENDIX B – 2025/2026 PRELIMINARY ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the Districts, shall be the parcel as shown on the County Assessor Parcel Maps and/or the Riverside County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land; public utility owned property, land principally encumbered with public right-of-way's or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the Districts, along with the proposed assessment amounts, has been submitted to the City Clerk, and by reference, are made part of this Report.

Upon approval of the Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2025/2026. If the parcels or assessment numbers within the Districts and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Director

SUBJECT: Construction Contract with The Van Dyke Corporation in the amount of $52,803.00 and a 10% contingency for the construction of Harrison Sewer & Drainage Modifications.

STAFF RECOMMENDATION:

Construction Contract with The Van Dyke Corporation in the amount of $52,803.00 and a 10% contingency for the construction of Harrison Sewer & Drainage Modifications and Authorize Task Orders for Surveying and Materials Testing in the amount of $10,000.

BACKGROUND:

The City of Coachella adopted a zoning ordinance for the Wrecking Yard (M-W) district that resulted in several projects along the vicinity. These projects required wastewater infrastructure for wastewater service.

On February 2023 the City completed Avenue 48 and Harrison Street Sewer Improvements, City Project No. S-24 and installed infrastructure to serve approximately twenty – two parcels. During the construction of the sewer main on Harrison St the project came across a CVWD drain-line that was not accounted for in the project, which resulted in the drain-line being removed. CVWD and the City worked and agreed on how to establish drainage service to an adjacent parcel. The Sewer Project was complete by the time CVWD and the City agreed on how to restore service. The item has been pending as staff had been waiting to award another sewer project.

On February 12, 2025 the City issued a Notice to Proceed to the Van Dyke Corporation for the Construction of Tyler Street Sewer Improvements Project No. S-18.

DISCUSSION/ANALYSIS:

The City requested informal bids from four contractors. On May 6, 25 the City received three (3) informal bids.

1. Van Dyke Corp $52,803.00
2. TBU Inc $88,119.00

3. Jacobsson Engineering $98,999.00
4. Jones Brothers Bid not submitted

Staff has reviewed all three (3) bids and has determined Van Dyke Corporation to be the lowest responsible bidder.

The total cost of this request is: $68,083.30

Construction Contract	$52,803.00
Construction Contingency %10	$5,280.30
Materials and Quality Assurance Testing	$5,000.00
Surveying and Staking	$5,000.00

FISCAL IMPACT:

A request for funds from the Sewer Connection Fund (361) as the original project was attributed to the expansion of the sewer system.

CITY OF COACHELLA
INFORMAL BID OPENING LOG

PROJECT NAME: HARRISON SEWER & DRAINAGE MODS **PROJECT NO. N/A**

INFORMAL BID OPENING DATE: MAY 6, 2025 TIME: 2:00p.m. Engineer's Estimate $ N/A

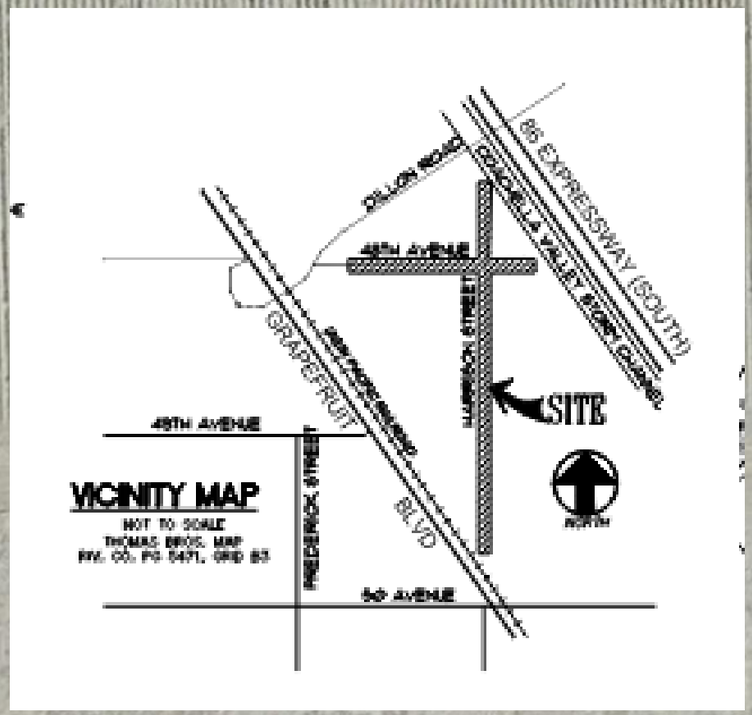
BID NO.	BIDDER	RECEIVED BY	ADDENDUM/S (N/A)	COMMENTS	TOTAL BID AMOUNT
1	Van Dyke Corp	LS	N/A	None	$ 52,803.00
2	Jacobsson Engineering Construction	LS	N/A	None	$ 98,999.00
3	TBU Inc	LS	N/A	None	$ 88,119.00
4	Jones Bros	N/A	N/A	Solicited- Bid not Submitted	$ N/A

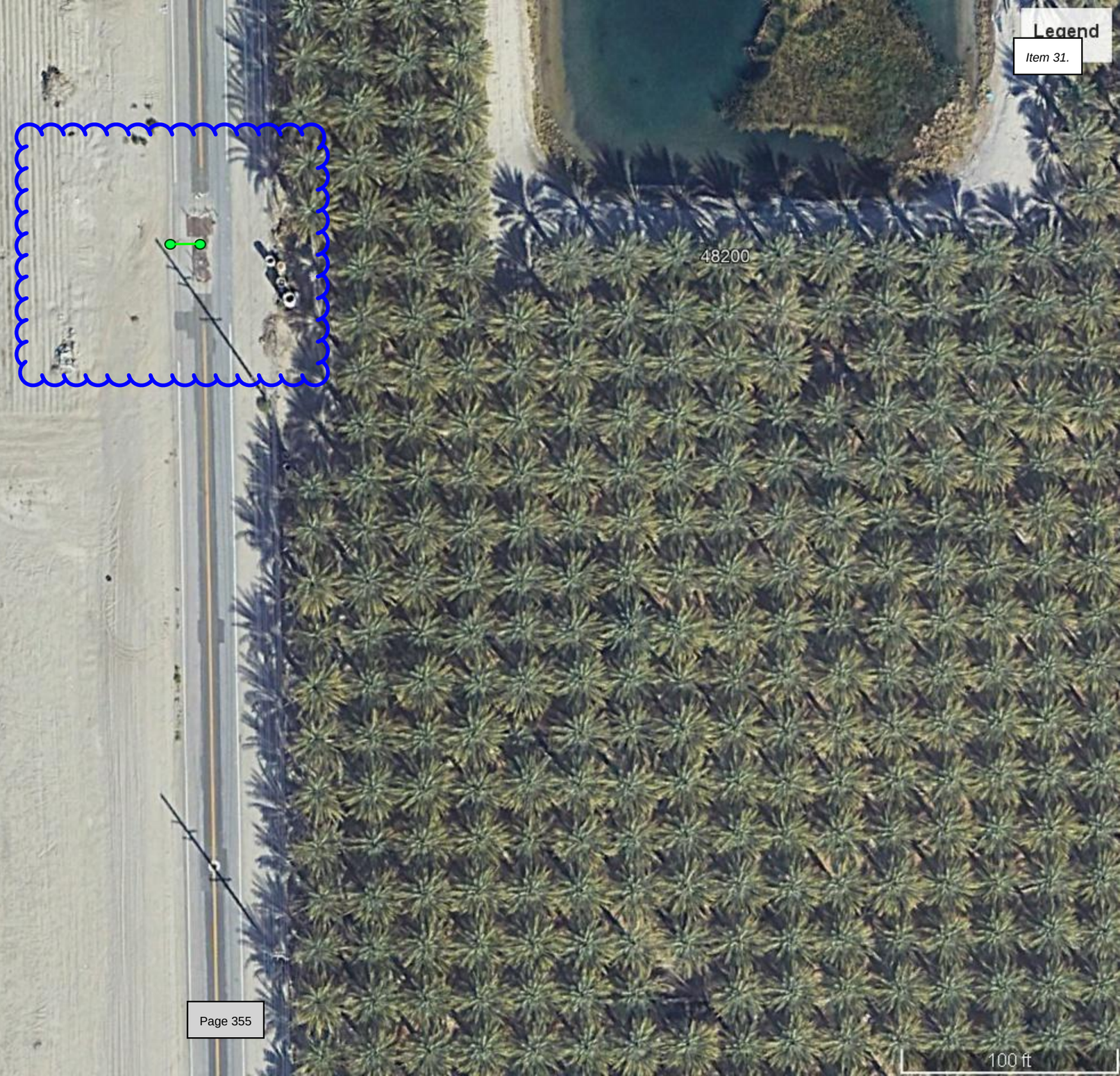
APPARENT LOW BIDDER VAN DYKE CORP

SIGNED BY: TITLE: CONSTRUCTION COORDINATOR DATE 5/6/2025

HARRISON STREET SEWER & AG LINE MODS.

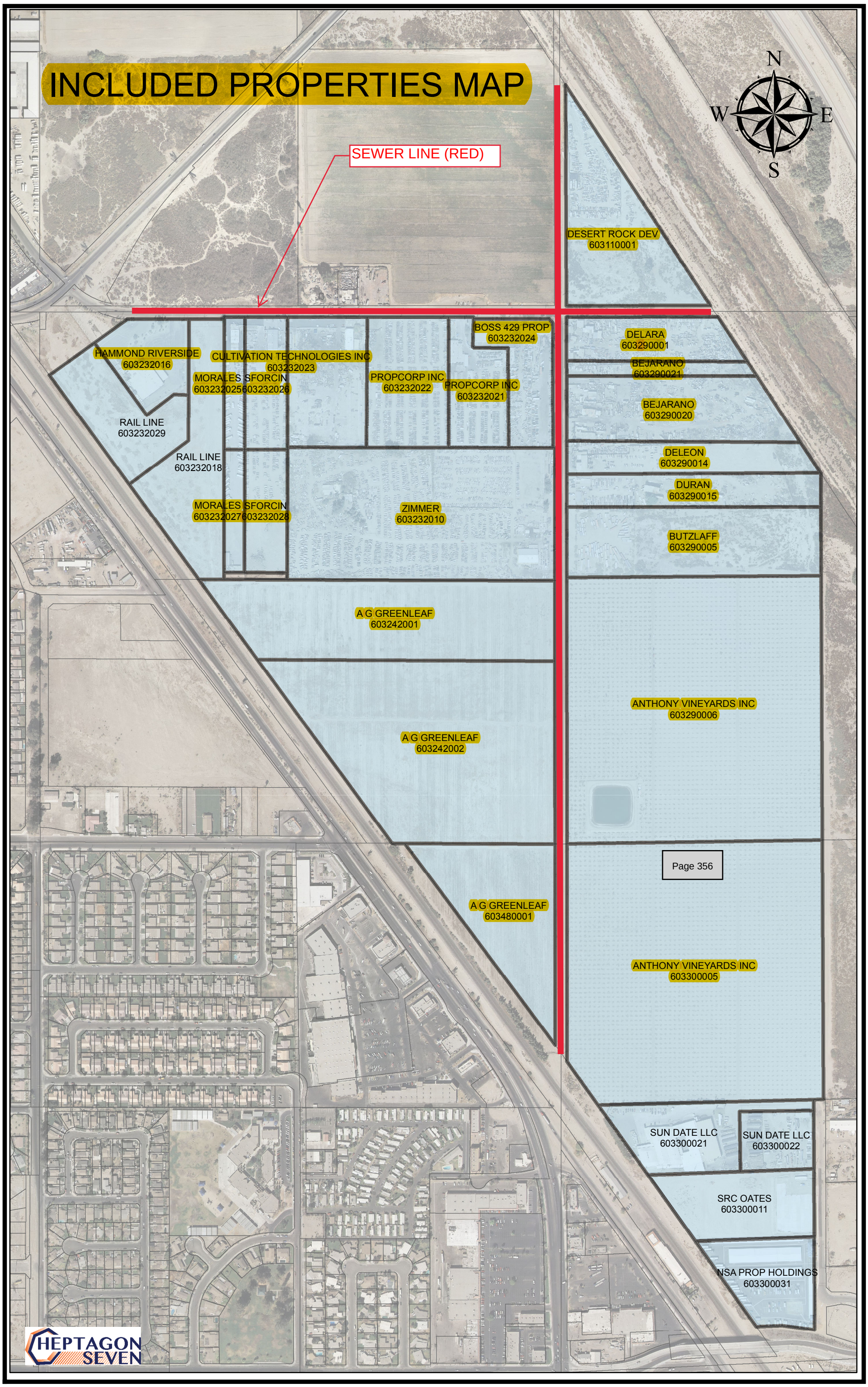
Write a description for your map.





Google Earth

INCLUDED PROPERTIES MAP



STAFF REPORT
4/23/2025

TO: Honorable Mayor and City Council Members

FROM: Ryan Guiboa, City Attorney

SUBJECT: Adopt Resolution No. 2025-24 Amending the "City of Coachella City Council Policies, Rules, and Procedures" Pertaining to the Order of Business and Public Comments on Non-Agenda Items

---

RECOMMENDED ACTION:

Staff recommends that the City Council adopt Resolution No. 2025-24, which changes the order of business for City Council meetings by having public comments on non-agenda items occur prior to the consent calendar.

BACKGROUND:

In May 2019, the City Council adopted Resolution No. 2019-34, which amended the order of business at Council meetings and placed public comment for non-agenda matters to be heard after the public hearing calendar at Agenda Item No. 15. In the event a City Council meeting extended beyond 8:00 p.m., the time for public comment on non-agenda items would be moved up and become the next agenda item.

At the Council meeting on April 23, 2025, Council directed staff to amend the order of business and timing of the public comment period for non-agenda items to occur before the consent calendar for a period of time of up to 30 minutes. If any additional time is required for public comment on non- agenda items, this will occur immediately after the public hearing calendar as is currently the case.

This update to the order of business will promote greater accessibility and public participation and allow members of the public wishing to speak on matters not listed on the agenda to avoid extended wait times before being given the opportunity to address the City Council.

The current order of business is set forth as follows:

1. Call to Order
2. Roll Call
3. Approval of Agenda

4. Public Comments (Closed Session Items)
5. Adjourn to Closed Session
6. Reconvene Regular Meeting
7. Pledge of Allegiance
8. Closed Session Announcements
9. Approval of Minutes
10. Proclamations
11. Written Communications
12. Consent Calendar
13. New Business Calendar (Legislature and Administrative)
14. Public Hearing Calendar (Quasi-Judicial)
15. Public Comments (Non-Agenda Items)
16. Reports and Requests
17. Adjournment

DISCUSSION/ANALYSIS:

Pursuant to City Council direction, the proposed Resolution No. 2025-24 would schedule Public Comments on Non-Agenda Items to occur prior to the Consent Calendar, at Agenda Item No. 12, for a period of 30 minutes. If any additional time is required for public comment on non- agenda items, this will occur immediately after the public hearing calendar.

The updated order of business is set forth as follows:

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments (Closed Session Items)
5. Adjourn to Closed Session

6. Reconvene Regular Meeting

7. Pledge of Allegiance

8. Closed Session Announcements

9. Approval of Minutes

10. Proclamations/Presentations/Direction

11. Written Communications

12. Public Comments (Non-Agenda Items) (Limited to a maximum of 30 minutes. If additional time is required for public comments, they will be heard after Item No. 15. Public Hearing Calendar)

13. Consent Calendar

14. New Business Calendar (Legislature and Administrative)

15. Public Hearing Calendar (Quasi-Judicial)

16. Reports and Requests

17. Adjournment

ALTERNATIVES:

1. Decline to act on this item.
2. Continue this item and provide staff with direction.

FISCAL IMPACTS

None.

ATTACHMENTS

1. Resolution No. 2025-24 Amending the "City of Coachella City Council Policies, Rules, and Procedures" Pertaining to the Order of Business.

RESOLUTION NO. 2025-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING THE "CITY OF COACHELLA CITY COUNCIL POLICIES, RULES AND PROCEDURES" PERTAINING TO THE ORDER OF BUSINESS

WHEREAS, at its meeting of February 28, 2018, the City Council of the City of Coachella ("City") amended the "City of Coachella Council Policies, Rules and Procedures" including revising the order of business by adopting Resolution No. 2018-19;

WHEREAS, at its meeting of May 22, 2019, by adopting Resolution No. 2019-34; the City Council further amended the "City of Coachella Council Policies, Rules and Procedures" by revising the order of business, including scheduling public comment on non-agenda items to occur at Agenda Item No. 15;

WHEREAS, the order of business is currently set forth as follows:

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments (Closed Session Items)
5. Adjourn to Closed Session
6. Reconvene Regular Meeting
7. Pledge of Allegiance
8. Closed Session Announcements
9. Approval of Minutes
10. Proclamations
11. Written Communications
12. Consent Calendar
13. New Business Calendar (Legislature and Administrative)
14. Public Hearing Calendar (Quasi-Judicial)
15. Public Comments (Non-Agenda Items)

16. Reports and Requests

17. Adjournment

WHEREAS, the City Council desires to ensure that public comment on non-agenda items, for a maximum of 30 minutes, is now heard by the City Council immediately prior to the consent calendar, with any additional time required for public comment to occur immediately after the public hearing calendar;

WHEREAS, the City Council desires to revise the order of business as follows;

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Comments (Closed Session Items)

5. Adjourn to Closed Session

6. Reconvene Regular Meeting

7. Pledge of Allegiance

8. Closed Session Announcements

9. Approval of Minutes

10. Proclamations/Presentations/Direction

11. Written Communications

12. Public Comments (Non-Agenda Items) (Limited to a maximum of 30 minutes. If additional time is required for public comments, they will be heard after Item No. 15. Public Hearing Calendar)

13. Consent Calendar

14. New Business Calendar (Legislature and Administrative)

15. Public Hearing Calendar (Quasi-Judicial)

16. Reports and Requests

17. Adjournment

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City hereby finds and determines that the foregoing recitals are true and correct, are incorporated herein and by this reference made an operative part hereof.

SECTION 2. The City Council hereby amends Resolution No. 2019-34 to update the order of business.

SECTION 3. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Resolution.

PASSED, APPROVED and ADOPTED this 14th day of May, 2025.

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

_____
Ryan Guiboa
City Attorney

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Kohl Hetrick, Deputy Fire Marshal

SUBJECT: Ordinance No. 1224 Adopting the Fire Hazard Severity Zones as Recommended by the California Department of Forestry and Fire Protection Pursuant to Government Code Section 51178 (First Reading)

STAFF RECOMMENDATION:

Adopt Ordinance No. 1224 Adopting the Fire Hazard Severity Zones as Recommended by the California Department of Forestry and Fire Protection Pursuant to Government Code Section 51178 (First Reading).

EXECUTIVE SUMMARY:

The establishment of FHSZ classifications in Local Responsibility Areas (LRA) was initially prompted by Assembly Bill (AB) 337, also known as the "Bates Bill," which was enacted in response to the devastating 1991 Oakland Hills Fire. This legislation required the OSFM to identify Very High Fire Hazard Severity Zones (VHFHSZ) in LRAs and provide recommendations to local governments for formal adoption.

From 2008 to 2011, CAL FIRE worked with local jurisdictions to designate areas as Very High Fire Hazard Severity Zones within LRAs. Local governments were required to adopt these designations by ordinance while maintaining the ability to impose more restrictive fire safety measures if deemed necessary.

For many years, only Very High Fire Hazard Severity Zones were required to be mapped and adopted in LRAs. However, in 2021, Senate Bill (SB) 63 expanded the scope of FHSZ classifications by mandating the identification of Moderate and High Fire Hazard Severity Zones in addition to the existing Very High designation. This marked a significant policy shift by requiring a more comprehensive evaluation of wildfire hazards across all jurisdictions.

In 2022, Assembly Bill (AB) 211 further reinforced these mandates by requiring local agencies to formally designate, by ordinance, all three classifications—Moderate, High, and Very High Fire Hazard Severity Zones—within 120 days of receiving recommendations from the State Fire Marshal. Additionally, while local governments are allowed to increase the severity classification of a given area, they are not permitted to downgrade the hazard level established by the OSFM.

BACKGROUND:

The classification of FHSZ in California has evolved significantly over the past several decades in response to the increasing threat of wildfires. The State of California, through the Office of the State Fire Marshal (OSFM) and in collaboration with local jurisdictions, has developed a systematic approach to identifying and classifying areas based on their wildfire hazard potential.

Fire Hazard Severity Zones are designated based on the likelihood of fire occurring and its expected behavior over a 30 to 50-year period. These zones are determined using factors such as fuel loading, terrain, fire weather conditions, historical fire activity, and wind patterns.

The previous FHSZ maps in California were developed and adopted by the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas at significant risk of wildfires. These maps, which classify zones as moderate, high, or very high fire hazard severity, were originally created using fire history, topography, vegetation, and climate data. They were first implemented in 2007 for State Responsibility Areas (SRA), where CAL FIRE has primary jurisdiction, and later incorporated into Local Responsibility Areas (LRA) through local government planning and building regulations. The adoption of these maps played a crucial role in guiding land-use decisions, establishing building codes, and informing mitigation efforts to reduce wildfire risks. However, as fire behavior has evolved due to climate change, prolonged drought, and increased development in wildland-urban interface (WUI) areas, the need for updated maps has become evident to ensure accurate risk assessments and effective fire prevention strategies

DISCUSSION/ANALYSIS:

The most recent updates to the FHSZ maps integrate new scientific models, climate data, and wildfire assessment methodologies to more accurately reflect fire hazards. These updates are particularly important for urban areas adjacent to wildlands, where ember transport and vegetation density contribute to wildfire risks.

For local governments, these classifications have significant implications, including:

- **Building Code Requirements**: California's Wildland-Urban Interface (WUI) building codes (CBC Chapter 7A) apply to new construction within designated High and Very High FHSZs.

- **Defensible Space Standards**: Properties within these zones must maintain 100 feet of defensible space around structures, per Government Code Section 51182.

- **Land Use and Planning Considerations**: Local agencies must incorporate FHSZ designations into their general plans, zoning ordinances, and emergency response strategies.

- **Real Estate Disclosures**: Property owners within these zones are required to provide wildfire hazard disclosures during property transactions.

The designation of FHSZ under Government Code Section 51178 requires local agencies to engage in a transparent and participatory process to ensure that affected communities have access to updated wildfire hazard information. The updated FHSZ maps were released on March 24, 2025, triggering the requirement for local agencies to make this information available for public review and comment within 30 days of receipt.

In compliance with this requirement, these maps have been posted on the City's website for public access and review. Additionally, they are being presented before you today during this presentation to facilitate discussion, provide clarification, and gather input from both the City Council and the community. This ensures transparency and encourages informed community engagement in the wildfire hazard designation process.

General Plan Alignment:

Items contributing to Section 08 Safety, strengthen community preparedness for emergencies to ensure effective response and recovery.

This project aligns with Our Community's Goals subsection of Section 08 Safety of the City's General Plan as follows:

1. Fire hazards are negligible, the result of effective fire suppression, mitigation and response measures. Vegetation fires in the Coachella area have historically been small. With the increased encroachment of development into the hillside areas, however, wildland fire may increase in the future, unless effective programs are implemented. These measures include vegetation control, fireresistant construction and educational programs for homeowners, business owners and motorists. Strengthening of the gas and water distribution systems will limit the potential for devastating fires after an earthquake.

2. Goal 4. Fire hazards. A community that is minimally affected by wildland and structure fires
   a. Policy 4.1 Vegetation control. Require the use of vegetation control methods to reduce the hazard of wildland fire.

   b. Policy 4.2 Construction materials. Require the use of fire-resistant building construction materials to reduce the hazard of structure fires, within the developed areas of the City and at the urban-wildland interface.

3. Goal 8. Disaster Preparedness. A community that has planned for emergency response and recovery from natural disasters, especially from earthquakes, flooding, and fire, and from civil unrest that may occur following a natural disaster.

   a. Policy 8.11 Changing fire hazards. When reviewing fire hazards, consider the increasing risk of wildfires and consider requiring enhanced fire protection measures.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

RECOMMENDED ALTERNATIVE(S):

1. Presentation
2. Maps
3. Ordinance

Fire Hazard Severity Zones (FHSZ) & Local Responsibility Areas (LRA) Updates

The recent updates to Fire Hazard Severity Zones (FHSZ) in California provide a more precise assessment of wildfire risks using modern climate data and advanced fire modeling. These updates impact Local Responsibility Areas (LRA), influencing fire prevention measures. Including defensible space, building codes, and real estate disclosure requirements.

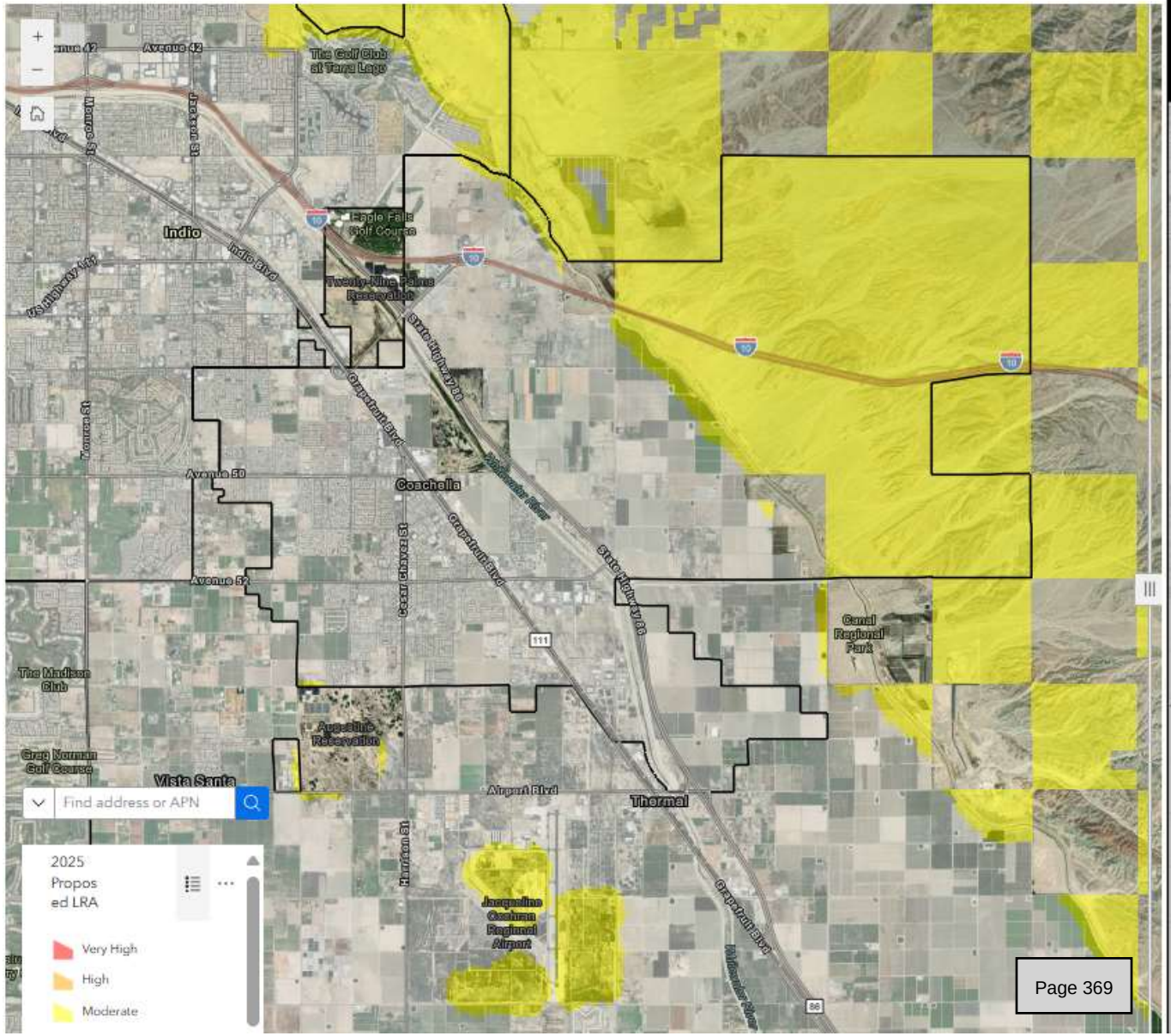
Local Responsibility Areas (LRA) – 2025 FHSZ Updates

On March 24, 2025, OSFM issued the 2025 Recommended Local Responsibility Area (LRA) FHSZ maps for Riverside County.

RIVERSIDE COUNTY FIRE

LEADERSHIP • COMPETENCE • INTEGRITY • SAFETY • CUSTOMER SERVICE

INCIDENTS | ABOUT US | OUR DEPARTMENT | ONLINE SERVICES | AFFILIATIONS & LINKS

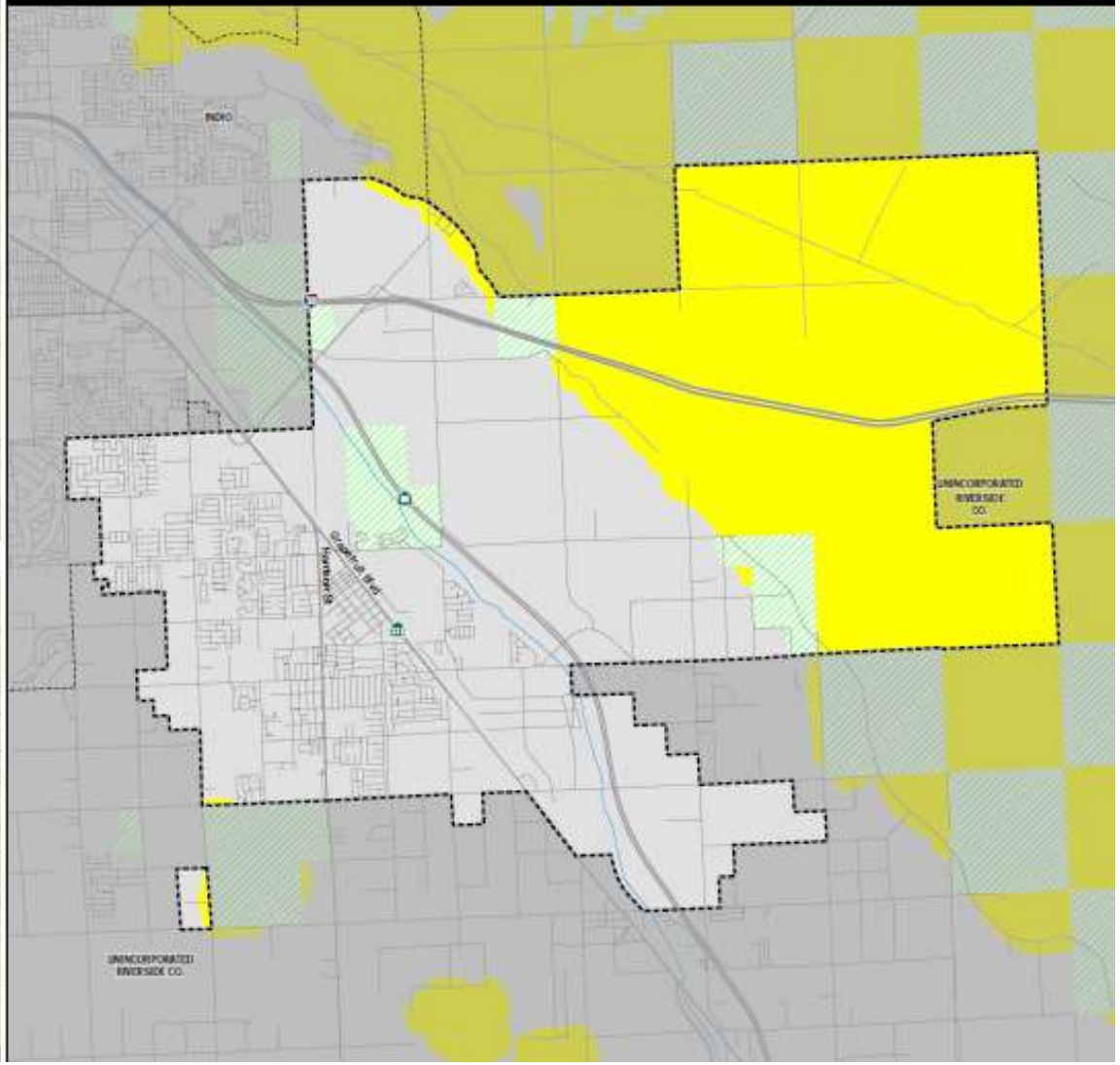


CITY OF COACHELLA – RIVERSIDE COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 24, 2025



LRA 2025 FHSZ Map Changes

According to Government Code Section 51179 (b)(3):

- Local agencies **shall not** decrease the FHSZ level recommended by OSFM.
- Local agencies **may** add to or increase the recommended FHSZ level, but **Riverside County Fire Department is not proposing any additions or increases** during this adoption process.

2025 LRA FHSZ Adoption

Per state law, Riverside County Fire Department and the local jurisdictions must make the maps available for public viewing within 30 days of receipt. Additionally, county/city must adopt the OSFM-recommended LRA FHSZ maps, by ordinance, within 120 days of their release.

FHSZ Classification

Properties are designated as **Moderate, High, or Very High Fire Hazard Severity Zones** based on:

- Terrain and topography
- Vegetation and fuel conditions
- Fire history and frequency
- Climate and weather patterns
- Ember Cast modeling

Fire Hazard vs. Fire Risk

FHSZ maps identify the **hazard potential**, not the immediate risk. They do not factor in mitigation efforts such as defensible space, fire-resistant construction, or local firefighting capabilities.

Impact on Property Owners

Fire Hazard Severity Zones (FHSZ)

	SRA		LRA	
VERY HIGH	Adopt FHSZ	Defensible Space	Adopt FHSZ	Defensible Space
	CEQA	Hazard Disclosure	CEQA	Hazard Disclosure
	Subdivision Map Act	Subdivision Review	Subdivision Map Act	Subdivision Review
	Safety Element		Safety Element	
	Fire Safe Regulations		Fire Safe Regulations	
	Chapter 7A		Chapter 7A	
HIGH	Adopt FHSZ	Defensible Space	Adopt FHSZ	
	CEQA	Hazard Disclosure		Hazard Disclosure
	Subdivision Map Act	Subdivision Review		
	Safety Element			
	Fire Safe Regulations			
	Chapter 7A		Chapter 7A	
MODERATE	Adopt FHSZ	Defensible Space	Adopt FHSZ	
	CEQA			
	Subdivision Map Act			
	Safety Element	Subdivision Review		
	Fire Safe Regulations			
	Chapter 7A			

Homeowners in Very High FHSZ must:

- Maintain **100 feet of defensible space** around structures.
- Comply with **home hardening** requirements to reduce ignition risks.
- Ensure new construction and renovations adhere to **Wildland-Urban Interface (WUI) building codes**.
- Disclose **FHSZ designation** when selling property.

Homeowners in High FHSZ must:

- Comply with **home hardening** requirements to reduce ignition risks.
- Ensure new construction and renovations adhere to **Wildland-Urban Interface (WUI) building codes**.
- Disclose **FHSZ designation** when selling

What are the WUI and the WUI Code?

The WUI, or Wildland-Urban Interface, is the area where human development and wildland vegetation meet or intermingle, increasing the risk of wildfires and their impact on communities and homes.
Houses in the WUI are located close to wildland vegetation that can fuel fires, increasing the risk to these homes when wildfires occur.

What does the WUI Code do?

- Establishes regulations to safeguard life and property from the intrusion of wildland fire and to prevent structure fires from spreading to wildland fuels.
- Regulates defensible space and provides ignition-resistant construction requirements to protect against fire exposure and resist ignition by burning ember cast.
- Provides standards for emergency access, water supply and fire protection.
- Provides requirements for automatic fire suppression and safe storage practices.

Steps to Reduce Wildfire Susceptibility

Defensible Space

- Maintain a 30 “Lean, Clean, and Green” zone.
  - Remove and reduce all dead and dry foliage within 30’ of your home.
  - Keep roofs and gutters clear of debris
  - Trim branches encroaching on your home
  - Consider native plants or xeriscape
- 100’ zone
  - Thin and space vegetation
  - Create fuel breaks
  - Incorporate hardscape
- *Zone zero*

Home Hardening

- Create defensible space by clearing and reducing vegetation
- Maintaining vegetation so it does not become dry or dead.
- Opt for fire resistant construction materials such as tile roofs, noncombustible siding and gutters, and noncombustible decking.
- Seal entry points under eaves by boxing
- Install proper vent mesh to prevent embers from entering attics
- Cover chimney and stovepipe openings with the proper mesh to prevent embers

Contact MySafeRiverside.org, for information on how to form FireWise communities.

Question: What is “LRA” ?
Answer: Local Responsibility Areas are areas where the local government is responsible for wildfire protection.

Question: When will the maps go into effect?
Answer: The maps must be adopted, by ordinance, within 120 days of their release.

Question: Will existing homes/buildings be subject to upgrades or mitigations if their Hazard Severity Zone is now more restrictive?
Answer: Some remodels, additions or improvements may be subject to upgraded construction. State law will require all homes in Very High to create defensible space and manage vegetation. And if you're selling a home you will need to disclose whether it is in a fire hazard zone.

Question: What zone is enforced where a property falls into two or more zones?
Answer: We have taken the position that the requirements of most restrictive zone will apply based on dialogue with the state and the fact that the real estate disclosures will always reference the highest zone.

Question: Can Cities and Counties decide not to adopt the new LRA maps?
Answer: Cities and Counties are required to adopt the maps, as mandated by AB211. Cities and Counties may make maps more restrictive, but not less restrictive, per GC51179.

Legislation

📜 **Senate Bill 63 (2021)** – Expanded fire hazard oversight to include **Moderate** and **High** zones in addition to **Very High** FHSZ classifications.

📜 **Assembly Bill 337 (1992)** – Originally mandated the identification of **Very High Fire Hazard Severity Zones** following destructive wildfires.

📜 **Assembly Bill 211 (2022)** – Requires local agencies to **adopt Moderate, High, and Very High FHSZ designations** within **120 days** of OSFM recommendations. Local governments **cannot** downgrade state-designated hazard levels but may increase them if justified.

Additional information and links to resources can be found at:

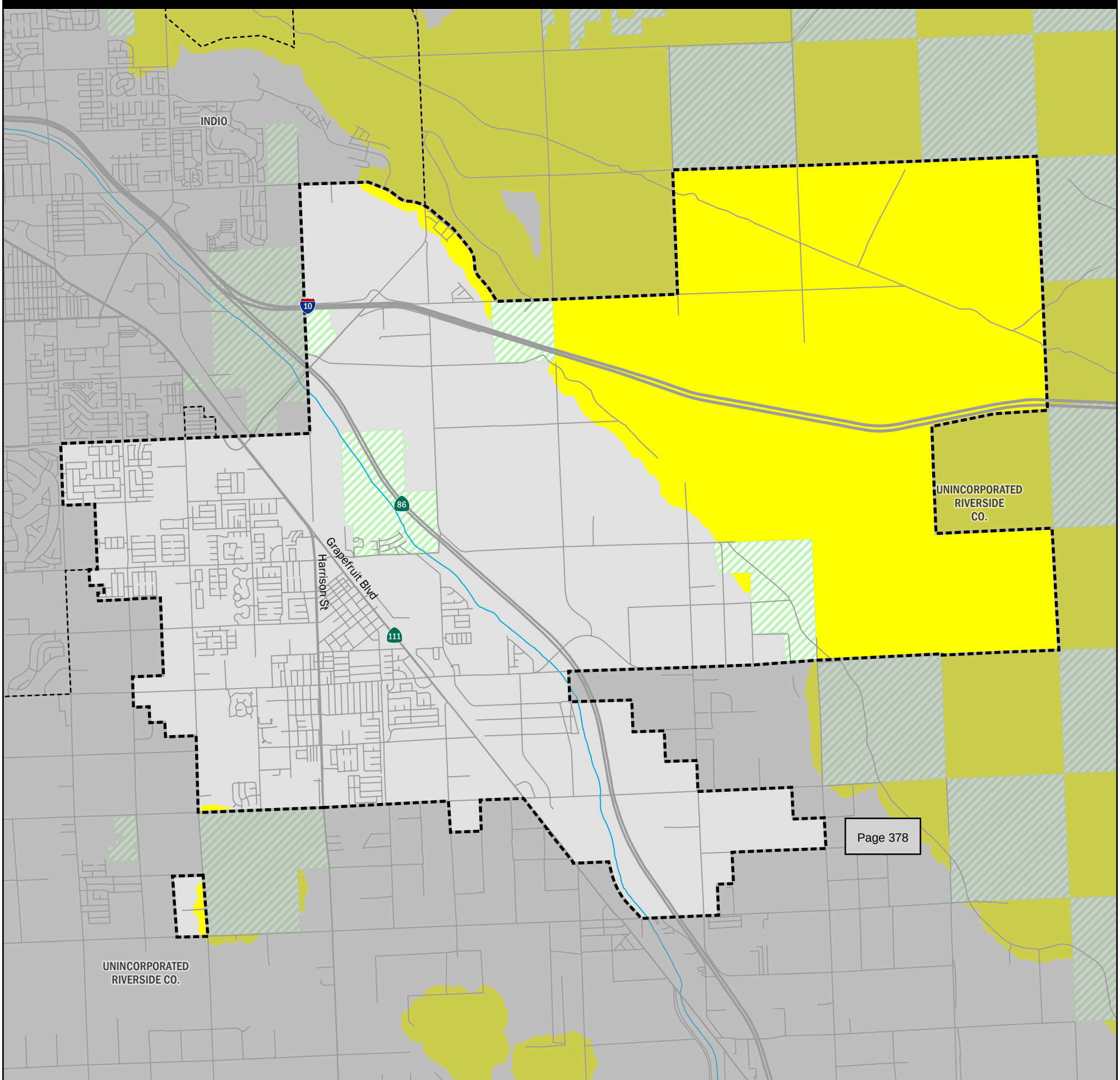
www.rvcfire.org – Our department > Administrative Support > Office of the County Fire Marshal > Fire Hazard Severity Zone

CITY OF COACHELLA – RIVERSIDE COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 24, 2025



Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Moderate

Mi 0 1 2

Km 0 1 2 3 4

Projection: NAD 83 California Teale Albers
Scale: 1:55,000 at 11" x 17"

Incorporated City

Federal Responsibility Area (FRA)

Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

CAL FIRE State Responsibility Areas (SRA25_1)

City and County boundaries as of 10/22/24 (CA Board of Equalization)

ORDINANCE NO. 1224

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ADOPTING THE FIRE HAZARD SEVERITY ZONES AS RECOMMENDED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION PURSUANT TO GOVERNMENT CODE SECTION 51178

WHEREAS, the California Department of Forestry and Fire Protection (CAL FIRE), pursuant to Government Code Section 51178, has developed updated Fire Hazard Severity Zone (FHSZ) maps for areas within Local Responsibility Areas (LRAs); and

WHEREAS, Government Code Sections 51175 through 51189 require local jurisdictions to adopt the FHSZ maps by ordinance, and to enforce the building standards for new structures in Very High Fire Hazard Severity Zones as established in the California Building Code and California Fire Code; and

WHEREAS, adoption of the FHSZ map will help the City reduce the risk of wildfire through updated planning and building standards and enable better protection of life, property, and natural resources; and

WHEREAS, the City of Coachella desires to adopt the FHSZ map as recommended by CAL FIRE to comply with state law and to ensure the health, safety, and welfare of the community.

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

SECTION 1: Designation of Fire Hazard Severity Zones

The City of Coachella hereby adopts and designates the Fire Hazard Severity Zones within the City as recommended by the California Department of Forestry and Fire Protection and presented in the map titled:

"City of Coachella Fire Hazard Severity Zones Map,"

as maintained and published by the California Department of Forestry and Fire Protection.

This map is incorporated by reference and shall serve as the official FHSZ designation within the Local Responsibility Area for the City of Coachella.

SECTION 2: Availability of the Map

The official Fire Hazard Severity Zones map is available for public review:

- In the Office of the City Clerk, City of Coachella, located at 53990 Enterprise Way, Coachella, CA 92236; and

- Electronically on the City's official website at: https://www.coachella.org/departments/fire-department/fire-hazard-severity-zones

SECTION 3: This Ordinance shall take effect thirty (30) days after its final passage and within fifteen (15) days after its passage the City Clerk shall cause a summary to be published in a newspaper of general circulation, printed and published in the City of Coachella, in a manner prescribed by law for publishing of ordinances of said City.

MOVED AND PASSED upon first reading this 14th day of May 2025.

_____
Steven A. Hernandez
Mayor

ATTEST:

_____
Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

_____
City Attorney

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

I HEREBY CERTIFY that the foregoing Ordinance No. 1224 was duly moved and passed upon the first reading at a meeting of the City Council on the 14th day of May 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Delia Granados
Deputy City Clerk

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Interim Development Services Director

SUBJECT: Consideration to Fill Two Planning Commission Vacancies

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STAFF RECOMMENDATION:

Staff recommends that the Mayor and City Council fill two vacancies on the Planning Commission.

BACKGROUND:

The Coachella Planning Commission is made up of five members and one alternative member, who are appointed to 4-year terms that are staggered. The City Attorney recently opined that the terms of the mayor's appointments are for a 2-year term based on Coachella Municipal Code (C.M.C.) Sections 2.32 and 2.26. Accordingly, every two years, three commissioners must be newly appointed. The C.M.C. Section 2.26.020 (B), states that each council member may nominate an individual to serve on each city commission and committee subject to appointment by the mayor, with approval by the City Council, at open session of a regular or special city council meeting. If a council member fails to nominate an individual, the mayor may appoint someone with approval by the City Council. The C.M.C. 2.26.020 (D), states that in an event of an interim vacancy, the council member who nominated the vacating member may nominate another individual, subject to appointment by the mayor with approval by the City Council, for the unexpired term of the member replaced. There is no individual council member nomination for the Alternate Planning Commissioner.

On February 26, 2025, Councilmember Perez nominated Margarita Lopez to serve a 4-year term as Planning Commissioner and was approved by the City Council. Margarita Lopez at that time declined the appointment and the City Council will need to fill the vacancy. Table 1 shows the Planning Commission Appointments from the February 26, 2025 meeting.

On April 9, 2025, Commissioner Yurema Arvizu resigned from her role as a Planning Commissioner. Former Commissioner Yurema Arvizu was previously nominated by Councilmember Figueroa and was appointed to the Planning Commission on March 8, 2023. Since this is a vacancy due to a resignation, the future appointee's term will continue where former Commissioner Yurema Arvizu's term left off and will expire in November of 2026. Table 2 shows the current Planning Commissioner roles and vacancies.

Table 1: Planning Commission Appointments February 26, 2025

Planning Commissioners	Appointed by	Term expires
Eva Lara	Mayor Pro-Tem Delgado	November 2028
Margarita Lopez	Councilmember Yadira Perez	November 2028
Oscar Fonseca	Mayor Hernandez	November 2026
Robert Caballero (Alternate)	Mayor Hernandez	November 2026

Table 2: Current Planning Commission Roles and Vacancies

Planning Commissioners	Appointed by	Term expires
Chairperson Isela Murillo	Councilmember Virgen	November 2026
Vice Chairperson Oscar Fonseca	Mayor Hernandez	November 2026
Commissioner Eva Lara	Mayor Pro-Tem Delgado	November 2028
Vacant	Councilmember Perez	November 2028
Vacant	Councilmember Figueroa	November 2026
Commissioner Robert Caballero (Alternate)	Mayor Hernandez	November 2026

DISCUSSION/ANALYSIS:

The City Clerk's Office maintains a list of the following candidates for Planning Commission:

- Karla Flores Rosas
- Stephanie Ambriz
- Humberto Ortega
- Manuel Gaitan
- Margarita Lopez

The City Council may fill the current Planning Commission vacancies from the list of candidates or extend the deadline for Planning Commissioner applications.

FISCAL IMPACT:

There are no direct fiscal impacts by appointment of Planning Commissioners on the adopted budget for Fiscal Year 2024/2025.

ALTERNATIVE(S):

1) Fill the two existing Planning Commission vacancies from the submitted Planning Commissioner applications.
2) Request that City extend the deadline for Planning Commissioner applications and fill existing Commission vacancy at a future date.
3) Continue this item and provide staff direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative 1.

Attachments:

1. Planning Commission Applications
    - Karla Flores Rosas
    - Stephanie Ambriz
    - Humberto Ortega
    - Manuel Gaitan
    - Margarita Lopez

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Karla Flores Rosas

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL:** [redacted]

COMMISSION:

- [x] **Planning**
- [x] **Cultural and Arts**
- [x] **Parks and Recreation**
- [x] **Utilities User Tax Citizen Oversight (UUT)**
- [ ] **Youth Advisory** (To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)
- [x] **Social Justice & Public Safety**

* Any of the ones selected that have available seats.

The ones with stars are preferred.

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Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

   My education is in Political science & government, with a minor in sociology. I also have training in early childhood and parenting education. Currently, I work as a resource linkage specialist for the lower desert and when required, for Riv. Co.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

   For each one I see different goals. For one, making sure not too cancel meetings because it is important to stay up [illegible] th changes and to pursue goals. To me,

3. What special qualities can you bring to the Commission?

I am a very resourceful person that is always looking to learn new things. Other qualities I have are that I thrive in strategic/analytical thinking, communication and advocacy. My commitment to my community is immeasurable with an intact integrity.

4. Do you have any questions or comments about the Commission's structure or functions?

Not at the moment.

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

I am eager to ensure Coachella residents' voices are heard by increasing civic engagement. Our participation is valuable and I want to set that example for not only my family but others in my community.

Thank you for your time.

Signature _____ Date 2/7/2025

Note: Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

Youth Advisory Commission Note: The term of a Commissioner is one year from August to June; mirroring the local school district's school year.

PLEASE RETURN THIS COMPLETED APPLICATION TO:

Deputy City Clerk
City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

cityclerk@coachella.org

RECEIVED
Nov 20, 2024

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Stephanie Ambriz

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL:** [redacted]

COMMISSION:

- [x] **Planning**
- [ ] **Cultural and Arts**
- [ ] **Parks and Recreation**
- [ ] **Utilities User Tax Citizen Oversight (UUT)**
- [ ] **Youth Advisory** (To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)
- [x] **Social Justice & Public Safety**

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Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

My background in environmental justice, community advocacy, and community engagement makes me a qualified candidate. I have experience as an education specialist and have been an active advocate in the Eastern Coachella Valley. I bring a focus on intersectionality, particularly my work supporting disabled individuals, multilingual learners, and communities of color, highlights your ability to bring diverse voices into decision-making processes.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

To ensure equitable, inclusive, and sustainable action that uplift marginalized voices, improve quality of life, and promote social and environmental justice within the community. This can be achieved through addressing systemic inequities, fostering community collaboration, and promoting incusive practices.

3. What special qualities can you bring to the Commission?

I bring a unique combination of lived experience, professional expertise, and a deep commitment to equity, inclusion, and community-driven solutions. My background in advocacy, environmental justice, and accessibility equips me to ensure that underrepresented voices are at the center of decisions that shape our community's future.

4. Do you have any questions or comments about the Commission's structure or functions?

The Commission should seek to adopt decolonized frameworks to guide policies that challenge traditional, inequitable systems.

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

We should also advocate for a participatory budgeting process to allow residents to directly influence how resources are allocated.

Signature Stephanie Ambriz Date 11/20/2024

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Coachella, CA 92236

cityclerk@coachella.org

(Revised 10-30-2023)

Delia Granados

From: Stephanie Ambriz <[redacted]
Sent: November 20 24 5:30 PM
To: City Clerk
Subject: Commission Application
Attachments: General Commission Applica.pdf

Hi,

I have attached my commission application. Please see the attached file.

Thank you,

Stephanie Ambriz

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Humberto Ortega Jr

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL:** [redacted]

COMMISSION:

- [x] **Planning**
- [ ] **Cultural and Arts**
- [ ] **Parks and Recreation**
- [ ] **Utilities User Tax Citizen Oversight (UUT)**
- [ ] **Youth Advisory (**To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)
- [ ] **Social Justice & Public Safety**

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Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

   I am well-qualified for the Coachella Planning Commission due to my strong land use planning and zoning background, hands-on experience with the Riverside County Transportation Land Mangement and proven skills in research, permit processing, public service, and interdepartmental coordination, makes me a qualified and enthusiastic candidate for this appointment.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

   In my view, the primary goals and objectives of the City of Coachella Planning Commission are to guide the city's growth in a manner that is sustainable, equitable, and aligned with the community's long-term vision. This includes ensuring land use decisions promote responsible development, support economic vitality, preserve community character, and enhance quality of life for all residents.

3. What special qualities can you bring to the Commission?

In addition to technical expertise, I bring a strong commitment to public service and community engagement. I'm experienced in handling public inquiries, coordinating with internal departments, and maintaining efficient project tracking systems. I take a collaborative, detail-oriented approach and am motivated by the opportunity to help guide responsible and inclusive growth.

4. Do you have any questions or comments about the Commission's structure or functions?

No questions as of now.

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

As a member of the Planning Commission, I would use my pla knowledge, technical experience, and passion for community development to help guide Coachella's growth in a way that is responsible, inclusive, and aligned with the city's long-term vision.

Signature Date **04/11/2025**

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Coachella, CA 92236

cityclerk@coachella.org

(Revised 10-30-2023)

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Manuel Gaitan

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL:** [redacted]

COMMISSION:

- [x] **Planning**
- [ ] **Cultural and Arts**
- [ ] **Parks and Recreation**
- [ ] **Utilities User Tax Citizen Oversight (UUT)**
- [ ] **Youth Advisory (**To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)
- [ ] **Social Justice & Public Safety**

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PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

I have over a decade of experience managing land use, infrastructure planning, and agricultural operations across the Coachella Valley.

As General Manager of the Riverside County Citrus Pest Control District No. 2, I lead public programs that directly affect local zoning, environmental compliance,

and regional growth. My background in leadership, project management, and policy gives me the tools to serve effectively on the Planning Commission.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

The Planning Commission is responsible for shaping growth in a way that balances development, environmental needs, and community well-being.

I would help by applying practical insight from both government and private sector experience to guide smart land use, infrastructure

design, and community outreach. My focus would be on thoug[illegible] planning that protects Coachella's unique identity.

3. What special qualities can you bring to the Commission?

I'm local, bilingual, and I understand how to get things done at both the policy and project level. I've managed crews, budgets, land, and compliance work. I also connect well with people and believe in communicating clearly and listening first. I bring a lot of real-world perspective to the table, especially when it comes to land use, infrastructure, and ag-related planning.

4. Do you have any questions or comments about the Commission's structure or functions?

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

I love this city and want to see it thrive. Whether it's helping navigate land use decisions, zoning changes, or balancing development with the community needs. I'd like to see Coachella continue to grow in a way that stays true to its roots while building something for a great future.

Signature Manuel Gaitan Date 4/14/2025

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Coachella, CA 92236

cityclerk@coachella.org

(Revised 10-30-2023)

CITY OF COACHELLA

COMMISSION APPLICATION

NAME: Margarita Lopez

ADDRESS: [redacted]

TELEPHONE: [redacted] **E-MAIL:** [redacted]

COMMISSION:

- ☑ **Planning**
- ☐ **Cultural and Arts**
- ☐ **Parks and Recreation**
- ☐ **Utilities User Tax Citizen Oversight (UUT)**
- ☐ **Youth Advisory (**To be eligible for appointment to the Commission you must be enrolled in high school. Please state your age and high school you currently attend in the "other comments" in section 5.)
- ☐ **Social Justice & Public Safety**

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PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

   I would like to take part in the commission to learn more about the proposed projects that may have an impact in the community's growth and environment. I'm interested in the review of short and long range growth and development of the city.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

   I would like to review/take part in the land use proposals that adhere to the zoning district or general plan. I would also like to learn more about the criterias and guidelines to approve th[illegible]us city events.

3. What special qualities can you bring to the Commission?

I have some experience with applications, fees, planning, zoning regulations, and city municipal codes, from projects I've presented myself as a civilian.

4. Do you have any questions or comments about the Commission's structure or functions?

I am interested in learning more about the commission's structure and it's functions.

5. Other comments and/or ideas as to how you as a member of the selected Commission could benefit the City of Coachella.

I would like to take part in the commission to educate myself and the community as to the commissions structure, roles and resposibilities, methods, and or guidelines for projects.

Signature Date 02/05/2025

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cityclerk@coachella.org

(Revised 10-30-2023)

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer

SUBJECT: Adopt Resolution No. 2025-20 Adopting the City of Coachella Speed Hump Policies, Guidelines and Procedures; and, Approving installation of new Speed Humps in Various Communities to be included in the 2024/2025 Pavement Rehabilitation plans, ST-139.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the attached Resolution No. 2025-20 adopting the City of Coachella Speed Hump Policies, Guidelines and Procedures.

Staff recommends that City Council adopt new City Standard Details for the installation of Speed Humps, including: S-32 (Speed Hump Layout), S-32.1 (Speed Hump Type I), and S-32.2 (Speed Hump Type II).

Staff recommends that City Council approve the installation of new speed humps that meet the current proposed Speed Hump Policies, Guidelines, and Procedures as detailed herein.

BACKGROUND:

In 2022, per section 15.24.015 of the City Municipal Code, The City Council adopted all of the provisions and appendices of the 2022 California Fire Code, per Ordinance No. 1201. Per the 2022 California Fire Code, as adopted, the City Fire Marshal has approving authority over installation of all traffic calming measures, including speed humps and speed bumps.

At the current time, the City has not adopted a City wide Policy or procedure on the installation of traffic calming measures, speed humps or speed bumps. The City has approved a Speed Hump Installation Petition, but lacks a formal policy or procedure for the guidance on approval and installation. City staff receive multiple Speed Hump Petitions per year from various communities, indicating that traffic calming and speed reduction remain a high priority for our local communities. A formal speed hump policy will streamline requests and provide clarity and guidance to both staff and the community on acceptable traffic calming measures for their respective neighborhoods.

DISCUSSION/ANALYSIS:

City staff has met with Cal Fire and the City Fire Marshal to discuss the installation of speed humps in residential communities within our City boundaries. Cal Fire has expressed a desire to limit and or eliminate speed humps and speed bumps to the greatest extent possible. Cal Fire has indicted that Speed Humps can be detrimental to a community due to an increase in travel time to an emergency incident and an increase in transport times from an incident to a hospital. Due to these valid concerns, City Staff is in agreement that speed humps should be limited and should include review and input from the Fire Marshal prior to installation. The following disadvantages of speed humps are included within the Speed Hump Policy for public consideration prior to submitting a request.

- Increased noise from braking and accelerating vehicles
- Drivers may speed up in between and after speed humps to “make-up for lost time”
- Residents and Emergency Vehicles will have increased travel time
- Increased emergency response time for fire and ambulance services
- Increased vehicle emissions and exhaust fumes
- Misuse and Traffic Diversions leading to unsafe routes
- Increased wear and tear on vehicles.

In an effort to respect the wishes of emergency services and limit the response times to incidents, the City proposes adoption of a Speed Hump standard that includes emergency vehicle tire gaps so that emergency vehicles can traverse the speed humps without excessive jarring of the vehicle and without excessive slowing down. A depiction of a gapped speed Hump is shown below in Figure 1, and is proposed to be included in the City standards as S-32.2 (Speed Hump Type II). In addition, the guidelines for installation will limit installation to residential streets with low traffic volumes and will prevent excessive speed hump installations. The proposed guidelines for installation are as follows and shall only be approvable if all conditions are met. The proposed policies also provide an opportunity for residents to appeal to the City Council should their request not meet the following guidelines:

1. The street segment on which speed humps are proposed must be at least 500 feet long and must be a local residential street defined as follows:

    a. A street having 13 or more buildings fronting on one side of the street or 16 or more buildings fronting on both sides of the street within a distance of 500 feet. Buildings must be located within 75 feet of the street curb face or edge of pavement, and they must face and gain access from the street to be considered as "fronting on the street."

    b. Buildings, as used above, include separate dwelling houses, churches, apartment buildings, or multiple-dwelling houses.

    c. No more than one lane in each direction, and it should not be a transit route.

2. The legal speed limit on the street must be 25 miles per hour or less as established in accordance with State law or City Council action.

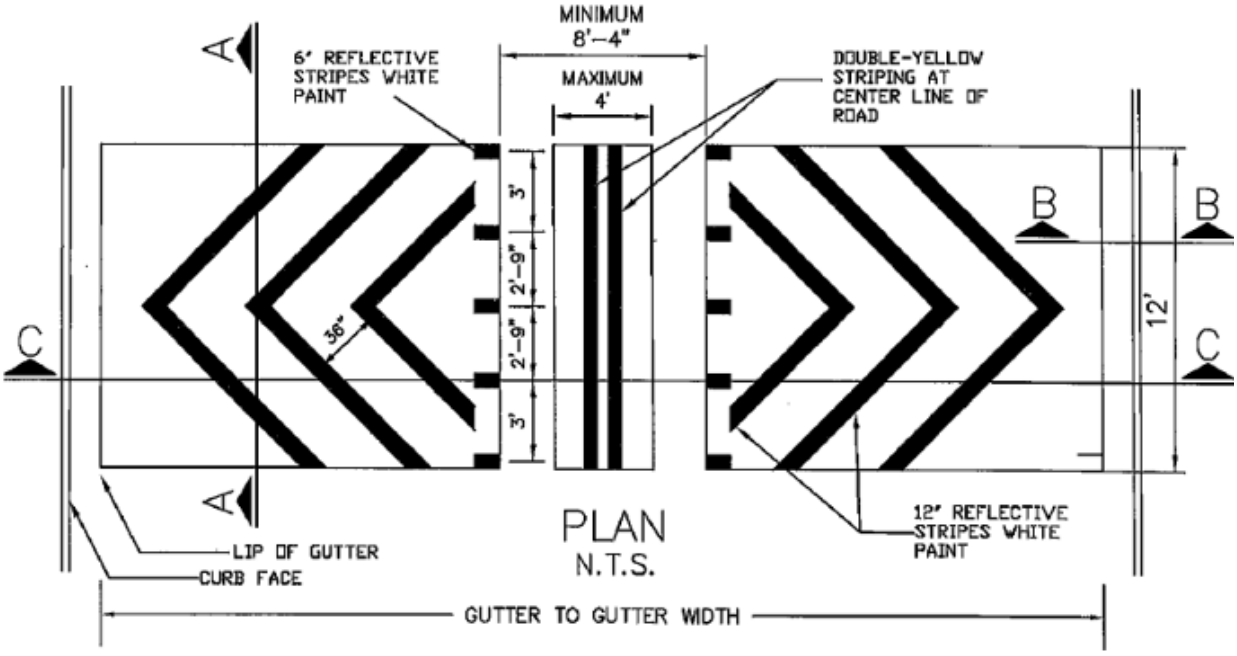
3. The street width may not exceed 40 feet.

4. The street does not have a vertical grade of 8% or greater.

5. Speed humps will be considered for logical segments of "Suburban Residential" and "Urban Residential" streets as defined by the City of Coachella General Plan. It will not be installed on isolated or very short blocks along a continuous street, on relatively short cul-de-sac streets (less than 400 feet), or in corner areas (i.e., right-angle turns on residential streets).

6. A maximum average daily traffic volume no greater than 1,999 vehicles total in both directions in a 24-hour period on an average weekday.

Figure 1: Standard Drawing S-32.2 (Speed Hump Type II)



In communities that do not meet the proposed guidelines listed above, City Staff can consider alternative traffic calming measures. Measures that have been recently utilized with success in other neighborhoods, include: median refuge islands on Ave 52 and 51, median installation on Ave 53, reflective delineators on Ave 53 and Van Buren, high visibility crosswalks on Grapefruit, rumble strips on Van Buren, speed limit reductions on Ave 49, narrowing of intersections (road diet) within the Pueblo Viejo District, etc. City staff will continue to work within communities to

implement appropriate traffic calming measures as needed. In addition, an appeal process has been provided within the policy to provide communities an opportunity to appeal to City Council should speed humps still be requested after a denial.

CURRENT SPEED HUMP REQUESTS:

The following Speed Hump requests have been submitted to the City and have been determined to meet the policies and guidelines as specified in the proposed Speed Hump Policies, Guidelines and Procedures. Staff recommends that City Council approve the installation of speed humps and traffic calming measures in each of the following locations:

1. Within the Aventine Community it is recommended to install a four way stop sign at the intersection of Newport Street and Capitola Avenue and that two Type II speed humps be installed adjacent to the community pocket park that fronts Capitola Avenue and Oceana Road.

2. Within the newly completed Bellissima community, it is recommended that a total of 5 Type II speed humps be installed, including one each on the following streets: Modena Terrace, Siena Lane, Cortina Place, Torino Place, and Monza Lane.

3. It is recommended that two Type II speed humps be placed on Calle Leandro, one half way between Calle Diego and Calle Bernardo, and one Halfway between Calle Bernardo and Calle Gregorio.

4. It is recommended that one Type II speed hump be placed at the west end of Las Lunas Avenue between Sedona Court and Mesa Court.

FISCAL IMPACT:

There is no anticipated fiscal impact for the adoption of Speed Hump Policy, Guidelines and Procedures. There is also no fiscal impact to the approval of the community speed humps within the four listed communities. Bellissima speed humps are to be provide by the project developer at their cost per their approved street improvement plans and the remaining speed humps are included within the approved budget for Capital Improvement project St-139.

Attachments:

1. Resolution No. 2025-20 – Adopting the City of Coachella Speed Hump Policies, Guidelines and Procedures.
2. City of Coachella Speed Hump Policies, Guidelines and Procedures.
3. California Department of Transportation Traffic Calming Guide, A Compendium of Strategies.

RESOLUTION NO. 2025-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA ADOPTING THE CITY OF COACHELLA SPEED HUMP POLICIES, GUIDELINES AND PROCEDURES.

WHEREAS, City Staff regularly receive and process speed hump petitions for the installation of speed humps throughout the City; and

WHEREAS, Current speed hump petitions are subject to review and approval of both city staff and the Fire Marshal; and

WHEREAS, the City seeks to provide clarity for both City staff and the community for the appropriate installation of speed humps; and

WHEREAS, City staff has reviewed speed hump and traffic calming guidelines and procedures from various Riverside County Cities and State wide California Department of Transportation Guidance; and

WHEREAS, City staff has determined that speed humps should be limited in number by regulating approvable sped hump locations through an officially adopted policy to improve the travel time distances of emergency vehicles; and

WHEREAS, City staff seeks to address community concerns regarding speeding, traffic safety and traffic calming through various engineering means and methods; and

WHEREAS, City staff has consulted with the Fire Marshal for the drafting of a City of Coachella Speed Policy, Guidelines, Procedures and Standard Drawings; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the City Council of the City of Coachella, that it approve the City of Coachella Speed Hump Policy, Guidelines, and Procedures.

PASSED, APPROVED and **ADOPTED** this 14th day of May, 2025.

_____

Steven A. Hernandez
Mayor

ATTEST:

_____

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

_____

Best Best and Krieger
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2025-20 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14th day of May, 2025, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Delia Granados
Deputy City Clerk

CITY OF COACHELLA
53-990 ENTERPRISE WAY, COACHELLA, CALIFORNIA 92236
PHONE (760) 398-3502 • WWW.COACHELLA.ORG

CITY OF COACHELLA

SPEED HUMP POLICIES, GUIDELINES AND PROCEDURES

INTRODUCTION

Speed humps are pavement undulations installed along a roadway for the purpose of regulating traffic speed. A speed hump is approximately 3½ to 4 inches in height with a length of at least 12 feet at the base. Speed humps properly designed and placed in appropriate locations control speed without the "jarring" effect of speed bumps.

POLICIES

1. Speed humps may only be installed upon receipt of the required petition, verification by the City Engineer that all qualifying criteria and guidelines have been satisfied, and review and comment has been received from the Fire Department. City Council shall have final approval authority over all speed humps on publicly owned and maintained streets.

2. Speed Humps shall be installed in conformance with the approved standard design in effect at the time of installation.

3. Speed humps are still considered experimental roadway features. Therefore, the City reserves the right for additions, alterations, or removals of any or all speed humps at any time. Speed humps may also be removed upon receipt of the required petitions and approval of the City Council.

4. The policies, guidelines and procedures herein shall be applicable to publicly owned and maintained streets. Private streets, HOA's and private fire access lanes shall refer to the Riverside county Fire Marshal for guidance on traffic calming measures.

GUIDELINES

The installation of speed humps will be considered only if all of the following conditions are met:

1. The street segment on which speed humps are proposed must be at least 500 feet long and must be a local residential street defined as follows:

    a. A street having 13 or more buildings fronting on one side of the street or 16 or more buildings fronting on both sides of the street within a distance of 500 feet. Buildings must be located within 75 feet of the street curb face or edge of pavement, and they must face and gain access from the street to be considered as "fronting on the street."

    b. Buildings, as used above, include separate dwelling houses, churches, apartment buildings, or multiple-dwelling houses.

An Affirmative Action/Equal Opportunity Employer

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c. No more than one lane in each direction, and it should not be a transit route.

2. The legal speed limit on the street must be 25 miles per hour or less as established in accordance with State law or City Council action.

3. The street width may not exceed 40 feet.

4. The street does not have a vertical grade of 8% or greater.

5. Speed humps will be considered for logical segments of "Suburban Residential" and "Urban Residential" streets as defined by the City of Coachella General Plan. It will not be installed on isolated or very short blocks along a continuous street, on relatively short cul-de-sac streets (less than 400 feet), or in corner areas (i.e., right-angle turns on residential streets).

6. A maximum average daily traffic volume no greater than 1,999 vehicles total in both directions in a 24-hour period on an average weekday.

OTHER CRITERIA CONSIDERATIONS

All requests for speed humps shall be reviewed with appropriate emergency service departments (such as Riverside County Fire). Although approval by these departments will not be considered essential, serious consideration will nevertheless be directed toward their comments. At a minimum, the emergency services department will be provided with a notification regarding any proposed speed humps.

A collision history review of the street within the past five (5) years will be incorporated in the report.

Any special circumstances for the subject residential street such as proximity to schools, parks, senior centers, trails, and paving schedule will be utilized for consideration purposes. Roadways that do not provide adequate horizontal and vertical alignment and sight distance, as determined by the City Engineer, shall not be considered for speed humps.

PROCEDURES

Requests for and approval of speed hump installations shall conform to the following procedures:

1. All requests shall be made by formal petition (forms will be supplied by the City). The street segment for which speed humps are requested must be at least 500 feet long.

2. Each petition shall contain the signatures of residents representing the residences with addresses on the street segment. Each household shall be represented by one vote, either for or against the speed humps. A minimum of 70 percent of the requisite number of residents must vote in favor of speed hump installation for the petition to be processed further.

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3. Completed petitions shall be delivered to: City of Coachella 53990 Enterprise Way, Coachella, California, 92236 .

4. After a petition is received, the City will:

   a. Verify that each petition contains the requisite number of signatures.

   b. Obtain necessary traffic data including traffic volumes, traffic speeds, and accident history.

   c. Determine compliance with all established criteria.

   d. If all guidelines and criteria are met then the petition shall be forwarded to the Fire Marshal for review and recommendation for approval/denial.

5. The speed hump request will be presented to the City Council upon meeting all established criteria. If all established criteria are not satisfied, then the speed hump request will not advance to the City Council unless a formal appeal is submitted.

6. A spokesperson for a street submitting a written request for speed humps may appear before the City Council. The City Council, in conjunction with the City Engineer, will evaluate the request to determine its eligibility based on the criteria described above. Once the approval of the City Council and City Engineer are obtained, the spokesperson may provide additional commentary for the speed hump request to the City Council during final authorization and installation approval.

7. The request will be presented to the City Council at a noticed public meeting. After receiving commentary, the City Council will decide if the requested speed humps will be installed. If the installation is approved by the City Council and if funding is available, the City will design and install the speed humps. In addition to consideration of various other design criteria, pavement markings and warnings signs will be utilized so that speed humps will be clearly identified.

Requests for and approval of speed hump removals shall conform to the installation procedures outlined above.

Any speed hump requests are limited to one (1) review every 12 months.

APPEAL PROCEDURES

The City Council, has the sole discretion to appeal a denial from the City Engineer or Fire Marshal decision and advance the speed hump request to be added as an agenda item at a future City Council Meeting for review and consideration.

An Affirmative Action/Equal Opportunity Employer

CITY OF COACHELLA
53-990 ENTERPRISE WAY, COACHELLA, CALIFORNIA 92236
PHONE (760) 398-3502 • WWW.COACHELLA.ORG

PETITION TO INITIATE APPLICATION FOR RESIDENTIAL SPEED HUMP INSTALLATION

We the undersigned residents of and affected adjacent properties to the subject street, have indicated our **support** of or **opposition** to apply for the installation of speed humps on our street. By providing our signature we verify that we understand and agree to the following conditions:

1. A minimum of seventy percent (70%) of the ***property owners or residents*** on the street where the speed humps are to be considered must sign in support of the petition.
2. Only one signature per residential property is permitted.
3. The Engineering Division will study the feasibility of the installation of the speed humps only after petitions meeting the above conditions are satisfied and received by the City.

DISADVANTAGES OF SPEED HUMPS AS A NEIGHBORHOOD TRAFFIC CALMING TOOL:

- Increased noise from braking and accelerating vehicles
- Drivers may speed up in between and after speed humps to “make-up for lost time”
- Residents and Emergency Vehicles will have increased travel time
- Increased emergency response time for fire and ambulance services
- Increased vehicle emissions and exhaust fumes
- Misuse and Traffic Diversions leading to unsafe routes
- Increased wear and tear on vehicles.

CITY OF COACHELLA
53-990 ENTERPRISE WAY, COACHELLA, CALIFORNIA 92236
PHONE (760) 398-3502 • WWW.COACHELLA.ORG

PETITION TO INITIATE APPLICATION FOR RESIDENTIAL SPEED HUMP INSTALLATION

CONTACT PERSON: NAME:_____PHONE: _____

PRINT NAME	STREET ADDRESS	SIGNATURE	CHECK ONE:	
			SUPPORT	OPPOSE

Sheet_____of _____ Gathered by:_____ Date:_____

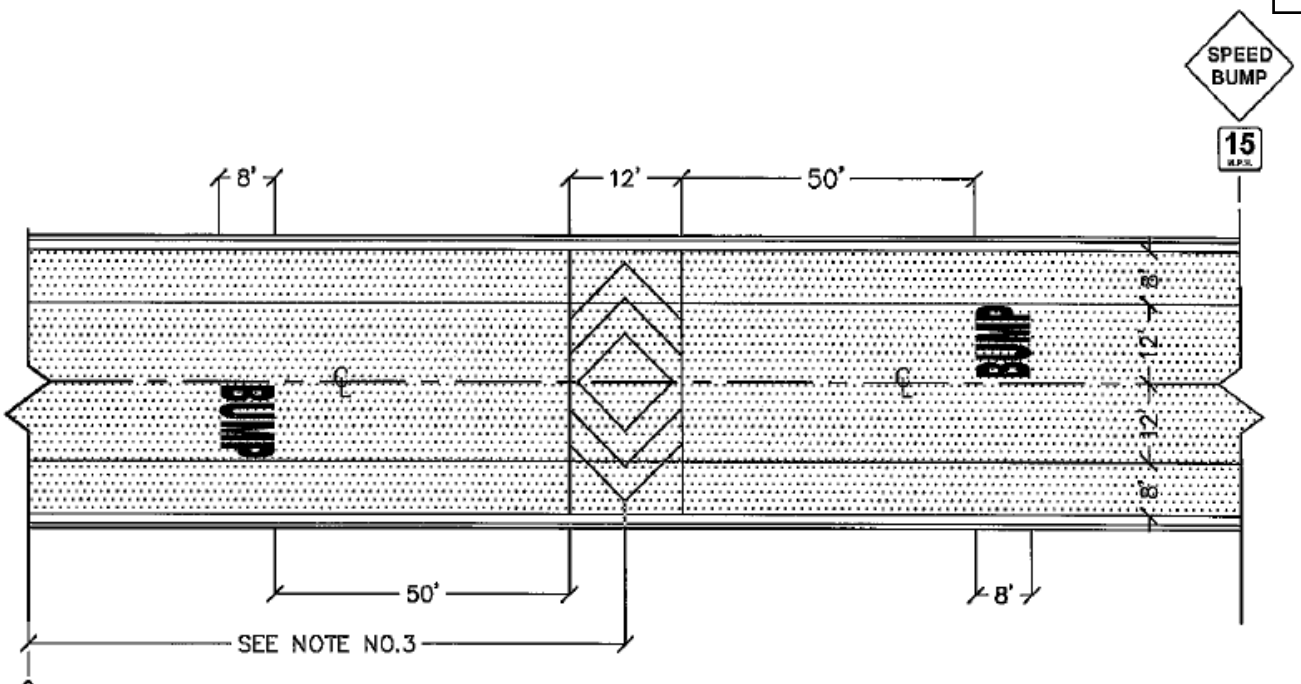
Please mail completed petition to: City of Coachella 53990 Enterprise Way, Coachella, California, 92236.

CITY OF COACHELLA
SPEED HUMP CRITERIA CHECKLIST

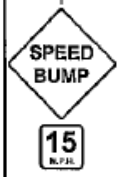
STREET:_____ **DATE:** _____
SEGMENT:_____

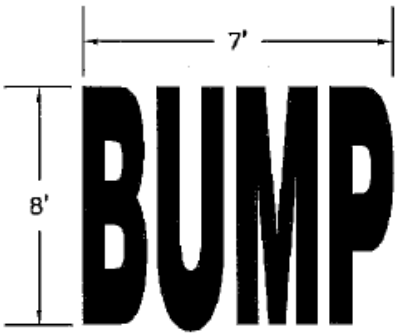
Conditions outlined below must be met in accordance with the City of Coachella's Speed Hump Policies established qualifying criteria:

PETITION REQUIREMENTS	***DATA***	***CONFORMANCE***		
		YES	***NO***	***COMMENTS***
Petition contains: ➢ Signatures from a minimum of 70% of adjacent residents indicating support for speed hump installation (each parcel represents one vote)				
QUALIFYING & TRAFFIC DATA CRITERIA ALL 8 MUST BE MET				
1. The street segment must be a local residential street with no more than one lane in each direction				
2. The legal speed limit is 25 MPH				
3. Street width may not exceed 40 feet				
4. Street does not have a vertical grade of 8% or greater				
5. Street is not a cul-de-sac under 400 feet in length				
6. Maximum average daily traffic volume of 1,999 vehicles				
7. Minimum combined 85th % speed of 37 MPH				
8. Review and recommendation from Fire Marshal received				
SUMMARY – ARE ALL 8 ABOVE CONDITIONS SATISFIED?				
Other Conditions (Fire Department, Ward location):				
Collision History Review:				
Special Circumstances:				



SPEED HUMP MARKING AND SIGNING





WHITE PAINT LEGEND

PAVEMENT LEGEND

W17-1, 30" X 30"
BLACK ON YELLOW

W13-1, 18" X 18"
BLACK ON YELLOW

PAVEMENT LEGEND

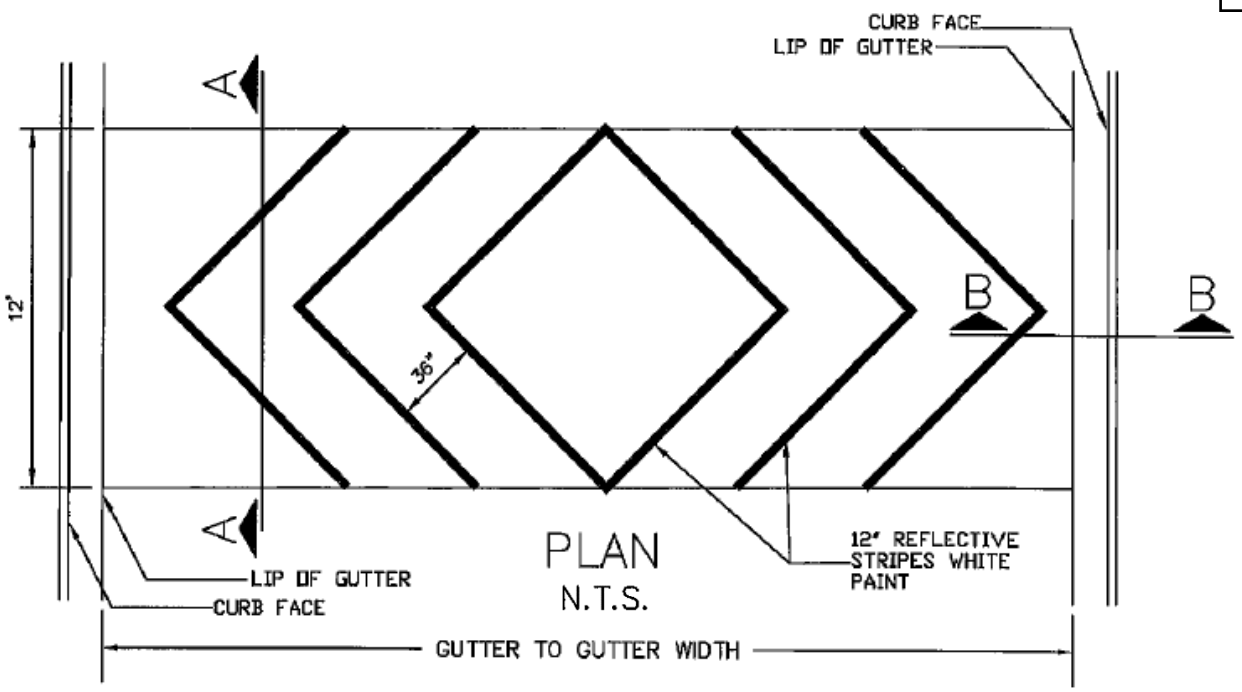
NOTES:

1. THIS STANDARD SHALL ONLY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR THEIR REPRESENTATIVE.
2. A TEMPLATE MUST BE USED IN SHAPING SPEED HUMPS.
3. DISTANCE FROM SPEED HUMP TO SIGNS SHALL BE 150' OR AS DETERMINED IN THE FIELD BY THE ENGINEER.
4. SPEED HUMP INSTALLATION PER CITY RESOLUTION.
5. SIGNS AND MARKINGS TYPICAL BOTH DIRECTIONS.
6. "BUMP", "SPEED BUMP", AND "15 M.P.H." SIGNS NEED TO BE BLACK ON YELLOW.
7. SPEED HUMP A.C. TO BE 3/8" PG 70-10 A.C. UNLESS OTHERWISE APPROVED BY THE CITY.

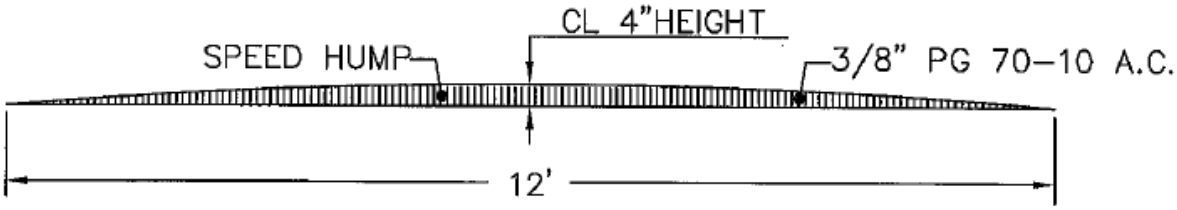
REVISIONS:

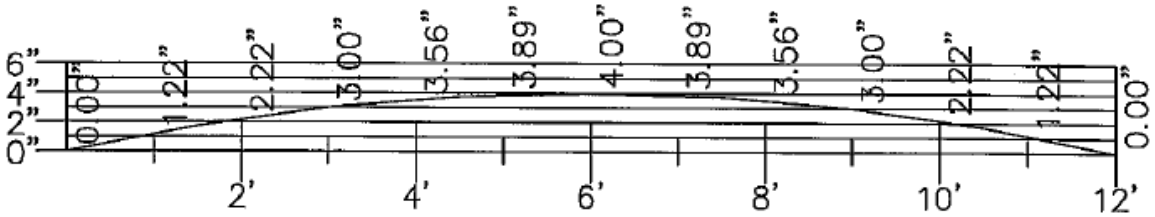
CITY OF COACHELLA

APPROVED:	SPEED HUMP LAYOUT	STANDARD DRAWING NO.
CITY ENGINEER: ANDREW R. SIMMONS R.C.E. C72868		S-32
		APRIL 2025

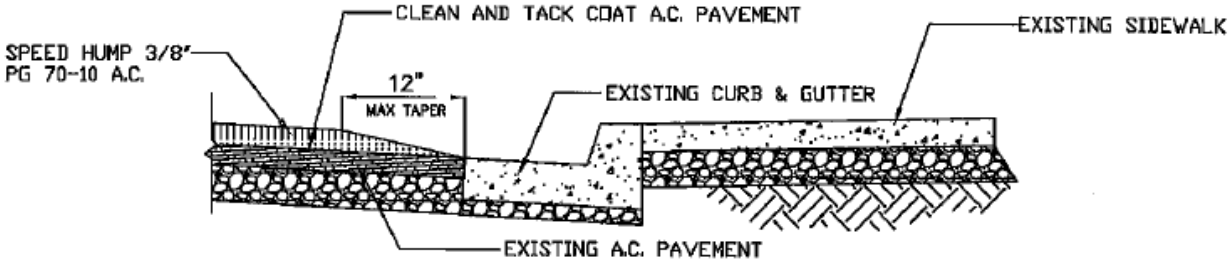


PLAN
N.T.S.





SECTION A–A
N.T.S.

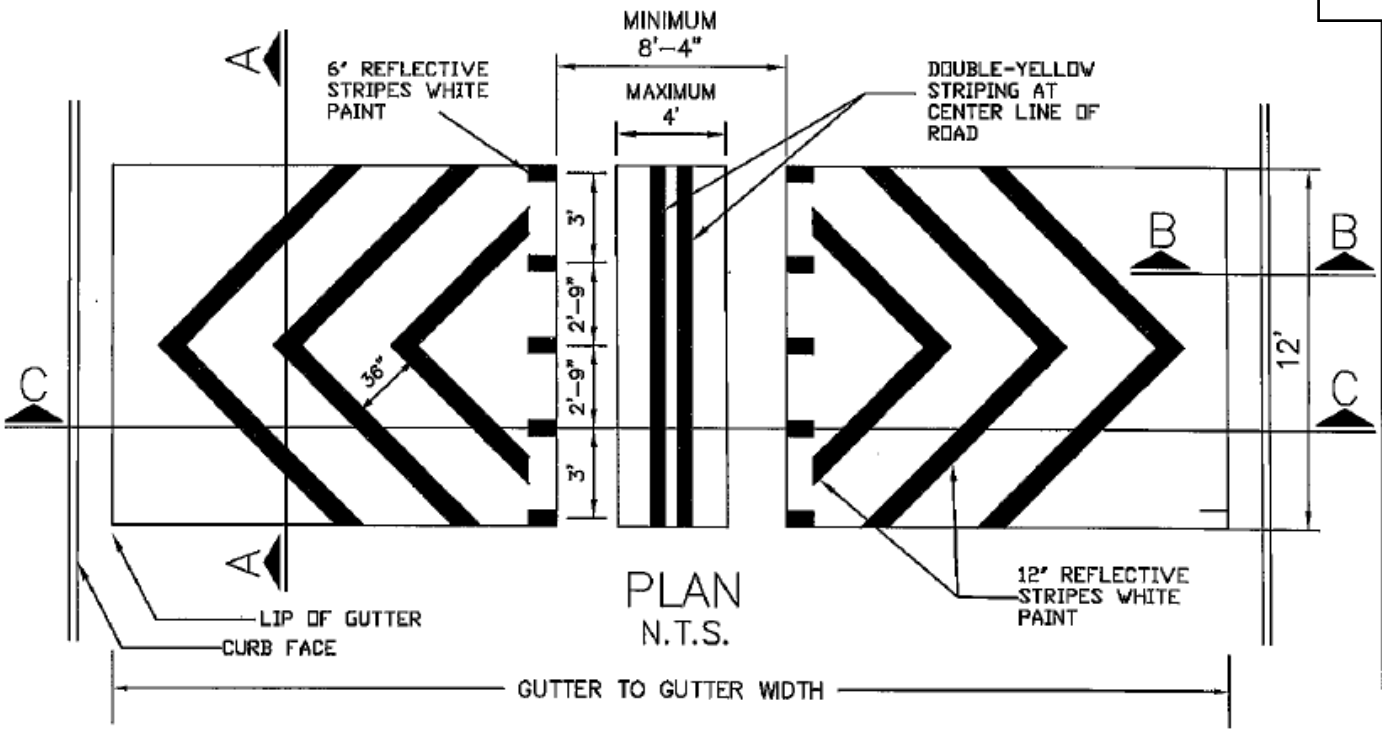


SECTION B–B
N.T.S.

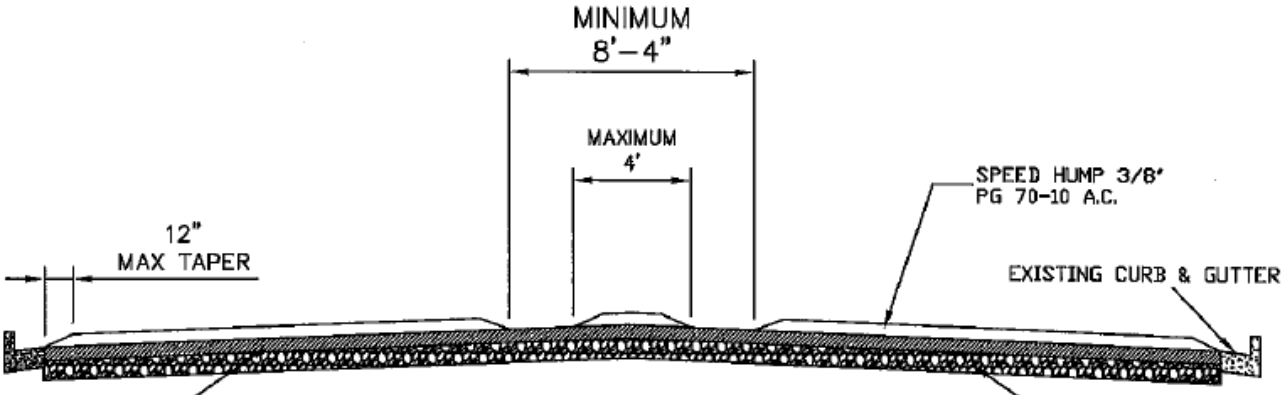
REVISIONS:

CITY OF COACHELLA

APPROVED:		STANDARD DRAWING NO.
Andrew Simmons CITY ENGINEER: ANDREW R. SIMMONS R.C.E. C72868	SPEED HUMP (TYPE I)	S-32.1
		APRIL 2025



PLAN
N.T.S.



SECTION C–C
N.T.S.

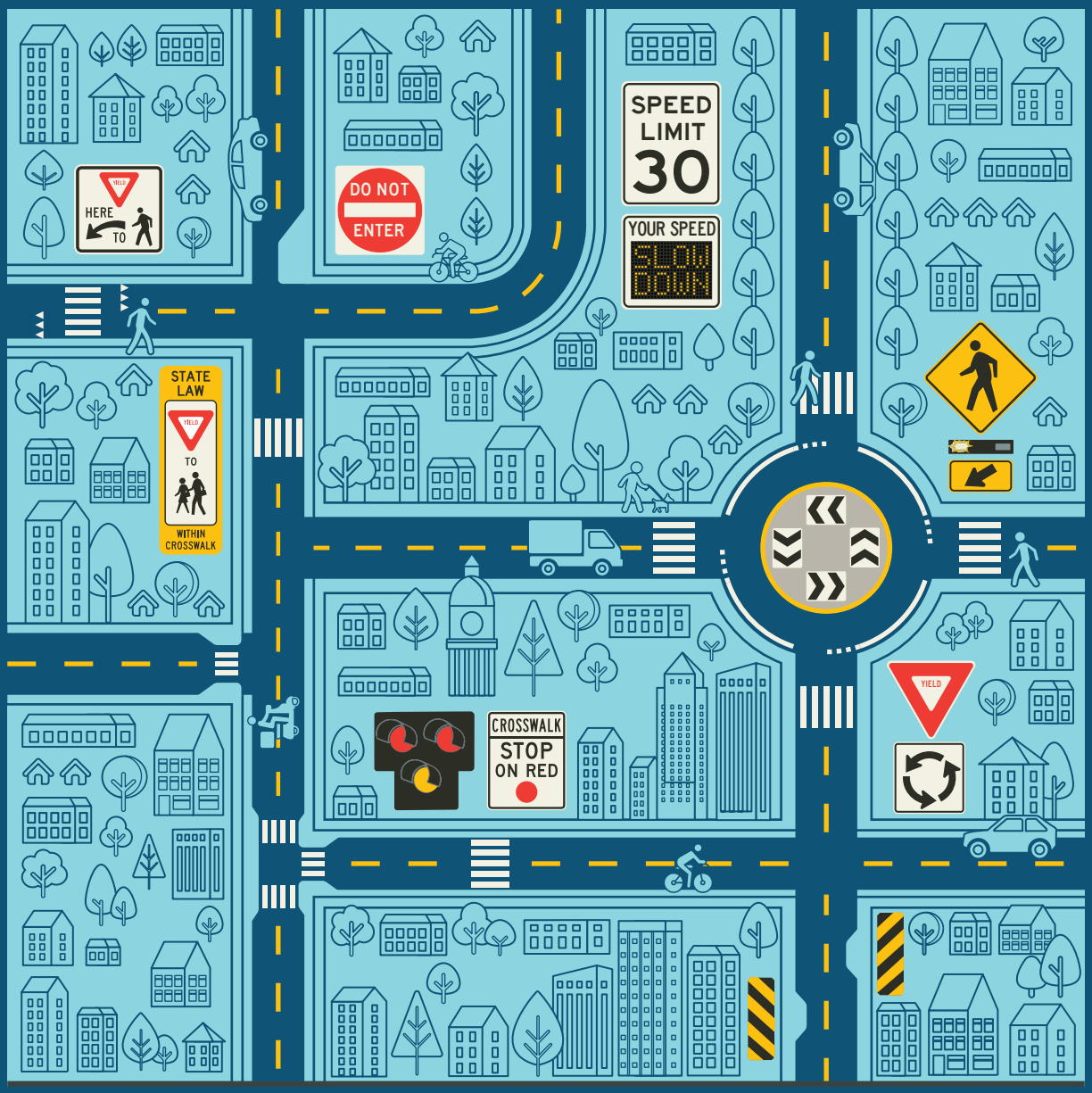
NOTES:

REFER TO CITY STANDARD S–32.1 FOR SECTION A–A AND SECTION B–B DETAILS

REVISIONS:

CITY OF COACHELLA

APPROVED:		STANDARD DRAWING NO.
Andrew Simmons CITY ENGINEER: ANDREW R. SIMMONS R.C.E. C72868	SPEED HUMP TYPE (II)	S-32.2 APRIL 2025



Traffic Calming Guide

A Compendium of Strategies

California Department of Transportation

Caltrans

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Introduction

The California Department of Transportation (Caltrans) recognizes all modes of travel are integral to our vision of delivering a brighter future for all through a world-class transportation network. As Caltrans progresses towards achieving a transportation system that improves accessibility and connectivity to essential community destinations for all users, we continue to provide guidance that contributes to the livability and safety of all users of the State highway environment.

As established in Director's Policy 36 (DP-36): Road Safety, Caltrans has a vision to eliminate fatalities and serious injuries on California's roadways by 2050 and provide safer outcomes for all communities. To support this vision, Caltrans has adopted the Safe System Approach which is an international best practice in road safety. It includes the following five elements : safe road users, safe speeds, safe roads, safe vehicles, and post-crash care. Despite State highways being planned, designed, and constructed based on geometric criteria such as design speed, the highway will not function as intended with drivers who operate at excessive speeds. The data collected from the Statewide Integrated Traffic Records System (SWITRS) between 2011 to 2021 showed that 34% of single vehicle crashes related to fatalities and serious injuries were due to speeding and aggressive driving. Speed management is critical to the success of the Safe System Approach which is why "safe speeds" is one element of this Approach. As kinetic energy increases, the probability of a crash and the severity of that crash increases too. The Safe System Approach aims to reduce impact forces to levels that are tolerable for the human body to sustain. Operating speeds, roads, and vehicles should be designed and managed to reduce risk of fatalities and serious injuries when a crash occurs. The focus of this Traffic Calming Guide is to build self-enforcing roadways that guide road users to travel at a safe speed, especially through conflict points. To this end, the Traffic Calming Guide was developed from recommendations of the Zero Traffic Fatalities Task Force.

Caltrans recognizes that walking, biking, transit, and passenger rail are integral to our transportation network as established in Director's Policy 37 (DP-37) and developed guidance inclusive of this document to meet the goals stated in DP-37. Main Street, California discusses the possibilities and the types of questions that needed to be asked in order to foster a main street that helps people, communities, and the transportation system thrive. Design Information Bulletin 94 provides contextual guidance for complete street projects or facilities in Urban Area, Suburban Area, and Rural Main Street place types. These documents, along with the Traffic Calming Guide, provide guidance to those who implement traffic calming strategies to help achieve goals set forth by communities and [illegible]s.

Traffic calming strategies should be implemented at locations along the State Highway System (SHS) where vehicle speed will have a negative impact on the non-motorized modes of travel. The Traffic Calming Guide provides best practices, relevant standards, and resources discussed in the FHWA Traffic Calming ePrimer. The traffic calming measures encompass various strategies including law enforcement, public education, as well as temporary and permanent highway features that become part of the highway infrastructure. Other important considerations should include the accommodation of emergency response services and the guidance published in Design Information Bulletin 93, Evacuation Route Design Guidance. The State Highway System should be reviewed from a holistic perspective and discussed with local agency partners and communities when working with adjacent private and public access.

Design flexibility is essential when implementing traffic calming strategies. A “one-size-fits-all” design philosophy is not Caltrans’ Departmental policy. Designers and planners need to consider land use, community context, and the associated user needs of each facility. Project decisions should be made to balance pertinent values (e.g., modal priorities, community goals and objectives, environmental resources, social impact, economic impacts, fiscal resources, etc.) alongside exercising engineering judgment and experience. The key to a successful project includes weighing and carefully considering each of these values and utilizing engineering judgment to achieve the desired traffic calming needs.

The traffic calming measures discussed in this guide can be implemented separately or be used in conjunction with other calming measures. The Speed Reduction category within this document refers to the speed that is being reduced by installing that specific measure. Additional analysis is required to capture the cumulative benefits when implementing multiple calming measures at a specific location. It is advisable to conduct spot speed surveys following the implementation of traffic calming measures. Engineering judgement should be exercised to evaluate whether the roadway warrants a lower posted speed limit.

The Traffic Calming Guide is prepared for Caltrans for use on the California State highway system and it is not a substitute for engineering knowledge, experience, or judgment. It is neither intended as, nor does it establish, a legal standard for these functions. The traffic calming strategies established and discussed herein are for the information and guidance of the officers and employees of Caltrans. Many instructions given herein are subject to amendment as conditions and experience warrant. Special situations may call for deviation from this guide. The publication of this guide shall not create, nor is it intended to be, a standard of conduct or duty toward the public.

Identifying the Need for Traffic Calming

Based on engineering judgment, traffic calming strategies should be considered whenever there is a need to reduce vehicle speeds and/or traffic volumes on a roadway or roadway network. Increased consideration should be given to the following areas: 1) Along Safety Corridors or roadway segments with a high percentage of speed-related collisions, 2) In locations or facilities that generate high concentrations of bicyclists and pedestrians (refer to CA MUTCD Section 2B.13 for definition of "Safety Corridor" and "land or facility that generates high concentrations of bicyclists or pedestrians"), 3) To support transitions from high speed to low speed contexts, such as in the Transitional Area place type or when approaching a Rural Main Street. Caltrans recognizes that the implementation of traffic calming strategies may not be suitable for some project types and scope of work. Caltrans may collaborate with local agencies and the community to identify the roadway segments of need and select the appropriate traffic calming strategies early in the project development phase.

How This Guide Is Organized

The Traffic Calming Guide consists of six categories: Signings and Markings, Physical Intersection Modifications, Roadway Narrowing, Vertical Roadway Elements, Physical Roadway Segment Modifications, and Others. Each category contains several traffic calming measures that belong to the category and information related to measures is presented in the following sub articles: Description, Placement, Performance, Maintenance Considerations, Other Considerations, References, and Sample Projects.

This guide was produced in close collaboration between Division of Safety Programs, Traffic Operations, and Design. Each individual calming measure was written by an editor, who is the subject matter expert in their respective Division. Any future updates after the initial publication will have a vertical line in the left or right-side margin with a revision date at the footer to mark the updated content to the readers.

Category A. Signings and Markings

Vehicle Speed Feedback Signs

Description

Vehicle Speed Feedback Signs (SFS), also known as Dynamic Speed Displays, provide drivers with a feedback display of vehicles speed, while reminding drivers of the posted speed limit. SFS can be an effective method for reducing speeds at a desired location when appropriately complemented with police enforcement.

SFS assembly with R2-1

Placement

Vehicle Speed Feedback signs can only collect and display the speed of one vehicle at a time. Vehicle Speed Feedback signs are most effective when there is only one lane of traffic in each direction with daily volumes low enough to allow for gaps in traffic. The usage can vary depending on the purpose of placement and site conditions.

Functional Classification: Principal Arterials, Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: These signs are most effective on roadways where there are gaps between vehicles.

Maximum Posted Speed Limit: CA MUTCD section 2B does not indicate maximum posted speed limits for this countermeasure.

Performance

Speed Reduction: The FHWA cited 7 studies that ranged from a 2 MPH to 7 MPH speed reduction. This countermeasure is most effective when paired with enforcement and can lose its effectiveness over time as drivers become desensitized to the notification when it is not accompanied by enforcement.

Volume Reduction: N/A (This was not well documented and is not generally a goal of this measure)

Impact on Emergency Response: None

Mobility Impacts: Nominal

Maintenance Considerations

- Need to consider speed accuracy to avoid underestimation of speed
- Signs need to be calibrated regularly. The frequency can vary, but yearly is common
- Need to consider overall sign visibility
- Need to consider power source and need for backup power
- Contact Caltrans maintenance for maintainability, roles, and responsibilities when placed on the SHS

Other Considerations

- More effective if used with other information indicators or signs to reduce speed. Consider pairing with police enforcement
- Consider placement within School Zones
- Consider setting a maximum speed threshold over the speed limit to flash, “SLOW DOWN” instead of reporting the speed. A maximum of 10-15 MPH over the posted limit is common
- Specifications of the signs should be reviewed ahead of installation
- Consider the existing and future landscape on the visibility of the sign

References

1. California MUTCD - Caltrans
2. Traffic Calming ePrimer - FHWA

Sample Projects

H Street in Sacramento, CA (Google Earth)

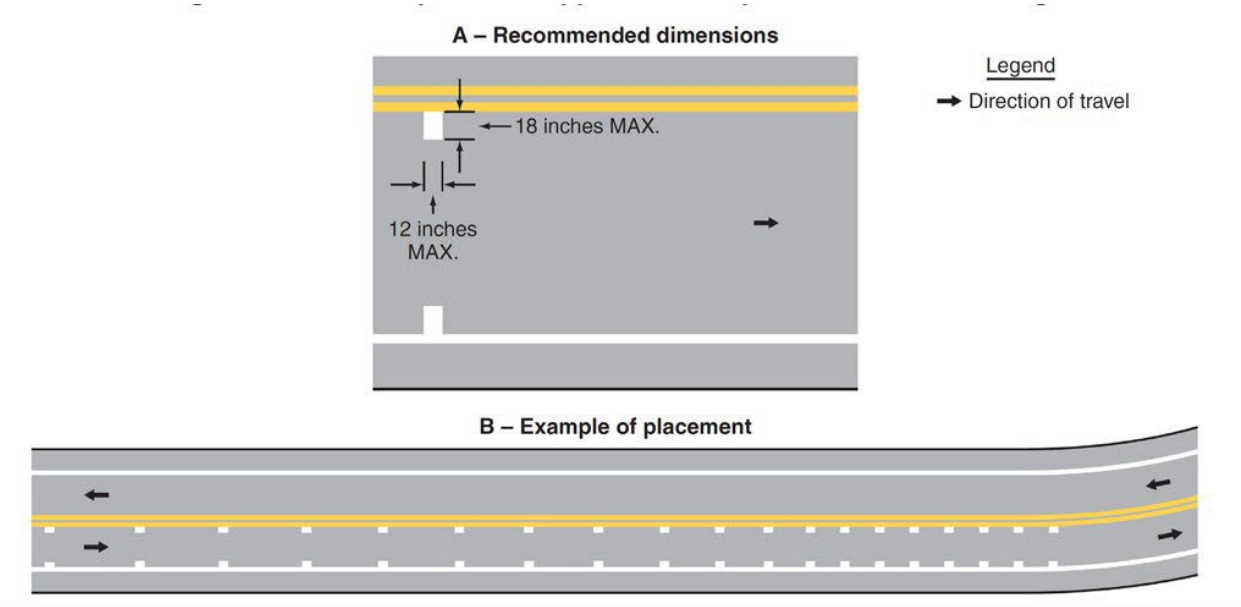
Project Description:

Vehicle Speed Feedback sign was installed along H Street in Sacramento to discourage excessive speeding through the residential neighborhood.

Speed Reduction Markings

Description

Speed Reduction Markings (also known as Optical Speed Bars) are transverse pavement markings placed with progressively reduced spacing on both edges of the traveled way to create the perception of increased speed. This illusion encourages drivers to slow down as they pass by the markings. Durable marking materials should be used as markings are exposed to increased wear from tires. See California MUTCD Section 3B.22 for additional details.



Speed Reduction Markings (CA MUTCD)

Placement

Speed reduction markings should be reserved for unexpected curves and should not be used on long tangent sections of roadway or in locations frequented mainly by local or familiar drivers. Speed reduction markings shall not be used in lanes that do not have a longitudinal line (center line, edge line, or lane line) on both sides of the lane.

Functional Classification: Collectors and Local Roads

Appropriate Daily Volume Range: Any

Maximum Posted Speed Limit: Table 3 in FHWA's Low-Cost Treatments for Horizontal Curve Safety 2016 contains guidelines for approach speeds from 45 MPH to 70 MPH and curve speeds from 15 MPH to 50 MPH.

Performance

Speed Reduction: 0-5 MPH reduction (FHWA)

Impact on Emergency Response: None

Maintenance Considerations

SNOW

- Impact of salt and other road treatments on markings
- Use durable marking materials that can withstand snowplow operations
- Use of depressions for markings, so that road plowing operations pass over the top without impacting the markings

OTHER

- Impact of constant traffic wear of the pavement markings

Other Considerations

- Where significant eradication of existing markings is required, it is recommended that this measure is implemented within a re-paving project
- CA MUTCD and latest applicable standards/other manuals should be utilized
- Check if there are conflicts with other pavement delineation and markers

References

1. California MUTCD (Section 3B.22) - Caltrans
2. Low-Cost Treatments for Horizontal Curve Safety 2016 (Chapter 3) - FHWA

Sample Project

Folsom Blvd approaching US 50 WB on-ramp in Folsom, CA (Google Earth)

Project Description:

Speed reduction markings were placed on the Folsom Blvd turn lane leading to the on-ramp. The pavement markings were placed in a pattern of progressively reduced spacing to give drivers the impression of increased speed, so drivers will slow down prior to entering the horizontal curve.

In-Street Pedestrian Crossing Signs

Description

In-street Pedestrian Crossing signs are placed within a roadway, either between travel lanes or in a median. The sign may be used to remind road users of laws regarding right of way at an unsignalized pedestrian crossing. In California, the R1-6 usage is limited because the sign does not enforce vehicles to stop per CVC 21950.

The In-street Pedestrian Crossing sign is used with other crosswalk visibility enhancements to indicate preferred locations for people to cross and help reinforce the driver requirement to yield the right of way to pedestrians at designated pedestrian crossing locations.

In-Street Pedestrian Crossing Signs (R1-6) (FHWA)

Placement

Most uncontrolled pedestrian crossings with high pedestrian volumes, especially on roadway crossings with 10,000+ ADT (FHWA). See Table 1 for additional recommendation for placement.

Functional Classification: Minor Arterials, Collectors, and Local Roads

Posted Speed Limit: 30 MPH or less (FHWA)

Performance

Speed Reduction: N/A (Driver compliance, such as drivers yielding for pedestrians increased significantly)

Volume Reduction: N/A

Impact to Emergency Response: None

Maintenance Considerations

SNOW

- Need appropriate width to avoid damaging the sign
- Consider seasonal removal of signs

OTHER

- Consider mountable design to avoid conflicts with commercial vehicles

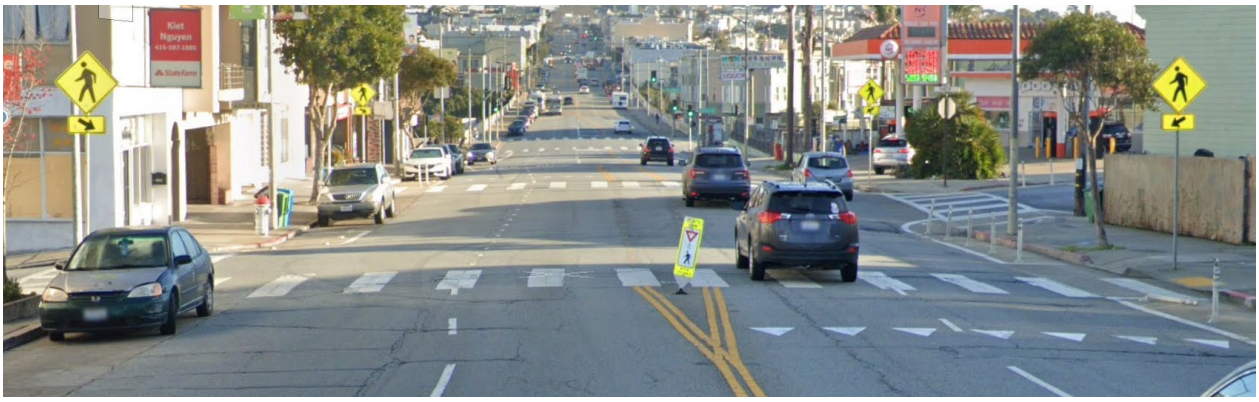
Other Considerations

- Should only be used at uncontrolled pedestrian crossing locations
- Consult with the District Pedestrians and Bicyclists Safety Engineer
- Must meet AASHTO breakaway requirements
- Should be removable for roadway maintenance
- Background can be yellow or fluorescent optic yellow

References

1. Crosswalk Visibility Enhancements - FHWA
2. California MUTCD - Caltrans
3. In-Street Pedestrian Crossing Sign - PEDSAFE

Sample Project



Mission St and Admiral Ave in San Francisco, CA (Google Earth)

Project Description:

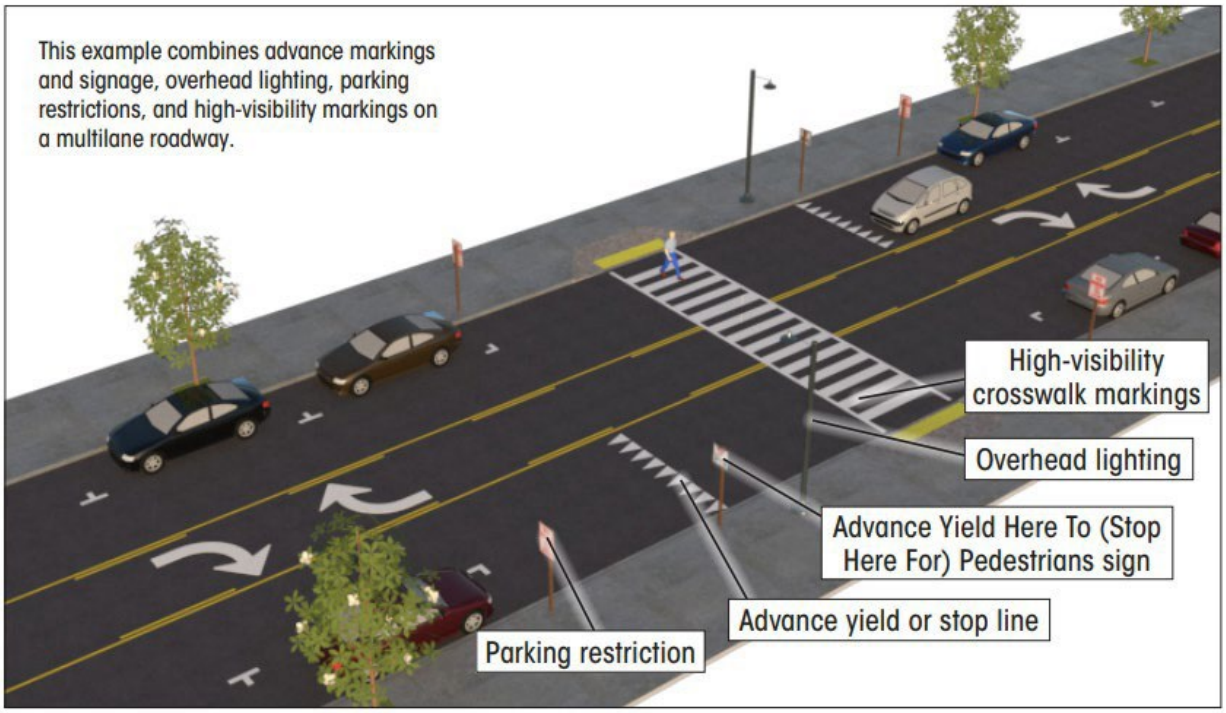
The In-Street Pedestrian Crossing sign (R1-6) was installed at this intersection to remind drivers of pedestrian right of way laws.

Crosswalk Enhancement

Description

Poor lighting and other factors that reduce driver visibility can cause safety issues at pedestrian crosswalks. In high speed or high vehicle traffic conditions, a substantially visible roadway crossing area could prevent or reduce the amount of pedestrian-related collisions. Any number of enhancements may be combined to increase vehicle operators' visibility of the crosswalk and pedestrian users. Enhancement options include:

- High-visibility crosswalk markings and marking patterns
- In-Street Pedestrian Crossing Sign
- Improved lighting
- Advance Stop/Yield/Pedestrian Crossing markings and signs
- Parking restrictions
- Curb Extension
- Raised Crosswalk
- Rectangular Rapid-Flashing Beacons (RRFB)
- Pedestrian Hybrid Beacons (see CA MUTCD Chapter 4F)



Crosswalk Enhancement Example (FHWA)

Placement

At a crosswalk location, especially on multilane roadways with vehicle volumes

exceeding 10,000 ADT (FHWA).

Functional Classification: Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: Varies per improvement. See Table 1 below.

Roadway Configuration	Posted Speed Limit and AADT								
	Vehicle AADT <9,000			Vehicle AADT 9,000–15,000			Vehicle AADT >15,000		
	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph
2 lanes (1 lane in each direction)	❶ 2 4 5 6	❶ 5 6 7 9	① 5 6 ❼ ❾	❶ 4 5 6	❶ 5 6 7 9	① 5 6 ❼ ❾	❶ 4 5 6 7 9	① 5 6 7 9	① 5 6 ❾
3 lanes with raised median (1 lane in each direction)	❶ 2 3 4 5	❶ ❸ 5 7 9	① ❸ 5 ❼ ❾	① 3 4 5 7 9	① ❸ 5 ❼ ❾	① ❸ 5 ❼ ❾	① ❸ 4 5 7 9	① ❸ 5 ❼ ❾	① ❸ 5 ❾
3 lanes w/o raised median (1 lane in each direction with a two-way left-turn lane)	❶ 2 3 4 5 6 7 9	❶ ❸ 5 6 7 9	① ❸ 5 6 ❾	① 3 4 5 6 7 9	① ❸ 5 6 ❼ ❾	① ❸ 5 6 ❾	① ❸ 4 5 6 7 9	① ❸ 5 6 ❾	① ❸ 5 6 ❾
4+ lanes with raised median (2 or more lanes in each direction)	❶ ❸ 5 7 8 9	❶ ❸ 5 7 8 9	① ❸ 5 8 ❾	① ❸ 5 7 8 9	① ❸ 5 ❼ 8 ❾	① ❸ 5 8 ❾	① ❸ 5 ❼ 8 ❾	① ❸ 5 8 ❾	① ❸ 5 8 ❾
4+ lanes w/o raised median (2 or more lanes in each direction)	❶ ❸ 5 6 7 8 9	① ❸ 5 ❻ 7 8 9	① ❸ 5 ❻ 8 ❾	① ❸ 5 ❻ 7 8 9	① ❸ 5 ❻ ❼ 8 ❾	① ❸ 5 ❻ 8 ❾	① ❸ 5 ❻ ❼ 8 ❾	① ❸ 5 ❻ 8 ❾	① ❸ 5 ❻ 8 ❾

Given the set of conditions in a cell,

- # Signifies that the countermeasure is a candidate treatment at a marked uncontrolled crossing location.
- ● Signifies that the countermeasure should always be considered, but not mandated or required, based upon engineering judgment at a marked uncontrolled crossing location.
- ○ Signifies that crosswalk visibility enhancements should always occur in conjunction with other identified countermeasures.*

The absence of a number signifies that the countermeasure is generally not an appropriate treatment, but exceptions may be considered following engineering judgment.

1. High-visibility crosswalk markings, parking restrictions on crosswalk approach, adequate nighttime lighting levels, and crossing warning signs
2. Raised crosswalk
3. Advance Yield Here To (Stop Here For) Pedestrians sign and yield (stop) line
4. In-Street Pedestrian Crossing sign
5. Curb extension
6. Pedestrian refuge island
7. Rectangular Rapid-Flashing Beacon (RRFB)**
8. Road Diet
9. Pedestrian Hybrid Beacon (PHB)**

*Refer to Chapter 4 from Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations for more information using multiple countermeasures.
**It should be noted that the PHB and RRFB are not both installed at the same crossing location.

Table 1: Application of pedestrian crash countermeasures by roadway feature (Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations, FHWA)

Posted Speed Limit: N/A

Performance

Speed Reduction: N/A (Driver compliance, such as drivers slowing down/stopping for pedestrians have increased significantly, but the references did not analyze the reduction of speeds across the entire corridor)

Volume Reduction: N/A

Impact on Emergency Response: None

Maintenance Considerations

SNOW

- Provide sufficient lane width to avoid in-roadway signs and markings being damaged by snowplows
- Road salt and snowplows can shorten the lifespan of high-visibility crosswalk markings. Road salt can interfere with the bonding agent.

OTHER

- Marking durability
- The reflectivity of the markings will fade and lose effectiveness, so they will need to be monitored/updated regularly
- R1-6 signs may be damaged by vehicles if placed in the middle of the roadway

Other Considerations

- More complex installations such as lights or pavement treatments can be costly
- Inlayed thermoplastic markings can be more reflective than paint or brick
- Lighting should be placed in forward locations to avoid a silhouette effect of the pedestrian
- In-street signing should be considered for roadways with posted speeds of 30 MPH or less
- Consult with the District Pedestrians and Bicyclists Safety Engineer

References

1. The Relative Effectiveness of Pedestrian Safety Countermeasures at Urban Intersections – Crash Modification Factors Clearinghouse
2. Crosswalk Visibility Enhancements - FHWA
3. California MUTCD (Section 3B.16, 3B.18; Chapters 4E, 4F, 4L) - Caltrans
4. Proven Safety Countermeasures - FHWA
5. FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations
6. Field Guide for Selecting Countermeasures at Uncontrolled Pedestrian Crossing Locations - FHWA

Sample Project

Mission Ave in San Rafael, CA (Google Earth)

Project Description:

The City of San Rafael implemented additional signage (R1-5, W11- 2, and W16-7P), advance yield pavement markings, and ladder crosswalk pavement marking to slow down vehicles at Mission Ave. These enhancements increase the likelihood that motor vehicles will notice crossing pedestrians.

Pedestrian Hybrid Beacons (PHBs)

Description

Pedestrian hybrid beacons are a pedestrian-activated overhead signal consisting of two red lenses above a single yellow lens. The lenses remain “dark” until a pedestrian pushes the call button to activate the beacon, which then initiates a yellow to red lighting sequence that directs motorists to slow and come to a stop. The pedestrian hybrid beacon accompanied with appropriate signs and pavement markings provides greater visibility for locations, where a crosswalk is not accompanied by a signal-controlled intersection.

Pedestrian Hybrid Beacon (FHWA)

Placement

Midblock crossings, school crossings, and other uncontrolled crosswalks/bike crossings across multi-lane (3+ lanes) roadways. The location should be identified with a pedestrian and bike need. This measure should only be installed at marked crosswalks and the criteria for placement should follow marked crosswalk placement criteria. Refer to CA MUTCD Chapter 4F

Functional Classification: Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: 9,000 ADT or more (FHWA). See Table 1 for more information on placement.

Posted Speed Limit: Varies. Refer to CA MUTCD Figure 4F-1 for posted speed limit less than or equal to 35 MPH. Refer to CA MUTCD Figure 4F-2 for posted speed limit greater than 35 MPH.

Performance

Speed Reduction: N/A (Driver compliance, drivers slowing down/stopping for pedestrians will increased significantly)

Impact on Emergency Response: Similar to other signalized crossings, where emergency response vehicles will need to slow down to verify pedestrian presence in the crossing if the beacon is activated.

Mobility Impacts: Nominal

Maintenance Considerations

- Keeping pedestrian indications red if beacons fail
- Activation method (button or sensor)
- Electrical and sign maintenance

Other Considerations

- Options such as improved lighting, advance or in-street warning signage, pavement markings, and geometric design elements can be combined to increase visibility of crosswalk. PHBs should only be installed with marked crosswalks and pedestrian countdown signals
- Community outreach should be performed if PHBs are not common within a community
- Consult with the District Pedestrians and Bicyclists Safety Engineer
- Adding signs to pole mast arms will require a wind load analysis from Structures Design and Geotechnical units
- Maintaining minimum sidewalk clear width in compliance with ADA if poles and foundations are placed within sidewalk. See DIB 82
- Right of way considerations if signal poles and foundations placed outside of right of way
- Signal pole foundations can impact existing utilities
- Consider the location of stop bars. Factors such as stopping sight distance to the stop bars and beacons should be verified. Consider adding transverse rumble strips in advance of stop bars

References

1. California MUTCD (Chapter 4F) - Caltrans
2. Design Information Bulletin 82 - Caltrans
3. Pedestrian Hybrid Beacon Tech Sheet - FHWA
4. Proven Safety Countermeasures - FHWA

Sample Project

State Route 168 and Edward St in Bishop, CA (Google Maps)

Project Description:

This project on State Route 168 was completed in November 2020 with the goal to enhance driver awareness of pedestrians at an uncontrolled crossing. Additional calming measures were incorporated, such as pedestrian crosswalk regulatory signs, pedestrian hybrid beacon, restriping with high-visibility markings, and upgrading the crosswalk to ADA standards.

Flashing Beacons

Description

Flashing beacons use repeating flashing lights to warn motorists. They are used to draw motorists' attention to a sign informing them of an upcoming change in the road conditions that could include unseen intersections, schools, curves, or applications discussed in the placement section below.

Flashing Beacons on US 50 EB to Business 80 Connector in Sacramento, CA (Google Maps)

Placement

CA MUTCD Chapter 4L lists the following typical applications:

- Signal ahead
- Stop signs
- Speed limit signs
- Other warning and regulatory signs
- Schools
- Fire stations
- Intersection control
- Freeway bus stops
- At Intersections, where a more visible warning is desired:
    - Obstructions in or immediately adjacent to the roadway
    - Supplemental to advance warning signs
    - At mid-block crosswalks
    - At intersections, where a warning is appropriate

Functional Classification: Principal Arterials, Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: Appropriate for all volume ranges

Maximum Posted Speed Limit: Appropriate for all posted speed limits, but it is best suited to situations where the difference between the posted and advisory speed is greater than 10 MPH under the posted speed limit.

Performance

Speed Reduction: The Crash Modification Factors (CMFs) show a significant reduction in crashes, which suggests the most extreme speeds were likely reduced (FHWA).

Volume Reduction: N/A (This was not well documented and is not generally a goal of this measure)

Impact on Emergency Response: None

Maintenance Considerations

SNOW

- Ice can reduce the visibility of the flashing beacons and damage lights

OTHER

- Power source. Use of solar-power panels can eliminate the need for a power source and save energy cost
- Visibility in inclement weather
- Foliage obstructing beacons

Other Considerations

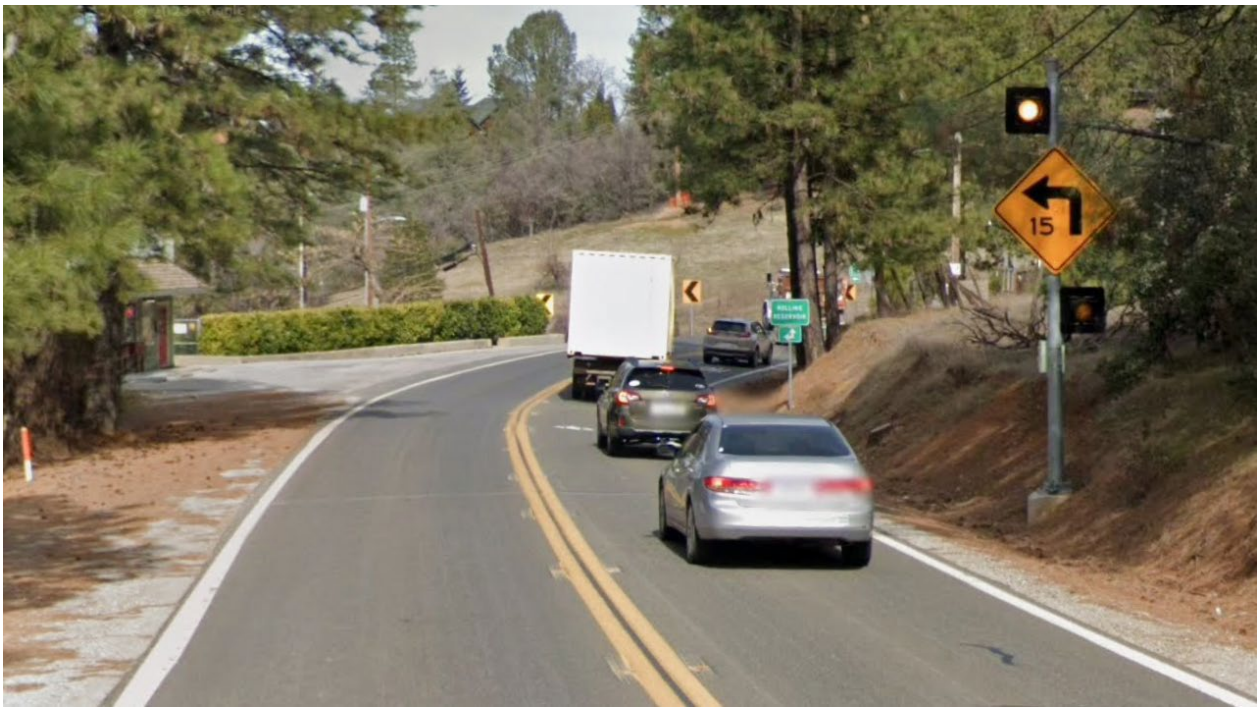
- Flashing beacons should be considered when warning signs have proven insufficient to gain driver attention
- The condition or regulation for justifying Warning Beacons should largely determine their placement. Warning Beacons should only operate during those periods or times when the condition or regulation exists
- Warning beacons shall be used only to supplement a warning or regulatory sign or marker
- Automatic dimming devices should be considered for night operations
- Beacon flash rate shall be between 50 and 60 times per minute
- Warning (yellow) beacons should not be used to emphasize Stop, Do Not Enter, Wrong Way, and Speed Limit signs
- Speed Limit Sign Beacon shall be used only to supplement a Speed Limit Sign.
- A Stop Beacon shall be used only to supplement a STOP sign, a Do NOT ENTER sign, or Wrong Way Sign.
- Beacons shall not be included in the border of a sign

- Edge of beacon signal housing should normally be no closer than 12” to the nearest edge of the sign
- 6” diameter lights
- Posts should be break-away and/or crash tested, otherwise will need to be shielded by guardrail, barrier or crash cushion

References

1. California MUTCD (Chapter 4L) - Caltrans
2. Low-Cost Treatments for Horizontal Curve Safety 2016 (Chapter 4) - FHWA

Sample Project



State Route 174 in Colfax, CA (Google Earth)

Project Description:

This project is located on State Route 174 in Placer County. A flashing beacon was implemented along with an advance warning sign in order to draw the attention of motorists to the upcoming curve in the roadway.

Category B. Physical Intersection Modifications

Roundabouts

Description

A roundabout is a form of circular intersection in which traffic travels counterclockwise around a central island and entering traffic must yield to the circulating traffic. They feature, among other things, a central island, a circulatory roadway, and splitter islands on each approach. Roundabout design has certain attributes that can reduce speed, such as geometric design of approach alignment and circular roadway of a roundabout. Modern roundabouts also have fewer conflict points, especially the high angle conflict points, which results in less severe crashes when compared to stop-controlled or signal-controlled intersections. Additionally, a roundabout also separates the conflict points which eases the ability of the driver, pedestrian, or bicyclist to identify a conflict and helps prevent conflicts from becoming crashes.

Roundabouts are included among FHWA's 28 Proven Safety Countermeasures due to their significant safety and operational benefits. Roundabouts are analyzed per Caltrans' Intersection Safety and Operational Assessment Process (ISOAP), which evaluates the various intersection control type designs on the State Highway System (SHS) to address intersection improvement project strategies. For more information about the ISOAP process, see, ISOAP Process Information Guide.

State Route (SR) 29 Napa Roundabout

Placement

Roundabouts can accommodate existing site constraints, such as intersections with skewed angles or other nontypical configurations. They are inherently flexible, which can lead to successful installations within or near main streets, schools, and railroads, among others.

Caltrans' roundabout guidance is provided in Highway Design Manual Index 405.10. See Figure 405.10A "Roundabout Geometric Elements" for nomenclature associated with roundabouts. Signs, striping and markings at roundabouts shall comply with the California Manual on Uniform Traffic Control Devices (CA MUTCD).

Roundabout intersections on the SHS must be developed and evaluated in accordance with the ISOAP memo. The FHWA Traffic Calming ePrimer Section 3.9 contains useful information on roundabouts as a traffic calming strategy.

Functional Classifications: Minor Arterial, Collectors, and Local Roads

Performance

Speed Reduction: Speed reduction is dependent on adequate advanced warning, vertical profile, driver familiarity or deflection of the travel path to slow vehicles. Speeds are approximately 40% lower in a roundabout than 350' away from the intersection (FHWA). Roundabouts should be designed so that the maximum entry speed for a single lane roundabout is 25 MPH and 30 MPH for a multilane roundabout. The entry speed should be verified by the fastest path performance check.

Volume Reduction: Negligible (FHWA)

Impact of Emergency Vehicle Access: Minimal – Roundabouts should be designed so that emergency vehicles can smoothly navigate through a roundabout without hitting a curb.

Mobility Impact: For any intersection alternative analysis, a transportation operational and safety analysis is needed to properly assess impacts either from the new or change in intersection control type to the project area and adjacent roadway network. Conformance to the ISOAP Memo and Process Information Guide is required for all projects that add new intersections or propose to change the existing intersection control configuration on the State Highway System.

Transportation analysis scope and methodology considerations include:

- Traffic control warrant analysis consistent with the CA MUTCD Section 4C may be needed when screening intersection alternatives. Note that there are no traffic control warrants for a roundabout
- Analysis of the project area and impacted parallel facilities
- Intersection analysis and modeling should be conducted to assess potential operational deficiencies

- Bicycle and Pedestrian analysis should be conducted consistent with Highway Capacity Manual (Chapters 4, 15, 24, and 35 and FHWA methodologies)
- Impacts to local freight and truck circulation should be considered. Truck turning templates used in the performance checks need to be validated and agreed by the District Truck Access Managers

For projects on the local road network, a transportation analysis that includes potential SHS impacts from diverted trips should be conducted through the Local Development Review (LDR) or Encroachment Permit process.

Maintenance Considerations

SNOW

- Consider snow storage in and around the roundabout and the shared use path
- Consider the difficulty in removing snow and provide mountable curbs and shared use paths widths to accommodate snow removal operations

OTHER

- Consider landscape maintenance
- Sweeping maintenance
- Striping and pavement marking maintenance
- If near a railroad, school or applied to a highly skewed intersection, additional parameters might need to be accommodated

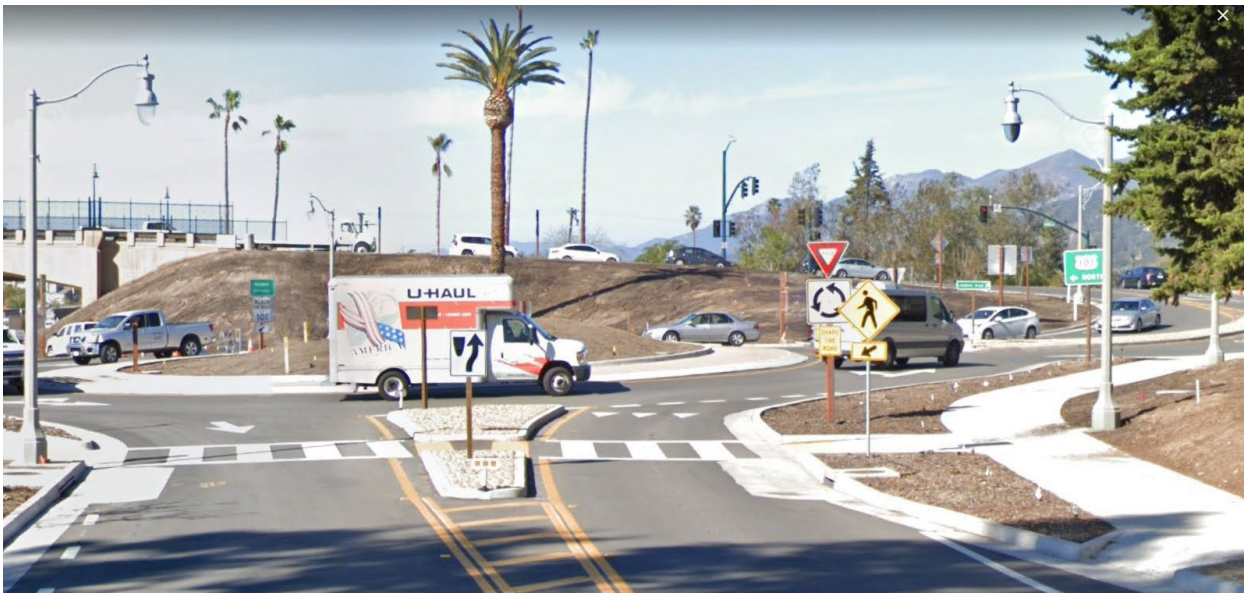
Other Considerations

- Roundabout design is an iterative process. The geometry is governed by performance check evaluations. Refer to NCHRP 672 Chapter 6, Section 6.7 for information regarding performance checks
- The sidewalk should be designed as a shared use path, since the path will serve both pedestrians and bicyclists, who are not comfortable taking the lane to proceed through the roundabout. Although the sidewalk is considered a shared use path, it does not need to meet the design standards in Index 1003, but it should meet the design standards within Index 405.10
- A landscape buffer/strip, detectable by cane and underfoot, between the sidewalk and the back of curb for the circular roadway of the roundabout should be a minimum of 2 feet wide
- Pedestrian activated push buttons should be considered for crossing more than one lane. If one leg of a roundabout has a crossing that includes crossing more than one lane, then consider providing push buttons for all crossings of that intersection. Refer to NCHRP 834
- Chicanes may be utilized at the approaches of the roundabout to reduce speeds prior to entering the roundabout
- Consult with the District Traffic Safety Engineer, District Traffic Operation Engineer, and District ISOAP Coordinator for guidance and recommendations

References

1. Highway Design Manual (HDM) Chapter 400
2. California Manual on Uniform Traffic Control Devices (CA MUTCD)
3. Design Information Bulletin 94, Complete Streets
4. Complete Intersections: A Guide to Reconstructing Intersections and Interchanges for Bicyclist and Pedestrians
5. 28 Proven Safety Countermeasures
6. Traffic Operations Policy Directive (TOPD) #13-02
7. ISOAP Process Information Guide | Caltrans
8. NCHRP 672
9. NCHRP 834
10. Oversize Overweight Vehicles – District Truck Access Manger (DTAM) / District Truck Coordinator Contract
11. Highway Capacity Manual 7th Edition: A Guide for Multimodal Mobility Analysis |The National Academies Press
12. Traffic Calming ePrimer- FHWA
13. Roundabouts for bikes and peds FHWA
14. Pedestrian & Bicycle Safety | FHWA

Sample Projects



Via Real extension & Ogan Rd, Carpentaria, CA (Google Maps)

Project Description:

The new Ogan Road roundabout will connect to the Via Real extension and provide easier access onto northbound Highway 101 with a longer on-ramp. Additionally, improvements within the project includes, concrete splitter islands, shared use pedestrian path with buffered landscape strip, light poles for illumination, etc.

Full Closure

Description

Typical full closure implementation can help improve safety by reducing intersection conflict points and cut-through traffic. These applications can also be designed to accommodate safer bicycle and pedestrian movements. An analysis of the shift in vehicular trips anticipated from full closures should be conducted in order to assess whether travel demand and certain traffic movements can be accommodated within the project area roadway network. It should be noted that the full closure implementation, as a traffic calming tool, is not applicable for state routes. Local public agencies may close local roads intersecting a state route.

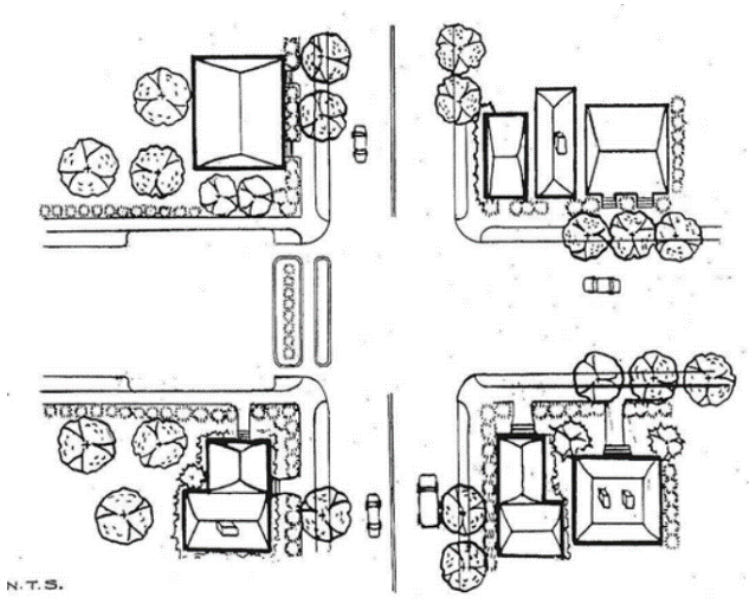


Image of Full-Street Closure (PennDOT)

Placement

At an intersecting through street, rather than the interior of a neighborhood (PennDOT)

Functional Classification: Local Roads

Place Type: Urban Area and Suburban Area, where there are near-by alternative routes. Only appropriate along a two-way roadway

Maximum Grade: N/A – However, adequate sight distance approaching the closure should be provided

Performance

Speed Reduction: Speed on the closed street will reduce to zero.

Volume Reduction: Reduction can be high but varies widely based on site specific conditions.

Impact on Emergency Response: Can Removes access – Not appropriate along a primary emergency access route or a street that provides access to a hospital/medical services. However, a 12' wide mountable curb (free of a barrier) can be installed if emergency vehicle access needs to be maintained (FHWA). This barrier should be clearly signed/marked for emergency use only (FHWA). Additionally, impacts to existing and potential future evacuation routes need to be considered in accordance with DIB 93. Project team should consult with Caltrans's Traffic Management, emergency response agencies, and law enforcement agencies for their input.

Mobility Impact: A transportation analysis may be needed to properly assess impacts of the capacity reduction associated with typical full closure projects within the project area and adjacent roadway network. Transportation analysis scope and methodology considerations include:

- Travel demand modeling to assess diversion impacts to other routes due to the reduction in capacity
- Analysis of the project area and impacted parallel facilities
- Intersection analysis and modeling should be conducted to assess potential operational deficiencies
- ISOAP and traffic control warrant analysis consistent with the California Manual on Uniform Traffic Control Devices (CA MUTCD) may be needed if there are major changes to travel demand
- Bicycle and Pedestrian analysis should be conducted consistent with HCM (Chapters 4, 15, 24, and 35) and FHWA methodologies
- Impacts of increased ADT due to diverted trips
- Impacts to local freight and truck circulation

For projects on the local road network, a transportation analysis that includes potential SHS impacts from diverted trips should be conducted through the Local Development Review (LDR) or Encroachment Permit process.

Maintenance Considerations

SNOW

- Provide adequate room for snowplows to turn around or navigate the road closure

OTHER

- Maintain landscaping

Other Considerations

- Eliminating parking on the approaches to the closure will assist u-turning traffic
- Diagonal diverter should have some type of barrier to physically prevent drivers from traversing it
- Drainage impacts
- Public engagement is recommended
- Impact to local businesses due to modified access
- Increase traffic to alternative parallel routes
- Impacts to existing utilities
- Impact to transit operator/user
- Advanced signing and appropriate notice need to be given for the closure
- Design cut-outs to accommodate bicycle, pedestrian, and wheelchair traffic
- Consider the consequences of an increase in traffic on alternative parallel routes

References

1. Design Information Bulletin (DIB) 93
2. Traffic Calming ePrimer - FHWA
3. Highway Capacity Manual 7th Edition - The National Academies Press
4. Pedestrian & Bicycle Safety - FHWA
5. Traffic Analysis and Intersection Considerations to Inform Bikeway Selection - FHWA

Sample Project

City of Stockton Traffic Calming Program

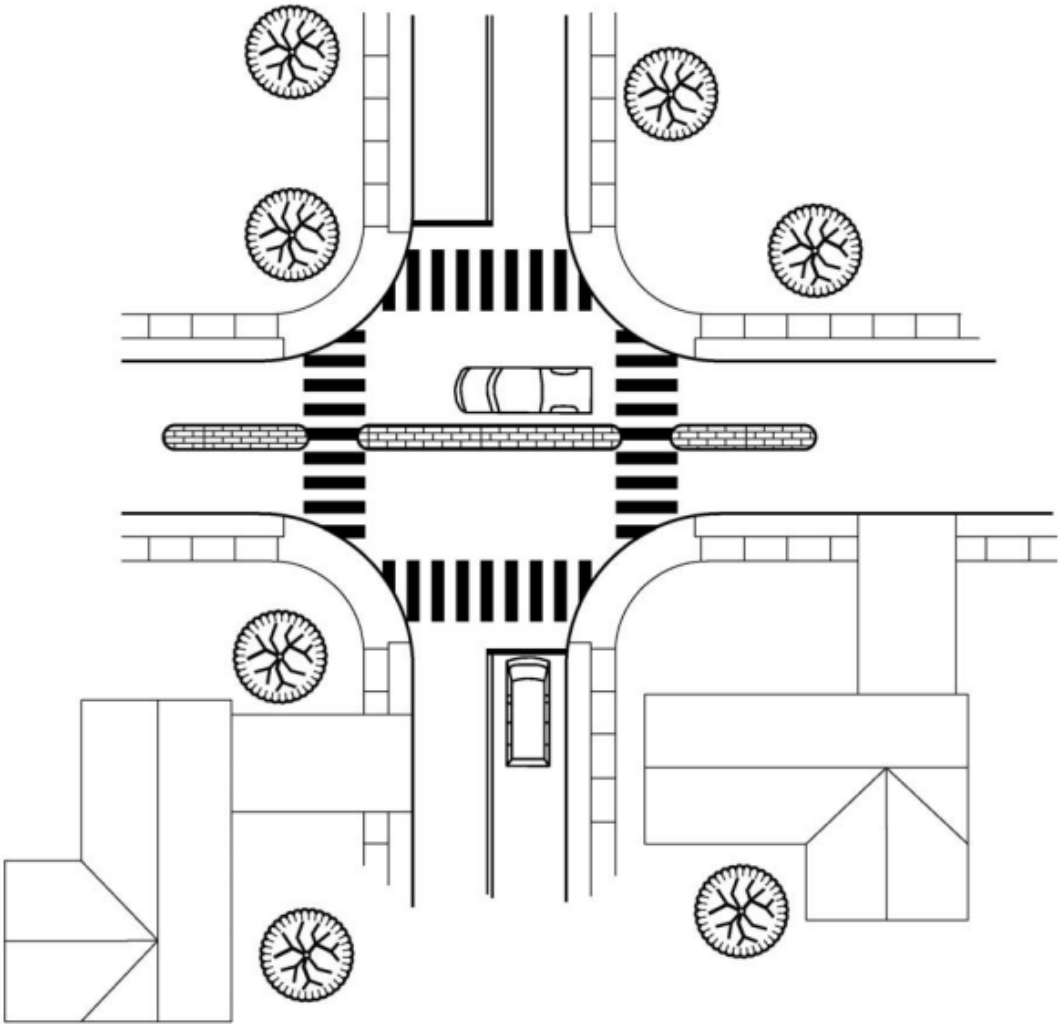
Project Description:

The City of Stockton implemented this full closure to help improve safety by reducing intersection conflict points and cut-through traffic.

Intersection Barrier

Description

A intersection barrier can be used to limit left-turn movements through an intersection. A fixed barrier such as a curb, raised island, or planter limits vehicle movements through the intersection, forcing drivers to reduce approach speeds. Advance warning signs and markings should clearly indicate limitations to movement, particularly in low visibility areas. Gaps in the barrier (commonly 8 feet) should be included to allow pedestrians and bicycles to pass through.



Intersection/Median Barrier (DelDOT)

Placement

Best suited for installation along minor arterials or collectors at their intersection with local (side) streets.

Functional Classification: Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: All ADTs (FHWA)

Maximum Posted Speed Limit: 25 MPH or less for local (side) streets (FHWA). Appropriate for speeds below 45 MPH on SHS.

Performance

Speed Reduction: Not expected to reduce speeds along side streets, since all vehicles will come to a stop in both the before and after conditions. The primary road will not see a reduction in speed.

Volume Reduction: Up to 70% on local (side) streets (PennDOT)

Impact on Emergency Response: May restrict access and is not recommended for placement along emergency access routes. Project team should consult emergency response agencies along with local and state law enforcement agencies.

Maintenance Considerations

SNOW

- Fixed object in the traveled way may impact snowplow operations
- Keeping pedestrian/cyclist/emergency vehicle gaps clear of snow and debris

OTHER

- If landscaped, need to consider maintenance and access
- Durability of mountable curbs
- Road maintenance access and sweeping activities

Other Considerations

- Impact on drainage and utilities
- Mountable curb and/or a larger barrier opening (at least 10 feet and clearly signed for emergency vehicles only) to allow for emergency access
- Appropriate signing and pavement markings on approaches
- Public Engagement is recommended
- Check if lane width reduction through use of an intersection barrier affects Design Vehicle swept path and tracking (HDM Topic 404 - Design Vehicles)
- Impact on existing traffic. Restricting left-turn movement and reducing lane width may negatively impact access for trucks and other larger vehicles. Consider if alternative routes are available. May increase traffic volume on adjacent parallel streets
- Extend the intersection barrier beyond the intersection, typically 15 to 25 feet, to discourage left turns from the main street

References

1. Highway Design Manual (HDM) Topic 404 - Caltrans
2. Traffic Calming Fact Sheets - ITE

Sample Project

Martin Luther King Jr Way and Addison St in Berkeley, CA (Google Earth)

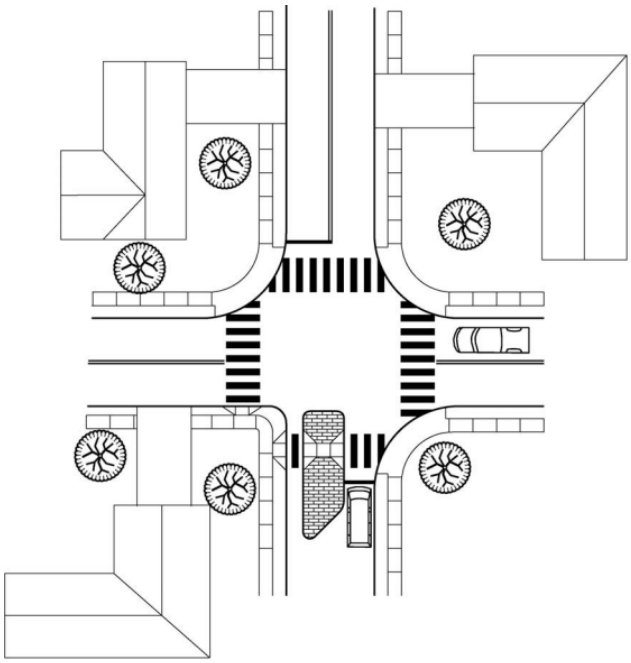
Project Description:

This intersection barrier provides a refuge for bicyclist and pedestrians, while allowing emergency vehicles to traverse its mountable curb. As a traffic diverter, the median restricts turning movements from Martin Luther King Jr Way, which eliminates a potential conflict point.

Partial Closure/Semi-Diverter

Description

Typical partial closure implementation can help improve safety by reducing intersection conflict points and cut-through traffic. These applications can also be designed to accommodate safer bicycle and pedestrian movements. An analysis of the shift in vehicular trips anticipated from partial closures should be conducted in order to assess whether travel demand as well as certain traffic movements can be accommodated within the project area roadway network.



Partial Closure/Semi-Diverter (DelDOT)

Placement

Best suited for installation along minor arterials or collectors at their intersection with a local road. Mid-block locations have a higher rate of violation (PennDOT). Extending the length of the semi-diverter can reduce violations.

Functional Classification: Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: All ADTs (FHWA)

Maximum Posted Speed Limit: ≤ 25 MPH on minor leg. No maximum posted speed limit on major leg (FHWA)

Grade: <6% (DelDOT)

Performance

Speed Reduction: 2-5MPH (PennDOT); Not expected to reduce speeds along side streets by much, since all vehicles will come to a stop in both the before and after conditions.

Volume Reduction: Up to 35-40% on local streets (DelDOT), 40-60% on local streets (PennDOT)

Impact on Emergency Response: Not recommended for placement along emergency access routes. Additionally, impacts to existing and potential future evacuation routes need to be considered in accordance with DIB 93. Project team should consult with Caltrans's Traffic Management, emergency response agencies and law enforcement agencies.

Mobility Impact: A transportation analysis may be needed to properly assess impacts from the throughput capacity reduction associated with typical partial closure projects within the project area and adjacent roadway network. Transportation analysis scope and methodology considerations include:

- Travel demand modeling to assess diversion impacts to other routes due to the reduction in capacity
- Analysis of the project area and impacted parallel facilities
- Intersection analysis and modeling should be conducted to assess potential operational deficiencies
- ISOAP and traffic control warrant analysis consistent with the California Manual on Uniform Traffic Control Devices (CA MUTCD) may be needed if there are major changes to travel demand
- Bicycle and Pedestrian analysis should be conducted consistent with HCM (Chapters 4, 15, 24, and 35) and FHWA methodologies
- Impacts of increased ADT due to diverted trips
- Impacts to local freight and truck circulation

For projects on the local road network, a transportation analysis that includes potential SHS impacts from diverted trips should be conducted through the Local Development Review (LDR) or Encroachment Permit process.

Maintenance Considerations

- Specialized equipment will be needed for snow plowing the bike cut-out
- Consider maintenance and access if landscaped
- Consider surface treatment upkeep and maintenance of flex posts

Other Considerations

- Low-laying shrubbery are preferred to maintain sight lines if landscaped
- Impacts to large design vehicle tracking and swept width lines
- Consider mountable curb to allow emergency access
- Impact to drainage
- Public engagement is recommended

References

1. Traffic Calming ePrimer - FHWA
2. Design Information Bulletin (DIB) 93 - Caltrans
3. Highway Capacity Manual 7th Edition - The National Academies Press
4. Pedestrian & Bicycle Safety - FHWA
5. Traffic Analysis and Intersection Considerations to Inform Bikeway Selection - FHWA

Sample Project

29th St and G St in Sacramento, CA (Google Earth)

Project Description:

The City of Sacramento implemented partial closure calming measure to reduce conflict points and cut-through traffic. This measure has the added benefit of accommodating safer bicycle and pedestrian movements through the street by restricting traffic.

Right-In, Right-Out

Description

Typical right-in, right-out implementation can help improve safety by reducing intersection conflict points, cut-through traffic, and restricting movements that have a higher likelihood of more severe injury crashes. These applications can also be designed to accommodate safer bicycle and pedestrian movements. An analysis of the shift in vehicular trips anticipated from right-in, right-out projects should be conducted to assess whether travel demand and certain traffic movements can be accommodated within the project area and roadway network.

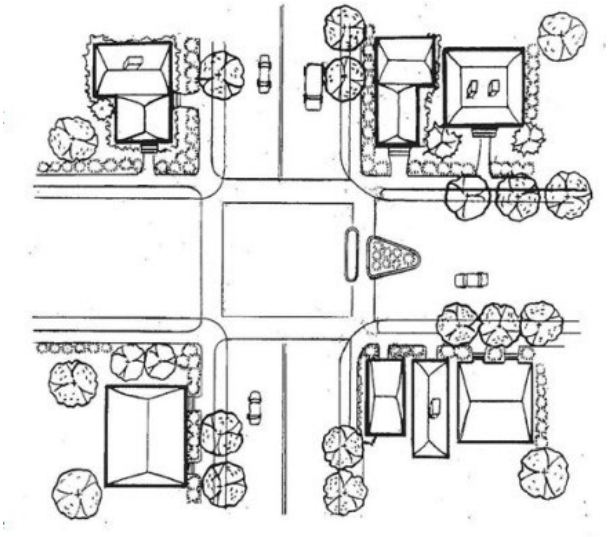


Image of Right-In, Right-Out (PennDOT)

Placement

At an intersection of a local road that intersects a collector or minor/ principal arterial in Urban Area or Suburban Area. Also recommended at intersections of local streets with major roadways that have a documented cut-through traffic issue or safety concerns with the left-turn movement.

Functional Classification: Local Roads

Appropriate Daily Volume Range: 500-7,500 ADT with >25% Non-Local Traffic (El Paso)

Maximum Posted Speed Limit: Generally, 25 MPH or less on local road (DelDOT)

Performance

Speed Reduction: Little to no impact on speed (PennDOT)

Volume Reduction: 20-60% along the local road (PennDOT)

Impact on Emergency Response Access: If along a primary emergency response route, the curb should be designed to allow emergency vehicles to make left-turns to/from the minor roadway. Additionally, impacts to existing and potential future evacuation routes need to be considered in accordance with DIB 93. Project team should consult with Caltrans's Traffic Management, emergency response agencies and law enforcement agencies.

Mobility Impact: A transportation analysis may be needed to properly assess impacts from the throughput capacity reduction associated with typical right-in, right-out projects within the project area and adjacent roadway network. Transportation analysis scope and methodology considerations include:

- Travel demand modeling to assess diversion impacts to other routes due to the reduction in capacity
- Analysis of the project area and impacted parallel facilities
- Intersection analysis and modeling should be conducted to assess potential operational deficiencies
- ISOAP and traffic control warrant analysis consistent with the California Manual on Uniform Traffic Control Devices (CA MUTCD) may be needed if there are major changes to travel demand
- Bicycle and Pedestrian analysis should be conducted consistent with HCM (Chapters 4, 15, 24, and 35) and FHWA methodologies.
- Impacts of increased ADT due to diverted trips
- Impacts to local freight and truck circulation

For projects on the local road network, a transportation analysis that includes potential SHS impacts from diverted trips should be conducted through the Local Development Review (LDR) or Encroachment Permit process.

Other Considerations

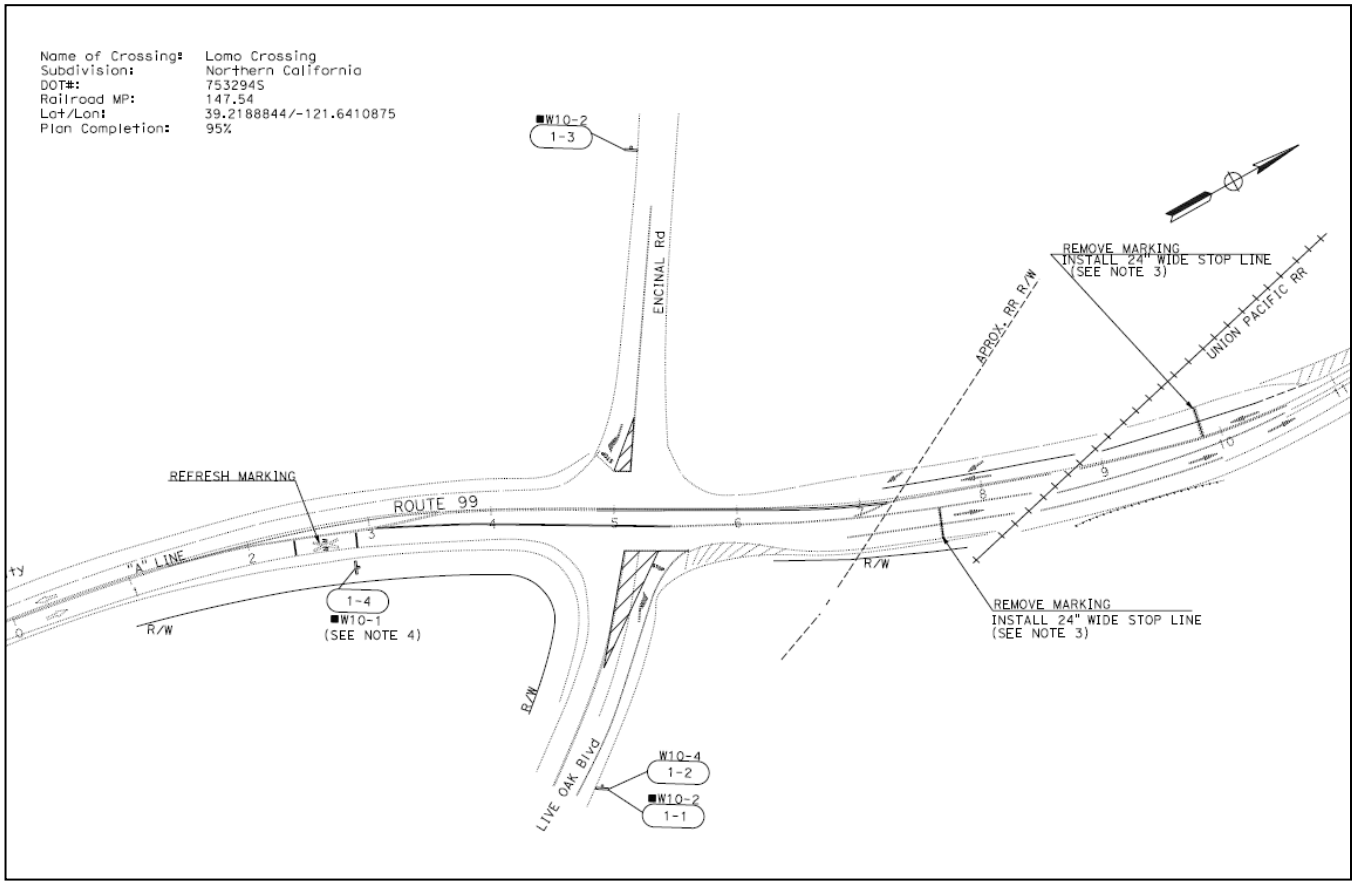
- Forced turn island can be designed with mountable curb to accommodate oversized vehicles. Refer to HDM Topic 404 Design Vehicles
- Force turn island can be designed as a pedestrian refuge if there is adequate roadway width
- Access for snow equipment
- May impact existing utilities

References

1. Design Information Bulletin (DIB) 93 - Caltrans
2. Traffic Calming ePrimer - FHWA
3. Traffic Calming Fact Sheets - ITE

4. Highway Capacity Manual 7th Edition
5. Pedestrian & Bicycle Safety - FHWA
6. Traffic Analysis and Intersection Considerations to Inform Bikeway Selection - FHWA

Sample Project



Lomo Crossing project on State Route 99 in Live Oak

Project Description:

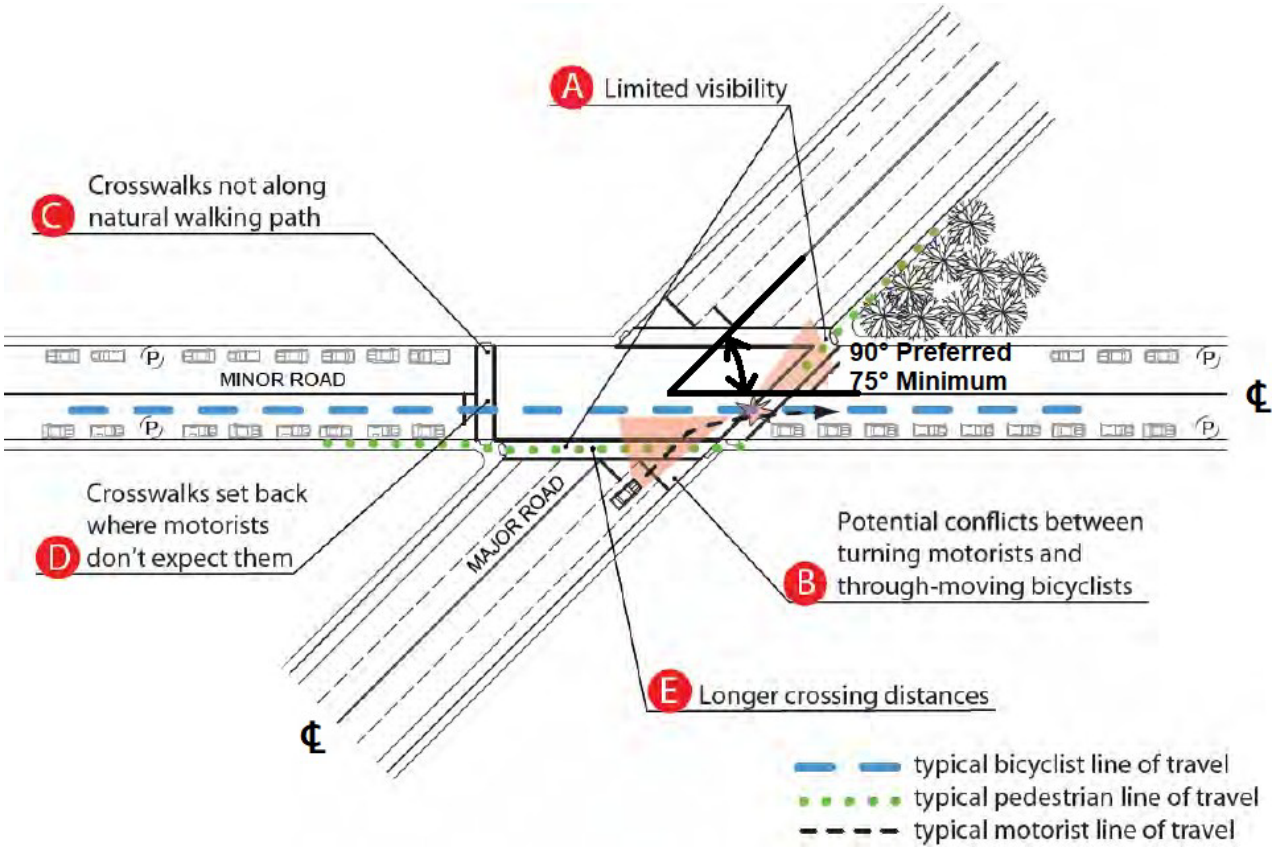
The Lomo Crossing project on State Route 99 in Live Oak, CA is proposing intersection improvements that include restricting through and left-turning movements with right-in, right-out implementation. The project will improve safety by reducing the likelihood of severe crashes, which occur from the minor street crossing movements. An interim temporary barrier was constructed to achieve right-in, right-out benefits before full project implementation.

Tee-up Intersection and Reduce Corner Radii

Description

Corner radii directly impacts vehicle turning speeds and pedestrian crossing distances. Minimizing the size of a corner radius is critical to creating compact intersections with safe turning speeds.

The prevalence of speeding vehicles at skewed intersections can have a negative effect on all users of the intersection. If the State highway alignment has an angle or curve, a reconstructed intersection with right angles will induce slower speeds to negotiate the turning movements. This concept is especially useful at interchange ramp intersections with local roads. Common issues seen at skewed intersections are illustrated in the figure below.



Minor Leg Skewed to the Right

Placement

A right angle (90°) intersection provides the most favorable conditions for intersecting and turning traffic movements. Large deviations from right angles may decrease visibility, hamper certain turning operations, encourage high speed turns, and may reduce yielding to turning traffic. Furthermore, it will increase the s[illegible]ersection and therefore increase crossing

distances for bicyclist and pedestrian. Guidance for angle of intersections is contained in the HDM Index 403.3.

The guidance within HDM Index 405.8 discusses design elements that should be accounted for when adjusting City Street Returns and Corner Radii.

Functional Classification: Minor Arterial, Collector, and Local Roads

Appropriate Daily Volume Range: N/A

Performance

Speed Reduction: Turning speeds should be limited to 15 MPH or less when reducing corner radii. Minimizing turning speeds is crucial to pedestrian safety, as corners are where drivers are most likely to encounter pedestrian crossing in the crosswalk (NACTO).

Volume Reduction: This is not well documented and depends on the level of discomfort experienced by turning vehicles as well as the availability of alternative routes.

Impact of Emergency Response Routes: Minimal

Mobility Impact: Varying. An assessment of the potential mobility impacts may be needed for intersections with heavy travel demand or concentrated peak hour movements. If applied to ramp termini intersections, additional improvements may be needed to reduce potential mobility impacts. Refer to ISOAP Process Information Guide for more information. Truck turning movement impacts should be considered.

Other Considerations

- Consider additional intersection lighting
- Consider existing drainage impacts and utility relocation
- Consider including all modes of transportation
- Consider extending median curbs, where necessary to discourage wrong-way movements onto the mainline at interchanges
- Additional right of way acquisition maybe required
- Where right of way is constrained in an urban environment, consider evaluating other types of intersections such as roundabouts
- Design Vehicle swept path and tracking analysis should be performed when reducing corner radii
- Corner Sight Distance Analysis

References

1. Highway Design Manual Chapter 400
2. Design Information Bulletin 94, Complete Streets
3. Complete Intersections-Caltrans
4. Urban Street Design Guide- NACTO

Sample Project

Before (Google Earth)

After (Google Earth)

Project Description:

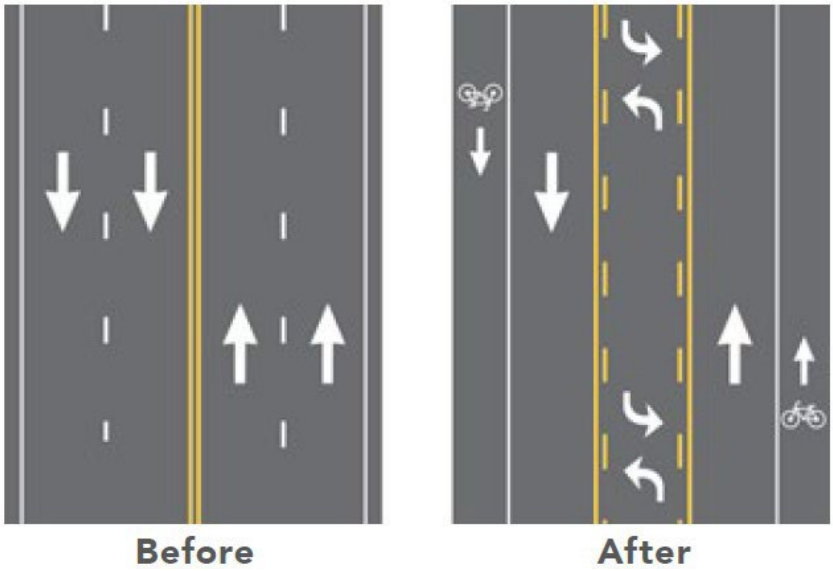
The project is located at Main Ave and Rio Linda Blvd in Sacramento County. Improvements include, tee-up intersection improvement, new bus stop, traffic signalization, dedicated bike lanes, turn pockets, crosswalk markings, etc.

Category C. Roadway Narrowing

Road Diet

Description

Typical road diets include roadway treatments that reduce the number of travel lanes and/or lane widths in order to address transportation deficiencies. Road diet in general allows reclaimed space to be allocated for other uses, such as bike lanes, sidewalks, bus islands and shelters, bus lanes, landscaping, pedestrian refuge islands, turn lanes, or parking. These modifications are intended to encourage slower operating speeds and provide new or enhanced facilities for bicycles, pedestrians, and transit users by reducing vehicular capacity. The reallocation of roadway space is intended to promote active transportation facilities as well as pedestrian and bicycle safety. A multi-modal transportation analysis is necessary to quantify mobility and safety impacts within the project area as well as adjacent roadway network.



Road Diet (FHWA)

Placement

See Table 1 for more information on placement.

Functional Classification: Principal and Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: 20,000 ADT or less or a peak hour volume below 1,000 after implementation (FHWA). Caltrans Traffic Management should be consulted for road diet projects with volume beyond 20,000 ADT.

Speed Limit: Most common urban speed limits (FHWA)

Performance

Speed Reduction: There is a wide range of road diet layouts that can result in various levels of speed reduction. Speed reduction is mainly due to an increase in congestion as well as driver discomfort due to narrower lane widths. Two field studies measured reductions of 1-2 MPH for the 85th percentile speed (FHWA).

Volume Reduction: Low, assuming that the road diet was applied to roadways with low demand, so that the proposed configuration can meet the capacity of the roadway. Road diet implementation can increase the use of other multi-modal facilities, which can reduce the volume of motorist. A traffic impact analysis may be needed for road diets, where the roadway cannot fully meet the demand of the new configuration.

Impact to Emergency Response: Nominal. If the project is on emergency access routes, road diets should be assessed for changes in response time and alternative emergency access routes. Impacts to existing and potential future evacuation routes will need to be considered in accordance with Design Information Bulletin (DIB) 93. Project team should consult with Caltrans's Traffic Management, emergency response agencies, and law enforcement agencies for their input.

Mobility Impact: A transportation analysis is needed to properly assess impacts from the throughput capacity reduction associated with typical road diet projects within the project area as well as adjacent roadway network. Transportation analysis scope and methodology considerations include:

- Travel demand modeling to assess diversion impacts to other routes due to the reduction in capacity
- Analysis of the project area and impacted parallel facilities
- Intersection analysis and modeling should be conducted to assess potential operational deficiencies
- Intersection Safety and Operational Assessment Process (ISOAP) and Highway Safety Manual (HSM) analysis may be needed if there are major physical changes or travel demand in the project area. Traffic control warrant analysis should be consistent with the California Manual on Uniform Traffic Control Devices (CA MUTCD)
- Bicycle and Pedestrian analysis should be conducted consistent with HCM (Chapters 4, 15, 24, and 35) and FHWA methodologies.
- Impact of ADT due to diverted trips.
- Impact to local freight and truck circulation.

For projects on the local road network, a transportation analysis that includes potential SHS impacts from diverted trips should be conducted through the Local Development Review (LDR) or Encroachment Permit process. In addition to the considerations above, the analysis should

include ramp queueing.

Maintenance Considerations

- Consider durability of markings and reflectivity
- Ensure traces of old markings are removed
- Recess pavement marking for locations with snow operations

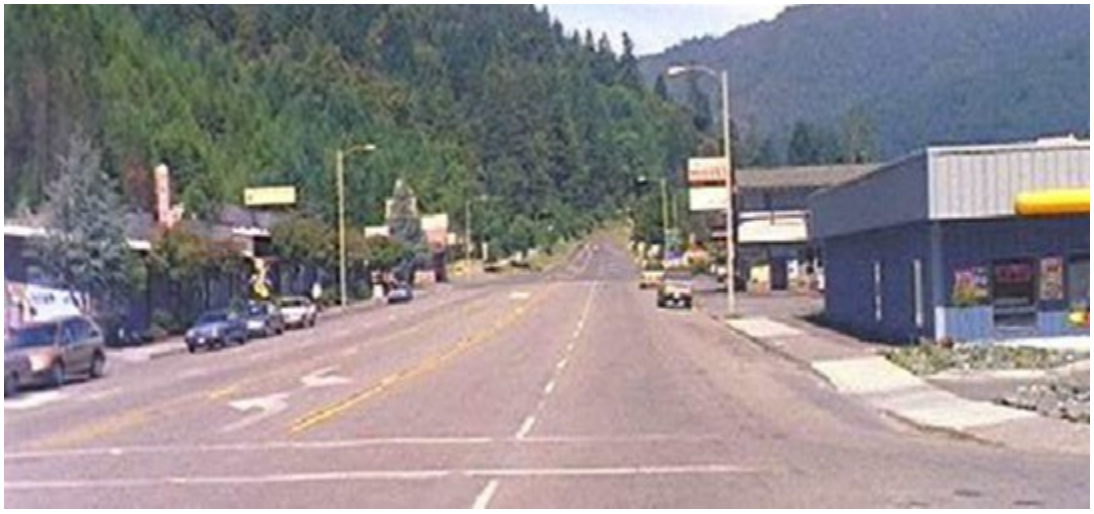
Other Considerations

- Provide consistency between adjacent roadway sections and provide transitions through intersections. Consider protected intersections for non-motorized users
- Project context and types of roadway users within a project segment can determine if road diets are appropriate to accommodate non-motorized users. See DIB 94 for low speed facilities in Urban Area, Suburban Area, and Rural Mainstreet
- Consider future plans for bus routes, bike facilities, pedestrian facilities, etc
- Signals may need to be modified with the implementation of a road diet, which can eliminate the number of lanes, turn pockets as well as providing a signal for bicycles
- Most common configuration: Reducing through lanes from four to two, while providing a center two-way left-turn lane (TWLTL)
- Can include bicycle lanes, transit lanes, bus turnouts, on-street parking, physical safety barriers (curb extensions, raised medians, pedestrian refuge islands, etc.), sidewalk widening, and/or wider shoulders (FHWA)
- Requirements from HDM Chapter 300 and the CA MUTCD should be considered depending on project scope
- Roadway narrowing with edge lines (creating 10.5 ft wide lanes) can reduce speeds 1 to 2 MPH. Reductions up to 5 MPH have been reported. Refer to DIB 94 for lane narrowing in Urban Area, Suburban Area, and Rural Mainstreet in low speed environment

References

1. Design Information Bulletin (DIB) 94
2. Highway Design Manual (HDM) Chapter 300 - Caltrans
3. California MUTCD - Caltrans
4. Traffic Calming ePrimer - FHWA
5. Road Diet Polices - FHWA
6. Proven Safety Countermeasures - FHWA

Sample Project



State Route 299 Willow Creek, CA (Before)

State Route 299 Willow Creek, CA (After)

Project Description:

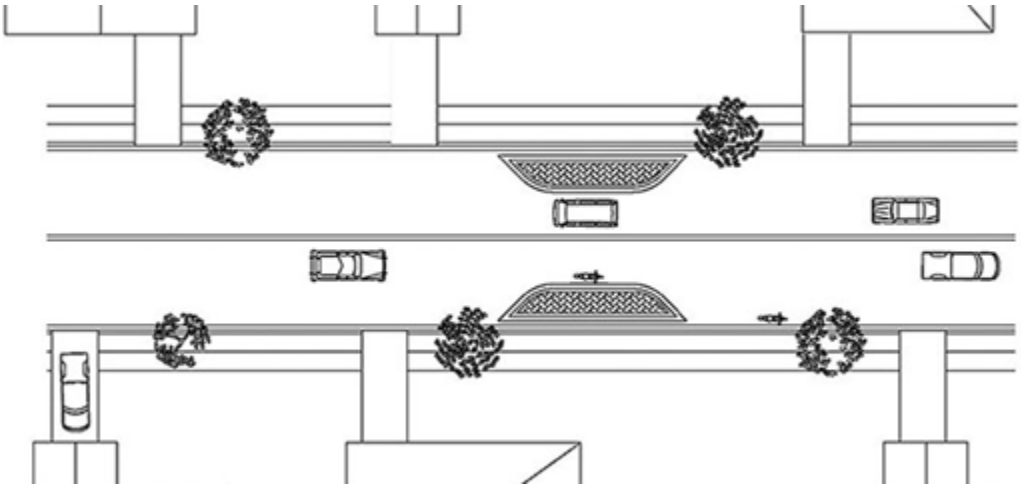
State Route 299 in downtown Willow Creek implemented a road diet treatment to convert an existing 4-lane roadway with two-way left turn lane (TWLTL) to a 2-lane roadway with TWLTL and a dedicated bike lane on each side. Some of the roadway cross-section was also reallocated to provide landscaping and street trees. These improvements lead to both a physical and perceived narrowing of the roadway. Refer to section F.1 for the traffic calming benefits of landscaping and street trees.

Neckdowns/Chokers

Description

A choker is a horizontal extension of the curb at a midblock on a street resulting in a narrower roadbed section.

Other terms for choker include: neckdown, midblock narrowing, midblock yield point, pinch point, constriction, or edge island. If the choker is a marked crosswalk, it is sometimes referred to as a safe cross.



Choker Schematic (Source: Delaware Department of Transportation)

Placement

Mid-block, along the shoulder on both sides of the street. The curb face of each choker should be setback a minimum of 2 feet from the class II bikeway or State Highway travel lane (HDM 303.4).

Functional Classification: Collectors and Local Roads (NOTE: Only local roads are suitable for neckdowns/chokers that reduce operations to one direction)

Appropriate Daily Volume Range: DelDOT: ≤ 20,000 ADT; El Paso: 500-7,500 ADT (NOTE: These daily traffic volumes refer to chokers that maintain two-way operations. Chokers that restrict travel to one direction at a time will require additional consideration to account for more complex operational impact.)

Speed Limit: 35 MPH or less (HDM 303.4)

Minimum Lane Width: The minimum lane width varies by ADT. For complete street contextual guidance, see DIB 94.

Maximum Grade: 5% (HDM 303.4)

Performance

Speed Reduction: 1-4 MPH reduction in 85th percentile speeds (FHWA); Up to 5 MPH (PennDOT)

Volume Reduction: Nominal impact (FHWA)

Impact to Emergency Response: Nominal. Determine whether your project is designated as an evacuation route. See DIB 93 for further guidance.

Mobility Impact: Nominal for vehicles. Vehicles are capable of passing each other without conflict within a choker. This narrowing is intended to discourage motorist from speeding and to reduce vehicle speeds in general. Bicycles may be impacted with the implementation of choker depending upon available shoulder/bike lane between vehicle lane and curb.

Maintenance Considerations

SNOW

- Design choker to accommodate snow storage
- Design choker to accommodate width of snowplow
- Consider signage or other devices to alert snowplow operators

OTHER

- Consider impact on drainage to gutter
- Consider maintenance and irrigation if landscaping is provided

Other Considerations

- Chokers can be created by either curb extensions or roadside islands. Roadside islands are less appealing aesthetically but leave existing drainage channels open. They also make it possible to provide a bicycle bypass lane on streets without curbside parking. If motor vehicle volumes are large, chokers can be challenging to bicyclists, who may need to navigate through traffic congestion. Bicycle bypass lanes should be considered in such cases
- Consider bicyclists during the design process. The probability of vehicles and bicycles meeting at a choker is low and require no special accommodation for bicycles when streets have little bicycle traffic and/or low motor vehicle volumes. Provide sharrow markings in advance of choker to alert vehicles of the need to share the space with bicyclists where no bicycle bypass lane is provided. Consider providing a bypass lane for bicycles that are separated from the travel lanes by the curb extension on wider streets with higher volumes

- The length of a choker can vary depending on the location of driveways and curbside parking but should be a minimum of 20 feet long (DelDOT)
- A choker may be a good location to place a midblock crosswalk and can be leveled with the roadbed or as a raised crosswalk. Chokers shorten the crossing distance as well as increasing the visibility of pedestrians, while providing protection with curbs
- To comply with the International Fire Code that has been adopted by emergency services, the minimum street width between the choker islands shall be 20 feet
- A midblock location near a streetlight is preferred for a choker
- May require relocation of drainage features and utilities
- Edge line tapers should conform to the CA MUTCD taper formulas and accommodate street sweeping equipment
- Curb extensions that create choker (narrowing) should include signs that are compliant with the CA MUTCD. Landscaping features can also enhance this calming measure by drawing motorist attention the chokers. The preference for landscaping are low-lying, slow growing shrubs or herbaceous perennial plants to maintain adequate sight lines and to minimize maintenance costs
- See HDM Topic 303 for selection of curb type
- See CA MUTCD for painting of curb adjacent to choker

References

1. Highway Design Manual (HDM) Index 303.4(1) - Caltrans
2. California MUTCD - Caltrans
3. Traffic Calming ePrimer - FHWA
4. Design Information Bulletin (DIB) 94 - Caltrans
5. Design Information Bulletin (DIB) 93 - Caltrans

Sample Project

Two-lane chokers in Stockton, CA

Project Description:

The City of Stockton implemented chokers on their two-lane roadway to slow vehicles within this corridor. Chokers can act as a transition between commercial and residential area. These chokers provide an added buffer for signage and planting that otherwise would restrict the existing pedestrian path.

Curb Extension/Bulbouts

Description

Bulbouts are a type of curb extension used for the benefit of pedestrians because it shortens the crossing distance and provides more area and visibility for pedestrians. Bulbouts have a traffic calming effect because it requires more attention from the driver, while inducing a speed reduction due to larger turning maneuvers.

Esparto Improvement project on State Route 16 in Esparto, CA

Placement

Bulbouts should comply with the HDM Figures 303.4A and B, while also considering site specific conditions. Bulbouts should be placed at all corners of an intersection. When used at mid-block crossing locations, bulbouts should be used on both sides of the street. The curb face of the bulbout should be setback a minimum of 2 feet from either the traveled lane or class II bikeway. For full details of the standards, refer to HDM 303.4.

Functional Classification: Minor Arterial, Collectors, and Local Roadways

Maximum Posted Speed Limit: Most appropriate for posted speeds 35 miles per hour or less. Refer to HDM 303.4

Minimum Lane Width: Varies based on ADT and other project site condition. For complete street contextual guidance, see DIB 94

Performance

Speed Reduction: 1 to 3 MPH reduction in 85th percentile speeds of through vehicles (FHWA). Turning speeds will be reduced more significantly

Volume Reduction: Nominal, but some turning volumes might decrease depending on the level of driver discomfort as well as the availability of alternative routes

Impact on Emergency Response: Nominal but turning radius of emergency vehicles should be considered if located along an emergency response route. See DIB 93 for further guidance

Mobility Impact: Nominal

Maintenance Considerations

SNOW

- Need to alert snowplow operators
- Consider snow storage

OTHER

- Consider impact to drainage and underground utilities
- Consider accommodations for commercial vehicles off-tracking (e.g., truck aprons)

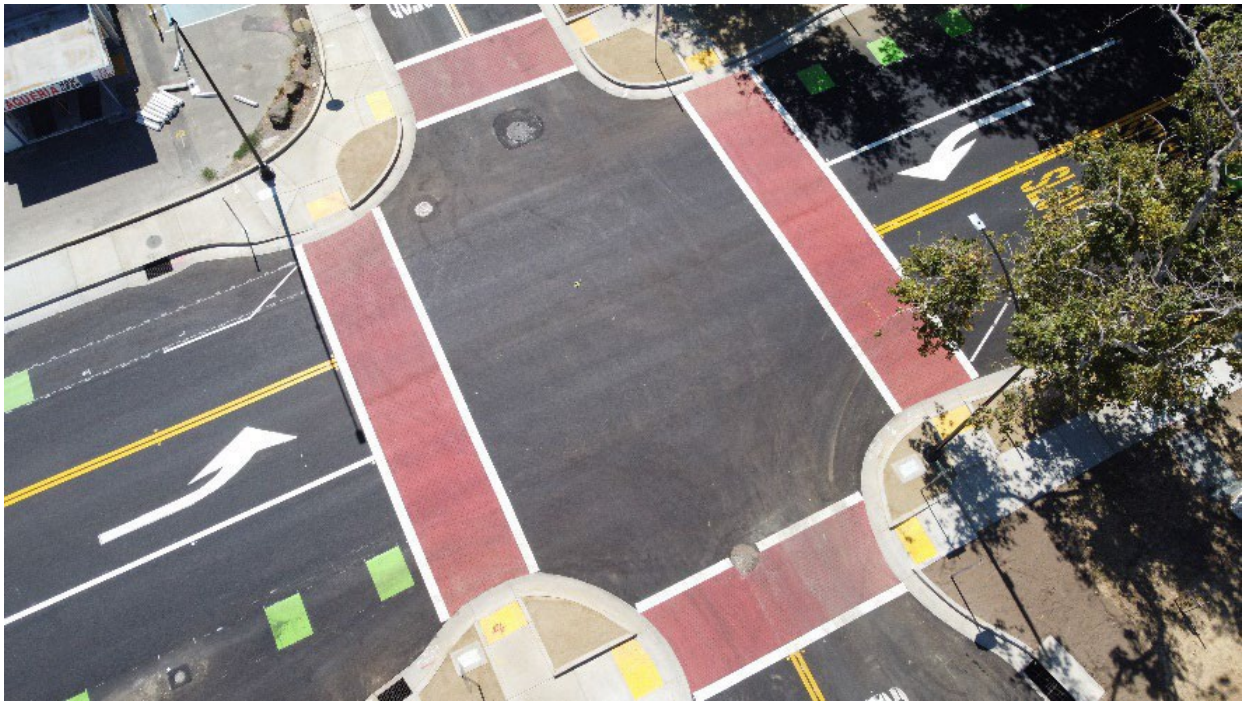
Other Considerations

- Drainage and existing utility relocation
- Should not extend into bicycle lanes
- Consult with the District Pedestrians and Bicyclists Safety Engineer
- Opportunities to provide green infrastructure
- Tracking and swept widths for Design Vehicles
- Bulbouts work well in situations where on-street parking is present. On-street parking may provide separation from errant vehicles
- Bulbouts may be designed to include protected crossings for bicycles
- Coordinate with the District Truck Access Manager to ascertain the oversize/overweight vehicles accommodation and as any additional vehicle requirements
- For added pedestrian visibility at mid-block crossings, consider crosswalk enhancement features discussed in “Category A, Signings and Markings”

References

1. Highway Design Manual (HDM) Index 303.4 - Caltrans
2. Highway Design Manual (HDM) Index 404.4 - Caltrans
3. Design Information Bulletin (DIB) 94 - Complete Streets
4. Design Information Bulletin (DIB) 93 – Evacuation Route Design Guidance
5. FHWA Traffic Calming ePrimer Section 3.16
6. NACTO Don't Give Up at the Intersection

Sample Project



Route 16 in Yolo County, CA

Project Description:

The project is located in Yolo County on State Route 16 from Orleans Street to County Road 21A. Pedestrian improvements include crosswalks, sidewalks, curb bulbouts, upgraded curb ramps, improved lighting, green bicycle lane treatment, pavement rehabilitation, parking, etc.

On-Street Parking

Description

On-street parking can assist in achieving lower operating speeds by constricting driver experience with increased side friction. On-street parking may also be used as bikeway separation from the traveled lane, which enhances bicyclist comfort by providing physical separation from motor vehicles as well as providing traffic calming. On-street parking can either be parallel or angled, parallel parking provides more potential for speed reductions. Typical applications can include parking on both sides of the roadway, either side, or alternating from one side to the other for a chicane effect. On-street parking can be combined with other traffic calming measures.

Back-Angled Street Parking (SR99 in Live Oak, CA)

Placement

Appropriate at midblock location or near an intersection. Parking should be prohibited within close proximity to an intersection to allow for adequate corner sight distance. Curb extension can be implemented to allow for on-street parking, while offering a shorter crossing distance for pedestrians

Functional Classification: Principal Arterials, Minor Arterials, Collectors, and Local Roads

Maximum Posted Speed Limit:Appropria mon urban speed limit. Consider providing

shy distance between parked vehicles and the through lanes (FHWA)

Performance

Speed Reduction: 1-5 MPH reduction, with 2-3 MPH being the most common (FHWA)

Volume Reduction: Little to no impact

Impact on Emergency Response: Nominal

Mobility Impact: Analysis of impacts to the project area or roadway network that is consistent with HCM (Chapters 15, 16, 18, 29, and 30) methodologies should be conducted

Maintenance Considerations

- Consider impact on-street sweeping or snow plowing operations

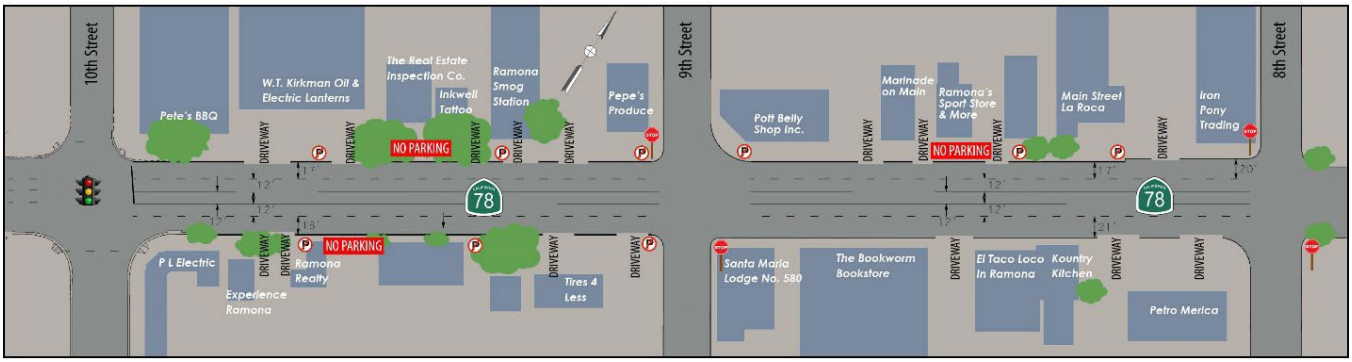
Other Considerations

- Requires local agency enforcement of no parking regulatory signage during plowing or sweeping operations
- Coordination with local agencies may be necessary to remove, change, or enforce parking
- May impact road user visibility and sight distance at driveways, alleys, and intersections
- If paired with bike lane, consider bike lane buffer and/or wider bike lane to protect cyclists from car doors
- Reduces effective width of roadway if more than half of a block-face is occupied
- Can be paired with curb extensions or bulb-outs to protect parking
- Parallel parking preferred for speed reduction
- Consider parking demand and back-in angle street parking
- Provides protective buffer between pedestrians and moving traffic
- Requirements from HDM Chapter 300 should be considered depending on project scope
- ADA-compliant spaces may be necessary depending on context. Refer to DIB 82
- Consult with the District Traffic Safety Engineer and/or the District Bicyclist and Pedestrian Safety Engineer for the implementation of this measure

References

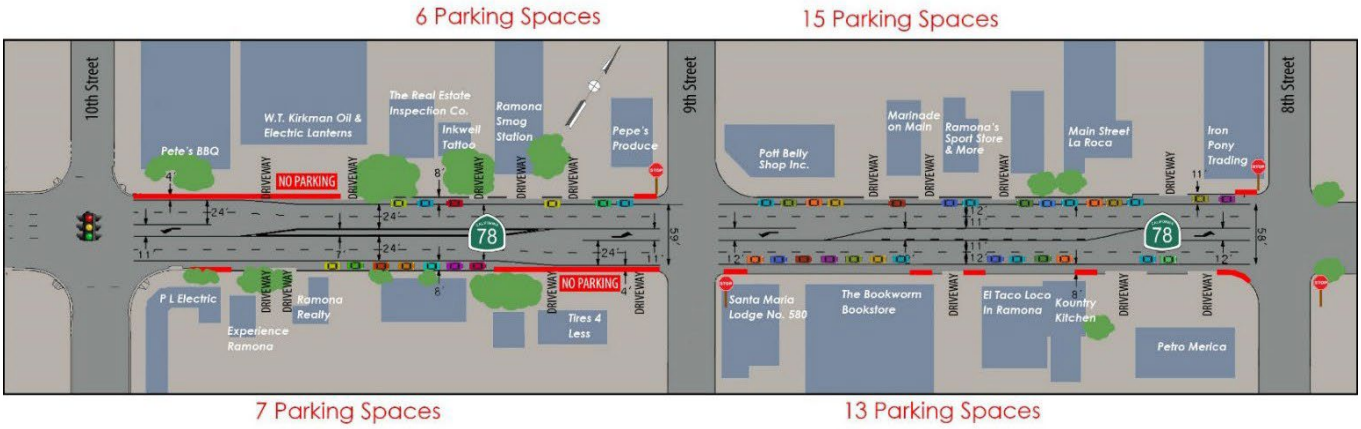
1. Highway Design Manual (HDM) - Chapter 300
2. Traffic Calming ePrimer - FHWA
3. Traffic Calming Fact Sheet - ITE
4. Highway Safety Manual - AASHTO
5. Highway Capacity Manual 7th Edition - The National Academies Press
6. California MUTCD - Caltrans

Sample Project



Before Project

- NO PARKING allowed on both sides of the street between 9th and 10th
- NO PARKING allowed on the westbound side of the street between 8th and 9th



After Project

- Parallel parking spaces for 21 vehicles on the westbound side and 20 on the eastbound side provided

Project Description:

41 additional parking spaces have been provided that were previously designated as no parking areas along State Route 78 in Ramona, California. This feature was implemented in addition to road diet implementation that narrowed the roadway to reduce vehicle speeds.

Raised Median Island/Traffic Island

Description

Traffic Islands are typically used for channelization but could also be used for traffic calming, since it introduces a curb adjacent to vehicles and has the effect of slowing vehicles. Pedestrian refuge islands and raised median islands are commonly used together. Landscaping the raised median island contributes to community livability and environmental sustainability. The proposed landscaping should not impair sight distances.

State Route 131 in Tiburon, CA (Google Earth)

Placement

For guidance on design and delineation of traffic islands / raised medians island, see the HDM Index 405.4. Table 405.4 provides information regarding commonly used parabolic curb flares. The California MUTCD should be referenced when considering the placement of traffic islands at signalized and unsignalized intersections. The HDM index 405.4 also provides additional information on pedestrian refuge. All traffic islands placed in the path of a pedestrian crossing must comply with DIB 82.

The guidance in the HDM Topic 904 applies if landscaping is provided within the island. The FHWA Traffic Calming ePrimer Section 3.18 contains useful information on Raised Median Islands/Traffic Islands.

Functional Classification: Minor Arterials, Collectors, and Local Roads

Maximum Posted Speed Limit: Appropri[illegible]dways under 35 MPH posted speed limit

Minimum Lane Width: Varies by ADT and other project specific site condition. For complete street contextual guidance, see DIB 94

Performance

Speed Reduction: 1-8 MPH Reduction of 85th percentile speed depending on the degree of lane narrowing and the volume of traffic (FHWA)

Volume Reduction: Negligible

Impact on Emergency Response: Nominal. Raised Median Islands and Traffic Islands can affect the ability to move large volumes of people and vehicles into and out of communities within designated evacuation routes. Refer to DIB 93, Evacuation Route Design Guidance.

Mobility Impact: Nominal

Maintenance Considerations

SNOW

- Need signage to alert snowplow operators

OTHER

- If landscaped, need to consider maintenance and access
- Need to consider impact on drainage and existing utilities, which may require relocation
- Consider effectiveness of mountable curbs

Other Considerations

- May impede with large vehicle turning movements
- Consider impact of blocking left turns from driveways.

References

1. Highway Design Manual (HDM) Index 405.4 - Caltrans
2. Highway Design Manual (HDM) Topic 904 - Caltrans
3. Traffic Calming ePrimer (Section 3.18) - FHWA
4. Design Information Bulletin (DIB) 82 - Caltrans
5. Design Information Bulletin (DIB) 94 - Caltrans
6. Design Information Bulletin (DIB) 93 - Caltrans

Sample Project

Live Oak Complete Streets on State Route 99 in Live Oak, CA

Project Description:

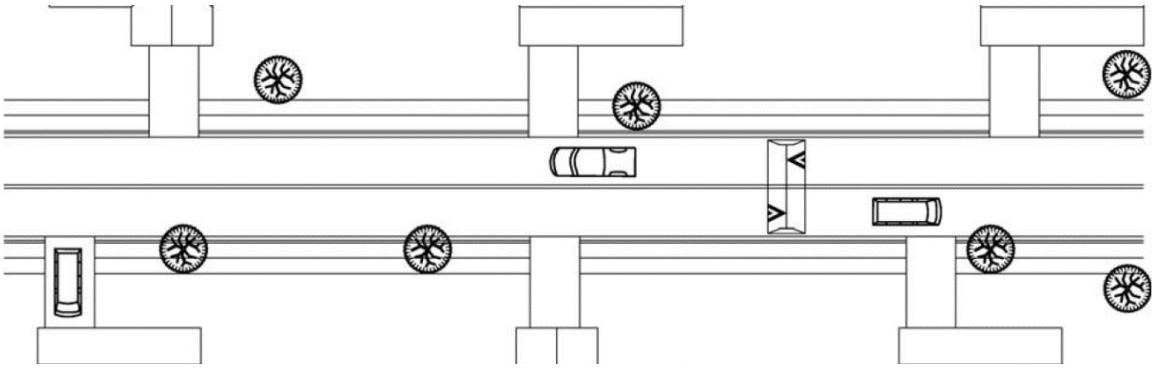
The project is located along SR 99, south of Coleman Ave and extends to the north of Nevada Street within the City of Live Oak in Sutter County. Improvements within this project include, rehabilitating pavement life, upgrading drainage systems, constructing new continuous sidewalks, improving traffic signals, providing parking, upgrading curb ramps, constructing raised median island, etc.

Category D. Vertical Roadway Elements

Speed Hump

Description

A speed hump is an elongated mound in the roadway pavement surface extending across the traveled way at a right angle to the traffic flow. A speed hump is typically 12 feet in length (in the direction of travel) and 3 to 4 inches in height. The purpose of a speed hump is to discourage speeding by producing sufficient discomfort to a motorist while driving through it. A speed hump is also referred to as a road hump or undulation.



Speed Hump Schematic (DelDOT)

Placement

Mid-block, not near an intersection. Should not be placed on a sharp curve.

Functional Classification: Local Roads

Appropriate Daily Volume Range: 3,500 ADT (PennDOT). Consider only if no more than 5% of the overall traffic flow consists of long-wheelbase vehicles (ITE)

Maximum Posted Speed Limit: 30 MPH (ITE)

Performance

Speed Reduction: A single speed hump reduces vehicle speeds to a range of 15 to 20 MPH when crossing the hump. To keep 85th percentile operating speed between 25 MPH to 30 MPH, a series of speed humps at spacing between 260’ to 500’ is recommended (ITE)

Volume Reduction: 20% (DelDOT) - The reduction will depend on the impact to travel time and the availability of an alternative route.

Impact to Emergency Route Access: Typically, delay for a fire truck is in the 3 to 5 seconds range. Delay can be as much as 10 seconds for an ambulance with a patient. Consider using a speed cushion or an offset speed table to help mitigate delay. See DIB 93 for further guidance.

Mobility Impact: Moderate

Maintenance Considerations

SNOW

- Signing to alert snowplows to avoid damage to approach ramps
- Consider snowplow design when choosing approach ramp shape (straight, sinusoidal, or parabolic)

OTHER

- Visibility of warning sign
- May impact street sweeping operations
- Pavement marking upkeep due to constant traffic wear

Other Considerations

- The SPEED HUMP (W17-1) sign should be used to give warning of a vertical deflection in the roadway that is designed to limit the speed of traffic. The SPEED HUMP sign should be supplemented by an Advisory Speed plaque. See CA MUTCD Section 2C.29 for additional information on Speed Hump Sign
- If speed hump markings are used, they shall be a series of white markings placed on a speed hump to identify its location. See CA MUTCD Section 3B.25 for additional information on Speed Hump Markings
- Speed humps may present a potential obstacle to all vehicles including bicyclists, motorcyclists, and emergency vehicles
- Speed humps implementation will result in an increase in vehicle noise
- Traffic may diverge from roads to adjoining parallel roads where speed humps are installed. Drivers may swerve to avoid speed humps
- Consult with regional transit, emergency services, and fire departments prior to the installation of speed humps
- May impact drainage on roadways where drainage gutter or flow of water is in the center of roadway
- Consider street lighting near speed humps
- Speed humps should not be installed in front of driveways or other significant access areas

References

1. California MUTCD - Caltrans
2. Design Information Bulletin (DIB) 93 - Caltrans
3. Traffic Calming ePrimer - FHWA
4. Updated Guidelines for the Design and Application of Speed Humps - ITE

Sample Project

Speed Hump in Stockton, CA

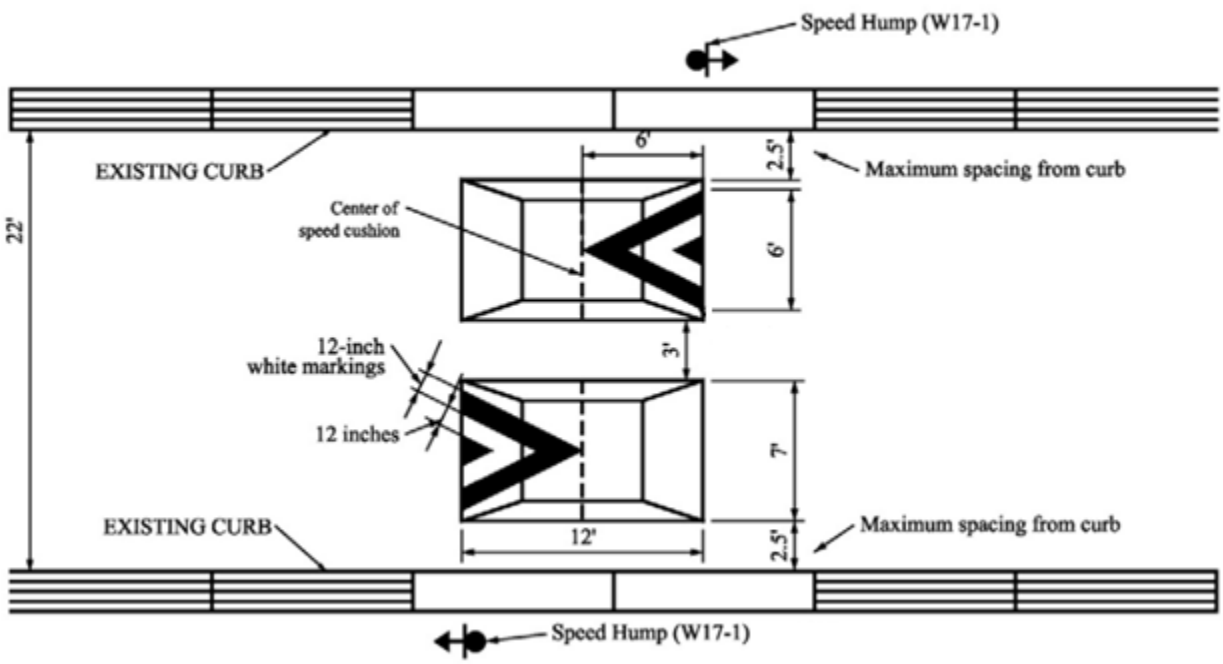
Project Description:

The City of Stockton implemented speed humps within residential area to discourage speeding.

Speed Cushion

Description

A speed cushion consists of two or more raised mounds placed laterally across a roadbed. The height and length of the raised mounds are comparable to the dimensions of a speed hump. The primary difference is that a speed cushion has gaps (often referred to as "cutouts") between the raised mounds to enable a vehicle with a wide track (e.g., a large emergency vehicle, some trucks, some buses) to pass through the feature without any vertical deflection. Another difference between a speed cushion and a speed hump is that the top of the speed cushion is usually levelled. Speed cushions can be more accommodating for users on two-wheeled modes such as cyclists and motorcyclists when compared to speed humps due to the gaps provided. A speed cushion is often the preferred alternative to a speed hump on a primary emergency response route, a transit route with frequent service, or when higher truck volumes are anticipated. A speed cushion is also known as a speed lump, speed slot, and speed pillow.



Speed Cushion Schematic with Median (DelDOT)

Placement

Appropriate at midblock, not near an intersection. Should not be placed on a sharp curve.

Functional Classification: Local Roads

Appropriate Daily Volume Range: 3,500 ADT (PennDOT)

Maximum Posted Speed Limit: 30 MPH (ITE)

Performance

Speed Reduction: Single speed cushion reduces vehicle speeds to a range of 15 to 20 MPH when crossing the hump. To keep 85th percentile operating speed between 25 MPH to 30 MPH, a series of speed humps spaced between 260' to 500' is recommended (ITE). Average speeds are typically higher when compared to a speed hump because speed cushion allows a motorist to pass over the cushion with one wheel on the cushion and one wheel off

Volume Reduction: Minimal as a single installation, but around 20% when installed in a series (PennDOT)

Impact on Emergency Vehicle Access: Negligible – Emergency vehicles can pass over the speed cushions at or near the speed limit.

Mobility Impact: Moderate

Maintenance Considerations

SNOW

- Signing to alert snowplows to avoid damaging approach ramps
- Consider snowplow design when choosing approach ramp shape (straight, sinusoidal, or parabolic)

OTHER

- Visibility of warning sign
- Pavement marking upkeep due to constant traffic wear
- Impacts to street sweeping operations

Other Consideration

- Pavement markings (e.g., striping, arrows) and signage for a speed cushion should replicate those for a speed hump. See CA MUTCD Section 2C.29 and Section 3B.25 for additional information
- Speed cushions implementation will result in an increase in vehicle noise
- Traffic may diverge to adjoining parallel roads from roads where speed cushions are installed. Drivers may swerve to avoid speed cushions
- Consult with regional transit, emergency services, and fire departments prior to the installation of speed cushions
- Consider placing street lighting near speed cushions

- The cushion width should be wide enough to slow personal passenger vehicles and yet narrow enough to permit fire trucks and transit vehicles to pass easily without overloading the rear axles of those heavier vehicles

References

1. California MUTCD - Caltrans
2. Design Information Bulletin (DIB) 93 - Caltrans
3. Traffic Calming ePrimer - FHWA
4. Updated Guidelines for the Design and Application of Speed Humps - ITE

Sample Project

Pamplico Dr in Santa Clarita, CA (Google Maps)

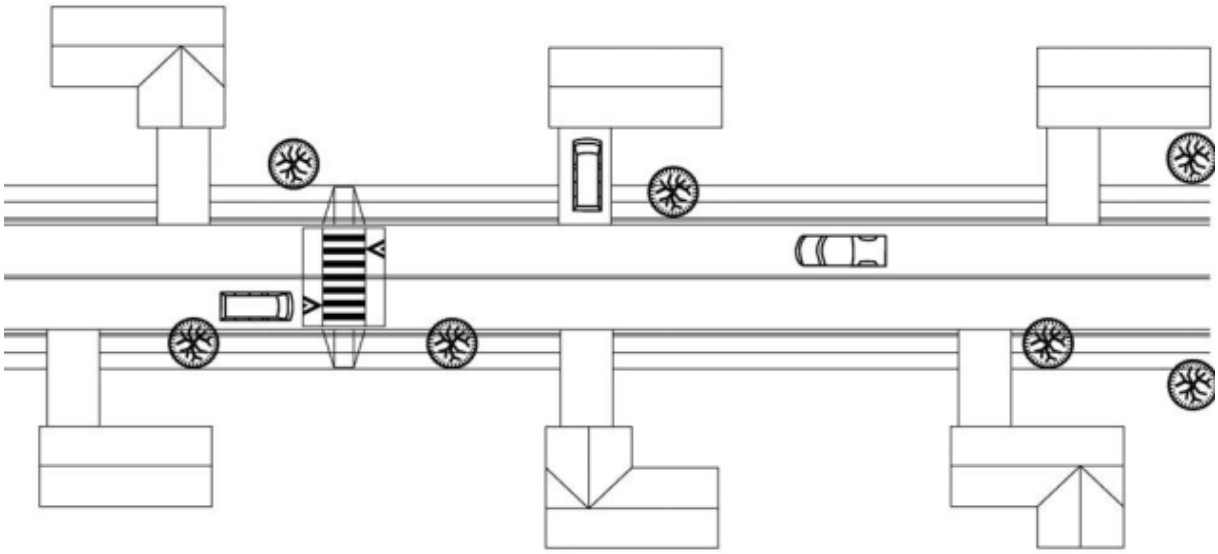
Project Description:

The City of Santa Clarita implemented speed cushions to discourage speeding within residential area. Emergency vehicles with wide tracks can pass through this calming measure without any vertical deflection.

Speed Table/Raised Crosswalk

Description

A speed table is a vertical traffic calming device, similar to a speed hump that runs transverse to the direction of traffic. The speed table is longer than a speed hump, typically having a ramp up of approximately 6 feet followed by a 10 feet minimum flat section, then a ramp down of 6 feet for a total width of 22 feet. The roadway transition will not exceed 5% grade relative to the roadway profile. The flat section may have a marked crosswalk placed on the flat section, which provides more visibility to the crosswalk and crossing pedestrians.



Speed Table / Raised Crosswalk (DelDOT)

Placement

Recommended for single-lane one-way or two-lane two-way roadways, where a crosswalk exist or if a crosswalk is warranted. Should not be placed on a sharp curve.

Speed tables can enhance marked crosswalk visibility, while having the added benefit of reducing vehicular operating speed at the crossing location. There are two types of speed tables: flush with the curb and open at the edges.

When speed tables are constructed flush with the curb, an ADA curb ramp is not required. However, detectable warning surfaces are needed at the sidewalk curbs. Drainage flow must be considered along the gutter line.

When speed tables are constructed with open ends, the crosswalk will taper to the pavement prior to the gutter, and an ADA curb ramp must be provided. The edge taper should meet ADA design requirements and can also conform prior to the bike lane to avoid impeding bicyclist

operation.

Functional Classification: Collectors and Local Roads

Appropriate Daily Volume Range: 9,000 ADT or less. Refer to Table 1 for more information on placement.

Maximum Posted Speed Limit: 30 MPH or less

Performance

Speed Reduction: 7-8 MPH reduction in 85th percentile operating speeds (FHWA)

Volume Reduction: Low, but more significant diversion can be achieved by combining this measure with other traffic calming measures.

Impact on Emergency Vehicle Access: Generally, not appropriate for a primary emergency vehicle route or on a street that provides access to a hospital or emergency medical services. See DIB 93 for further guidance.

Maintenance Considerations

SNOW

- Signing to alert snowplows to avoid damaging approach ramps
- Consider snowplow design when choosing approach ramp shape (straight, sinusoidal, or parabolic)

OTHER

- Visibility of warning sign
- Pavement markings require upkeep due to constant traffic wear
- Impacts to street sweeping operations

Other Considerations

- Pavement markings (e.g., striping, arrows) and signage for a speed table/raised crosswalk should replicate those for a speed hump. See CA MUTCD Section 2C.29 and Section 3B.25 for additional information
- Consult with the District Pedestrians and Bicyclists Safety Engineer
- Speed tables may present potential obstacle to all vehicles including bicyclists and motorcyclists
- Speed tables implementation will result in an increase in vehicle noise
- Speed Tables are typically 3” to 6” high
- Traffic may diverge to adjoining parallel roads from roads where speed tables are installed
- Consult with regional transit, emer[illegible]rvices, and fire departments prior to the

installation of speed cushions

- Requires Advanced Warning Signs
- Proximity of nearest intersection
- Impact to drainage, street parking, and existing utilities
- May require street lighting
- ADA compliance
- Flat top long enough (typically 10 feet) for the entire wheelbase of a passenger car to rest on top (FHWA)

References

1. Design Information Bulletin (DIB) 93 - Caltrans
2. Design Information Bulletin (DIB) 82 - Caltrans
3. California MUTCD (Section 3B.18) - Caltrans
4. Traffic Calming ePrimer - FHWA
5. Traffic Calming Fact Sheets - ITE
6. Urban Street Design Guide - NACTO

Sample Project

66th St in Emeryville, CA (Google Maps)

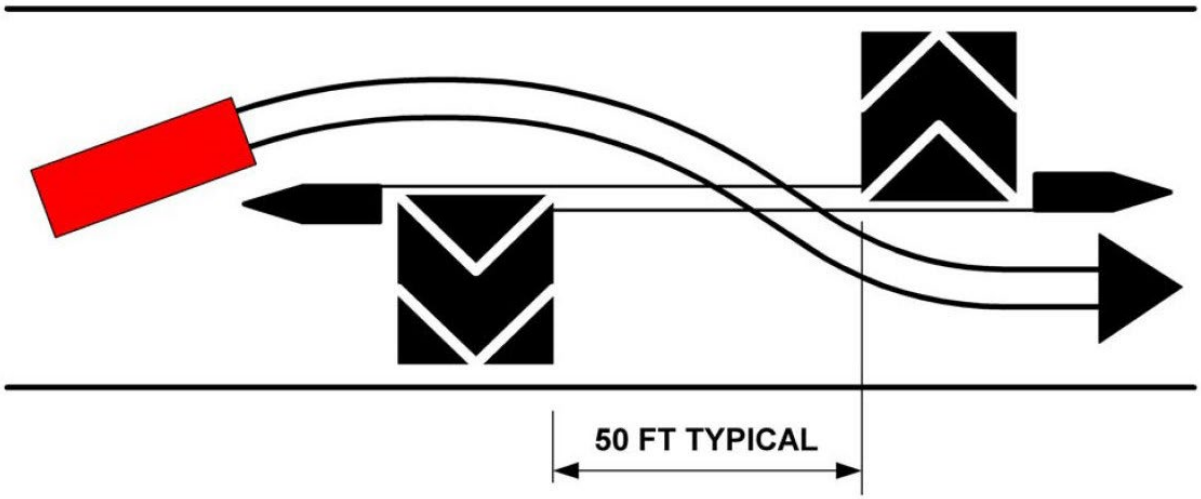
Project Description:

The City of Emeryville implemented a speed table/raised crosswalk. Additional crosswalk enhancements include RRFB signing, In-street Pedestrian Crossing signs, and pavement markings at the 66th St pedestrian crossing. These calming measures were implemented to help reduce vehicle speeds, improve driver awareness of the pedestrian crossing, and encourage motorists to yield to pedestrians.

Offset Speed Table

Description

An offset speed table provides the calming benefits of a speed table, while allowing emergency vehicles to pass through with minimal delay. An offset speed table is a speed table split in half down the street centerline with longitudinal separation between the two halves. This geometry allows for emergency vehicles to avoid the vertical device by weaving through the two halves of the speed table. An offset speed table is typically 3 to 4 inches in height with a 6 feet ramp up section, a 10 feet flat section, followed by a 6 feet ramp down section for a total width of 22 feet. A minimum separation distance between humps of 40 feet is necessary to allow emergency vehicles to bypass the speed table.



Offset Speed Table (NACTO, ITE)

Placement

Mid-block along a corridor that is suited to a speed hump but requires minimal impact for emergency response vehicle delay. Not recommended on a sharp curve.

Functional Classification: Local Roads

Appropriate Daily Volume Range: 9,000 ADT or less

Maximum Posted Speed Limit: 30 MPH

Performance

Speed Reduction: 7-8 MPH reduction in 85th percentile speeds

Volume Reduction: Low, but more significant diversion can be achieved by combining this measure with other traffic calming measures.

Impact of Emergency Response Access: Minimal. This countermeasure is specifically designed to minimize emergency vehicle delays, while still providing the speed reduction benefits of speed humps.

Mobility Impact: Nominal

Maintenance Considerations

SNOW

- Signing to help snowplows avoid damaging approach ramps
- Consider snowplows when choosing approach ramp shape (straight, sinusoidal, or parabolic)

OTHER

- Warning sign visibility
- Pavement marking upkeep due to constant traffic wear

Other Considerations

- Driver circumnavigation can be minimized by providing small median islands leading up to each table with a double-centerline and raised pavement markers
- Pavement markings (e.g., striping, arrows) and signage for an offset speed table should replicate those for a speed hump. See CA MUTCD Section 2C.29 and Section 3B.25 for additional information
- Offset speed tables may present a potential obstacle to all vehicles including bicycles and motorcycles
- Offset speed tables implementation will result in an increase in vehicle noise
- Traffic may diverge to adjoining parallel roads from where offset speed tables are installed. Drivers may swerve to avoid offset speed tables
- Consult with regional transit, emergency response services, and law enforcements.
- Emergency vehicles swerving to avoid the offset speed table may confuse opposing traffic. Consider proper signing
- Impact to drainage and street parking
- May require street lighting

References

1. California MUTCD (Chapters 2C and 3B) - Caltrans
2. Traffic Calming Fact Sheets - ITE
3. Traffic Calming ePrimer - FHWA
4. Offset Speed Tables for Reduced Emergency Response Delay – NACTO, ITE

Sample Project

SW 87th Ave in Beaverton, OR (Scott Batson)

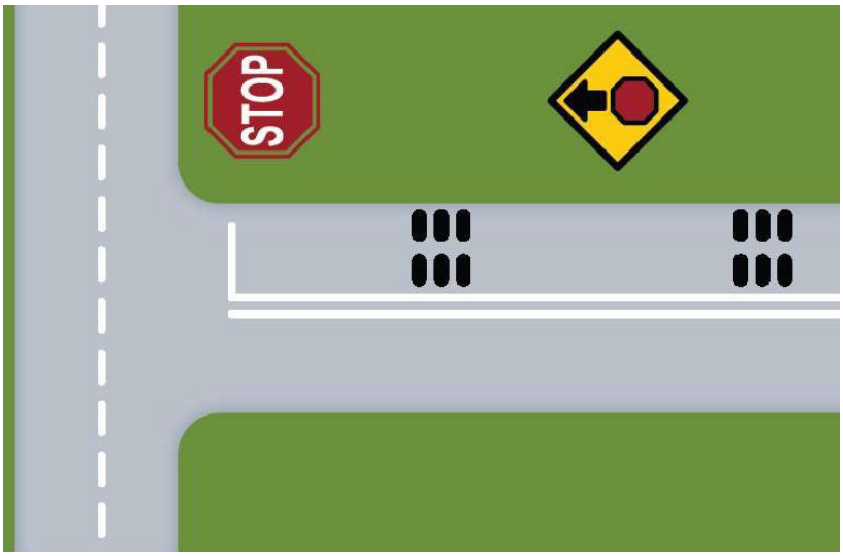
Project Description:

The City of Beaverton installed offset speed tables along SW 87th Ave. Offset speed tables were chosen due to the designation of the street for emergency response. The city saw a reduction in speed along this residential neighborhood. The City of Beaverton also added raised pavement makers with inset reflectors to deter vehicles from crossing the centerline.

Transverse Rumble Strips

Description

Transverse rumble strips are raised or grooved patterns installed perpendicular to the direction of travel in the roadway travel lane. Typically installed on rural roadways that have low volume and with infrequent traffic control devices. Transverse rumble strips provide an audible and tactile warning downstream of a decision point. They are different from center line and edge line rumble strips, which are located off the travel lane.



Transverse Rumble Strips (MNDOT)

Placement

On the approach of an unexpected roadway condition such as a stop condition or at a location that has a significant reduction in the speed limit. Examples include intersections, toll plazas, horizontal curves, end of highway/freeway, and work zones.

Functional Classification: Principal Arterials, Minor Arterials, Collectors, and Local Roads

Performance

Speed Reduction: 1-2 MPH on rural highways (FHWA)

Volume Reduction: Low

Impact on Emergency Response Vehicles: None. Emergency vehicles should be able to transverse the measure at or above the speed limit.

Mobility Impact: Nominal

Maintenance Considerations

SNOW

- Need signage to alert snowplow operators to avoid damaging the transverse rumble strips
- Using grooved rumble strips to avoid damage by snowplows

OTHER

- Need to be replaced or repaired frequently. The raised portions wear down rapidly due to constant traffic on them, which reduces their effectiveness

Other Considerations

- Noise pollution from rumble strips may impact surrounding land uses
- Will impact motorcyclists and bicyclists. Consider providing a center gap
- Raised or grooved options can be used for intersection approaches
- Grooved are generally 0.5” deep
- Raised are no more than 0.5” tall (multiple layers of thermoplastic for desired height)
- Can be used in combination of different length thermoplastics for more aggressive effect

References

1. Factors Influencing Operating Speeds and Safety on Rural and Suburban Roads - FHWA
2. California MUTCD (Section 3J.02) - Caltrans

Sample Project

Birch Ave and John St in Princeton, NJ (Google Earth)

Project Description

Transverse rumble strips were installed in a residential neighborhood in New Jersey. This calming measure was implemented to heighten motorist awareness of the pedestrian crossings and stop-controlled intersection ahead.

Raised Intersection

Description

A raised intersection is a vertical traffic calming device that raises the entirety of an intersection by 3 to 4 inches. The ramp sections of the intersection are approximately 6 feet in length with no greater than a 5% slope. Alternative paving methods such as colored asphalt, concrete, or pavers can be used to mark the intersection. A raised intersection provides many of the same benefits as other vertical traffic calming devices such as reducing vehicle speeds and increasing driver awareness of pedestrians and bicycles.

Raised Intersection (NACTO)

Placement

At the intersection of two local roadways with posted speeds less than 35 MPH. Commonly implemented in commercial areas with high pedestrian volumes

Functional Classification: Collectors and Local Roads

Maximum Grade: 8% or less

Performance

Speed Reduction: Speed should be reduced on all approaches, especially on un-controlled approaches (DelDOT)

Volume Reduction: Low

Impact on Emergency Response Access: Not recommended for use along primary emergency response routes, as it can add 4 to 6 seconds of delay.

Maintenance Considerations

SNOW

- Signage to help snowplows avoid damaging approach ramps
- Consider snowplow operations when choosing approach ramp shape (straight, sinusoidal, or parabolic)

OTHER

- Drainage impacts
- Crosswalks require tactile pavement for visually impaired pedestrians.
- Visibility of warning sign
- Upkeep of pavement markings due to constant traffic wear

Other Considerations

- Major impacts to drainage
- Changes to the existing drainage could impact existing utilities
- Detectable warning surface and/or color contrasts must be incorporated to differentiate roadway and sidewalk
- Pattern or tactile raised pavement

References

1. Traffic Calming ePrimer - FHWA
2. Design Information Bulletin (DIB) 82 - Caltrans
3. Traffic Calming Fact Sheets - ITE
4. Urban Street Design Guide - NACTO

Sample Project

Butte St and Market Pine Alley in Redding, CA (Google Maps)

Project Description:

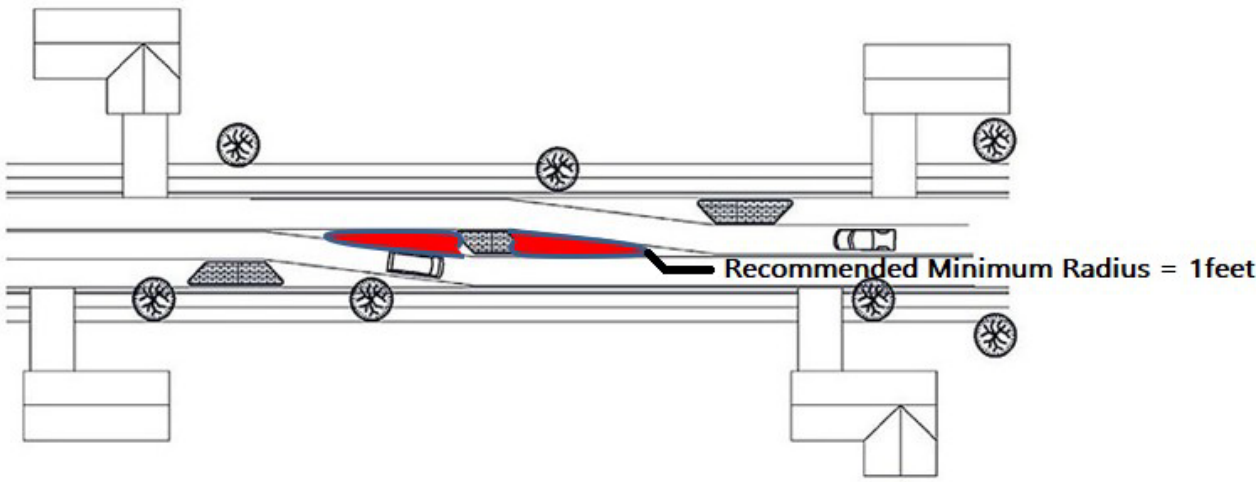
A raised intersection was implemented at Butte St and Market Pine Alley in Redding, CA. This calming measure was implemented to improve safety and accessibility at an intersection with high volumes of vehicles and pedestrians. The raised intersection improves pedestrian visibility, slows vehicle speeds, and provides a level pathway across the intersection.

Category E. Physical Roadway Segment Modifications

Lateral Shifts

Description

A lateral shift is a realignment of an otherwise straight street that causes travel lanes to shift. The primary purpose of a lateral shift is to reduce motor vehicle speed along the street. A typical lateral shift separates opposing traffic through the shift with the aid of a median island. Without the island, a motorist could cross the centerline and take the straightest path possible, thereby reducing effectiveness of the lateral shift. Additionally, a median island reduces the likelihood of a motorist veering into the path of opposing traffic. A chicane is a variation of a lateral shift except a chicane shifts alignment more than once.



Lateral Shift Schematic (DelDOT)

Placement

Along streets with a documented speeding problem, where more substantial measures (such as a chicane) are not appropriate; two-lane minor arterial.

Functional Classification: Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: All volumes (FHWA)

Speed Limit: 35 MPH or less

Performance

Speed Reduction: 5 MPH (DelDOT)

Volume Reduction: Nominal impact

Impact to Emergency Response: Minimal

Maintenance Considerations

- Design lateral shift to accommodate snowplow operations and snow storage
- If the median island is landscaped, consider maintenance and irrigation

Other Considerations

- Lateral Shifts should follow the guidance in CA MUTCD Section 6C.08
- Applicable only at mid-block locations, preferably near a streetlight
- For locations with bicycle facilities, the preference is to separate bicycles from motor vehicle lanes
- Less effective in reducing vehicle speed when the volume of traffic is significantly higher in one direction than the other or when volumes are so low that the likelihood of a motorist encountering an opposing motorist within the lateral shift zone is low
- May require removal of some on-street parking to implement lateral shift, therefore slightly reducing the accessibility of adjacent properties
- Physical features can also be used as a landscaping opportunity
- A lateral shift can be created by means of either curb extension or edge island. A curb extension offers better opportunity for aesthetic enhancement through landscaping. An edge island can leave an existing drainage channel open and tends to be less costly to construct
- The curb extension or edge island should have 45-degree tapers to reinforce the edge lines
- A curb extension or edge island that forms a lateral shift should have a vertical element (e.g., signs, landscaping, a reflector, or some other measure to draw attention to it)
- Either a barrier or mountable curb can be used on an island that forms a lateral shift. The use of a mountable curb is more forgiving to motorists and is acceptable where the island is expected to serve as a pedestrian refuge
- Taper should comply with the HDM for taper angle and length
- Check if the lateral shifts affect the Design Vehicle swept path and tracking (HDM 404)
- May require drainage relocation. Impacts to existing utilities should be avoided
- Can provide a location for pedestrian crossings with a median refuge
- May reduce roadway space available for bicyclists depending on design

References

1. Design Information Bulletin (DIB) 93 - Caltrans
2. California MUTCD (Section 6C.08) – Caltrans
3. Traffic Calming ePrimer - FHWA
4. Traffic Calming Fact Sheets - ITE

Sample Project

Keystone Ave in Reno, NV (Google Earth)

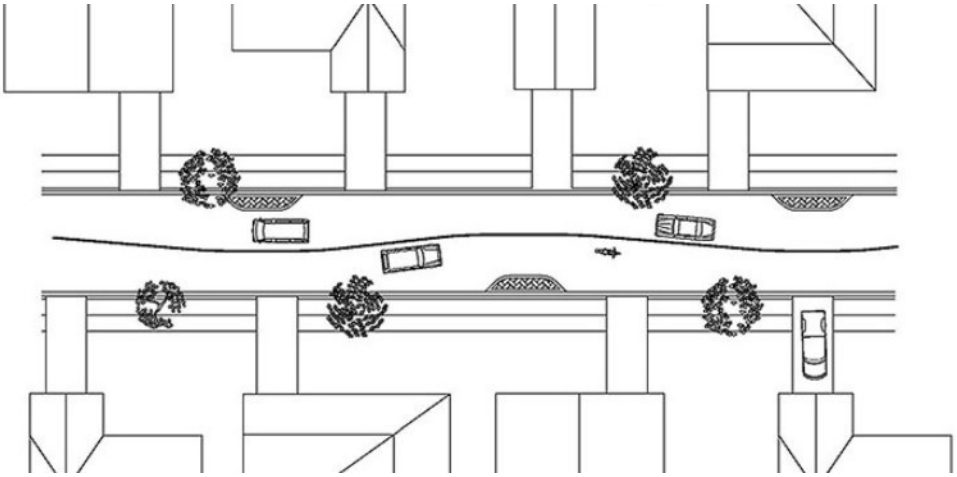
Project Description:

The City of Reno implemented a lateral shift within this residential neighborhood to reduce motor vehicle speeds along the street.

Chicanes

Description

Chicanes are a series of narrowing or curb extensions that alternate from one side of the street to the other, forming an S-shaped, curvilinear roadway alignment. They are also referred to as deviations, serpentines, or reversing curves. The purpose of a chicane is to introduce horizontal curvature to the road, breaking up the “runway effect” of wide and straight streets.



Chicanes (DelDOT)

Placement

Best suited to mid-block locations along local road where there are balanced traffic volumes in both directions to discourage drivers from crossing the center line. Adequate distance is needed between driveways and intersections.

Functional Classification: Collectors with low volume and Local Roads

Maximum Posted Speed Limit: 35 MPH or lower

Minimum /Maximum Number of Lanes: One-lane one-way or two-lane two-way roadways

Maximum Grade: Varies - 10% (El Paso, TX), 8% (PennDOT), 6% (DelDOT)

Performance

Speed Reduction: 3-9 MPH. 5-13 MPH within the chicane

Volume Reduction: Up to 20% (PennDOT). Traffic diversion is heavily dependent on the impact the chicane has on travel time and the availability of a nearby faster route.

Impact on Emergency Response: Minimal. When located along primary emergency response routes, the impact can be nominalized by designing the curb extensions to be mountable by emergency response vehicles.

Mobility Impacts: Nominal

Maintenance Considerations

- Design chicanes to accommodate snowplow operations
- Upkeep of reflective pavement markers if used

Other Considerations

- Check if the lateral shifts affect the Design Vehicle swept path and tracking (HDM 404)
- Changes to the existing drainage and lighting could impact existing utilities
- Optional reflective pavement markers
- Signage on bulbouts
- Object marker for 2-way traffic
- Driveway access maintained

References

1. Highway Design Manual (HDM) Topic 404 - Caltrans
2. Highway Design Manual (HDM) Index 303.4 - Caltrans
3. Traffic Calming ePrimer (3.4) - FHWA
4. Traffic Calming Fact Sheets – ITE

Sample Project

NW 56th St and 2nd Ave NW in Seattle, WA (Google Earth)

Project Description:

Chicanes were implemented in Seattle within a residential neighborhood to lower vehicles speeds by forcing vehicles to shift from one side of the road to the other. This calming measure was paired with appropriate signage to warn drivers of the upcoming lateral shift in lanes.

Category F. Others

Street Trees and Landscaping

Description

Street trees and landscaping have long been shown to improve comfort and livability, but recent research indicates that they can also contribute to a reduction in the rate of crashes. This effect is often attributed to a perceived narrowing of the roadway, a sense of rhythm and human scale created by framing the street, and the perception that the driver is in a place where they are more likely to encounter pedestrians, bicyclists, and cross-traffic. Trees and landscaping can also support the shift to more space-efficient modes such as walking and biking by making those modes more comfortable.

Mature trees line State Route 16 in Esparto, CA

Placement

Street trees are ideally placed behind curbs in sidewalk buffer zones and medians of Urban Area, Suburban Area, and Rural Main Streets where posted speeds are 35 mph or less. In Transitional Area (between high speed rural highways and low speed town centers), landscaping may be used alone or in combination with gateway monuments to indicate drivers of a changed environment. Large trees are not appropriate within the clear recovery zone of rural conventional highways, freeways, and expressways. Provide minimum clearances, clear recovery zones, and appropriate sight distance, per the HDM.

Functional Classification: Principal Arterials, Minor Arterials, Collectors, and Local Roads

Maximum Posted Speed Limit: Refer to HDM Table 904.5 and local codes

Performance

Speed Reduction: The quantitative impact is not well documented, but one study showed an average decrease in cruising speed of about 3 MPH. At gateway treatments combining landscaping with other elements, 3-10 MPH speed reductions have been documented.

Volume Reduction: N/A. Reduced volumes are not generally a goal of this measure.

Impact on Emergency Response: Nominal

Maintenance Considerations

SNOW

- Need to consider downed tree limbs during inclement weather
- Consider impact of landscaping on snow storage spaces

OTHER

- Consider maintenance access and worker safety
- Provide for plant establishment period and consult with Landscape Architecture and Maintenance regarding permanent irrigation
- Select plant material and design planting area to minimize impact of root systems on underground utilities and sidewalks
- Need to consider risk of run-off-road crashes when placing trees, particularly at intersections and conflict points
- Consider upkeep needs, climate-adapted species, and horticultural requirements of different plants
- Street trees and landscaping may be maintained via a maintenance agreement with local agencies

Other Considerations

- Consider sight distance and safety setbacks for street trees at intersections and conflict points
- Consider clear views of traffic control devices and street and pedestrian lighting requirements. See HDM Index 904.5 for information on locating trees, HDM Index 405.1 for Sight Distance, HDM Index 309.1(2) for Clear Recovery Zone, and DIB 82 for clear width for sidewalks
- Consider placement relative to on-street utility equipment to minimize potential conflicts

- Refer to utility providers for minimum utility offsets and maximum tree height under overhead utilities
- Consider locating street trees or landscaping between motor vehicle traffic lanes and bikeways or pedestrian facilities for pedestrian and bicyclist comfort
- In Transitional Area and at community gateways, consider varying landscape composition, spacing, and formality. Consider maintaining consistent landscaping throughout an urbanized area or main street corridor
- Solicit community engagement to inform landscape aesthetics and design
- Consult the District Landscape Architecture and Maintenance for design development

References

1. Highway Design Manual (HDM) Index 901.2 Landscape Architecture Design Standards Caltrans
2. Highway Design Manual (HDM) Index 904.3 Plant Selection - Caltrans
3. Highway Design Manual (HDM) Index 904.5 Locating Trees - Caltrans
4. Highway Design Manual (HDM) Topic 201 Sight Distance - Caltrans
5. Highway Design Manual (HDM) Index 309.1(2) Clear Recovery Zone (CRZ) - Caltrans
6. Highway Design Manual (HDM) Index 405.1(2) Corner Sight Distance - Caltrans
7. Encroachment Permits Manual (Section 506) – Caltrans
8. Design Information Bulletin (DIB) 82 – Caltrans
9. Speed Management ePrimer - FHWA
10. NCHRP Report 737 – Design Guidance for High-Speed to Low-Speed Transition Zones for Rural Highways

Sample Project

Existing Entrance to the City of Rio Vista on EB SR 12

Proposed Design with Street Trees, Landscaping, and Gateway Monument

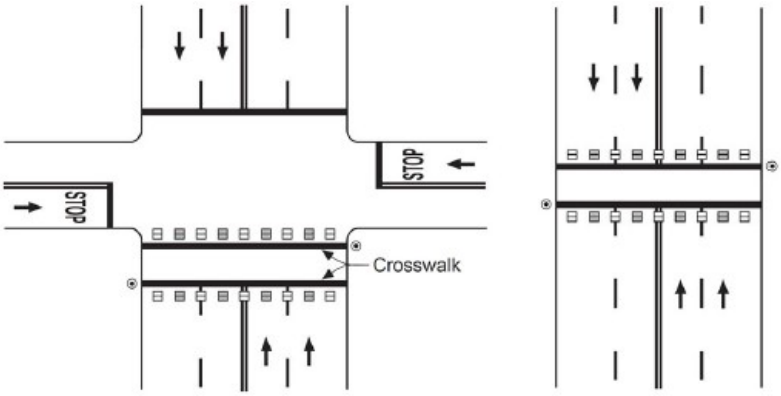
Project Description:

State Route 12 in Rio Vista is undergoing redesign as a Complete Street. The community felt it was important to alert drivers on this busy trucking route that they are entering the City of Rio Vista. Caltrans landscape architecture developed this sketch to illustrate how landscaping could be combined with a gateway monument to visually indicate the entrance and extent of the Rural Main Street. Several complete streets elements in this view contributes to the visual narrowing of the roadway, but the verticality of the proposed street trees plays a critical role in visually defining the corridor.

In-Roadway Light

Description

In-Roadway Lights (IRWLs) are a special type of highway traffic signal installed in the roadway surface to warn road users that they are approaching a condition on or adjacent to the roadway. They may draw drivers' attention to features that might not be readily apparent, so that drivers can slow down or come to a stop. IRWLs are actuated devices with flashing indications that provide real-time warning of a specific condition. See CA MUTCD Chapter 4N for additional guidance on IRWLs' application, IRWLs at crosswalks, and maintenance considerations.



In-Roadway Lights Schematic for crosswalk at an intersection and midblock crosswalk (CA MUTCD)

Placement

Marked midblock crosswalk, marked school crosswalk, marked crosswalks on uncontrolled approaches, crosswalks / bike crossings with higher pedestrian collision rates at night, and other roadway situations involving pedestrian crossings. This measure should only be installed at marked crosswalks, so the criteria for placement should follow marked crosswalk placement criteria.

Functional Classification: Minor Arterials, Collectors, and Local Roads

Appropriate Daily Volume Range: 5,000-30,000 ADT(MDOT)

Performance

Volume Reduction: Low

Impact on Emergency Response: None

Mobility Impacts: Nominal

Maintenance Considerations

SNOW

- Consider durability due to moisture buildup
- Minimize conflict with snowplow operations

OTHER

- These systems can be easily damaged and difficult to repair due to in-pavement installation and proprietary nature of these systems
- Replacement of these devices may be more frequent on heavy truck routes
- Lights are most effective when kept clean because they can collect debris rapidly

Other Considerations

- Do not place lights in the center of bike lanes or within the traveled way of Class III bikeway
- Consider using in-roadway light along with other overhead devices such as pedestrian hybrid beacons. In-roadway lights can sometimes be visible only to the first vehicle in line and not for the rest
- Consider vehicle wheel paths when locating devices
- Consider how lights can be activated (button or pedestrian sensor)

References

1. California MUTCD - Caltrans
2. Traffic Calming ePrimer – FHWA

Sample Project

Route 1 at Mountain Road in Laguna Beach, CA (Google Earth)

Project Description:

This project on State Route (SR) 1 at Mountain Road in Laguna Beach includes the installation of intersection lighting, high visibility crosswalks, in-roadway warning lights, mast arm mounted pedestrian crossing sign with warning beacons, etc.

STAFF REPORT
May 14, 2025

TO: Honorable Mayor and City Council Members

FROM: William B. Pattison, Jr., City Manager
Ryan Baron, City Attorney's Office, Best Best & Krieger LLP

SUBJECT: Issuance of Notice of Intent to Award / Negotiation of an Agreement for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility

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RECOMMENDATION:

1. Staff recommends that the City Council approve the issuance of a Notice of Intent to Award an Agreement for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility to Stronghold Power System, Inc.

2. Staff recommends that the City Council authorize the City Manager or designee to negotiate an Agreement for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility with Stronghold Power System, Inc.

3. Staff recommends that the City Council waive certain irregularities and discrepancies in the statements of qualifications and proposals the City received for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility.

BACKGROUND:

On July 31, 2019, the City Council adopted Resolution 2019-62 establishing a municipal utility to provide electric and gas service to certain new development and under-served development areas (*i.e.*, the "Development Area") within the City's municipal boundaries, and authorizing the City Manager to take all necessary steps to create and establish the municipal utility and evaluate the areas and manner for providing service as a publicly-owned utility. The Development Area includes the Economic Development Zone, which consists of the Auto-Wrecking Zone and Industrial Zone, where initial load is projected to increase rapidly due to prospective cannabis, industrial, and data center interests. The Development Area and Economic Development Zone are in the eastern portion of the City. The City has subsequently been exploring options to ensure residents and businesses in this area receive cost-effective utility services that meet federal and state standards and can accommodate anticipated future load growth.

On June 12, 2024, the City Council received and filed a feasibility study for municipal electric service to the Development Area. The feasibility study was prepared by EES Consulting and concluded that service to the Development Area is feasible and beneficial to the City's electric customers when growth occurs in those areas. Concurrent with receiving this study, the City Council unanimously approved the issuance of a Request for Information and a Request for Proposals for a public-private partnership for implementation of the City's municipal electric utility within the Development Area.

On October 22, 2024, the City issued a Request for Qualifications for Public-Private Partnership Development Team for Implementation of Energy Delivery System for Municipal Electric Utility ("RFQ") to three potential proposers. The City received statements of qualifications from the three potential proposers on December 6, 2024 and thereafter determined based on its review of the statements that all potential proposers were qualified to proceed to the next stage of the solicitation process. On January 31, 2025, the City issued a Request for Proposals for Public-Private Partnership Development Team for Implementation of Energy Delivery System for Municipal Electric Utility ("RFP") and on March 3, 2025 received three proposals from the qualified proposers. The RFQ and RFP and the City's review of its responses to each are discussed below.

DISCUSSION/ANALYSIS:

REQUEST FOR QUALIFICATIONS:

The City issued the RFQ on October 22, 2024 to (1) CLP Engineering, LLC ("CLPE"), (2) Stronghold Power Systems, Inc. ("SPSI"), and (3) TerraVerde Energy ("TerraVerde"). The stated purpose of the RFQ was to solicit interest and qualifications from prospective project partners to develop, design, finance, construct and/or operate an electric generation, distribution and/or transmission system through a public-private partnership pursuant to California Government Code section 5956.5 *et seq*. to serve immediate and future development needs within the City's service area. The City expressed its willingness to consider interest and qualifications from prospective counterparties that would meet all or a portion of the City's electricity and capacity needs through wholesale power purchase agreements ("PPAs") or energy services agreements ("ESAs"), in conjunction with, or through some combination of a generation, distribution, transmission, and ESA energy delivery system (collectively, the "energy delivery system"). Prospective providers were explicitly advised that the City was seeking a provider or team that would provide the energy delivery system through a turnkey agreement with no upfront cost to the City, and that City payments for the energy delivery system be structured through long-term payments to the provider secured by City electric revenues and a lockbox structure. Statements were due to the City by December 6, 2024.

The City received statements of interest and qualifications from all three prospective providers — CLPE, SPSI, and TerraVerde — and they were reviewed for compliance with the RFQ by the City's review team, which team consisted of the City Manager, Best Best & Krieger LLP ("BBK"), Strategic Energy Consultants, GDS Associates ("GDS",

formerly EES Consulting), and the City of Corona Utilities Director (collectively, the "Review Team"). In addition to ensuring compliance with RFQ requirements, the Review Team assessed each statement based on (1) the quality of the response, (2) the experience of the project team, (3) the prospective provider's familiarity with electric service issues in the City, and (4) the financial strength of the prospective provider. The aggregated and averaged scores are reflected in Table 1 below.

Table 1 – RFQ Scoring

Evaluation Criteria	**TerraVerde**	**CLPE**	**SPSI**
Quality of Response	3.6	3.6	4.4
Experience of Project Team	2.6	2.8	2.6
Familiarity with Electric Service Issues in the City	3.4	3.6	4.6
Financial Strength of Provider	2.8	3.8	4.2
Total Score	12.4	13.8	15.8

Rating Scale 1-5
1 = Poor/Non Responsive 2 = Below Average 3 = Average 4 = Above Average 5 = Excellent

Based on its review of the three statements, and as reflected in *Table 1 – RFQ Scoring* above, the Review Team determined that CLPE, SPSI, and TerraVerde were each qualified and eligible to proceed to the next phase of the solicitation process. Specifically, each firm demonstrated through its statement that it understood the electric service issues faced by the City, including relevant state and federal legal and regulatory requirements; had assembled a team with significant relevant experience; and had the potential financial resources to meet the City's requirement for providing a proposal that involved no upfront costs to the City. Moreover, the statements were of high quality and demonstrated each firm's strong interest in forming a long-term partnership with the City. CLPE, SPSI, and TerraVerde were therefore all invited to participate in the RFP.

REQUEST FOR PROPOSALS:

The City issued the RFP to CLPE, SPSI, and TerraVerde as the only eligible pre-qualified proposers on January 31, 2025, with proposals due on March 3, 2025. The City received proposals from all three which were reviewed for compliance with the RFP requirements by the Review Team. The Review Team also scored each written proposal pursuant to the RFP for (1) comprehensiveness, (2) the proposer's understanding of City goals, (3) the firm's plan of service, (4) funding options, and (5) the level of benefit to the City. The aggregated and averaged scores of the written proposals are reflected in Table 2 below.

Table 2 – RFP Scoring for Written Proposals

Evaluation Criteria	TerraVerde	CLPE	SPSI
Comprehensiveness of Proposal	2.8	4.0	4.5
Understands City Goals	3.0	4.3	4.3
Plan of Service	2.5	4.3	4.5
Funding Options	2.3	3.5	4.3
Level of Benefit to City	2.5	4.0	4.5
Total Score	13.1	20.1	22.1

Rating Scale 1-5
1 = Poor/Non Responsive 2 = Below Average 3 = Average 4 = Above Average 5 = Excellent

On April 23, 2025, the Review Team interviewed CLPE, SPSI, and TerraVerde via teleconference. Each prospective provider was given the opportunity to discuss its team's qualifications and answer specific Review Team questions. The Review Team subsequently scored each interview pursuant to similar categories used for the written proposals: (1) comprehensiveness, (2) the proposer's understanding of City goals, (3) the firm's plan of service, (4) funding options, and (5) the level of benefit to the City. The aggregated and averaged scores of the interviews are reflected in Table 3 below.

Table 3 – RFP Scoring for Interviews

Evaluation Criteria	TerraVerde	CLPE	SPSI
Comprehensiveness of Proposal	2.3	4.0	4.3
Understands City Goals	2.0	4.0	4.3
Plan of Service	2.0	3.8	4.5
Funding Options	2.0	3.8	4.3
Level of Benefit to City	2.3	4.0	4.5
Total Score	10.6	19.6	21.9

Rating Scale 1-5
1 = Poor/Non Responsive 2 = Below Average 3 = Average 4 = Above Average 5 = Excellent

The Review Team's cumulative scores for each proposer, reflecting a combination of scoring of written proposals and interviews, are reflected in Table 4 below, with each proposer eligible for a total of 50 points.

Table 4 – RFP Scoring Cumulative

Evaluation Criteria	TerraVerde	CLPE	SPSI
Comprehensiveness of Proposal	5.1	8.0	8.8
Understands City Goals	5.0	8.3	8.6
Plan of Service	4.5	8.1	9.0
Funding Options	4.3	7.3	8.6
Level of Benefit to City	4.8	8.0	9.0
Total Score	23.7	39.7	44.0

Rating Scale 1-5
1 = Poor/Non Responsive 2 = Below Average 3 = Average 4 = Above Average 5 = Excellent

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to (1) issue a Notice of Intent to Award to SPSI and (2) commence negotiations with SPSI for an Agreement for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility.

Staff's recommendation to move forward with SPSI is consistent with the Review Team's scoring of the proposals reflected in Table 4 above. Specifically, of a total possible cumulative score of 50, SPSI scored 44.0, while CLPE scored 39.7, and TerraVerde scored 23.7. To be clear, these scores were calculated as follows: (a) each scorer entered a score for each prospective provider in each category of each scoring matrix (*i.e.,* RFQ, RFP – written, RFP – interviews), (b) each scorer's score for each category was summed and averaged to reach a final cumulative average score for each prospective provider by category, and (c) the cumulative average scores were summed by prospective provider, with SPSI ranking highest.

The Review Team identified SPSI's proposal as the best fit for the City's needs. Among other reasons, Staff recommends moving forward with SPSI because of SPSI's familiarity with the energy issues plaguing the Coachella Valley more broadly and the City in particular, the feasibility of its proposed project, and the lack of upfront costs to the City. SPSI has experience in the energy sector and is uniquely positioned to help the City establish its limited municipal utility to meet growing energy demand and entice industry to the area.

NEXT STEPS:

Issue Notice of Intent to Award and commence negotiations with SPSI for an agreement for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility. The City Manager will work closely with BBK attorneys to negotiate the agreement and anticipates submitting an agreement for City Council consideration in summer 2025.

WAIVER OF MINOR IRREGULARITIES IN STATEMENTS AND PROPOSALS:

Staff recommends that the City Council exercise its right pursuant to Section 4.08.100 of the City's Code of Ordinances to waive certain irregularities or discrepancies in the statements and proposals received. Staff does not believe that the irregularities or discrepancies identified below are substantive in nature and confirms that the items identified below in no way affected Staff's review or scoring of the statements and proposals.

- Section 10 – Submission of both the RFQ (as revised by Addendum No. 1) and RFP required the submitter to upload its statement/proposal to BBK's Collaborate Site by 5:00 p.m. PDT on the due date.
    - TerraVerde did not upload its RFQ response to the BBK Collaborate Site, but instead sent it via email. Its response, however, was timely submitted.
    - TerraVerde uploaded its RFP response to the BBK Collaborate Site after close of business.

Because Staff does not recommend moving forward to contract negotiations with either CLPE, or TerraVerde, Staff recommends that the City Council waive these minor irregularities and/or discrepancies.

ENVIRONMENTAL ASSESSMENT:

The recommended actions are exempt from the California Environmental Quality Act. The issuance of a RFP does not constitute a project within the meaning of the CEQA Guidelines, Section 15061(b)(3), as it does not result in any direct or indirect physical change in the environment. Upon execution of an agreement with SPSI, SPSI will be responsible for performing all required CEQA analysis prior to the implementation of any project on behalf of the City. The City will be the lead agency under CEQA and will consider certification of the project.

FISCAL IMPACT

The fiscal impact to the General Fund cannot be determined at this point.

ATTACHMENTS

- Request for Qualifications for Public-Private Partnership Development Team for Implementation of Energy Delivery System for Municipal Electric Utility
- Request for Proposals for Public-Private Partnership Development Team for Implementation of Energy Delivery System for Municipal Electric Utility

REQUEST FOR QUALIFICATIONS FOR PUBLIC-PRIVATE PARTNERSHIP DEVELOPMENT TEAM FOR IMPLEMENTATION OF ENERGY DELIVERY SYSTEM FOR MUNICIPAL ELECTRIC UTILITY

Issued: October 22, 2024

Qualifications Due: December 6, 2024

1. Introduction – Coachella Municipal Electric Utility

On July 31, 2019, the City Council of the City of Coachella ("City") adopted Resolution No. 2019-62 authorizing the creation of a limited municipally owned utility for the purpose of providing electrical utility services. The Coachella City Council established the municipal utility to provide electric and gas service to certain new development and under-served development (*i.e.*, "greenfield" areas) within the City's municipal boundaries. The City has been exploring various options to ensure that its residents and businesses receive utility services that meet the current and future needs of the community at fair and reasonable rates. The City has also been exploring options to ensure that such services are cost-effective, meet federal and state standards, provide high-quality customer service, and provide long-term reliability to meet City energy needs.

On June 12, 2024, the Coachella City Council approved unanimously the issuance of a competitive solicitation process to start the new municipal electric utility.[1] The City is now launching its electric service program and issuing this *Request for Qualifications* (RFQ) to solicit interest and qualifications from prospective project partners to "jump start" the municipal electric utility who would develop, design, finance, construct and/or operate an electric generation, distribution and/or transmission system through a public-private partnership pursuant to California Government Code section 5956.5 *et seq*. that would serve immediate development needs and be scaled to serve increasing development within the City service area. In addition, the City has also examined the possibility of wheeling electricity and capacity over adjacent transmission lines owned and operated by the Imperial Irrigation District ("IID"). The City will, as part of this RFQ, consider interest and qualifications from prospective counter-parties that would sell all or a portion of the necessary electricity and capacity to the City through wholesale power purchase agreements or energy services agreements ("ESA"), in conjunction with, or through some combination of a generation, distribution, transmission, and ESA energy delivery system (collectively, the "energy delivery system.")

The City is seeking a provider or team who will provide the energy delivery system through a turnkey agreement with no upfront cost to the City but that City payments for the energy delivery system, including any use of an ESA, be structured through long-term payments to the provider secured by City electric revenues and a lockbox structure. This RFQ is only seeking interest and qualifications from prospective providers who will then be pre-qualified to develop and submit formal proposals through a subsequent Request for Proposals (RFP) issued to the pre-qualified candidates. Submissions under this RFQ should include detailed qualifications and experience by interested providers and a commitment to participate in a future RFP and work with the City. Submissions should not include formal proposals or cost information.

[1] https://meetings.municode.com/PublishPage/index?cid=COACHELACA&ppid=d85f3721-a990-46c3-8dbb-de13c6cad66c&p=0

2. Background and Project Description of Municipal Utility Formation

2.1. Coachella Development Area

The City of Coachella is located in the eastern Coachella Valley in Riverside County, California. The City is a California municipal corporation and general law city with a population of approximately 42,554 residents. It is one of the fastest growing cities in California and contains a number of large employers along with large-scale planned development in greenfield areas of the City.

Certain developed portions of the City, along with cities and unincorporated areas within eastern Coachella Valley, are currently being provided electric service by IID, an irrigation district formed under and governed by the California Water Code. As part of its powers as an irrigation district, IID provides electric service to ratepayers within its service territory of Imperial County. Due to historical factors, IID also provides electric service to certain areas outside of its territorial boundary, including eastern Riverside County where the City of Coachella is located.[2] Substantial load growth is anticipated in the City and throughout the region. For a variety of reasons, IID has faced significant challenges to its ability to extend timely, cost-effective service to new and existing customers in the City. Due to projected economic development and associated load growth and IID challenges in serving the City, the City seeks to ensure development of an energy delivery system that supports expected economic growth over the near term and beyond.

Due to the need for Coachella Valley governance and local control over electric service and aging and unavailable electrical infrastructure to serve existing and new development, among other reasons, the eastern Coachella Valley municipalities have been examining alternatives to their current electric service with IID.[3] As part of those efforts, the City has determined that its residents and businesses are best served by a City owned and operated municipal utility due to the need for local control and self-governance, improved infrastructure to serve under-utilized and future development, and competitive rates and cost effectiveness while meeting state environmental goals. The municipal utility intends to serve new customers in undeveloped or under-served areas of the City in the form of a "spot utility," and potentially some existing customers, which service will be in the largely undeveloped northeast portion of the City, as depicted on Attachment A of this RFQ, attached hereto (the "Development Area").

As part of the initial municipal utility service to the Development Area, the municipal utility will initially serve load in the M-W Wrecking Yard zone (also known as the "Auto Wrecking Zone"), and in the Industrial Zone. The Auto Wrecking Zone encompasses approximately 260 acres, and

[2] IID also owns and operates certain transmission lines within eastern Riverside County and is the Balancing Authority for the area in which it provides retail electric service.

[3] Prospective providers are encouraged to research the ongoing electric service issues in the Coachella Valley. *See, e.g.,* Riverside County Local Area Formation Commission, *Alternative Governance & Electricity Services Study – Imperial Irrigation District*, available at https://lafco.org/studies/alternative-governance-structures-and-alternative-electricity-service-provision-imperial-irrigation-district; *see also* Coachella Valley Energy Commission, available at https://www.iid.com/government/coachella-valley-energy-commission.

is generally bound by the Union Pacific Railroad tracks and Dillon Road to the west, Avenue 48 to the north, the Whitewater River to the east, and Avenue 50 to the south. The Industrial Zone encompasses approximately 670 acres and is generally bound by Avenue 52 to the north, State Highway 111 to the west, Avenue 55 to the south, and a flood control channel to the east. The Auto Wrecking Zone and Industrial Zone are collectively known as and referred to herein as the "Economic Development Zone" or "EDZ," and are depicted on Attachment B, attached hereto.

Developed portions of the City are currently served by IID, which provides electric service outside of its territorial boundary of Imperial County. IID acquired a public utility in the 1940s that provided certain service in the Coachella Valley. IID also purports to serve the Coachella Valley through a water rights Compromise Agreement executed in 1934, between IID, the Coachella Valley Water District, and the federal government. IID provides certain retail electric service outside its territorial boundaries, is a transmission provider subject to Open Access Transmission Tariff regulations and other rules of the Federal Energy Regulatory Commission ("FERC"), and is the Balancing Authority for the region. The City does not, at this time, propose providing its municipal utility service to existing City residents and businesses served by IID, except in limited fashion where feasible, but to the undeveloped and under-served areas of the City as depicted in the City's service territory.[4]

2.2. Energy Delivery System and Municipal Utility Load Estimates

The City has conducted a feasibility analysis of the municipal utility. The City's projected load estimates for the Development Area are set forth at Attachment C and the City's *Feasibility Study for Municipal Electric Service to the Development Area*, dated April 2024, and accompanying *Staff Report* that were presented to the Coachella City Council on June 12, 2024 are set forth at Attachment D, both attached hereto. The total anticipated load in the EDZ is approximately 63 MW based on future industrial uses, with an additional 11 MW in the remaining Development Area. It is anticipated that City load in the EDZ may increase to approximately 40 to 50 MW over a short-term period of three to five years and will be a mix of commercial, industrial, and agricultural (including cannabis) loads, and that new distribution and transmission facilities, including one or more substations, will be required to serve load growth in the EDZ and throughout the larger Development Area. It is further anticipated that load growth will continue within the Development Area beyond the EDZ up to approximately 100 MW. In order to accommodate the load projections, the City is examining the electricity that will be needed from either an ESA or newly constructed generation, or both, as well as implementation of distribution and transmission facilities.

IID offers point-to-point transmission service for IID facilities. IID also sells available transmission capacity through its Open Access Transmission Tariff ("OATT") to other entities that need IID lines to transport energy. This type of service can be used for the transportation of capacity and energy into, out of, through or within IID's system. The City has explored upgrades to existing IID facilities and wheeling over IID transmission. IID has publicly indicated that

[4] The Coachella City Council has authorized the issuance of a valuation study for IID assets serving the City that will be conducted through a separate Request for Proposals outside of this RFQ/RFP process.

there is no available capacity on its existing transmission to serve new load in the Development Area. The City's feasibility study, however, found that there may be up to 40 MW of capacity available. Therefore, the City believes that some form of ESA as part of the energy delivery system may be necessary or possible in the short-term. Due to the uncertainty of available capacity on IID transmission, required capacity upgrades, and the ability to utilize IID's OATT to provide electricity and capacity to the City, prospective providers that desire to use an ESA as part of the energy delivery system should fully evaluate this issue.

In addition to the potential for an ESA as part of the energy delivery system, the City envisions the construction of generation, distribution and transmission facilities to be used and/or owned by the municipal utility. A proposed new substation on or around Harrison Street will be needed to serve load in the Auto Wrecking Zone (northern most EDZ), with an anticipated load of 30 MW. Any substation at this location would be used to serve future development of retail electric service outside the Auto Wrecking Zone. The substation would be configured for two 40 mega volt amp ("MVA") power transformers and twelve 12.5 kV feeders.

A second proposed new substation would also be located on or around Polk Street in the Industrial Zone of the EDZ serving approximately 30 MW of new commercial load and an additional retail load within the Development Area. The station would be configured for two 40 MVA power transformers and twelve 12.5 kV feeders.

It is assumed that the design of the two substations will meet an N-1 criterion (loss of any one system component and maintain electric service). The distribution feeders should also meet this N-1 criterion to the extent financially feasible.

To address challenges associated with forecasting load growth, any energy delivery system for the municipal utility must be easily scalable to timely meet demand growth in the Development Area. As the load requirements approach the limit of available transmission capacity from IID, or overall load reaches approximately 40 to 50 MW, the City anticipates obtaining a source at SCE's 230 kV line at or near the Coachella Valley Substation. The 20-year projected load for the City is 70 MW and the expected capacity of a 92 kV transmission line would be about 150 MW. Therefore, a 230/92 kV substation would be constructed and 92 kV lines extended to the two new substations (Harrison and Polk). The estimated distance of single pole 92 kV transmission is 7.2 miles. Approximately 3.5 miles would have a single 92 kV circuit with space for two distribution circuits on the structures. The other 3.7 miles would be double circuit 92 kV with space for two distribution circuits on the structures. A typical width for a 92 kV transmission line is 100 feet. Therefore, the loop would likely require acquisition of roughly a 50-foot strip easement. The other 50 feet will be located within the road right-of-way based on the proposed routing of the line. If at the time of construction, the load within the utility boundary is expected to exceed 150 MW, then 230 kV transmission would be warranted. CAISO approval will be required for any connection to SCE transmission.

The City further anticipates necessary distribution lines to be constructed within City limits as part of the energy delivery system in order to properly serve customer premises.

2.3. Coachella Development Projections

The current population of the City is approximately 42,554; however, with current planning efforts, the City is expected to grow three-fold by 2035.[5]

3. Municipal Utility Objectives

The objectives of the energy delivery system include, but are not limited to, the following:

A. Development of local clean, reliable energy generation. The RFQ/RFP process does not require a specific technology. The City anticipates, however, that the construction of generation facilities could consist of a combination of natural gas, solar and battery energy storage up to approximately 49 MW. Generation must meet State of California renewable energy ("Renewables Portfolio Standard" or "RPS") and resource adequacy capacity ("RA") requirements.

B. The City anticipates that development needs could also be met in the short-term through wheeling arrangements over IID's transmission system in accordance with IID's OATT and an ESA or full services agreement between the City and the proposer, or a proposal with some combination of generation, distribution, transmission and/or an ESA.

C. Turnkey development and operation of local energy delivery infrastructure, including transmission and distribution facilities, substations, and control systems.

D. The energy delivery system should be capable of expansion to serve anticipated load growth in the Development Area.

E. The energy delivery system may be independent of IID and SCE transmission systems initially, but should be capable of interconnection in the future as City electric loads grow.

F. The energy delivery system should be capable of delivering products and services at a high level of reliability, supporting commercial and industrial operations.

G. The generation component of the energy delivery system must comply with State of California RPS requirements, California and CAISO RA requirements, and regional air quality standards.

H. The energy delivery system must comply with all other federal and state regulatory requirements that apply.

[5] U.S. Bureau of the Census, Coachella, California, Estimate July 2022. https://www.census.gov/quickfacts/coachellacitycalifornia.

I. The energy delivery system should facilitate delivery of products and services to municipal utility customers at competitive retail rates with a tariff structure and predictable pricing forecasts.

J. The energy delivery system should allow for a project participation structure, financing, and revenue model that insulates the City from financial and regulatory risk. The City does not intend to provide any financial or capital contribution to the energy delivery system project but may consider such proposals to the extent they are financially feasible (*e.g.*, bond issuance) and project risk remains with the developer.

K. The energy delivery system should be able to deliver energy products and services sufficient to serve up to approximately 25 MW of load to the City in the next few years and be able to readily expand to timely serve additional load growth thereafter, up to approximately 50 MW.

L. The City may assist with the acquisition of necessary land or rights-of-way for any generation, distribution or transmission infrastructure through the exercise of its powers of eminent domain, which would be recoverable in the proposer's financing.

4. Coachella Partnership Structure

The City desires that the energy services described in this RFQ be accomplished through a public-private partnership that includes the City and one or more investment and development partners or that the partner provide electricity and capacity through an ESA with long-term implementation of generation, distribution and transmission based on the City's load in the Development Area.

A. The City would leverage its role as a publicly owned utility and would own any facilities at the end of the term of an agreement (with buyout options).

B. The City would otherwise control the municipal utility and energy delivery system.

C. The partner(s) would take the risk of financing the energy delivery system, and where applicable, meeting all federal and state regulatory requirements.

D. The partner(s) would provide the site for any facilities, where applicable.

Proposals will ultimately include the financing, design, construction, and operation of one or more generating facilities, a distribution and transmission system, and/or a combination of an ESA.

5. Content of RFQ Submissions

Submissions should address the following points and be presented largely in the outline format provided below. A submission must submit a complete and detailed statement of qualifications

regarding and interest in the financing, design, construction, operation and maintenance of an energy delivery system.

Submission Outline

A. Executive Summary

1. Summarize the qualifications and interest in a narrative format.

B. City's Objectives

1. Demonstrate that the provider understands the City's objectives and the desired energy delivery system.

C. Development Team

1. Describe the development team that would be proposed should the provider be pre-qualified for participation in a subsequently issued RFP; identify the consultants who would support the development team.

2. Describe the development team's interest in this project.

3. Provide organization chart for the development team.

D. Experience

1. Describe the development team's qualifications and experience in designing, financing, constructing, and operating generation, distribution and transmission systems, and selling electricity and capacity.

2. Describe the development team's experience with working with publicly owned utilities and the formation and implementation of a municipal utility.

3. If the provider intends to sell electricity and/or capacity to the City through an ESA, describe the provider's experience as an energy supplier.

4. Describe up to three examples of specific projects the team, or members of the team, have completed, including project name and address. Describe the team's role in each project.

    a. Include any experience with local projects, projects in California, projects in the Western Electricity Coordinating Council region, or in other areas of the United States

b. Include experience working with IID, SCE, CAISO and any applicable federal or state regulatory agencies

c. Include experience working in partnership with local governments and publicly owned utilities

d. Include experience in land use, regulatory, entitlement, and permitting processes, including water quality, air quality and other environmental experience and with California Environmental Quality Act ("CEQA") review

e. Include experience in the financing of generation, distribution or transmission projects

5. Describe the financial strength of the company or development team. The provider must be willing to provide financial statements or other evidence of financial capability upon request of the City as part of the evaluation process should the company or development team not be a large entity or be a publically traded company.

6. Provide three references from related projects, including contact person and phone number, and brief project description.

6. Certification

A duly authorized officer or agent of the provider must sign the submission. Submissions that are unsigned will not be considered. In the case where multiple team members or firms desire to submit, a signature by a duly authorized officer or agent of each entity is required, though one entity should be designated the lead entity. The lead entity will ultimately be the contracting entity and will be responsible for subcontracting with its partners.

7. Compliance With Laws

The selected provider will be required to attest to *and* demonstrate as part of a future proposal for the Project that it can and will comply with the following federal and state requirements:

A. Government Claims Act. Pursuant to Government Code section 5956.8, the Project will be deemed to be public property for purposes of identification, maintenance, enforcement of laws and for purposes of the Government Claims Act (Gov. Code § 810 *et seq.*).

B. Labor Code. The Project will be constructed as and deemed to be "public works" as governed by the California Labor Code and will comply with the provisions thereof (Labor Code § 1720 *et seq.*).

C. Renewables Portfolio Standard (RPS). As a California municipal utility, the City will need to comply with State of California RPS requirements as governed and enforced by the California Energy Commission.

D. Resource Adequacy. As a California load serving entity, the City will be required with State of California Resource Adequacy Capacity requirements.

E. Balancing Authority Requirements. IID is the balancing authority in the eastern Coachella Valley and the City may be subject to certain regulations. In addition, energy purchased through an ESA by the proposer should also be familiar with CAISO requirements, where applicable.

F. Federal Energy Regulatory Commission. The transmission component of the energy delivery system will be subject to FERC or other balancing authority regulations.

G. California Environmental Quality Act (CEQA). The City will be the lead agency under CEQA for the energy delivery system project. The provider, however, will be expected to prepare all required environmental documents for the City's review and certification.

H. Resource Agencies. The provider will comply with all applicable federal and state resource agency requirements, including, but not limited to, South Coast Air Quality Management District, Colorado River Basin Regional Water Control Board, federal and state Fish & Wildlife, and U.S. Army Corps of Engineers.

8. Conflict of Interest

In accordance with Government Code section 5956.5, this RFQ/RFP process specifically prohibits practices that may result in unlawful activity, including, but not limited to, rebates, kickbacks, or other unlawful consideration as well as City officials and employees from participating in the selection process when those employees have a relationship with a person or business entity seeking a contract through the City's solicitation process that would subject the City officials or employees to the prohibition of Government Code section 87100.

Any person or entity submitting interest and qualifications hereunder must attest, under penalty of perjury, that no official or employee of the City, nor any business entity in which an official of the City has an interest, has been employed or retained to solicit or aid in the procuring of any contract that may result from this RFQ/RFP process, nor that any such person will be employed in the performance of such a contract without immediate written disclosure of such fact to and consent by the City at its sole discretion.

In addition, submissions must disclose any existing financial or other interests that they may have in the Development Area. The failure to comply with this Conflict of Interest section is immediate grounds for the City rejection of a submission and termination of pre-qualifications or a future contract thereby.

9. Evaluation Criteria

All submissions will be screened by the City and its selection team and a short-list of eligible, pre-qualified candidates will be chosen who will move on to the RFP phase of this process. The selection process will include an interview of top candidates. The City will select finalist teams based on the following criteria, which are not listed in order of importance:

A. Quality of response
B. Experience of project team
C. Familiarity with electric service issues in the City
D. References
E. Financial strength of provider

10. Submission

Submissions must be submitted to the City at the following address no later than December 6, 2024, 5:00 p.m. Pacific Prevailing Time (PPT):

Re: Municipal Electric Utility RFQ
Gary Saleba
Municipal Utility Project Manager
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Submissions received after the deadline may not be considered in the sole discretion of the City. **Two hard copies and one complete electronic version are required**. Faxed submissions will not be accepted. Submissions assume the risk of the methods of dispatch or delivery chosen. Office hours for receipt of mailed or couriered submissions are Monday through Friday, 8:00 a.m. to 5:00 p.m. PPT, except for federal, state or City-recognized holidays.

Electronic submissions must be submitted by email. The City will issue a subsequent addendum to this RFQ with instructions on electronic submissions. All electronic files must be submitted in editable format in order to facilitate evaluation and planning. Word, Excel, GIS and PDF formats are acceptable.

11. Administrative Issues

11.1. Availability of the RFP and Amendments

This RFQ is available on the City's website at https://www.coachella.org/services/proposals-bids. This RFQ and any addendums will be posted on the City's website as well as advertised through Planet Bids. Any amendments supersede prior provisions and are effective upon posting, and each potential provider is responsible for checking these sources to learn of any amendments.

11.2. Questions about the RFQ

The primary RFQ contact for the Project is Gary Saleba, Project Manager, Strategic Energy Experts. All general correspondence and any questions about this RFQ must be submitted in writing to Mr. Saleba at saleba@strategicenergyexperts.com. The City will not entertain any oral contacts regarding this RFQ. The last date for written questions will be on November 29, 2024 5:00 PPT. All questions will be considered to be public and released with an answer as expeditiously as possible. The identity of the person or company posing the question will not be disclosed. Providers should not contact the City Council or City staff about this RFQ. Any attempts to contact the City regarding this RFQ other than through the process described herein may be grounds for the City to reject a submission.

11.3. Informational Session

There will be an informational session for prospective providers held on November 12, 2024 from 10:00 a.m. to 11:00 a.m. PPT. The informational session will be conducted virtually. The City will host project questions and post responses.

12. Clarification of Proposals

Notwithstanding any other provision of this RFQ, the City reserves the right to:

A. Conduct discussions with any or all potential providers for the purpose of clarification of the RFQ;

B. Request supplemental information regarding any submission as part of the evaluation process.

C. Waive, or decline to waive, any defect in any submission;

D. Cancel or amend this RFQ or issue other requests for qualifications or proposals;

E. Pre-qualify a proposer or a group or proposers based on the City's analysis and evaluation of submissions and request presentations if the City believes further information is appropriate to the decision-making process; or

F. Select no submissions at all.

14. Commencement of Work

Any submissions in response to this RFQ, and the subsequent evaluation of that response by the City, does not constitute a contract or any type of agreement between the City and any provider for the commencement of work or the performance of any obligation. Only a written contract with the City will authorize the commencement of work or obligate the City on this Project.

15. Use of Subcontractors

Submissions may include use of sub-contractors or sub-consultants to fulfill any obligations in connection with the energy delivery system project. Use of sub-contractors or sub-consultants shall be subject to all applicable state and federal laws. A selected provider shall remain liable for fulfilling all its obligations on the energy delivery system project, and for any claims or damages arising from the sub-contractor's or sub-consultant's work.

16. Submission Costs

Providers that provide submissions in response to this RFQ or a future RFP are responsible for all expenses incurred in preparing and submitting a statement of interest and qualification or in contract negotiations with the City. Even if the City elects to reject all submissions or future proposals, the City will not be liable for any costs or damages incurred by any provider in submitting hereunder or preparing and submitting a proposal or negotiating a contract.

17. Errors and Omissions in a Submission

A provider is responsible for all errors and omissions in its submission. If it discovers an error and wishes to withdraw its submission, the provider should notify the City immediately.

18. Errors and Omissions in the RFQ

If the City becomes aware of an error or omission in the RFQ, it will post a notice on the project website and through the third party procurement site. If it discovers an error or omission after statements of interest and qualifications are submitted, it may in its discretion proceed or reissue the RFQ. Even if it elects to re-issue the RFQ, the City will not be liable for any costs or damages incurred by any entity in preparing and submitting the original statement of interest and qualifications.

19. No Waiver of RFP Provisions

The City may, but is under no obligation to, waive any provision in this RFQ at the request of a potential provider. Any such waiver shall apply to all potential providers, and no waiver shall constitute a waiver of any provision not specifically referenced therein.

20. Ownership and Confidentiality of Submissions

The City will not pay for any information requested herein, and all submissions become the property of the City. Submissions will not be returned and may be subject to disclosure pursuant to the California Public Records Act. The City may receive information that may be confidential as part of your response. If you believe that any portion of your submission includes proprietary or other confidential information, please clearly mark it as such and state the basis for your claim to confidential treatment. Unless otherwise required by law, the City will treat the information as confidential and will not disclose it to a third party without your permission. Information that is an integral part of the submission will likely not be considered confidential after an award of contract has been made.

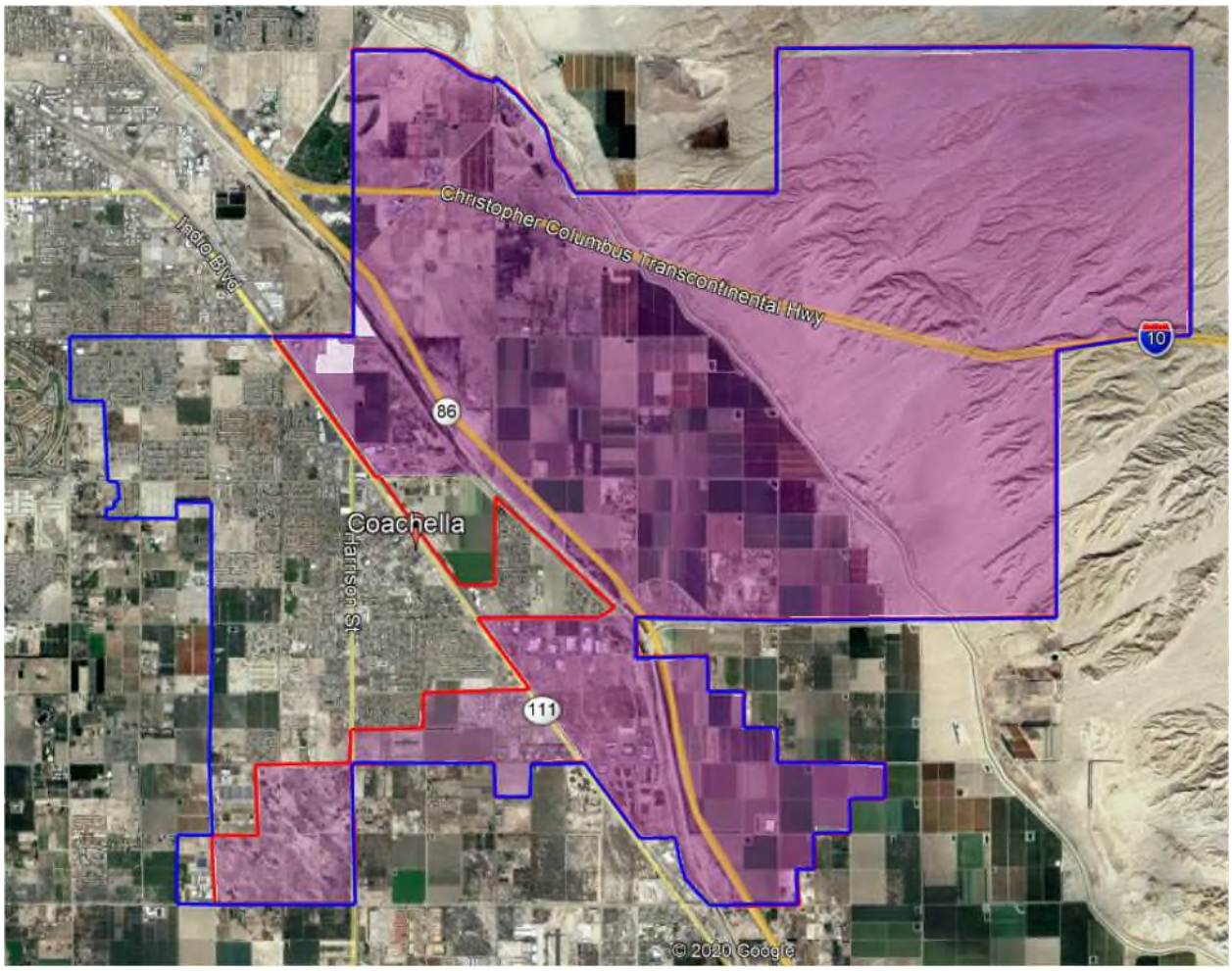
23. Additional Information

Please see additional information at the following Attachments.

A. Attachment A: *Development Area*
B. Attachment B: *Economic Development Zone*
C. Attachment C: *City Load Estimates*
D. Attachment D: *Feasibility Study for Municipal Electric Service to the Development Area*

ATTACHMENT A

DEVELOPMENT AREA



ATTACHMENT B

ECONOMIC DEVELOPMENT ZONE (EDZ)

No.	Owner	Owner Address
1	Pavao Paul J	P.O Box 3016, Indio, CA 92202
2	Coachella-Indio Real Property	751 E Claremont St., Pasadena, CA 91104
3	Ruiz Marco A	1773 Arroyo Gln., Escondido, CA 92026
4	Propcorp Inc.	84851 Avenue 48, Coachella, CA 92236
5	Zimmer Ima Joyce	48171 Crestview Dr. Palm Desert, CA 92260
6	Rosso Patricia R	24787 Morning Mist Dr. Moreno Valley, CA 92557
7	De Larea Jose	48050 Harrison Street, Coachella, CA 92236
8	Bejarano Roger	47453 Harbour Lights Ln. Indio, CA 92201
9	De leon Abel	43905 Telluride St. Indio, CA 92201
10	Duran Albert	50217 Paseo Cadiz, Coachella, CA 92236
11	Butzlaff Robert D	80192 Avenida Aliso Cyn. Indio, CA 92203
12	Ag. Greenleaf LLC	100 W Broadway #950, Glendale, CA 91210
13	Anthony Vineyards Inc.	P.O Box 9578 Bakersfield, CA 93389

ATTACHMENT C

CITY LOAD ESTIMATES

(*Chart Depicted on the Following Page*)

Load Estimates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base										
Residential	2,500,000	3,200,000	4,100,000	5,300,000	6,800,000	8,600,000	11,100,000	14,200,000	18,100,000	23,200,000
General Service	2,000,000	2,500,000	3,100,000	3,900,000	4,900,000	6,100,000	7,600,000	8,400,000	9,200,000	10,200,000
Large General Service	9,000,000	9,700,000	10,500,000	11,300,000	12,200,000	13,200,000	14,300,000	15,400,000	16,700,000	18,000,000
Industrial	0	37,300,000	131,500,000	170,600,000	170,600,000	170,600,000	290,000,000	290,000,000	290,000,000	290,000,000
Total Retail Sales, kWh	13,500,000	52,700,000	149,200,000	191,100,000	194,500,000	198,500,000	323,000,000	328,000,000	334,000,000	341,400,000
System Requirements, MWh	13,905	54,281	153,676	196,833	200,335	204,455	332,690	337,840	344,020	351,642
System Peak Demand, MW	2	10	27	35	35	36	58	59	60	62
Low										
Residential	1,300,000	1,400,000	1,500,000	1,700,000	1,800,000	2,000,000	2,200,000	2,400,000	2,700,000	2,900,000
General Service	1,000,000	1,000,000	1,000,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,200,000	1,200,000
Large General Service	4,500,000	4,600,000	4,700,000	4,800,000	4,900,000	5,000,000	5,100,000	5,200,000	5,300,000	5,400,000
Industrial	0	18,700,000	65,800,000	85,300,000	85,300,000	85,300,000	145,000,000	145,000,000	145,000,000	145,000,000
Total Retail Sales, kWh	6,800,000	25,700,000	73,000,000	92,900,000	93,100,000	93,400,000	153,400,000	153,700,000	154,200,000	154,500,000
System Requirements, MWh	7,004	26,471	75,190	95,687	95,893	96,202	158,002	158,311	158,826	159,135
System Peak Demand, MW	1	5	13	17	17	17	28	28	28	28
High										
Residential	2,500,000	3,200,000	4,100,000	5,300,000	6,800,000	8,600,000	11,100,000	14,200,000	18,100,000	23,200,000
General Service	2,000,000	16,900,000	18,500,000	20,400,000	22,400,000	24,700,000	27,200,000	29,900,000	32,900,000	36,100,000
Large General Service	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000
Industrial	0	37,300,000	131,500,000	170,600,000	170,600,000	170,600,000	290,000,000	327,100,000	335,400,000	339,600,000
Total Retail Sales, kWh	14,200,000	67,100,000	163,800,000	206,000,000	209,500,000	213,600,000	338,000,000	380,900,000	396,100,000	408,600,000
System Requirements, MWh	14,626	69,113	168,714	212,180	215,785	220,008	348,140	392,327	407,983	420,858
System Peak Demand, MW	3	12	30	37	38	39	61	69	72	74

ATTACHMENT D

FEASIBILITY STUDY FOR MUNICIPAL ELECTRIC SERVICE TO THE DEVELOPMENT AREA

(*Study follows on next page*)

STAFF REPORT
6/12/2024

TO: Honorable Mayor and City Council Members

FROM: Dr. Gabriel Martin, City Manager

Ryan Baron, City Attorney's Office, Best Best & Krieger, LLP

SUBJECT: Feasibility Study for Municipal Electric Service to the City's Development Area / Request for Proposals for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility

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STAFF RECOMMENDATION:

1. Receive and file feasibility study for municipal electric service to the City's development area.
2. Staff recommends that the City Council approve the issuance of a Request for Information and a Request for Proposals for a public-private partnership for implementation of the City's municipal electric utility within the City development area, including the Economic Development Zone.
3. Staff recommends that the City Council approve the issuance of a Request for Proposals for a valuation study of Imperial Irrigation District assets providing electric service to the developed portion of the City.

BACKGROUND:

The Coachella Valley is one of the fastest growing areas in California. The City of Coachella is projected to grow rapidly containing a number of large employers along with large-scale master planned development in greenfield areas of the City. The eastern portion of the Coachella Valley, including the City, is currently receiving electric service from the Imperial Irrigation District, which provides this service outside its territorial boundary of Imperial County. There remains significant areas of the Coachella Valley, and the City, however, that are not served, or cannot be served, by IID due a lack of electric infrastructure or a need to significantly upgrade the existing infrastructure in the area, such as the construction of new substations. The eastern Coachella Valley is growing rapidly but development has been hindered by the inability to provide electricity to this development, thereby impacting growth, employment, and fiscal revenue. Due to the lack of infrastructure throughout the City and that the City does not have any representation or governance options in IID electric service matters, the City has been interested in local control of its electricity service and providing such service to the City's undeveloped and under-served areas.

On July 31, 2019, the City Council adopted Resolution 2019-62 authorizing the creation of a limited municipally owned utility for the purpose of providing electrical utility services and authorized the taking of other actions. The Coachella City Council established the municipal utility to provide electric and gas service to certain new development and under-served development (*i.e.*, "greenfield" areas) within the City's municipal boundaries. At that time, a service area for a municipal utility was established and the City Manager was authorized to take all necessary steps to create and establish the municipal utility and evaluate the areas and manner for providing utility service as a publicly owned utility. Since then, the City has been exploring various options to ensure that its residents and businesses receive utility services that meet the current and future needs of the community at fair and reasonable rates. The City has also been exploring options to ensure that such services are cost-effective, meet federal and state standards, provide high-quality customer service, and provide long-term reliability to meet City energy needs. The City has also participated in regional efforts to address the lack of service and governance, including its participation on the Coachella Valley Energy Commission, an advisory body to IID.

Since the adoption of Resolution No. 2019-62, City staff has researched the legal options of implementing the municipal utility and has conducted a feasibility study to assess the financial and technical issues of establishing an electric delivery system to greenfield areas of the City also referred to as the Development Area. This Development Area includes the Economic Development Zone, which consists of the Auto-Wrecking Zone and Industrial Zone, where initial load is projected to increase rapidly due to prospective and cannabis and industrial interests. The feasibility study was prepared by EES Consulting who has prepared numerous municipalization feasibility studies throughout the nation, including a study in the 2000s for the Coachella Valley Association of Governments. The study concludes that service to the economic development zone and the greenfield areas of the City is feasible and beneficial to City electric customers when growth occurs in those areas. The study uses certain data and forecasts the City's 20-year energy needs. It also projects revenue and rate requirements and outlines where the construction of new electrical infrastructure is required, including the construction of two new substations and transmission, as well as potential wheeling of energy over IID's existing transmission in order to serve initial municipal utility load.

DISCUSSION/ANALYSIS:

The study makes the following observations:

	Considerations
Access to IID Capacity	Initial plan is to use capacity from IID's 92kV transmission. If access is denied, accelerate SCE interconnection.
Load Growth Risk	Break-even threshold is 55,000 MWh with annual 5% IID rate increases.
Change in Load Mix	Cannabis is High Density Energy Needs 100-200 kWh/sq.ft. Traditional Industrial/Commercial 8-50 kWh/sq.ft. Even with

	reductions in high density load, the City could likely achieve breakeven sales threshold of 55,000 MWh.
New Municipal Utility	IID can challenge new utility. Limiting to greenspace-only rather than acquisition of IID customers does not eliminate the uncertainty.
Initial Financing	$67.3 M
RPS Requirements	Purchase from interconnection with IID or SCE.
Customer Funded Distribution Lines	Customers will need to contribute 100% for distribution facilities to serve new load.
Reliability	Transmission feed radial is a weak point.
Resource Adequacy	City must rely on bilateral transactions for RA subject to price risk.

The study provides the following options as Phase 2 steps the City can take with respect to implementing a municipal utility:

1. Consider moving forward with a request for proposals for power supply and/or a turnkey developer to implement the municipal utility in the Development Area.

2. Explore valuation and acquisition of IID assets that currently serve the City.

City staff recommends that the City move forward with issuing requests for proposals based on the two options. In order to begin providing service to the Development Area of the City, the City would need to consider constructing certain electric delivery system facilities and generation facilities and/or purchasing electricity through an energy services agreement and wheeling the energy over IID transmission system. Due to the bond issuance that would be needed to finance the facilities, City staff contemplates issuing a request for information for a developer to construct and own the facilities through a public-private partnership agreement that would jump-start the municipal utility. The request for information would be sent potential energy developers and suppliers nationwide requesting a statement of interest and qualifications from companies on the proposed P3 project. Eligible companies would then be pre-qualified by the City and would receive a request for proposals detailing the specific proposal and cost information. A slate of candidates would then be brought back from City Council review and direction to negotiate a contract.

City staff also recommends, in parallel, that the city conduct a valuation of IID's infrastructure serving the city as a necessary step in acquiring IID electrical infrastructure to take over service to existing customers over the long-term. City staff would issue a request for proposals for a consultant to conduct the valuation study.

ENVIRONMENTAL ASSESSMENT:

The recommended actions are exempt from the California Environmental Quality Act. The issuance of a RFP does not constitute a project within the meaning of the CEQA Guidelines, Section 15061(b)(3), as it does not result in any direct or indirect physical change in the environment.

ALTERNATIVE(s):

1. Not approve RFP for P3 partnership and provide Staff with new direction

FISCAL IMPACT:

There is no fiscal impact for this item.

EXHIBIT(S):

A. Feasibility Study for Municipal Electric Service to the Development Area

PREPARED BY EES CONSULTING

City of Coachella

Feasibility Study for Municipal Electric Service to the Development Area

April 2024

EES Consulting
a GDS Associates Company

EES Consulting
a GDS Associates Company

April 18, 2024

Mr. Gabriel Martin
City of Coachella
1515 Sixth Street
Coachella, CA 92236

RE: City of Coachella Feasibility Study for Municipal Electric Service to the Development Area

Dear Mr. Martin:

We are pleased to submit to the City of Coachella (City) the Feasibility Study for Municipal Electric Service to the Development Area (Study). The Study used publicly available information to develop load power cost estimates.

The Study, which focuses on service to the economic development zones and select greenfield development. The Study finds that municipalization is beneficial to the City's electric customers when significant growth occurs in the new development area.

Thank you for your contributions to this Study.

Sincerely,

Kevin J. Mara
Executive Vice President

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1 Scope of Work

1.1 INTRODUCTION

The City of Coachella (City) seeks to ensure that its residents and businesses receive utility services that meet their current needs and provide for electric utility supply for the future needs of the community at fair and reasonable rates. Thus, in 2019, the City established a municipal utility to provide electric service within the City, with an initial focus on new development areas (City Resolution No. 2019-62.) The City is currently considering options for providing electric service to future customers locating in primarily undeveloped areas of the City's Development Area (i.e., "greenfield" areas).

The current population of the City is approximately 42,600; however, with current planning efforts, the City expects the population to grow three-fold by 2035.[1] Currently, citizens of the City, and businesses within the City, are provided electrical service by Imperial Irrigation District (IID), a publicly-owned utility.

1.1.1 About Imperial Irrigation District (IID)

Imperial Irrigation District (IID) is the sixth largest utility in California public utility providing electric and water service to areas across both the Imperial and Coachella Valleys including Riverside and San Diego Counties. The utility employs approximately 1,400 people, serves over 158,000 electric customers and controls more than 1,100 MW of energy. IID's total service area covers 6,471 square miles. IID is governed by a 5-member board of directors. IID's resource mix is approximately 40% renewable, 35% natural gas, 4.8% hydroelectric, 3.5% nuclear, and 16% unspecified (market purchases).[2] IID owns and operates several generating resources such as several small hydroelectric facilities on the All-American Canal and the Pilot Knob plant. IID is a member of the Southern California Public Power Authority (SCPPA). SCPPA members share several resources including the Palo Verde Station (nuclear), Parker-David Dam, Boulder Canyon, Yucca Steam Plant, 13 natural gas resources, and a battery storage system near El Centro.

IID residential retail electric rates include a fixed monthly charge, energy charge, plus an energy cost adjustment (ECA). The ECA is updated regularly to reflect changes in IID's wholesale power costs. IID's large power rates also include demand charges in addition to fixed customer charges and energy charges. Finally, IID customers can elect to purchase up to 100% renewable energy from IID through an Energy Cost Adjustment Renewable Billing Factor (Green Power Program).

Not only is IID a retail service provider, but it is also an energy Balancing Authority (BA). As a BA, IID ensures that the power system and demand are balanced in real time throughout the balancing area which includes Coachella Valley. IID is also responsible for maintaining operating conditions under the

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[1] U.S. Bureau of the Census. Coachella, California. Estimate July 2022. https://www.census.gov/quickfacts/coachellacitycalifornia

[2] Imperial Irrigation District 2021 Power Content Label. https://www.iid.com/energy/renewable-energy/power-content-label

reliability standards issued by the North American Electric Reliability Corporation (NERC) and approved by the U.S. Federal Energy Regulatory Commission (FERC).

1.1.2 Study Framework

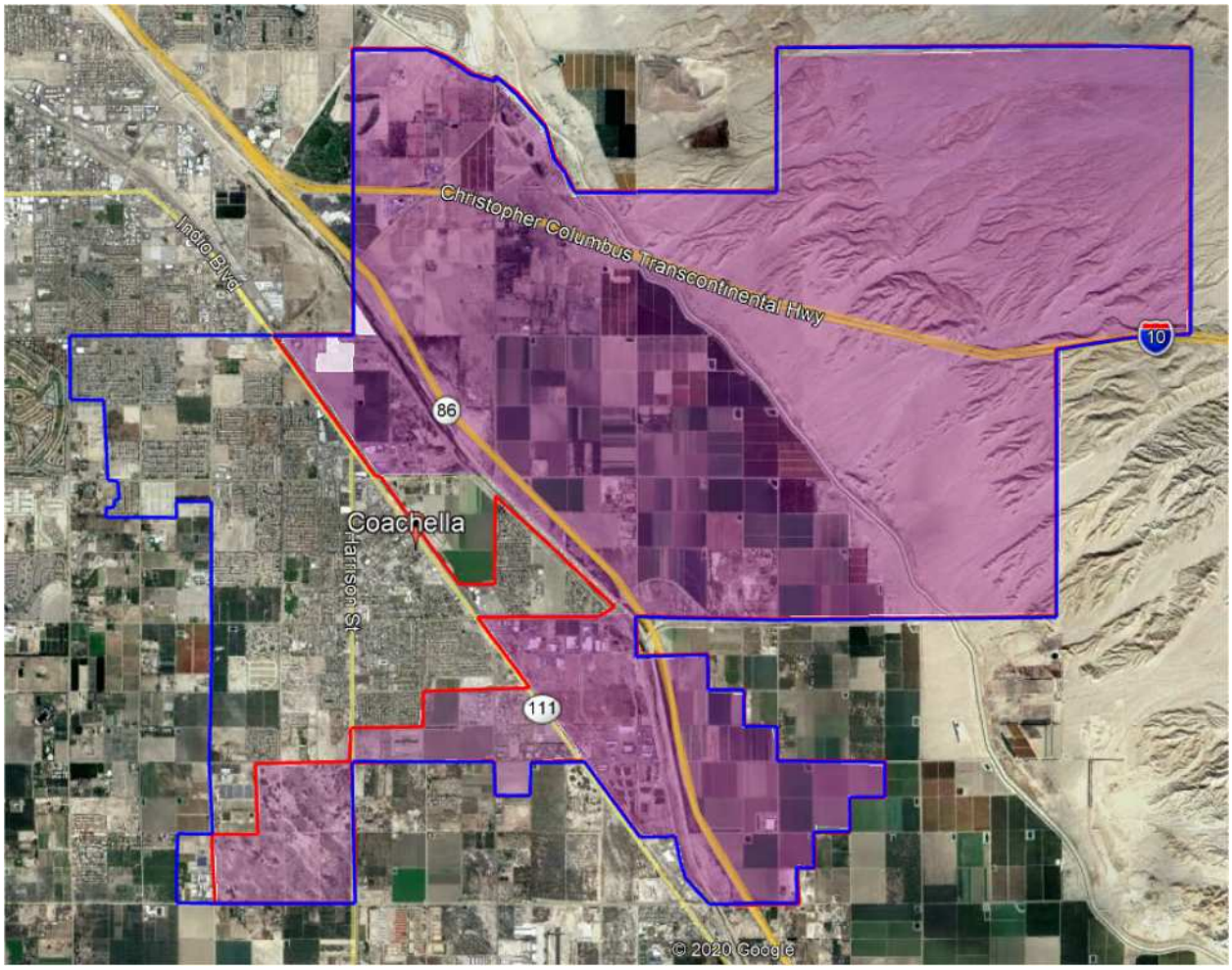
The City asked EES Consulting (EES), a GDS Associates Company, to evaluate the feasibility of the City serving new electric customers located within a portion of the City's boundaries through the municipal utility. This Feasibility Study for Municipal Electric Utility Service to the Development Area (Study) considers the investment needed to serve new customers and the potential supply costs. This Study does not include acquisition of existing assets owned by IID and used to serve existing IID customers.

The Study considers the case where the City develops the necessary energy delivery infrastructure and procures energy from the market. In order to estimate feasibility of energizing the City's utility, costs are forecasted over a 20-year study period beginning in 2025. Revenues for the potential municipal utility are calculated to be competitive with the current and forecast IID retail rates. Other operating costs are estimated from comparable electric utilities.

1.2 PROPOSED SERVICE AREA

Figure 1.1 illustrates the current municipal boundary in blue. The proposed initial municipal electric utility boundary is provided in red and shaded purple. The areas outside of the purple shading would continue to be served by IID. The Development Areas are located with the purple shading.

FIGURE 1.1: CITY MUNICIPAL UTILITY SERVICE AREA



1.3 20-YEAR ENERGY NEEDS

The Study developed a forecast of energy needs for the next 20 years for the municipal utility service area. Much of the growth is expected in the Economic Development Zones (EDZ) which are in the boundaries of the City's municipal utility. One is known as the Auto Wrecker Zone (northern most EDZ), and the second is the Industrial Zone (between Avenue 52 and Avenue 54). Figure 1.2 depicts the growth of annual energy sales and Figure 1.3 shows the forecasted electrical demand. EES added the ramp-up of energy sales between 2025 and 2030 to reflect potential near-term growth in the EDZs.

FIGURE 1.2: 20-YEAR LOAD FORECAST COMPARISON

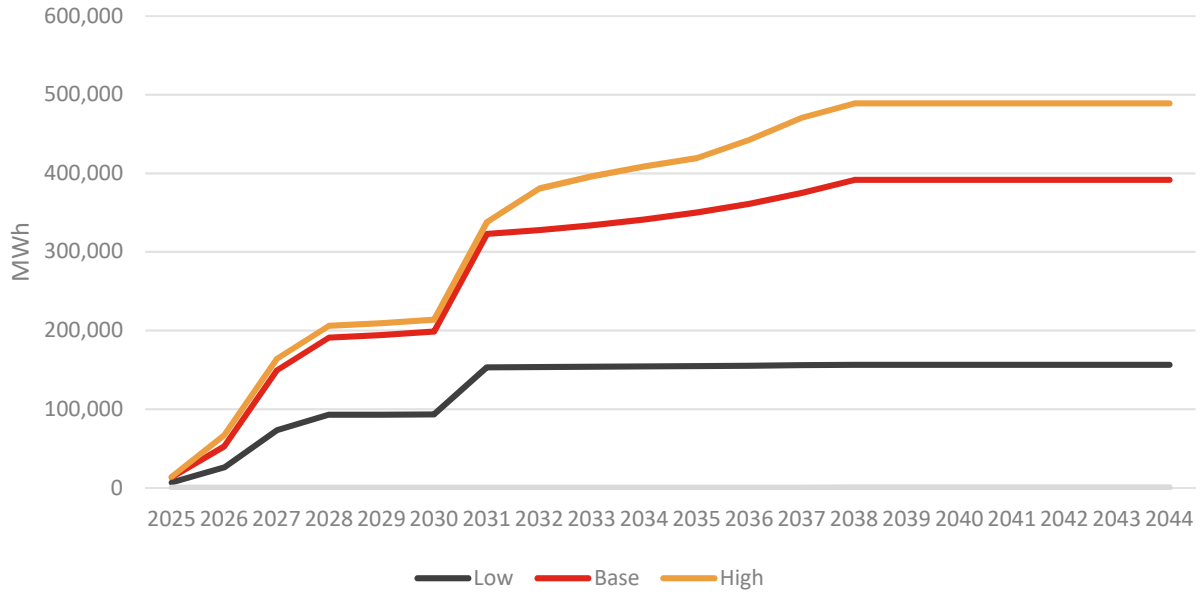
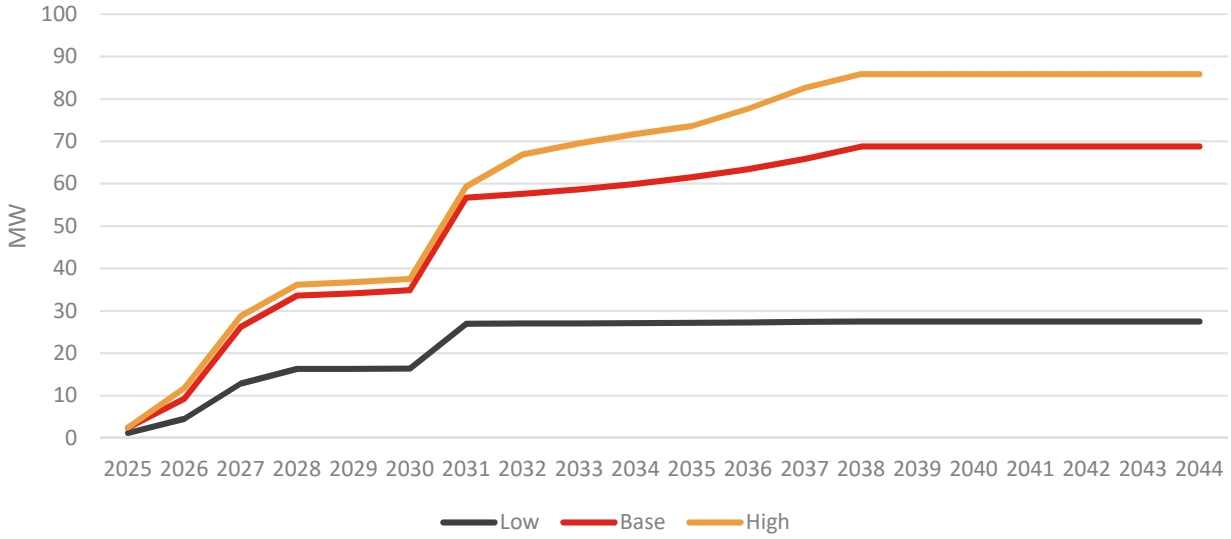


FIGURE 1.3: 20-YEAR PEAK DEMAND FORECASTS



1.4 FINANCIAL FEASIBILITY ASSUMPTIONS AND RESULTS

An annual budget was developed for the City's municipal utility based on the load assumptions, take-out financing, and estimated future capital improvement investments. Power supply costs assume the utility would meet all California mandates for renewable energy and resource adequacy or otherwise obtain waivers from some or all of those requirements. It is assumed that City finances the necessary infrastructure and pursues competitive offers for energy by means of wheeling through IID's transmission system.

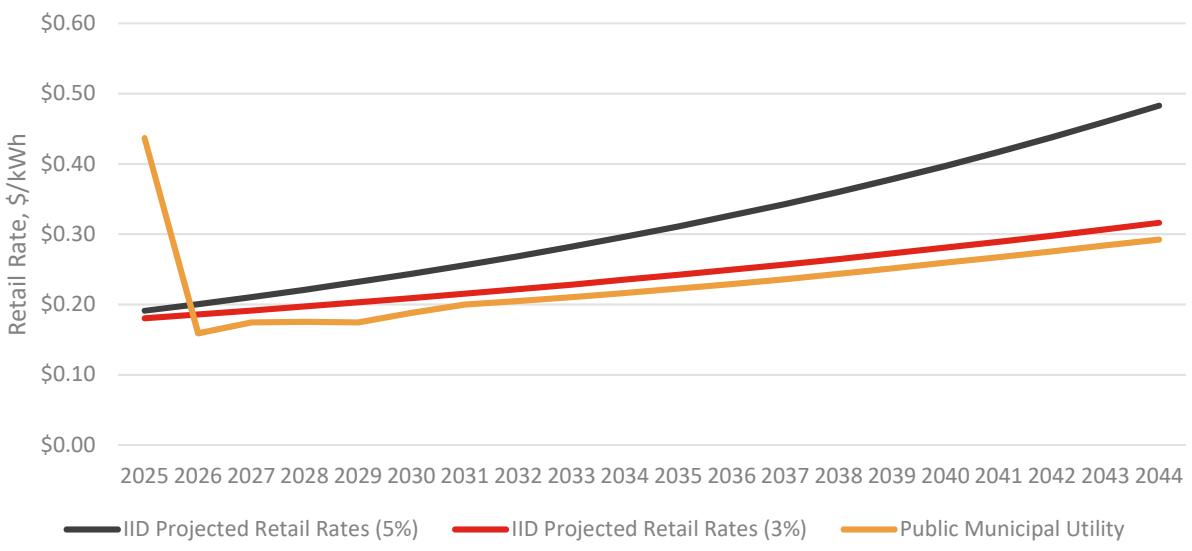
Table 1.1 summarizes the revenue requirement for the third year of operations. The load forecast for the third year has a demand component of 37.5 MW and projected energy sales of 191,158 MWh. The difference in financing is reflected in the debt service in Table 1.1 which is a snapshot of the revenue requirements needed in Year 3.

TABLE 1.1: YEAR 3 REVENUE REQUIREMENT, MILLIONS

	Municipal Utility Revenue Requirement
Power Supply & Transmission	$14.64
Distribution O&M	$1.47
Customer Service	$0.25
A&G	$0.32
Capital Improvement	$0.56
Debt Service	$1.89
Franchise Fee	$1.59
Taxes	$0.11
Public Benefits Charge	$0.66
Revenue Requirement	**$21.49**

IID rates are forecast to increase by 5% which is a conservative assumption given both recent rate history and the investments IID will need to make in infrastructure and renewable energy in support of electrification over the next 20 years. Figure 1.4 shows that once there is sufficient load growth, the municipal utility can offer lower rates compared with forecast IID rates. The figure also shows IID rates with a slower growth rate of 3% per year.

FIGURE 1.4: PROJECTED RETAIL RATES 2025-2044



1.5 CITY SERVICE TO EXISTING AREAS SERVED BY IID

This Study evaluates options for providing electric service to the EDZ and undeveloped and underserved areas of the City (*i.e.*, greenfield), as identified in the City's service territory map adopted by the City Council at the time the City Municipal Utility was formed in 2019. The Municipal Utility would have risks associated with load growth and the ability to obtain financing for start-up and construction costs in conjunction with serving the EDZ and greenfield, or alternatively, the City could serve the developed areas of the City where IID provides existing service. Extending the City Municipal Utility to this area would require the City to negotiate and purchase the existing substation, distribution, and potentially transmission assets within the municipal boundaries from IID and/or pursue an eminent domain action of those assets. With these assets and associated future revenues, the City could finance expansion into the greenfield area of the City. In anticipation of acquisition being contemplated as part of the City's potential options going forward, general estimates are provided herein as a starting point.

TABLE 1.2: ROUGH CONDEMNATION FIGURES

	Cost Estimate	Notes
Distribution System Value	$5,000-$10,000/electric customer $150 Million	Plant actually valued between original cost less depreciation and replacement cost less depreciation. Cost changes if substation and transmission assets are included.
Separation Costs	$30 Million	Assumed 20% of system value.
Stranded Costs	Unknown	Needs further study but can include generation, transmission, and distribution.
Total	$180+ Million	

This path would provide a means for borrowing and could be a long-term solution related to the uncertainty of IID's future in the Coachella Valley.

The timetable for developing a fair market value for the IID assets is 9 months to a year, depending on the cooperation of IID to provide information that is often considered confidential regarding the physical system within the City limits and the energy consumed by homes and business within the City. If both parties negotiate to a reasonable outcome, the acquisition could be completed in 2 to 3 years. However, if there is litigation, the duration can extend for 5 or more years.

1.6 NEXT STEPS

If the City decides to pursue energizing the municipal electric utility, the following next steps could be taken:

1. The City could explore acquisition of IID assets to service the entire City of Coachella.

2. The City could move forward with a limited municipal utility such as described in this study and issue request for proposals for power supply.

All options presented herein require financing, which is a significant hurdle. A next step greenfield municipal utility would be to explore financing options such as those used by the CCAs in California. This

can be accomplished by issuing a request for proposals to determine feasibility of financing start-up and construction costs.

Also, for the greenfield municipal utility, the City needs to initiate a conversation with IID regarding access to the transmission grid for wheeling power. This could be in the form of an application to interconnect. The initiation of this process will help to define the next steps needed if the City wishes to pursue this option.

The above next steps could be completed concurrently to further assess the viability of each path.

2 Study Framework

The City of Coachella (City) seeks to ensure that its residents and businesses receive utility services that meet their current needs and provide electric utility supply for the future needs of the community at fair and reasonable rates. Thus, in 2019, the City established a municipal utility to provide electric service within the City, with an initial focus on new development areas (City Resolution No. 2019-62). The City is currently considering options for providing electric service to new customers locating in primarily undeveloped areas of the City (i.e., "greenfield" areas). This Study evaluates two options for energizing a greenfield utility within part of the City's boundaries:

2.1 PUBLIC MUNICIPAL UTILITY

This option calls for the City to construct new substations and the required distribution facilities, and procure power supply delivered through either wheeling via existing IID infrastructure, if available, or through new facilities that interconnect to Southern California Edison's (SCE) transmission voltage lines located east of the City.

2.2 STUDY FRAMEWORK

The analytical construct includes the following assumptions.

1. Three scenarios for municipalization are evaluated from an economic perspective:
    a. Base load forecast estimated from City's current development queue.
    b. Low load forecast is half of the Base scenario representing an unfavorable economy.
    c. High load forecast which adds additional industrial load development.
2. As a greenfield utility, the municipal electric utility would not pay any generation or distribution asset stranding costs to IID. It is assumed that any other fees or costs imposed by the State of California will be applied. At this time, no such fees or costs have been defined or included in the Study.
3. As a greenfield utility, the City would not purchase existing IID distribution facilities.
4. Cost for the extension of distribution facilities includes transformers, meters, and services are assumed to be 100% assignable to new customers.
5. Operating costs and financing for the City's municipal utility are estimated based on current borrowing markets and other California municipal utility budget information.
6. The City's electric rates are based on expenses and debt service coverage requirements. Any difference between the City's rates and IID forecast rates can be used for customer programs, rate savings, or additional development by increasing the City's rates to match or be slightly lower than IID.
7. The illustrative forecast of IID rates are based on current approved IID rate levels with a 5% annual increase over the study period. Recent historic IID rate increases have averaged approximately 6% per year.

2.2.1 Data Limitations

This Study is conducted with varying degrees of data quality. Forecast loads are provided with a large range of potential build-out scenarios. Growth in the Study area may or may not materialize depending on a wide range of economic factors.

2.3 SYSTEM LOAD FORECAST

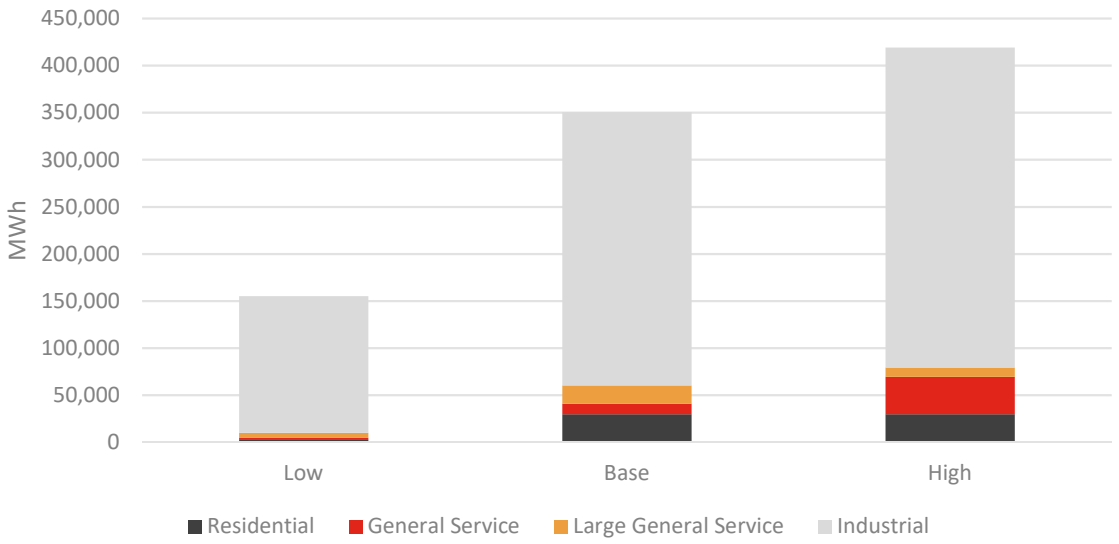
A forecast of electrical load was made for the area within the City's Municipal Utility Service Area as shown in Figure 1.1 To determine future energy usage for this area, multiple sources were referenced including the City's development queue. After year 10, moderate growth is assumed. The peak demand is calculated using a load factor of 65%. This load factor is higher than the load factor IID assumed in its 2018 IRP (50%) since expected load growth is primarily higher load factor loads (cannabis). Based on City's development queue, cannabis loads could reach 300 MW; however, with the changes in planning environment since COVID-19, it is largely believed that cannabis operations will not materialize as indicated in the queue. More likely, the industrial growth will be more diversified. The Study assumes general load factor data for industrial processes which may or may not include some portion attributed to cannabis operations.

There are two Economic Development Zones (EDZ) within the boundaries of the City's municipal utility. One is known as the Auto Wrecker Zone (northern most EDZ) and the second is the Industrial Zone (between Avenue 52 and Avenue 54). The anticipated cannabis growth operation load within the Auto Wrecking Zone is 33 MW. Meanwhile, the Industrial Zone is anticipated to serve approximately 30 MW of new commercial load retailed to the cannabis grow operations. None of the existing IID customers in the Industrial Zone are included in the Study. The Study does project an additional 11 MW of retail load within the proposed municipal boundary.

The ramp-up from not serving customers to serving customers with significant energy requirements is difficult to predict. For this Study, it is assumed to be 3 years. The infrastructure for electric service (substations and/or generating facilities) will need to be under development or possibly completed to assure new customers of the viability of the City Municipal System. It is assumed that three years will be necessary for the construction of commercial buildings plus ramp up to full operation for initial customers.

Figure 2.1 illustrates the forecast energy breakdown for the mid-point of the 20-year study.

FIGURE 2.1: LOAD FORECAST COMPARISON FOR THE MID-POINT OF THE 20-YEAR STUDY



Figures 2.2 and 2.3 compare the energy and peak demand forecasts over the 20-year study period.

FIGURE 2.2: 20-YEAR LOAD FORECAST COMPARISON

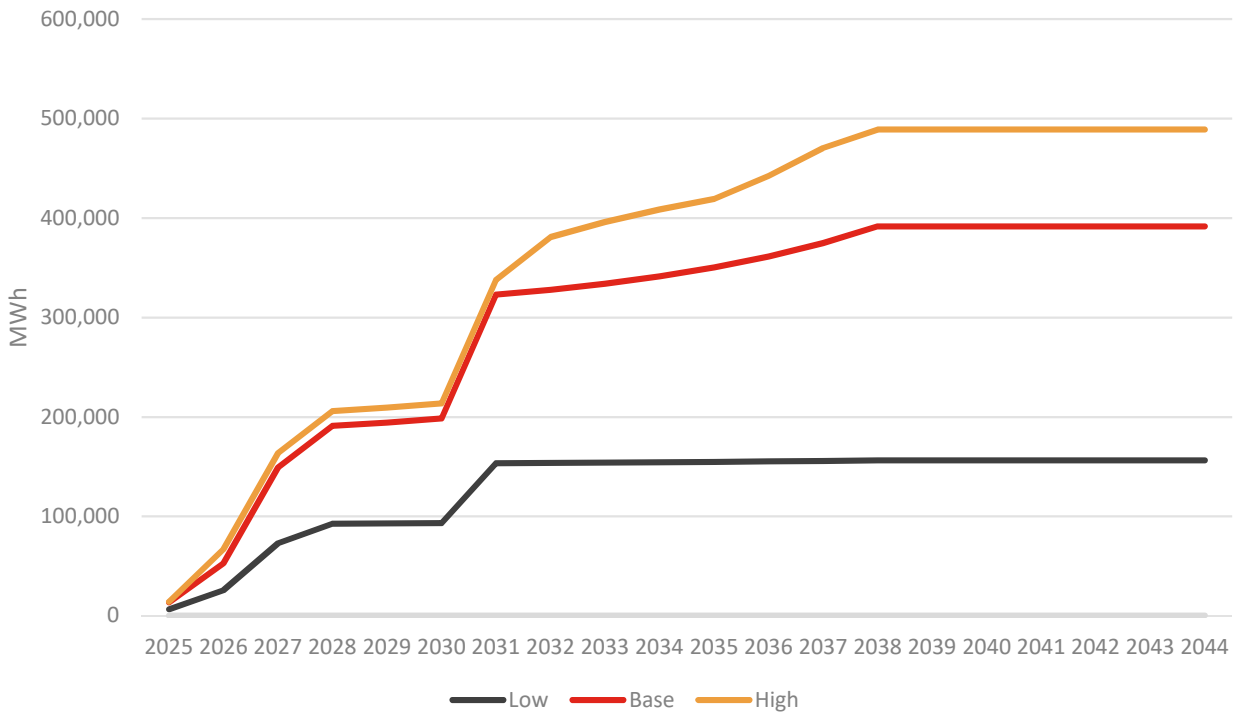
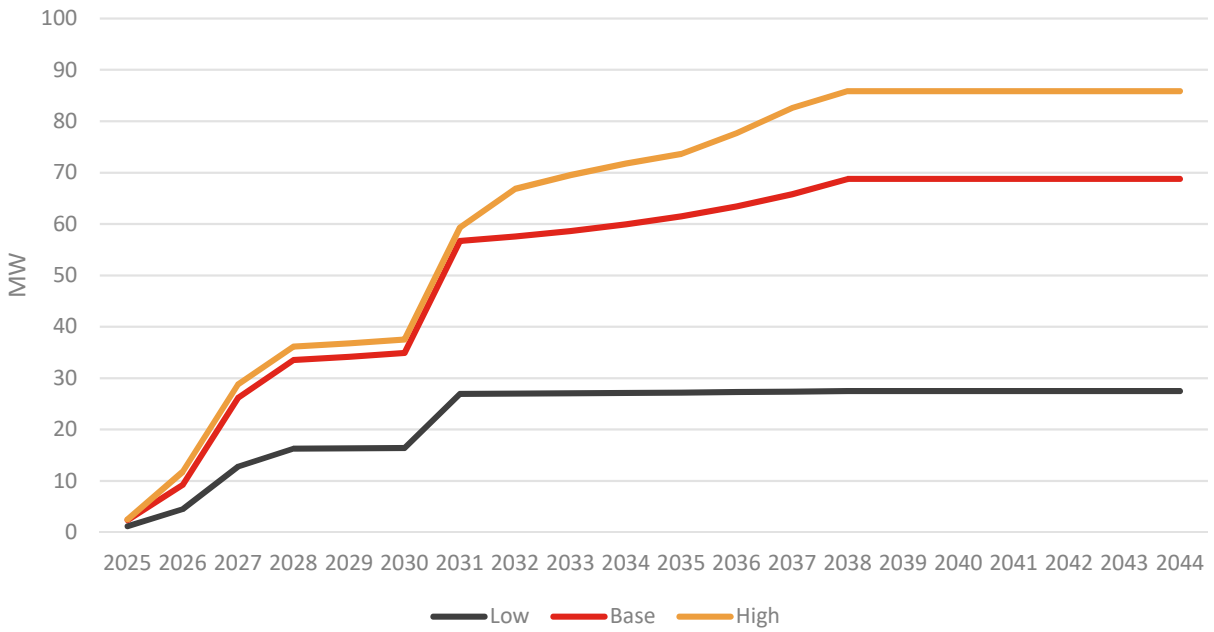


FIGURE 2.3: 20-YEAR PEAK DEMAND FORECASTS



Distribution line losses of 3% were added to retail sales to develop the system load forecast.

3 Public Municipal Utility

3.1 NEW CONSTRUCTION BY THE CITY

The City would need to build new substations and interconnect them to IID's existing 92kV transmissions in the vicinity of these substations. IID sells available transmission capacity to other entities that need IID lines to transport energy. IID offers point-to-point transmission service that uses IID's transmission facilities. This type of service can be used for the transportation of capacity and energy into, out of, through or within IID system.[3] EES has investigated the IID transmission system and believes there is capacity for at least 40 MW in this portion of IID transmission system. However, IID has not confirmed that it has sufficient capacity available. Further, IID determination of the available transmission capacity (ATC) takes into account the firm capacity set aside to serve peak native load forecast commitments.[4] The fact that the City has created a greenfield municipal utility should allow access to ATC which EES believes exists in this portion of their system. The ability of the City to obtain delivery from IID is unknown and presents a risk for energizing the City utility.

A proposed new Harrison Substation would be serving the load in what is known as the Auto Wrecker Zone (northern most EDZ). The anticipated cannabis growth operation load within the Auto Wrecking Zone is 30 MW. In addition, this substation could be used to serve future development of retail electric service outside the Auto Wrecking Zone. The station would be configured for two 40 MVA power transformers and 12 (twelve) 12.5 kV feeders.

A new Polk Substation, to be located in the Industrial Zone EDZ, is anticipated to serve approximately 30 MW of new commercial load retailed to cannabis grow operations and an additional retail load within the proposed municipal boundary. The station would be configured for two 40 MVA power transformers and twelve 12.5 kV feeders.

It is assumed that the design of the substations will meet an N-1 criterion (loss of any one system component and maintain electric service). The distribution feeders should also meet this N-1 criterion to the extent financially feasible.

As the load requirements approach the limit of available transmission capacity from IID, the City would need to obtain additional capacity at the Southern California Edison (SCE) 230kV line at or near the Coachella Valley Substation. The 20-year projected load in the Study is 70 MW and the expected capacity of a 92kV transmission line would be about 150 MW. Thus, a 230/92kV substation would be constructed and 92kV lines extended to the two new distribution substations (Harrison and Polk). The estimated distance of single pole 92kV transmission is 7.2 miles. Approximately 3.5 miles would have a single 92kV circuit with space for two distribution circuits on the structures. The other 3.7 miles would be double circuit 92kV with space for two distribution circuits on the structures. A typical width for a 92kV

[3] https://www.iid.com/energy/transmission-access/transmission-service

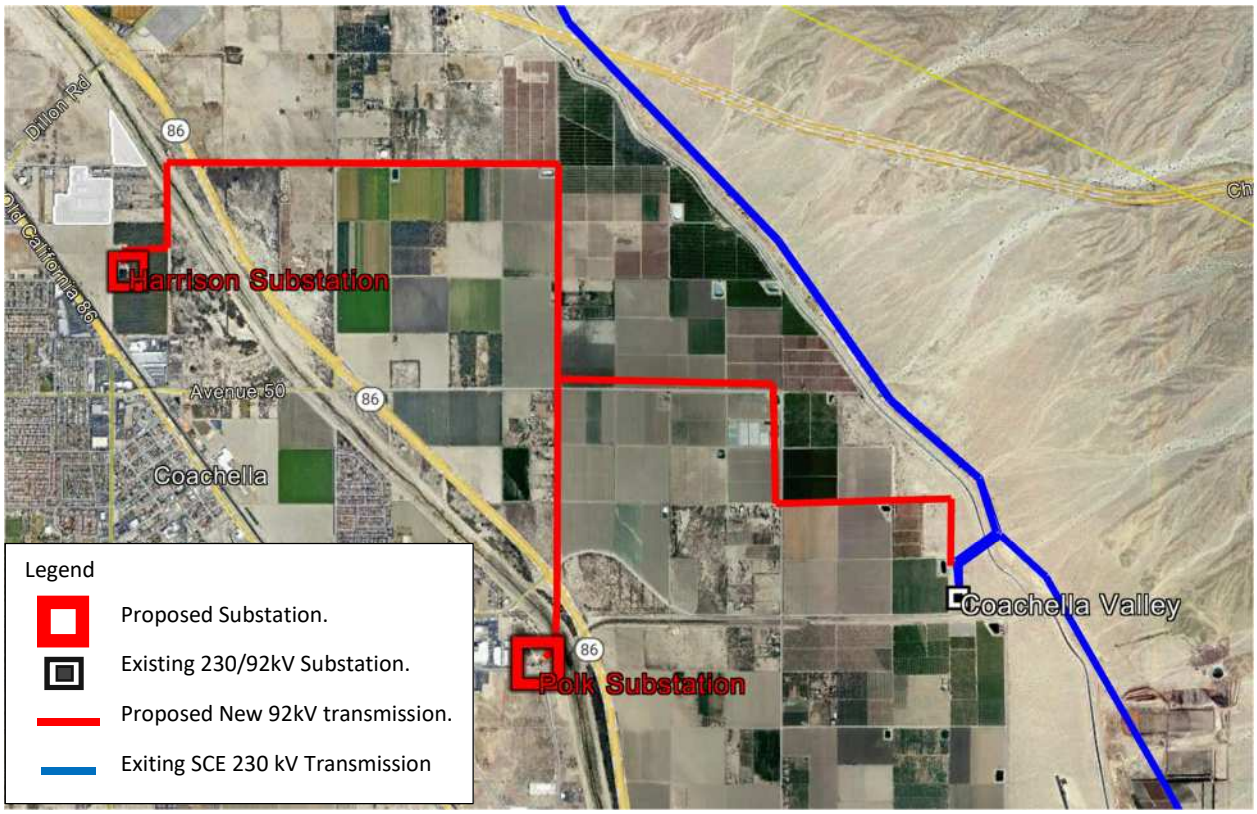
[4] Available Transfer Capability Implementation Document (ATCID) dated 4/15/2022

transmission line is 100 feet. Therefore, the loop would likely require acquisition of roughly a 50-foot strip easement. The other 50 feet will be located within the road right-of-way based on the proposed routing of the line. The cost of land acquisition is included in the transmission line construction estimate.

If at the time of construction, the load within the utility boundary is expected to exceed 150 MW, then 230kV transmission would be warranted.

Figure 3.1 depicts the location of the proposed substations and the route of the 92kV transmission.

FIGURE 3.1: NEW MUNICIPAL UTILITY INFRASTRUCTURE



It is estimated that the construction of the substations needed to wheel energy through IID's 92kV transmission line would cost roughly $16M. After 5 or more years when the capacity requirements of the of the City exceeds the available transmission capacity, a 230 kV interconnection will be made along with transmission to service the Harrison Polk and disconnect service from IID. The actual timing of capital expenditure will be driven by load requirements. However, for the Study, it is assumed that a capital expenditure of another $32.7M dollars would be required in the 5th year of the Study.

3.2 POWER SUPPLY & TRANSMISSION

Power supply and transmission includes all costs for power supply and related services to the municipal utility's distribution system. Costs for power scheduling are also included in the power supply cost estimates. The City could procure its power supply requirements using different strategies including fixed price/delivery contracts, all-inclusive power supply contracts, or a mix of generation and power purchases. The selected strategies would be guided by the City's objectives and ultimately approved by City Council.

Actual power supply contract arrangements are not specified for the purposes of this Study; however, the pricing estimates are described below.

3.2.1 Power Purchases

Costs for energy purchased to meet municipal utility load are estimated at market prices for the SP15 (South Path 15) area. Block energy purchases are valued at $80/MWh in 2025 based on current forward prices. This value decreases in the first 5 years of the Study until it reaches $65/MWh in 2030. This decrease reflects that the current market prices are historically high and are expected to reduce as supply and demand markets settle out. After 2030, prices are escalated at 3% per year. The levelized cost of market purchases is $81/MWh over the 20-year study period.

Capacity services, including resource adequacy, are estimated to cost $8.86/kW-month based on the CPUC Market Price Benchmark for 2023 and escalated at 3% annually. This figure is a weighted average for system, flex, and local resource adequacy all together. This value is included for 117.5% of the municipal utility's capacity requirements to cover the planning margin.

3.2.2 Renewable Energy

Per California's Renewable Portfolio Standards (RPS), electric utilities must purchase a volume of renewable energy equal to at least 60% of retail sales by 2030. The requirement ramps up from 46.7% in 2025. Renewable energy purchases are split between long-term and short-term contracts for Portfolio Content Category 1 (PCC1) and Portfolio Content Category 2 (PCC2). The City may purchase Portfolio Content Category 3 (PCC3) RECs at lower cost; however, this option is not evaluated in the Study. Long-term renewable energy is priced conservatively at $42/MWh. Long-term renewable contract prices have increased since the last study due to supply chain issues and general inflation. Still, this price assumption would allow for solar plus storage or wind resources. The City must meet 60% of its renewable energy requirement from long-term contracts. Because long-term contracts are priced lower than short-term, it is assumed that the City would purchase 75% of its renewable energy requirement through long-term contracts.

The Study assumes the City would wheel long-term bundled energy via IID until the SCE intertie is completed. Once the City has constructed the intertie with SCE, the City would wheel this energy via SCE to the 230 kV line at a cost of $15-$16/MWh (described below). If the City were able to develop local renewable projects for less than $57/MWh, renewable energy costs could be reduced from the base case assumptions.

3.2.3 Resource Adequacy

Capacity services are estimated to cost $8.86/kW-month based on the CPUC Market Price Benchmark for 2023 and escalated at 3% annually. This figure is a weighted average for system, flex, and local resource adequacy all together. This value is included for 117% of the municipal utility's capacity requirements to cover the planning margin.

3.2.4 CAISO Charges and Misc.

The utility would need to pay CAISO charges estimated at $6/MWh in 2025. Power scheduling would be needed to balance energy purchases on an hourly basis. Schedule coordinator costs of $100,000 per year are included for the first year of operation increasing by 10% per year due to projected load growth.

3.2.5 Wheeling and OATT

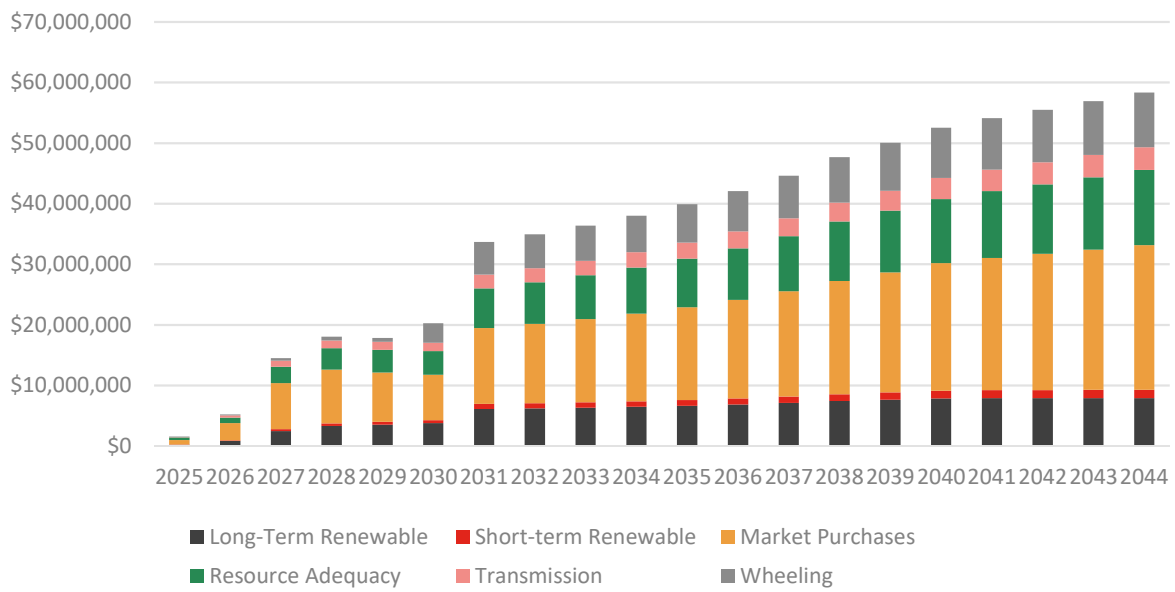
When using IID's 92kV line to deliver power, the City would pay IID's Open Access Transmission Tariff (OATT). IID's current long-term and short-term point-to-point tariff is $1.69/kW-month.[5] This cost is escalated at 2% per year and applied to the City's monthly peak demand. This cost is in addition to the CIASO costs.

Once the 230kV interconnection with the SCE system is complete with accompanying transmission lines, the Municipal Utility would pay SCE's high-voltage wheeling rate. This rate is currently $14.4157/MWh.[6] The high voltage rate is applied to the municipal utility's load in addition to the CAISO costs.

3.2.6 Summary of Power Costs

Figure 3.2 summarizes the power costs estimates.

FIGURE 3.2: CITY UTILITY POWER SUPPLY COSTS



3.3 DISTRIBUTION SYSTEM O&M

Distribution expenses include all costs to operate and maintain the distribution system including substations. Distribution O&M costs were estimated by looking at comparable preference utilities. Distribution O&M per customer and by customer class was taken from cost of service analyses from three comparable municipal utilities. These costs were then applied to the City's utility. The total Distribution

[5] http://www.oasis.oati.com/woa/docs/IID/IIDdocs/IID_OATT_Effective_12.01.2020.pdf

[6] http://www.caiso.com/Documents/WheelingAccessRatesEffectiveJan012023R3.pdf

O&M costs were then broken down into labor and equipment costs. Labor costs include a portion of salaries and benefits for personnel in the operations and engineering departments. Material and equipment costs include the cost of operating and maintaining fleet vehicles and other construction equipment.

3.4 CUSTOMER SERVICE

Customer service expenses include labor and expenses incurred to provide customer service such as billing, meter reading, customer information and advertising, records and collection. Customer service costs may vary by type of account based on usage profile or meter type. For example, a large industrial customer with a special contract for rates would require significantly more resources to bill compared with the average residential customer on a general rate schedule.

3.5 ADMINISTRATIVE & GENERAL EXPENSE

Administrative and General (A&G) expenses include all other labor and expenses necessary to run the electric utility. Labor includes personnel in billing/customer service, accounting, information systems, and management. Office supplies and equipment includes the cost of purchasing (in the case of consumables such as paper and toner) or depreciation (in the case of depreciable assets such as computers, printers, and furniture). Facilities O&M includes the cost of operating and maintaining office space to house new employees. Miscellaneous costs include other administrative and general expenses not included in the categories listed above such as maintenance and depreciation of additional modules for the City's new billing/CIS system necessary for the electric utility.

3.6 PUBLIC BENEFITS CHARGE

In accordance with Assembly Bill 1890, IID collects a 2.85% public benefits charge from its customers. The municipal utility would also collect this charge; therefore, it is included in both the revenue requirement and retail rate revenues.

3.7 PROPERTY TAXES AND FRANCHISE FEES

California law generally allows local governments to own and operate electric utility systems free of property taxes and without the need for local franchises and associated franchise fees. Currently, there is no franchise fee payment from IID to the City; the City is not compensated for IID's use of City assets. However, once the municipal utility is energized, it can collect a franchise fee through retail rates and transfer funds to the City's general fund to compensate the City for use of its facilities. Voters can approve any level of franchise fee; however, this Study assumes the fee is 8% of retail revenue

3.8 CAPITAL IMPROVEMENT PROJECTS

In addition, to the capital projects needed to create the municipal electric system previously discussed in Section 3.1, the City would need to plan for routine capital projects for regular repair and replacements. Capital improvement expenses are assumed to be equal to the annual depreciation value for current distribution assets. Capital improvement expenses begins at $0.4 million in 2025 and increases 3% annually.

3.9 NON-OPERATING EXPENSES

Non-Operating Expenses include debt service and miscellaneous revenues. These are discussed below.

3.9.1 Debt Service

It is understood that the City has challenges in obtaining bonds for this type of endeavor. However, for the sake of the financial feasibility analysis, it is assumed that bond financing can be obtained.

The bond issuance is assumed to include the following:

- Construction Costs
- Debt Service Reserve (1 year's debt service)
- Capitalized Interest (2 months debt service)
- Start-Up Costs
- O&M Reserve (3 months O&M)
- Accrued Interest (1/2 month debt service)
- Underwriters Fees (1% of Par on Bonds)
- Bond Insurance (1.25% of Total Debt Service Payments)
- Cash for Working Capital

Several of these are dependent on the size of the bond issue and the basis is shown. The Operations and Maintenance Fund and Reserve are based on the O&M level. The Fund is for the first month's O&M payments (salaries, supplies, fees) expected to be incurred in advance of receiving revenues. Bond issuers demand an O&M Reserve in case revenues are below expected levels.

The Construction costs are the costs of a new substations as described in this report. The bond would be a combination of the new substations required initially at start-up and the future 230kV interconnection with SCE and accompanying transmissions. For this Study, a single bond was assumed. However, it may be possible to separate the bonds where the initial bond covers the $13M for the new substations and all other costs described. Once load growth occurs, the City would then obtain a bond for the $57 million needed for the SCE interconnection, 230/92kV substation and 92kV transmission lines. Especially since the timing of the interconnection with SCE is dependent on the load growth and not specific time in the future.

Start-up costs are the costs of beginning utility service and may include the cost of purchasing trucks, equipment, supplies, and hiring employees. Start-up costs are estimated at $2 million.

3.9.2 Bond Issuance

Table 3.1 shows the components of the bond issue. Other than the construction cost, one of the largest components of the bond issue is the cash for working capital at $5 million. This cash is needed to pay expenses monthly where utility billing collects revenue on a 2-to-3-month lag.

TABLE 3.1: COMPONENTS OF BOND ISSUE, MILLIONS

Construction Cost	$48.6
Debt Service Reserve	$3.9
Capitalized Interest (2 months)	$0.4
Start-Up Costs	$2.0
O&M Reserve Fund (3 months)	$0.7
Cash for Working Capital	$5.0
Accrued Interest (1/2 month)	$0.1
Underwriter's Discount (1%)	$0.5
Bond Issuance	$0.6
Total Bond Issue	**$61.7**

Acquisition interest rates are assumed to be a taxable rate of 5%. This rate is also used for the assumed return on funds invested in the debt service reserve fund.

In the case where the City utility funds the substations and transmission upgrades, the initial bond financing is $61.7 million. The proforma analysis assumes that the initial bond includes only the portion associated with the substations. Once load growth reaches 40 MW, the bond is refinanced and includes the total amount for the SCE intertie.

3.10 ANNUAL BUDGET

The resulting budget is shown for the first 5 years of the Study in Table 3.2.

TABLE 3.2: CITY MUNICIPAL UTILITY REVENUE REQUIREMENT, MILLIONS

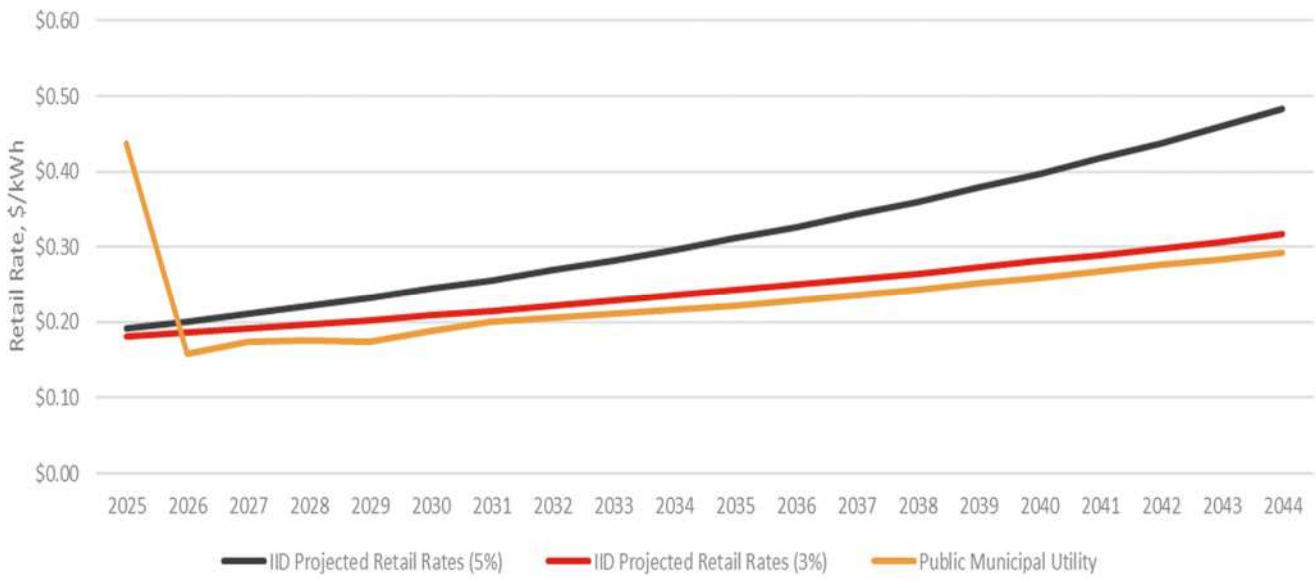
	2025	2026	2027	2028	2029
Power Supply & Transmission	$1.63	$5.29	$14.64	$18.15	$17.95
Distribution O&M	$0.70	$0.74	$1.47	$1.54	$1.62
Customer Service	$0.20	$0.21	$0.25	$0.26	$0.28
A&G	$0.20	$0.21	$0.32	$0.35	$0.38
Capital Improvement	$0.53	$0.55	$0.56	$0.58	$0.60
Debt Service	$1.89	$1.89	$1.89	$4.43	$4.43
Franchise Fee	$0.42	$0.74	$1.59	$2.10	$2.10
Taxes	$0.10	$0.10	$0.11	$0.11	$0.11
Public Benefits Charge	$0.06	$0.24	$0.66	$0.85	$0.86
Revenue Requirement	**$5.74**	**$9.96**	**$21.49**	**$28.37**	**$28.33**

4 Comparison of Results and Sensitivity Analysis

4.1 BASE RESULTS

Figure 4.1 compares the forecast retail rates under two service scenarios: IID and Public Municipal Utility. As the load grows over time, the average rate decreases for the municipal utility scenario. The City would charge rates that recover the cost of service. The cost of service by the City is expected to be much lower than service by IID, even if IID rates were to only increase 3% annually compared with 5%. In order for the City's expenses to be lower than IID retail rates, loads need to reach 55,000 MWh prior to the SCE Intertie.

FIGURE 4.1: PROJECTED RETAIL RATES, BASE LOAD FORECAST

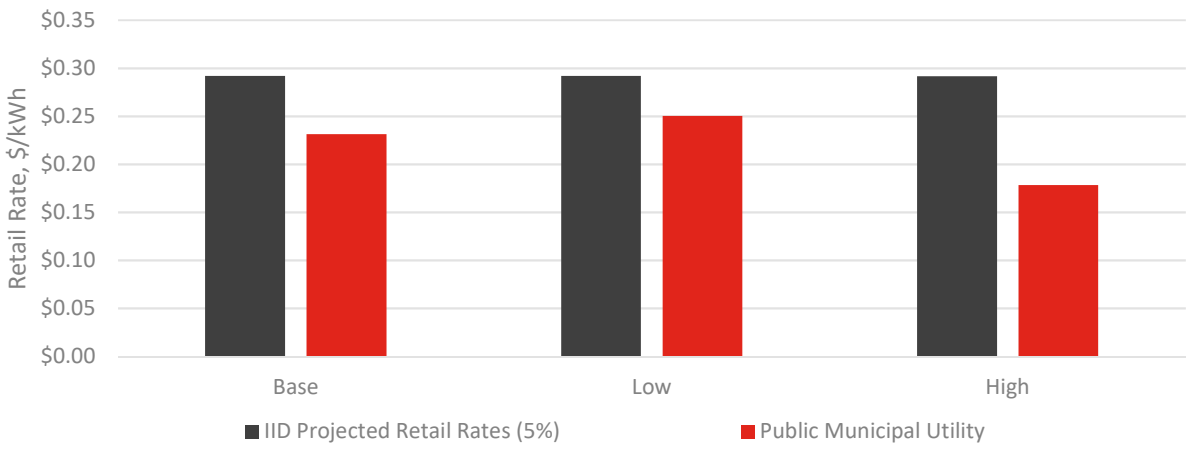


4.1.1 Load Sensitivity

Because the average retail rate for the municipal utility decreases as load increases, a sensitivity analysis is performed using the load scenarios described previously. Load estimates appear to have the largest impact on the viability of the municipal electric utility. The three load scenarios shown in Figure 4.2 are analyzed.

The projected rates assume a margin municipal rate to meet standard debt service coverages but the City could select a higher rate to dedicate revenue for program expansions including operating capital energy efficiency or other programs as determined by the City.

FIGURE 4.2: LOAD SENSITIVITY, LEVELIZED CITY UTILITY EXPENSES 2025-2044



4.1.1.1 Break-Even Analysis

As part of the load sensitivity, it is informative to evaluate very low load forecasts. At a certain load threshold, there will be a break-even point with forecast IID rates. The analysis determines the break-even point equal to the load required to charge retail rates equal to IID and recover minimum operating costs. Some years the City electric rates may exceed forecast IID rates, but on average the rates are similar.

The break-even load requirement for the greenfield utility is 30,000 MWh/year (5 MW). At this load level, the City would not need to construct the intertie with SCE and would continue to wheel through IID. If IID rates increase at 3% per year, the break-even load requirement increases to 55,000 MWh (9 MW). If peak demand exceeds 40 MW, the SCE intertie will need to be constructed.

4.1.2 Power Supply Cost Sensitivity

Power supply costs are estimated to average $81/MWh over the next 20 years (levelized cost). The sensitivity analysis evaluates lower and higher power costs and their impact on the municipal utility's choice of power supply options.

5 Risks and Challenges

5.1 WHEELING OVER IID'S 92KV LINE

EES has investigated the IID transmission system and believes there is capacity for at least 40 MW in this portion of IID transmission system. However, IID has not confirmed that it has sufficient capacity available. Further, IID determination of the available transmission capacity (ATC) takes into account the firm capacity set aside to serve peak native Load forecast commitments.[7] The fact that the City has created a greenfield municipal utility should allow access to ATC that IID may have set aside for themselves to serve the load. If, through appropriate processes, it is determined that capacity on the IID system is not available to the City, the City would need to construct the 230kV line for interconnection with SCE at the initial start-up. This would increase initial capital needs. Ultimately, investigation of IID's capacity as well as access to the capacity could delay the City from providing electric service to new customers.

If the capacity is available as predicted, there is a possibility that there will be challenges in obtaining interconnection with IID. In this case, the City would need to pursue FERC enforcement of IID's OATT. FERC Order 888 requires that any utility with capacity available, and under FERC jurisdiction, make available capacity to requested interconnections under standard tariffs. If the City needs to pursue FERC enforcement, energizing the new utility would be delayed and the costs of litigation would decrease the feasibility. Delays such as this may also have negative impacts on load growth potential.

5.2 LOAD GROWTH

Under municipalization, the City bears the full risk of load development throughout the Study period. If loads do not materialize, it will be difficult for the electric utility to cover the costs of the infrastructure investments without significantly increasing retail rates. If there are fewer customers, there is no base from which to generate income. Feasibility requires at least 30,000 MWh of annual load. The City is also incentivized for marketing to new developers, but the City may have limited resources for the marketing necessary to obtain new large customers.

In addition, historically, much of the projected load was expected to materialize from the cannabis grow industry. If alternative industrial customers replace cannabis grow footprint, the energy intensity of the loads could significantly decrease creating the risk that the minimum load is not reached. Cannabis grow operations typically use 100-200 kWh/square foot of floor space. Data centers or cryptocurrency loads are also high intensity and could create opportunities for base load customer growth. Other typical industrial uses are much lower ranging from 8-50 kWh/square foot depending on process.

5.3 BOND FINANCING

In order to begin serving customers, the City would need to finance substation and the transmission upgrades. The feasibility of obtaining the required debt financing should be evaluated in more detail.

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[7] Available Transfer Capability Implementation Document (ATCID) dated 4/15/2022

The financing process may look similar to the financing process community choice aggregators pursue. Typically, the municipal utility would issue a request for proposals for start-up financing. The RFP would include background on the utility's business plan and projected loads and retail rates. Responses would be evaluated and one or more respondents selected for further analysis. The lenders would begin their due diligence process of reviewing the financials, projections, and risk analysis. In some cases, the banks require the borrower to pay the cost of a third-party review of the financials.

Ultimately, there is the risk that qualifying banks would not respond. Additionally, interest rates could be higher than expected, or banks may require significant collateral and/or lockbox arrangements to secure the borrowed funds. Since the City utility would be borrowing to support future growth, the growth projection will be a key factor in obtaining financing. All of these uncertainties together mean that the cost of financing the needed infrastructure investment could be not only higher than what is assumed in this Study, but also could be infeasible due to the current industry growth projections.

The Study does not consider the bonding capacity of the City or market interest in this type of project.

5.4 RESOURCE ADEQUACY COSTS

The Study assumes that all capacity requirements are procured through bilateral contracts. The price for RA in this Study is based on the market price benchmarks calculated by the CPUC. RA prices have increased dramatically in the past 5-6 years. Recent market transactions for RA have exceeded $50/kW-month, or nearly 4 times the price assumed in this Study.

6 Summary

Based on the results of this Study, the following observations are made:

	Considerations
Access to IID Capacity	Initial plan is to use capacity from IID's 92kV transmission. If access is denied, accelerate SCE interconnection.
Load Growth Risk	Break-even threshold is 55,000 MWh with annual 5% IID rate increases.
Change in Load Mix	Cannabis is High Density Energy Needs 100-200 kWh/sq.ft. Traditional Industrial/Commercial 8-50 kWh/sq.ft. Even with reductions in high density load, the City could likely achieve breakeven sales threshold of 55,000 MWh.
New Municipal Utility	IID can challenge new utility. Limiting to greenspace-only rather than acquisition of IID customers does not eliminate the uncertainty.
Initial Financing	$67.3 M
RPS Requirements	Purchase from interconnection with IID or SCE.
Customer Funded Distribution Lines	Customers will need to contribute 100% for distribution facilities to serve new load.
Reliability	Transmission feed radial is a weak point.
Resource Adequacy	City must rely on bilateral transactions for RA subject to price risk.

For next steps and options, see Section 1.6

7 References

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8 Glossary of Terms

AB: Assembly Bill

Ancillary Services: Those services necessary to support the transmission of electric power from seller to purchaser given the obligations of control areas and transmitting utilities within those control areas to maintain reliable operations of the interconnected transmission system.

Auto Wrecker Zone: Northern most EDZ (Economic Development Zone).

Base Case: The base case is defined as the expected case involving expected power prices and electric loads.

Bundled: Receive all their services (transmission, distribution and supply) from the Investor-Owned Utility.

California Independent System Operator (CAISO): The organization responsible for managing the electricity grid and system reliability within the former service territories of the three California IOUs.

City: City of Coachella

Firming: Firm capacity is the amount of energy available for production or transmission that can be (and in many cases must be) guaranteed to be available at a given time. Firm energy refers to the actual energy guaranteed to be available. Firming refers to the financial instrument to change non-firm power to firm power.

Greenfield: Portions within the municipal utility zone that currently do not have electric service such as vacant land.

Green Power Program: IID customer can elect to purchase up to 100% renewable energy from IID through an Energy Cost Adjustment Renewable Billing Factor.

Harrison and Polk: Two new distribution substations.

Industrial Zone: One of the Economic Development zones located between Avenue 52 and Avenue 53.

Intertie: transmission line that forms part of an interconnection.

kV: kilovolt, 1,000 volts, a unit of electrical potential.

kW: Kilowatt, equal to 1,000 watts, is measure of electric demand.

kWh: Kilowatt Hour.

Load Forecast: A forecast of expected load over some future time horizon. Short-term load forecasts are used to determine what supply sources are needed. Longer-term load forecasts are used for budgeting and long-term resource planning.

Load Factor: Ratio of actual energy consumption to maximum possible consumption based on peak electric load.

MW: Megawatt equal to 1,000 kW.

MWh: Megawatt Hours equal to 1,000 kWh.

N-1: Refers to contingency when there is a loss of any one system component to maintain electric service.

Resource Adequacy (RA): The requirement that a Load-Serving Entity own or procure sufficient generating capacity to meet its peak load plus a contingency amount (15% in California) for each month.

Renewable Portfolio Standard (RPS): The state-based requirement to procure a certain percentage of load from RPS-certified renewable resources.

Retail Rates: Rates charged by electric distribution utility for service provided to end-use customers. Retail rates may include distribution, transmission, and power supply services.

Shaping: Function that facilitate and supports the delivery of energy generation to periods when it is needed most.

Wheeling: the transportation of electricity from within an electrical grid to an electrical load outside the grid boundaries.

Wholesale Power: Large amounts of electricity that are bought and sold by utilities and other electric companies in bulk at specific trading hubs. Quantities are measured in MWs, and a standard wholesale contract is for 25 MW for a month during heavy-load or peak hours (7 am to 10 pm, Mon-Sat), or light-load or off-peak hours (all the other hours).

9 Acronyms

A&G:	Administrative and General
ARB:	Air Resource Board
ATC:	Available Transmission Capacity
ECA:	Energy Cost Adjustment
EDZ:	Economic Development Zone
ESA:	Energy Service Agreement
FERC:	Federal Energy Regulatory Commission
IID:	Imperial Irrigation District
OATT:	Open Access Transmission Tariff
O&M:	Operation and Maintenance
NERC:	North American Electric Reliability Corporation
PCC1:	Portfolio Content Category 1
PCC2:	Portfolio Content Category 2
PCC3:	Portfolio Content Category 3
RA:	Resource Adequacy
REC:	Renewable Energy Credit
RPS:	Renewable Portfolio Standard
SCE:	Southern California Edison
SCF:	Standard Cubic Foot is Defined as One Cubic Foot of Gas at 60 ^{o}F
SCPPA:	Southern California Public Power Authority
SP15:	South Path 15
TRECS:	Tradeable RECs
WREGIS:	Western Renewable Energy Generation Information System

PROJECT BULLETIN NO. 1

On October 22, 2024, the City of Coachella ("City") issued a Request for Qualifications for a Public-Private Partnership Development Team for Implementation of Energy Delivery System for Municipal Electric Utility ("RFQ"). The City hereby issues this Project Bulletin No. 1 regarding the RFQ Informational Session the City held on November 19, 2024, pursuant to Paragraph 11.3 of the RFQ, as amended by Addendum No. 1 to the RFQ ("Informational Session").

Specifically, the City hereby provides the two (2) questions it received during the Informational Session, along with the City's responses thereto.

Question 1: Upon review of the RFQ, Section D Experience, Item 4, it describes that we need to provide up to three examples of specific projects; and then it lists five different notes that need to be included within the projects. I just wanted to confirm if each project needs to have the capabilities of each five of those experience points or if, say, maybe one has three of them, or a second one has the other two, can it just be an aggregate of all of those that make up the three of the example projects?

City Answer 1: The City is looking for your past experience in this area and suggests providing whatever relevant experience you have. For example, if you have completed a project in which you gained three of the five experience types, please provide relevant information demonstrating that you obtained those three experience types.

Question 2: I have a question about access to water and whether anything came up in the feasibility study on the supply of water to the City as it relates to the power generation side of this potential project. [City clarifying question: "Is the question about generating power through water?"] Or use of water for any and all the energy infrastructure side, primarily if addition of data centers is part of the future proofing for minimum load needs. Access to water will be a key component.

City Answer 2: The City does not foresee water availability being an issue. The City has its own water district, with water lines running throughout the City. Moreover, the City has access to a large aquifer that is constantly replenished. The City is able to and does provide water to local businesses. In regards to your follow-on question about use of the All American Canal for power generation, the City does not own the canal and this matter would need to be further explored with relevant agencies.

CITY OF COACHELLA
REQUEST FOR QUALIFICATIONS
FOR PUBLIC-PRIVATE PARTNERSHIP
DEVELOPMENT TEAM FOR IMPLEMENTATION OF
ENERGY DELIVERY SYSTEM FOR MUNICIPAL
ELECTRIC UTILITY

ADDENDUM NO. 1

On October 22, 2024, the City of Coachella ("City") issued a Request for Qualifications for a Public-Private Partnership Development Team for Implementation of Energy Delivery System for Municipal Electric Utility ("RFQ"). The City hereby revises the RFQ as set forth in this Addendum No. 1. All other terms of the RFQ, except those explicitly identified below, remain in full effect.

Paragraph 11.3 Informational Session is deleted in its entirety and replaced with the following new Paragraph 11.3.

11.3. Informational Session

There will be an informational session for prospective providers held on November 19, 2024 from 10:00 a.m. to 11:00 a.m. PPT. The informational session will be conducted virtually. The City will host project questions and post responses. Participants can access the meeting using the following Zoom meeting access details:

Join Zoom Meeting
https://bbklaw.zoom.us/j/87137966825?pwd=KtAblsjL150ctqFTpv3LET5MucTX1W.1

One tap mobile
+16699006833,,87137966825#,,,,*880179# US
+16694449171,,87137966825#,,,,*880179# US

Dial-in:
1 669 900 6833 US
Meeting ID: 871 3796 6825
Passcode: 880179

CITY OF COACHELLA
REQUEST FOR QUALIFICATIONS
FOR PUBLIC-PRIVATE PARTNERSHIP
DEVELOPMENT TEAM FOR IMPLEMENTATION OF
ENERGY DELIVERY SYSTEM FOR MUNICIPAL
ELECTRIC UTILITY

ADDENDUM NO. 2

On October 22, 2024, the City of Coachella ("City") issued a Request for Qualifications for a Public-Private Partnership Development Team for Implementation of Energy Delivery System for Municipal Electric Utility ("RFQ"). On November 12, 2024, the City issued Addendum No. 1 to the RFQ and caused the same to be posted to its website (collectively, the RFQ and all addenda, inclusive of this Addendum No. 2, may be referred to as the "P3 RFQ"). The City hereby revises the P3 RFQ as set forth in this Addendum No. 2. All other terms of the P3 RFQ, except those explicitly identified below, remain in full effect.

1. Instructions on Electronic Submissions.

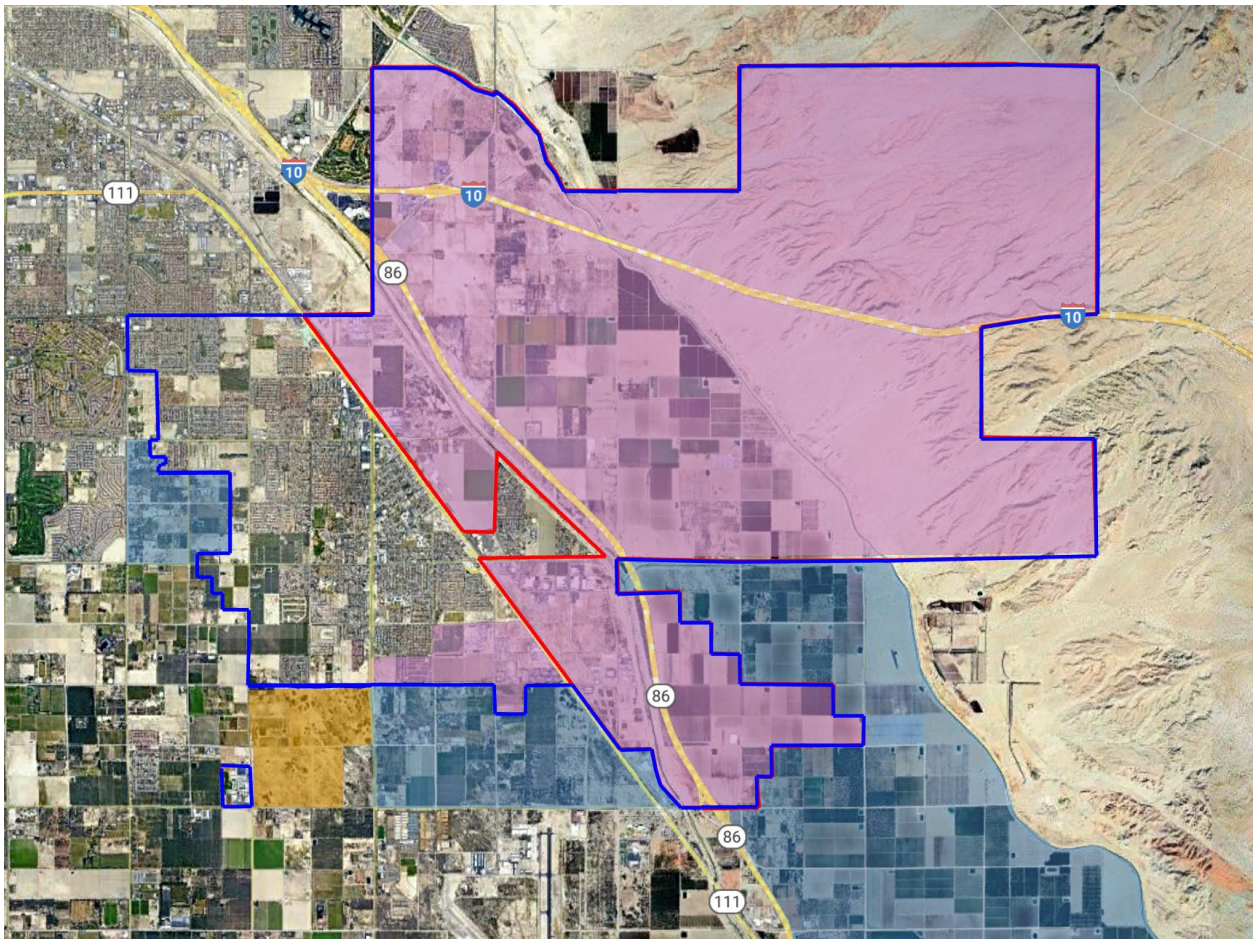
For purposes of compliance with the electronic submission requirements contained in Paragraph 10 of the RFQ, please send an email to Richard Martinez at Richard.Martinez@bbklaw.com and Timothy Lyons at Timothy.Lyons@bbklaw.com with (1) your name, (2) the firm you represent, and (3) a request for access to the Best Best & Krieger LLP ("BBK") Collaborate site for the "City of Coachella Electric Utility RFQ" ("Collaborate site"). You will thereafter receive an email invitation to activate your account and join the Collaborate site. Once active, you must access the Collaborate Site and upload your documents by using the "Upload" feature.

2. Attachment A: Development Area

"Attachment A: Development Area" is hereby deleted in its entirety and replaced with the following new "Attachment A: Development Area".

(*Addendum No. 2 continues on the following page*)

ATTACHMENT A – DEVELOPMENT AREA



LEGEND

City Limits

Development Area

Augustine Reservation

Sphere of Influence

REQUEST FOR PROPOSALS FOR PUBLIC-PRIVATE PARTNERSHIP DEVELOPMENT TEAM FOR IMPLEMENTATION OF ENERGY DELIVERY SYSTEM FOR MUNICIPAL ELECTRIC UTILITY

Issued: January 31, 2025

Proposals Due: March 3, 2025

All proposals limited to eligible pre-qualified proposers that participated in Request for Qualifications, dated October 22, 2024

1. Introduction – Coachella Municipal Electric Utility

On July 31, 2019, the City Council of the City of Coachella ("City") adopted Resolution No. 2019-62 authorizing the creation of a limited municipally owned utility for the purpose of providing electrical utility services. The Coachella City Council established the municipal utility to provide electric and gas service to certain new development and under-served development (*i.e.*, "greenfield" areas) within the City's municipal boundaries. The City has been exploring various options to ensure that its residents and businesses receive utility services that meet the current and future needs of the community at fair and reasonable rates. The City has also been exploring options to ensure that such services are cost-effective, meet federal and state standards, provide high-quality customer service, and provide long-term reliability to meet City energy needs.

On June 12, 2024, the Coachella City Council approved unanimously the issuance of a competitive solicitation process to start the new municipal electric utility.[1] On October 22, 2024, the City issued a *Request for Qualifications* ("RFQ") to solicit interest and qualifications from prospective project partners to "jump start" the municipal electric utility. Proposals were due December 6, 2024. The City reviewed and scored the three proposals pursuant to the RFQ criteria, seeking to identify qualified prospective partners, and determined that all three prospective partners satisfied the RFQ requirements and are qualified to proceed to the formal solicitation phase.

The City is now launching its electric service program and issuing this *Request for Proposals* ("RFP") to identify and select a project partner to develop, design, finance, construct, and/or operate an electric generation, distribution, and/or transmission system through a public-private partnership pursuant to California Government Code section 5956.5 *et seq*. that would serve immediate development needs and be scaled to serve increasing development within the City service area. In addition, the City has also examined the possibility of wheeling electricity and capacity over adjacent transmission lines owned and operated by the Imperial Irrigation District ("IID"). The City will, as part of this RFP, consider proposals from prospective counter-parties that would sell all or a portion of the necessary electricity and capacity to the City through wholesale power purchase agreements or energy services agreements ("ESA"), in conjunction with, or through some combination of a generation, distribution, transmission, and ESA energy delivery system (collectively, the "energy delivery system.")

The City is seeking a provider or team who will provide the energy delivery system through a turnkey agreement with no upfront cost to the City but that City payments for the energy delivery system, including any use of an ESA, be structured through long-term payments to the provider secured by City electric revenues and a lockbox structure. Proposals under this RFP must include formal proposals and cost information.

[1] https://meetings.municode.com/PublishPage/index?cid=COACHELACA&ppid=d85f3721-a990-46c3-8dbb-de13c6cad66c&p=0.

2. Background and Project Description of Municipal Utility Formation

2.1. Coachella Development Area

The City of Coachella is located in the eastern Coachella Valley in Riverside County, California. The City is a California municipal corporation and general law city with a population of approximately 42,554 residents. It is one of the fastest growing cities in California and contains a number of large employers along with large-scale planned development in greenfield areas of the City.

Certain developed portions of the City, along with cities and unincorporated areas within eastern Coachella Valley, are currently being provided electric service by IID, an irrigation district formed under and governed by the California Water Code. As part of its powers as an irrigation district, IID provides electric service to ratepayers within its service territory of Imperial County. Due to historical factors, IID also provides electric service to certain areas outside of its territorial boundary, including eastern Riverside County where the City of Coachella is located.[2] Substantial load growth is anticipated in the City and throughout the region. For a variety of reasons, IID has faced significant challenges to its ability to extend timely, cost-effective service to new and existing customers in the City. Due to projected economic development and associated load growth and IID challenges in serving the City, the City seeks to ensure development of an energy delivery system that supports expected economic growth over the near term and beyond.

Due to the need for Coachella Valley governance and local control over electric service and aging and unavailable electrical infrastructure to serve existing and new development, among other reasons, the eastern Coachella Valley municipalities have been examining alternatives to their current electric service with IID.[3] As part of those efforts, the City has determined that its residents and businesses are best served by a City owned and operated municipal utility due to the need for local control and self-governance, improved infrastructure to serve under-utilized and future development, and competitive rates and cost effectiveness while meeting state environmental goals. The municipal utility intends to serve new customers in undeveloped or under-served areas of the City in the form of a "spot utility," and potentially some existing customers, which service will be in the largely undeveloped northeast portion of the City, as depicted on Attachment A of this RFP, attached hereto (the "Development Area").

As part of the initial municipal utility service to the Development Area, the municipal utility will initially serve load in the M-W Wrecking Yard zone (also known as the "Auto Wrecking Zone"),

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[2] IID also owns and operates certain transmission lines within eastern Riverside County and is the Balancing Authority for the area in which it provides retail electric service.

[3] Prospective providers are encouraged to research the ongoing electric service issues in the Coachella Valley. *See, e.g.*, Riverside County Local Area Formation Commission, *Alternative Governance & Electricity Services Study – Imperial Irrigation District*, available at: https://lafco.org/studies/alternative-governance-structures-and-alternative-electricity-service-provision-imperial-irrigation-district; *see also* Coachella Valley Energy Commission, available at https://www.iid.com/government/coachella-valley-energy-commission.

and in the Industrial Zone. The Auto Wrecking Zone encompasses approximately 260 acres, and is generally bound by the Union Pacific Railroad tracks and Dillon Road to the west, Avenue 48 to the north, the Whitewater River to the east, and Avenue 50 to the south. The Industrial Zone encompasses approximately 670 acres and is generally bound by Avenue 52 to the north, State Highway 111 to the west, Avenue 55 to the south, and a flood control channel to the east. The Auto Wrecking Zone and Industrial Zone are collectively known as and referred to herein as the "Economic Development Zone" or "EDZ," and are depicted on Attachment B, attached hereto.

Developed portions of the City are currently served by IID, which provides electric service outside of its territorial boundary of Imperial County. IID acquired a public utility in the 1940s that provided certain service in the Coachella Valley. IID also purports to serve the Coachella Valley through a water rights Compromise Agreement executed in 1934, between IID, the Coachella Valley Water District, and the federal government. IID provides certain retail electric service outside its territorial boundaries, is a transmission provider subject to Open Access Transmission Tariff regulations and other rules of the Federal Energy Regulatory Commission ("FERC"), and is the Balancing Authority for the region. The City does not, at this time, propose providing its municipal utility service to existing City residents and businesses served by IID, except in limited fashion where feasible, but to the undeveloped and under-served areas of the City as depicted in the City's service territory.[4]

2.2. Energy Delivery System and Municipal Utility Load Estimates

The City has conducted a feasibility analysis of the municipal utility. The City's projected load estimates for the Development Area are set forth at Attachment C and the City's *Feasibility Study for Municipal Electric Service to the Development Area*, dated April 2024, and accompanying *Staff Report* that were presented to the Coachella City Council on June 12, 2024 are set forth at Attachment D, both attached hereto. The total anticipated load in the EDZ is approximately 63 MW based on future industrial uses, with an additional 11 MW in the remaining Development Area. It is anticipated that City load in the EDZ may increase to approximately 40 to 50 MW over a short-term period of three to five years and will be a mix of commercial, industrial, and agricultural (including cannabis) loads, and that new distribution and transmission facilities, including one or more substations, will be required to serve load growth in the EDZ and throughout the larger Development Area. It is further anticipated that load growth will continue within the Development Area beyond the EDZ up to approximately 100 MW. In order to accommodate the load projections, the City is examining the electricity that will be needed from either an ESA or newly constructed generation, or both, as well as implementation of distribution and transmission facilities.

IID offers point-to-point transmission service for IID facilities. IID also sells available transmission capacity through its Open Access Transmission Tariff ("OATT") to other entities that need IID lines to transport energy. This type of service can be used for the transportation of capacity and energy into, out of, through or within IID's system. The City has explored upgrades

[4] The Coachella City Council has authorized the issuance of a valuation study for IID assets serving the City that will be conducted through a separate Request for Proposals outside of this RFP process.

to existing IID facilities and wheeling over IID transmission. IID has publicly indicated that there is no available capacity on its existing transmission to serve new load in the Development Area. The City's feasibility study, however, found that there may be up to 40 MW of capacity available. Therefore, the City believes that some form of ESA as part of the energy delivery system may be necessary or possible in the short-term. Due to the uncertainty of available capacity on IID transmission, required capacity upgrades, and the ability to utilize IID's OATT to provide electricity and capacity to the City, prospective providers that desire to use an ESA as part of the energy delivery system should fully evaluate this issue.

In addition to the potential for an ESA as part of the energy delivery system, the City envisions the construction of generation, distribution and transmission facilities to be used and/or owned by the municipal utility. A proposed new substation on or around Harrison Street will be needed to serve load in the Auto Wrecking Zone (northern most EDZ), with an anticipated load of 30 MW. Any substation at this location would be used to serve future development of retail electric service outside the Auto Wrecking Zone. The substation would be configured for two 40 mega volt amp ("MVA") power transformers and twelve 12.5 kV feeders.

A second proposed new substation would also be located on or around Polk Street in the Industrial Zone of the EDZ serving approximately 30 MW of new commercial load and an additional retail load within the Development Area. The station would be configured for two 40 MVA power transformers and twelve 12.5 kV feeders.

It is assumed that the design of the two substations will meet an N-1 criterion (loss of any one system component and maintain electric service). The distribution feeders should also meet this N-1 criterion to the extent financially feasible.

To address challenges associated with forecasting load growth, any energy delivery system for the municipal utility must be easily scalable to timely meet demand growth in the Development Area. As the load requirements approach the limit of available transmission capacity from IID, or overall load reaches approximately 40 to 50 MW, the City anticipates obtaining a source at SCE's 230 kV line at or near the Coachella Valley Substation. The 20-year projected load for the City is 70 MW and the expected capacity of a 92 kV transmission line would be about 150 MW. Therefore, a 230/92 kV substation would be constructed and 92 kV lines extended to the two new substations (Harrison and Polk). The estimated distance of single pole 92 kV transmission is 7.2 miles. Approximately 3.5 miles would have a single 92 kV circuit with space for two distribution circuits on the structures. The other 3.7 miles would be double circuit 92 kV with space for two distribution circuits on the structures. A typical width for a 92 kV transmission line is 100 feet. Therefore, the loop would likely require acquisition of roughly a 50-foot strip easement. The other 50 feet will be located within the road right-of-way based on the proposed routing of the line. If at the time of construction, the load within the utility boundary is expected to exceed 150 MW, then 230 kV transmission would be warranted. CAISO approval will be required for any connection to SCE transmission.

The City further anticipates necessary distribution lines to be constructed within City limits as part of the energy delivery system in order to properly serve customer premises.

2.3. Coachella Development Projections

The current population of the City is approximately 42,554; however, with current planning efforts, the City is expected to grow three-fold by 2035.[5]

3. Municipal Utility Objectives

The objectives of the energy delivery system include, but are not limited to, the following, and should be addressed by the proposal:

A. Development of local clean, reliable energy generation. This RFP does not require a specific technology. The City anticipates, however, that the construction of generation facilities could consist of a combination of natural gas, solar and battery energy storage up to approximately 49 MW. Generation must meet State of California renewable energy ("Renewables Portfolio Standard" or "RPS") and resource adequacy capacity ("RA") requirements.

B. The City anticipates that development needs could also be met in the short-term through wheeling arrangements over IID's transmission system in accordance with IID's OATT and an ESA or full services agreement between the City and the proposer, or a proposal with some combination of generation, distribution, transmission and/or an ESA.

C. Turnkey development and operation of local energy delivery infrastructure, including transmission and distribution facilities, substations, and control systems.

D. The energy delivery system should be capable of expansion to serve anticipated load growth in the Development Area.

E. The energy delivery system should be capable of interconnection to IID and SCE transmission systems, or have a long-term proposal to do so. If a standalone energy delivery system is proposed, consideration should be given to ancillary services.

F. The energy delivery system should be capable of delivering products and services at a high level of reliability, supporting commercial and industrial operations.

G. The generation component of the energy delivery system must comply with State of California RPS requirements, California and CAISO RA requirements, and regional air quality standards.

H. The energy delivery system must comply with all other federal and state regulatory requirements that apply.

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[5] U.S. Bureau of the Census, Coachella, California, Estimate July 2022. https://www.census.gov/quickfacts/coachellacitycalifornia.

I. The energy delivery system should facilitate delivery of products and services to municipal utility customers at competitive retail rates with a tariff structure and predictable pricing forecasts.

J. The energy delivery system should allow for a project participation structure, financing, and revenue model that insulates the City from financial and regulatory risk with no upfront cost to the City. The City does not intend to provide any financial or capital contribution to the energy delivery system project but may consider such proposals to the extent they are financially feasible (*e.g.*, bond issuance) and project risk remains with the developer.

K. The energy delivery system should be able to deliver energy products and services sufficient to serve up to approximately 25 MW of load to the City in the next few years and be able to readily expand to timely serve additional load growth thereafter, up to approximately 50 MW.

L. City municipal utility rates in the Development Area should be comparable to or less than rates charged by IID, along with a proposed system or model for City revenue sufficient to pay for energy delivery system and provide for low rates and stabilization.

M. The City may assist with the acquisition of necessary land or rights-of-way for any generation, distribution or transmission infrastructure through the exercise of its powers of eminent domain, which would be recoverable in the proposer's financing.

4. Coachella Partnership Structure

The City desires that the energy services described in this RFP be accomplished through a public-private partnership that includes the City and one or more investment and development partners or that the partner provide electricity and capacity through an ESA with long-term implementation of generation, distribution and transmission based on the City's load in the Development Area.

A. The City would leverage its role as a publicly owned utility and would own any facilities at the end of the term of an agreement (with buyout options).

B. The City would otherwise control the municipal utility and energy delivery system.

C. The partner(s) would take the risk of financing the energy delivery system, and where applicable, meeting all federal and state regulatory requirements.

D. The partner(s) would provide the site for any facilities, where applicable.

Proposals will ultimately include the financing, design, construction, and operation of one or more generating facilities, a distribution and transmission system, and/or a combination of an ESA.

5. Content of RFP Proposals

Proposals should address the following points and be presented largely in the outline format provided below. A submission must include a complete and detailed proposal regarding the proposer's interest in the financing, design, construction, operation and maintenance of an energy delivery system.

5.1. Submission Outline

A. Executive Summary

1. Summarize the qualifications and interest in a narrative format.

B. City's Objectives

1. Demonstrate that the provider understands the City's objectives and the desired energy delivery system.

C. Development Team

1. Describe the development team and identify the consultants who would support the development team.
2. Describe the development team's interest in this project.
3. Provide an organization chart for the development team.
   Provide resumes for each member of the proposed development team.

D. Experience

1. Describe the development team's qualifications and experience in designing, financing, constructing, and operating generation, distribution and transmission systems, and selling electricity and capacity.
2. Describe the development team's experience with working with publicly owned utilities and the formation and implementation of a municipal utility.
3. If the provider intends to sell electricity and/or capacity to the City through an ESA, describe the provider's experience as an energy supplier.
4. Describe up to three examples of specific projects the team, or members of the team, have completed, including project name and address. Describe the team's role in each project.

a. Include any experience with local projects, projects in California, projects in the Western Electricity Coordinating Council region, or in other areas of the United States.

b. Include experience working with IID, SCE, CAISO and any applicable federal or state regulatory agencies.

c. Include experience working in partnership with local governments and publicly owned utilities.

d. Include experience in land use, regulatory, entitlement, and permitting processes, including water quality, air quality and other environmental experience and with California Environmental Quality Act ("CEQA") review.

e. Include experience in the financing of generation, distribution or transmission projects.

5. Describe the proposed contract structure between the development team and the City, including, but not limited to, cost (e.g., fixed fee, $/kWh, $/customer, total cost), term, financing, construction and operation and maintenance.

6. Describe the proposed collection and rate model the City would use to deliver services and collect rates sufficient to pay for the energy delivery system while maintaining customer rates comparable to or lower than IID.

7. Describe the financial strength of the company or development team. The provider must be willing to provide financial statements or other evidence of financial capability upon request of the City as part of the evaluation process should the company or development team not be a large entity or be a publically traded company.

8. Provide three references from related projects, including contact person and phone number, and brief project description.

6. Certification

A duly authorized officer or agent of the provider must sign the submission. Proposals that are unsigned will not be considered. In the case where multiple team members or firms desire to submit, a signature by a duly authorized officer or agent of each entity is required, though one entity should be designated the lead entity. The lead entity will ultimately be the contracting entity and will be responsible for subcontracting with its partners.

7. Compliance With Laws

The selected provider will be required to attest to *and* demonstrate that it can and will comply with the following federal and state requirements:

7.1. Government Claims Act. Pursuant to Government Code section 5956.8, the Project will be deemed to be public property for purposes of identification, maintenance, enforcement of laws and for purposes of the Government Claims Act (Gov. Code § 810 *et seq*.).

7.2. Labor Code. The Project will be constructed as and deemed to be "public works" as governed by the California Labor Code and will comply with the provisions thereof (Labor Code § 1720 *et seq*.).

7.3. Renewables Portfolio Standard. As a California municipal utility, the City will need to comply with State of California RPS requirements as governed and enforced by the California Energy Commission.

7.4. Resource Adequacy. As a California load serving entity, the City will be required with State of California Resource Adequacy Capacity requirements.

7.5. Balancing Authority Requirements. IID is the balancing authority in the eastern Coachella Valley and the City may be subject to certain regulations. In addition, energy purchased through an ESA by the proposer should also be familiar with CAISO requirements, where applicable.

7.6. Federal Energy Regulatory Commission. The transmission component of the energy delivery system will be subject to FERC or other balancing authority regulations.

7.7. California Environmental Quality Act. The City will be the lead agency under CEQA for the energy delivery system project. The provider, however, will be expected to prepare all required environmental documents for the City's review and certification.

7.8. Resource Agencies. The provider will comply with all applicable federal and state resource agency requirements, including, but not limited to, South Coast Air Quality Management District, Colorado River Basin Regional Water Control Board, federal and state Fish & Wildlife, and U.S. Army Corps of Engineers.

8. Conflict of Interest

In accordance with Government Code section 5956.5, this RFQ/RFP process specifically prohibits practices that may result in unlawful activity, including, but not limited to, rebates, kickbacks, or other unlawful consideration as well as prohibits City officials and employees from participating in the selection process when those employees have a relationship with a person or business entity seeking a contract through the City's solicitation process that would subject the City officials or employees to the prohibition of Government Code section 87100.

Any person or entity submitting interest and qualifications hereunder must attest, under penalty of perjury, that no official or employee of the City, nor any business entity in which an official of the City has an interest, has been employed or retained to solicit or aid in the procuring of any contract that may result from this RFQ/RFP process, nor that any such person will be employed in the performance of such a contract without immediate written disclosure of such fact to and consent by the City at its sole discretion.

In addition, proposals must disclose any existing financial or other interests that they may have in the Development Area. The failure to comply with this Conflict of Interest section is immediate grounds for the City's rejection of a proposal and termination of pre-qualifications or a future contract thereby.

9. Evaluation Criteria

All proposals will be screened by the City and its selection team based on the criteria in this Section 9, which criteria are listed in no particular order. The selection process will include an interview of one or more candidates, and the terms of any deal resulting from this process will be memorialized in writing in a legal instrument.

A. Quality of response.
B. Experience of project team.
C. Familiarity with electric service issues in the City.
D. References.
E. Financial strength of provider.
F. Costs to City.
G. Customer rate model.

10. Submission

Proposals must be submitted to the City no later than **March 3, 2025, 5:00 p.m.** Pacific Prevailing Time. Proposals are limited to those firms that participated in the *Request for Qualifications*, dated October 22, 2024, and that has been pre-qualified and selected by the City to proceed to the RFP stage.

Proposals received after the deadline may not be considered in the sole discretion of the City. **One complete electronic version is required**. Faxed proposals will not be accepted. Proposers assume the risk of the methods of dispatch or delivery chosen.

Proposals must be electronically submitted through Best Best & Krieger LLP's Collaborate site for the "City of Coachella Electric Utility RFP" ("Collaborate Site"). For access to the Collaborate Site, please send an email to Richard.Martinez@bbklaw.com and Timothy.Lyons@bbklaw.com with (1) your name, (2) the firm you represent, and (3) a request for access to the Collaborate Site. You will thereafter receive an email invitation to register, if you have not already done so, and to join the Collaborate Site. You must upload your proposal to the Collaborate Site using the "Upload" feature and all electronic files must be submitted in

editable format to facilitate evaluation and planning. Word, Excel, GIS and PDF formats are acceptable.

11. Administrative Issues

11.1. Availability of the RFP and Amendments

This RFP is available on the City's website at https://www.coachella.org/services/proposals-bids. Any addendums or amendments supersede prior provisions and are effective upon posting, and each potential provider is responsible for checking these sources to learn of any amendments.

11.2. Questions about the RFP

All general correspondence and any questions about this RFP must be submitted to the Project Manager. The last date for questions will be on February 19, 2025 5:00 PPT. All questions will be considered to be public and released with an answer as expeditiously as possible. The identity of the person or company posing the question will not be disclosed. Providers should not contact the City Council or City staff about this RFP. Any attempts to contact the City regarding this RFP other than through the process described herein may be grounds for the City to reject a proposal.

12. Clarification of Proposals

Notwithstanding any other provision of this RFP, the City reserves the right to:

A. Conduct discussions with any or all potential providers for the purpose of clarification of the RFP;

B. Request supplemental information regarding any submission as part of the evaluation process;

C. Waive, or decline to waive, any defect in any submission;

D. Cancel or amend this RFP or issue other requests for qualifications or proposals; or

E. Select no proposals at all.

13. Commencement of Work

Any proposals in response to this RFP, and the subsequent evaluation of that response by the City, does not constitute a contract or any type of agreement between the City and any provider for the commencement of work or the performance of any obligation. Only a written contract with the City will authorize the commencement of work or obligate the City on this Project.

14. Use of Subcontractors

Proposals may include use of sub-contractors or sub-consultants to fulfill any obligations in connection with the energy delivery system project. Use of sub-contractors or sub-consultants shall be subject to all applicable state and federal laws. A selected provider shall remain liable for fulfilling all its obligations on the energy delivery system project, and for any claims or damages arising from the sub-contractor's or sub-consultant's work.

15. Submission Costs

Providers that provide proposals in response to this RFP are responsible for all expenses incurred in preparing and submitting a proposal, or in contract negotiations with the City. Even if the City elects to reject all proposals, the City will not be liable for any costs or damages incurred by any provider in submitting hereunder or preparing and submitting a proposal or negotiating a contract.

16. Errors and Omissions in a Submission

A provider is responsible for all errors and omissions in its proposal. If it discovers an error and wishes to withdraw its proposal, the provider should notify the City immediately.

17. Errors and Omissions in the RFP

If the City becomes aware of an error or omission in the RFP, it will post a notice on the project website. If it discovers an error or omission after proposals are submitted, it may in its discretion proceed or reissue the RFP. Even if it elects to re-issue the RFP, the City will not be liable for any costs or damages incurred by any entity in preparing and submitting the original statement of interest and qualifications.

18. No Waiver of RFP Provisions

The City may, but is under no obligation to, waive any provision in this RFP at the request of a potential provider. Any such waiver shall apply to all potential providers, and no waiver shall constitute a waiver of any provision not specifically referenced therein.

19. Ownership and Confidentiality of Proposals

The City will not pay for any information requested herein, and all proposals become the property of the City. Proposals will not be returned and may be subject to disclosure pursuant to the California Public Records Act. The City may receive information that may be confidential as part of your proposal. If you believe that any portion of your submission includes proprietary or other confidential information, please clearly mark it as such and state the basis for your claim to confidential treatment. Unless otherwise required by law, the City will treat the information as confidential and will not disclose it to a third party without your permission. Information that is an integral part of the submission will likely not be considered confidential after an award of contract has been made.

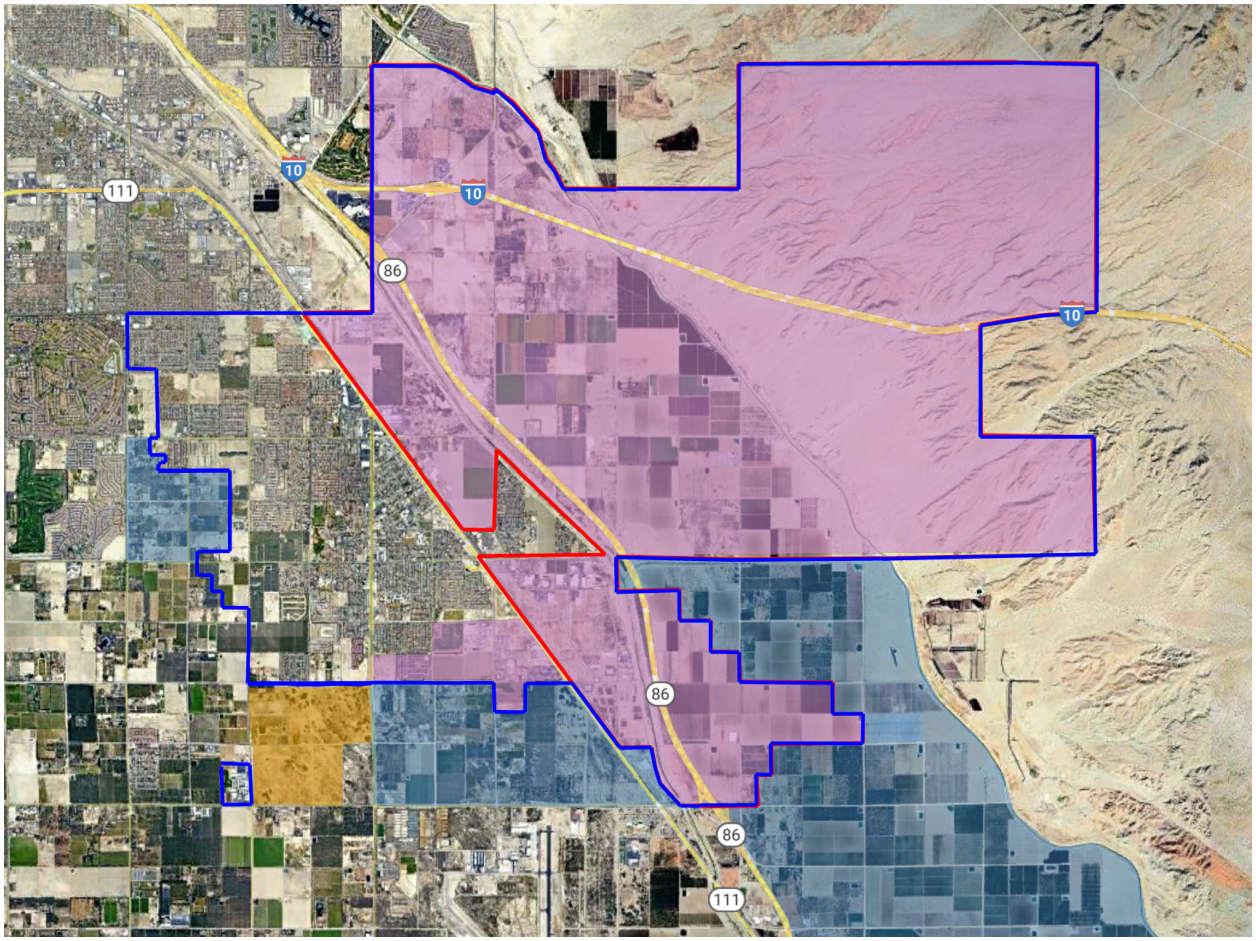
20. Additional Information

Please see the following attachments for additional information.

Attachment A: *Development Area*
Attachment B: *Economic Development Zone*
Attachment C: *City Load Estimates*
Attachment D: *Feasibility Study for Municipal Electric Service to the Development Area*

ATTACHMENT A

DEVELOPMENT AREA



LEGEND

City Limits

Development Area

Augustine Reservation

Sphere of Influence

ATTACHMENT B

ECONOMIC DEVELOPMENT ZONE (EDZ)

No.	Owner	Owner Address
1	Pavao Paul J	P.O Box 3016, Indio, CA 92202
2	Coachella-Indio Real Property	751 E Claremont St., Pasadena, CA 91104
3	Ruiz Marco A	1773 Arroyo Gln., Escondido, CA 92026
4	Propcorp Inc.	84851 Avenue 48, Coachella, CA 92236
5	Zimmer Ima Joyce	48171 Crestview Dr. Palm Desert, CA 92260
6	Rosso Patricia R	24787 Morning Mist Dr. Moreno Valley, CA 92557
7	De Larea Jose	48050 Harrison Street, Coachella, CA 92236
8	Bejarano Roger	47453 Harbour Lights Ln. Indio, CA 92201
9	De leon Abel	43905 Telluride St. Indio, CA 92201
10	Duran Albert	50217 Paseo Cadiz, Coachella, CA 92236
11	Butzlaff Robert D	80192 Avenida Aliso Cyn. Indio, CA 92203
12	Ag. Greenleaf LLC	100 W Broadway #950, Glendale, CA 91210
13	Anthony Vineyards Inc.	P.O Box 9578 Bakersfield, CA 93389

ATTACHMENT C

CITY LOAD ESTIMATES

(*Chart Depicted on the Following Page*)

Load Estimates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base										
Residential	2,500,000	3,200,000	4,100,000	5,300,000	6,800,000	8,600,000	11,100,000	14,200,000	18,100,000	23,200,000
General Service	2,000,000	2,500,000	3,100,000	3,900,000	4,900,000	6,100,000	7,600,000	8,400,000	9,200,000	10,200,000
Large General Service	9,000,000	9,700,000	10,500,000	11,300,000	12,200,000	13,200,000	14,300,000	15,400,000	16,700,000	18,000,000
Industrial	0	37,300,000	131,500,000	170,600,000	170,600,000	170,600,000	290,000,000	290,000,000	290,000,000	290,000,000
Total Retail Sales, kWh	13,500,000	52,700,000	149,200,000	191,100,000	194,500,000	198,500,000	323,000,000	328,000,000	334,000,000	341,400,000
System Requirements, MWh	13,905	54,281	153,676	196,833	200,335	204,455	332,690	337,840	344,020	351,642
System Peak Demand, MW	2	10	27	35	35	36	58	59	60	62
Low										
Residential	1,300,000	1,400,000	1,500,000	1,700,000	1,800,000	2,000,000	2,200,000	2,400,000	2,700,000	2,900,000
General Service	1,000,000	1,000,000	1,000,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,200,000	1,200,000
Large General Service	4,500,000	4,600,000	4,700,000	4,800,000	4,900,000	5,000,000	5,100,000	5,200,000	5,300,000	5,400,000
Industrial	0	18,700,000	65,800,000	85,300,000	85,300,000	85,300,000	145,000,000	145,000,000	145,000,000	145,000,000
Total Retail Sales, kWh	6,800,000	25,700,000	73,000,000	92,900,000	93,100,000	93,400,000	153,400,000	153,700,000	154,200,000	154,500,000
System Requirements, MWh	7,004	26,471	75,190	95,687	95,893	96,202	158,002	158,311	158,826	159,135
System Peak Demand, MW	1	5	13	17	17	17	28	28	28	28
High										
Residential	2,500,000	3,200,000	4,100,000	5,300,000	6,800,000	8,600,000	11,100,000	14,200,000	18,100,000	23,200,000
General Service	2,000,000	16,900,000	18,500,000	20,400,000	22,400,000	24,700,000	27,200,000	29,900,000	32,900,000	36,100,000
Large General Service	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000
Industrial	0	37,300,000	131,500,000	170,600,000	170,600,000	170,600,000	290,000,000	327,100,000	335,400,000	339,600,000
Total Retail Sales, kWh	14,200,000	67,100,000	163,800,000	206,000,000	209,500,000	213,600,000	338,000,000	380,900,000	396,100,000	408,600,000
System Requirements, MWh	14,626	69,113	168,714	212,180	215,785	220,008	348,140	392,327	407,983	420,858
System Peak Demand, MW	3	12	30	37	38	39	61	69	72	74

ATTACHMENT D

FEASIBILITY STUDY FOR MUNICIPAL ELECTRIC SERVICE TO THE DEVELOPMENT AREA

(*Study follows on next page*)

STAFF REPORT
6/12/2024

TO: Honorable Mayor and City Council Members

FROM: Dr. Gabriel Martin, City Manager

Ryan Baron, City Attorney's Office, Best Best & Krieger, LLP

SUBJECT: Feasibility Study for Municipal Electric Service to the City's Development Area / Request for Proposals for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility

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STAFF RECOMMENDATION:

1. Receive and file feasibility study for municipal electric service to the City's development area.
2. Staff recommends that the City Council approve the issuance of a Request for Information and a Request for Proposals for a public-private partnership for implementation of the City's municipal electric utility within the City development area, including the Economic Development Zone.
3. Staff recommends that the City Council approve the issuance of a Request for Proposals for a valuation study of Imperial Irrigation District assets providing electric service to the developed portion of the City.

BACKGROUND:

The Coachella Valley is one of the fastest growing areas in California. The City of Coachella is projected to grow rapidly containing a number of large employers along with large-scale master planned development in greenfield areas of the City. The eastern portion of the Coachella Valley, including the City, is currently receiving electric service from the Imperial Irrigation District, which provides this service outside its territorial boundary of Imperial County. There remains significant areas of the Coachella Valley, and the City, however, that are not served, or cannot be served, by IID due a lack of electric infrastructure or a need to significantly upgrade the existing infrastructure in the area, such as the construction of new substations. The eastern Coachella Valley is growing rapidly but development has been hindered by the inability to provide electricity to this development, thereby impacting growth, employment, and fiscal revenue. Due to the lack of infrastructure throughout the City and that the City does not have any representation or governance options in IID electric service matters, the City has been interested in local control of its electricity service and providing such service to the City's undeveloped and under-served areas.

On July 31, 2019, the City Council adopted Resolution 2019-62 authorizing the creation of a limited municipally owned utility for the purpose of providing electrical utility services and authorized the taking of other actions. The Coachella City Council established the municipal utility to provide electric and gas service to certain new development and under-served development (*i.e.*, "greenfield" areas) within the City's municipal boundaries. At that time, a service area for a municipal utility was established and the City Manager was authorized to take all necessary steps to create and establish the municipal utility and evaluate the areas and manner for providing utility service as a publicly owned utility. Since then, the City has been exploring various options to ensure that its residents and businesses receive utility services that meet the current and future needs of the community at fair and reasonable rates. The City has also been exploring options to ensure that such services are cost-effective, meet federal and state standards, provide high-quality customer service, and provide long-term reliability to meet City energy needs. The City has also participated in regional efforts to address the lack of service and governance, including its participation on the Coachella Valley Energy Commission, an advisory body to IID.

Since the adoption of Resolution No. 2019-62, City staff has researched the legal options of implementing the municipal utility and has conducted a feasibility study to assess the financial and technical issues of establishing an electric delivery system to greenfield areas of the City also referred to as the Development Area. This Development Area includes the Economic Development Zone, which consists of the Auto-Wrecking Zone and Industrial Zone, where initial load is projected to increase rapidly due to prospective and cannabis and industrial interests. The feasibility study was prepared by EES Consulting who has prepared numerous municipalization feasibility studies throughout the nation, including a study in the 2000s for the Coachella Valley Association of Governments. The study concludes that service to the economic development zone and the greenfield areas of the City is feasible and beneficial to City electric customers when growth occurs in those areas. The study uses certain data and forecasts the City's 20-year energy needs. It also projects revenue and rate requirements and outlines where the construction of new electrical infrastructure is required, including the construction of two new substations and transmission, as well as potential wheeling of energy over IID's existing transmission in order to serve initial municipal utility load.

DISCUSSION/ANALYSIS:

The study makes the following observations:

	Considerations
Access to IID Capacity	Initial plan is to use capacity from IID's 92kV transmission. If access is denied, accelerate SCE interconnection.
Load Growth Risk	Break-even threshold is 55,000 MWh with annual 5% IID rate increases.
Change in Load Mix	Cannabis is High Density Energy Needs 100-200 kWh/sq.ft. Traditional Industrial/Commercial 8-50 kWh/sq.ft. Even with

	reductions in high density load, the City could likely achieve breakeven sales threshold of 55,000 MWh.
New Municipal Utility	IID can challenge new utility. Limiting to greenspace-only rather than acquisition of IID customers does not eliminate the uncertainty.
Initial Financing	$67.3 M
RPS Requirements	Purchase from interconnection with IID or SCE.
Customer Funded Distribution Lines	Customers will need to contribute 100% for distribution facilities to serve new load.
Reliability	Transmission feed radial is a weak point.
Resource Adequacy	City must rely on bilateral transactions for RA subject to price risk.

The study provides the following options as Phase 2 steps the City can take with respect to implementing a municipal utility:

1. Consider moving forward with a request for proposals for power supply and/or a turnkey developer to implement the municipal utility in the Development Area.

2. Explore valuation and acquisition of IID assets that currently serve the City.

City staff recommends that the City move forward with issuing requests for proposals based on the two options. In order to begin providing service to the Development Area of the City, the City would need to consider constructing certain electric delivery system facilities and generation facilities and/or purchasing electricity through an energy services agreement and wheeling the energy over IID transmission system. Due to the bond issuance that would be needed to finance the facilities, City staff contemplates issuing a request for information for a developer to construct and own the facilities through a public-private partnership agreement that would jump-start the municipal utility. The request for information would be sent potential energy developers and suppliers nationwide requesting a statement of interest and qualifications from companies on the proposed P3 project. Eligible companies would then be pre-qualified by the City and would receive a request for proposals detailing the specific proposal and cost information. A slate of candidates would then be brought back from City Council review and direction to negotiate a contract.

City staff also recommends, in parallel, that the city conduct a valuation of IID's infrastructure serving the city as a necessary step in acquiring IID electrical infrastructure to take over service to existing customers over the long-term. City staff would issue a request for proposals for a consultant to conduct the valuation study.

ENVIRONMENTAL ASSESSMENT:

The recommended actions are exempt from the California Environmental Quality Act. The issuance of a RFP does not constitute a project within the meaning of the CEQA Guidelines, Section 15061(b)(3), as it does not result in any direct or indirect physical change in the environment.

ALTERNATIVE(s):

1. Not approve RFP for P3 partnership and provide Staff with new direction

FISCAL IMPACT:

There is no fiscal impact for this item.

EXHIBIT(S):

A. Feasibility Study for Municipal Electric Service to the Development Area

PREPARED BY EES CONSULTING

City of Coachella

Feasibility Study for Municipal Electric Service to the Development Area

April 2024

EES Consulting
a GDS Associates Company

EES Consulting
a GDS Associates Company

April 18, 2024

Mr. Gabriel Martin
City of Coachella
1515 Sixth Street
Coachella, CA 92236

RE: City of Coachella Feasibility Study for Municipal Electric Service to the Development Area

Dear Mr. Martin:

We are pleased to submit to the City of Coachella (City) the Feasibility Study for Municipal Electric Service to the Development Area (Study). The Study used publicly available information to develop load power cost estimates.

The Study, which focuses on service to the economic development zones and select greenfield development. The Study finds that municipalization is beneficial to the City's electric customers when significant growth occurs in the new development area.

Thank you for your contributions to this Study.

Sincerely,

Kevin J. Mara
Executive Vice President

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1 Scope of Work

1.1 INTRODUCTION

The City of Coachella (City) seeks to ensure that its residents and businesses receive utility services that meet their current needs and provide for electric utility supply for the future needs of the community at fair and reasonable rates. Thus, in 2019, the City established a municipal utility to provide electric service within the City, with an initial focus on new development areas (City Resolution No. 2019-62.) The City is currently considering options for providing electric service to future customers locating in primarily undeveloped areas of the City's Development Area (i.e., "greenfield" areas).

The current population of the City is approximately 42,600; however, with current planning efforts, the City expects the population to grow three-fold by 2035.[1] Currently, citizens of the City, and businesses within the City, are provided electrical service by Imperial Irrigation District (IID), a publicly-owned utility.

1.1.1 About Imperial Irrigation District (IID)

Imperial Irrigation District (IID) is the sixth largest utility in California public utility providing electric and water service to areas across both the Imperial and Coachella Valleys including Riverside and San Diego Counties. The utility employs approximately 1,400 people, serves over 158,000 electric customers and controls more than 1,100 MW of energy. IID's total service area covers 6,471 square miles. IID is governed by a 5-member board of directors. IID's resource mix is approximately 40% renewable, 35% natural gas, 4.8% hydroelectric, 3.5% nuclear, and 16% unspecified (market purchases).[2] IID owns and operates several generating resources such as several small hydroelectric facilities on the All-American Canal and the Pilot Knob plant. IID is a member of the Southern California Public Power Authority (SCPPA). SCPPA members share several resources including the Palo Verde Station (nuclear), Parker-David Dam, Boulder Canyon, Yucca Steam Plant, 13 natural gas resources, and a battery storage system near El Centro.

IID residential retail electric rates include a fixed monthly charge, energy charge, plus an energy cost adjustment (ECA). The ECA is updated regularly to reflect changes in IID's wholesale power costs. IID's large power rates also include demand charges in addition to fixed customer charges and energy charges. Finally, IID customers can elect to purchase up to 100% renewable energy from IID through an Energy Cost Adjustment Renewable Billing Factor (Green Power Program).

Not only is IID a retail service provider, but it is also an energy Balancing Authority (BA). As a BA, IID ensures that the power system and demand are balanced in real time throughout the balancing area which includes Coachella Valley. IID is also responsible for maintaining operating conditions under the

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[1] U.S. Bureau of the Census. Coachella, California. Estimate July 2022. https://www.census.gov/quickfacts/coachellacitycalifornia

[2] Imperial Irrigation District 2021 Power Content Label. https://www.iid.com/energy/renewable-energy/power-content-label

reliability standards issued by the North American Electric Reliability Corporation (NERC) and approved by the U.S. Federal Energy Regulatory Commission (FERC).

1.1.2 Study Framework

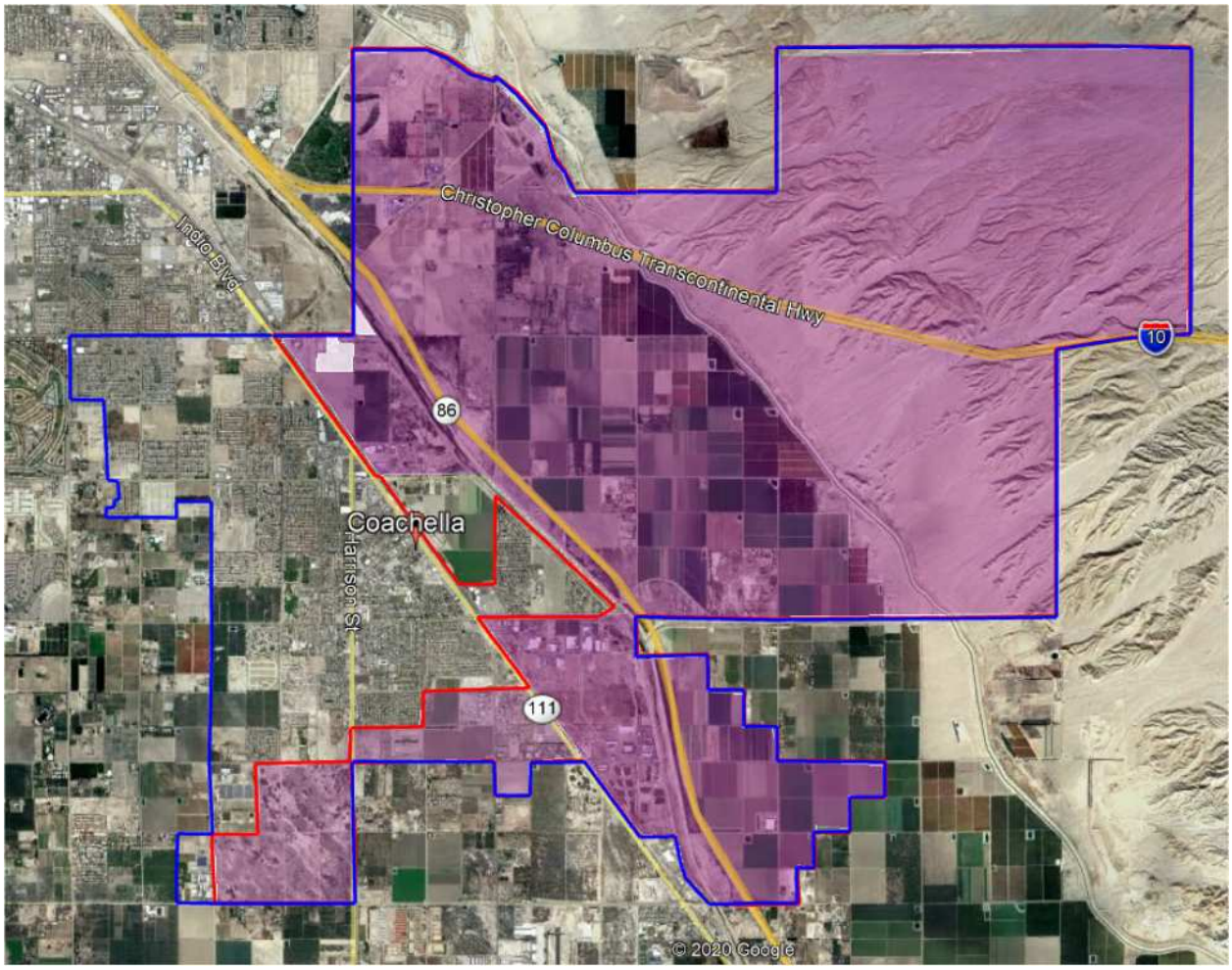
The City asked EES Consulting (EES), a GDS Associates Company, to evaluate the feasibility of the City serving new electric customers located within a portion of the City's boundaries through the municipal utility. This Feasibility Study for Municipal Electric Utility Service to the Development Area (Study) considers the investment needed to serve new customers and the potential supply costs. This Study does not include acquisition of existing assets owned by IID and used to serve existing IID customers.

The Study considers the case where the City develops the necessary energy delivery infrastructure and procures energy from the market. In order to estimate feasibility of energizing the City's utility, costs are forecasted over a 20-year study period beginning in 2025. Revenues for the potential municipal utility are calculated to be competitive with the current and forecast IID retail rates. Other operating costs are estimated from comparable electric utilities.

1.2 PROPOSED SERVICE AREA

Figure 1.1 illustrates the current municipal boundary in blue. The proposed initial municipal electric utility boundary is provided in red and shaded purple. The areas outside of the purple shading would continue to be served by IID. The Development Areas are located with the purple shading.

FIGURE 1.1: CITY MUNICIPAL UTILITY SERVICE AREA



1.3 20-YEAR ENERGY NEEDS

The Study developed a forecast of energy needs for the next 20 years for the municipal utility service area. Much of the growth is expected in the Economic Development Zones (EDZ) which are in the boundaries of the City's municipal utility. One is known as the Auto Wrecker Zone (northern most EDZ), and the second is the Industrial Zone (between Avenue 52 and Avenue 54). Figure 1.2 depicts the growth of annual energy sales and Figure 1.3 shows the forecasted electrical demand. EES added the ramp-up of energy sales between 2025 and 2030 to reflect potential near-term growth in the EDZs.

FIGURE 1.2: 20-YEAR LOAD FORECAST COMPARISON

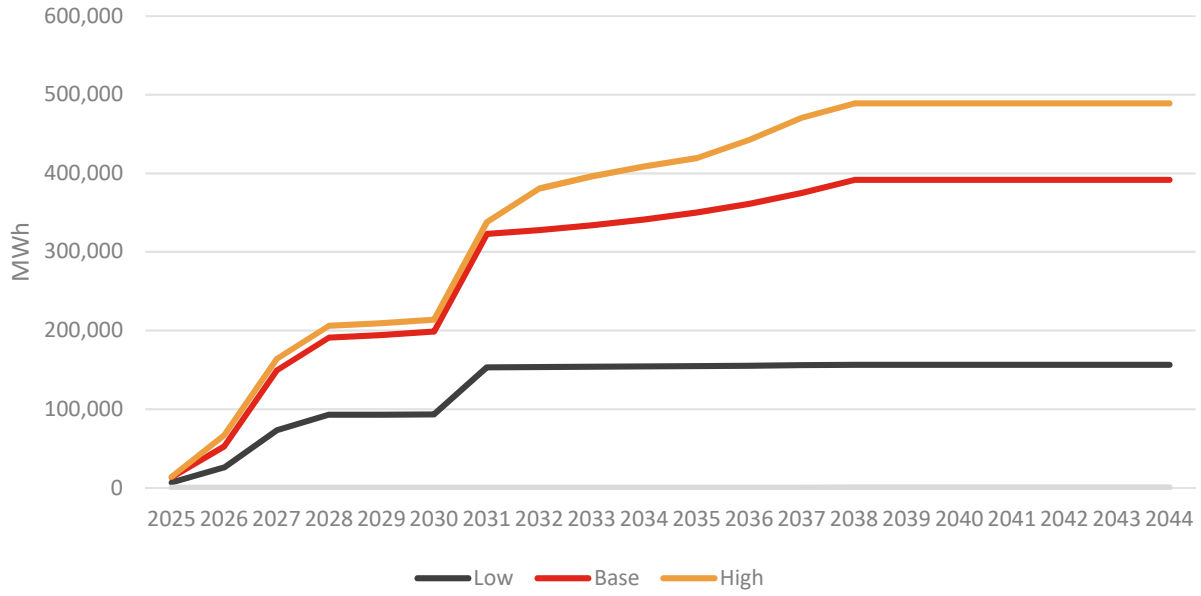
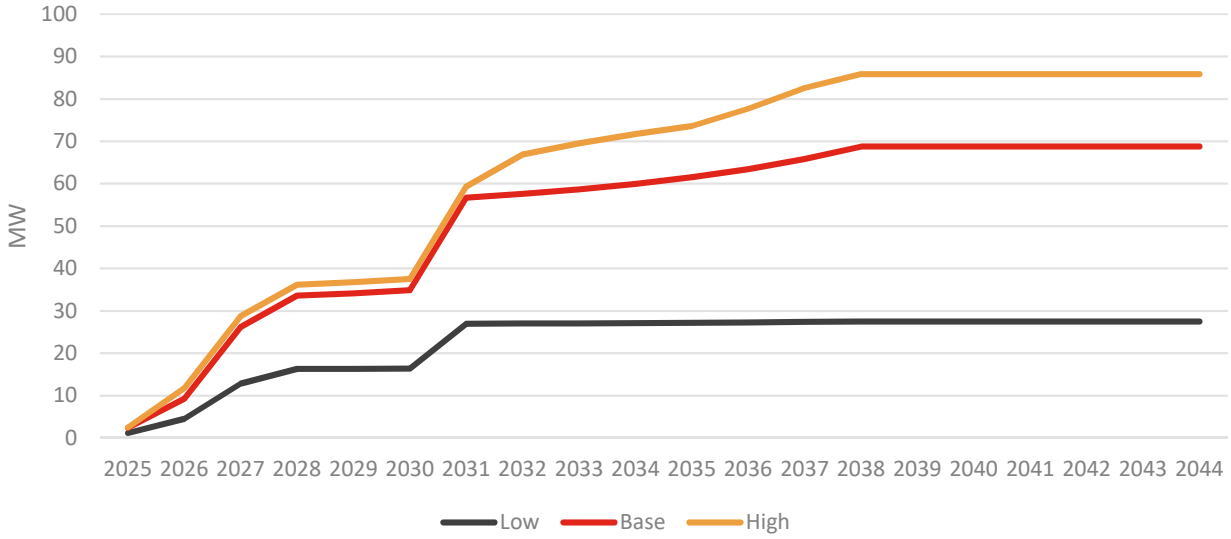


FIGURE 1.3: 20-YEAR PEAK DEMAND FORECASTS



1.4 FINANCIAL FEASIBILITY ASSUMPTIONS AND RESULTS

An annual budget was developed for the City's municipal utility based on the load assumptions, take-out financing, and estimated future capital improvement investments. Power supply costs assume the utility would meet all California mandates for renewable energy and resource adequacy or otherwise obtain waivers from some or all of those requirements. It is assumed that City finances the necessary infrastructure and pursues competitive offers for energy by means of wheeling through IID's transmission system.

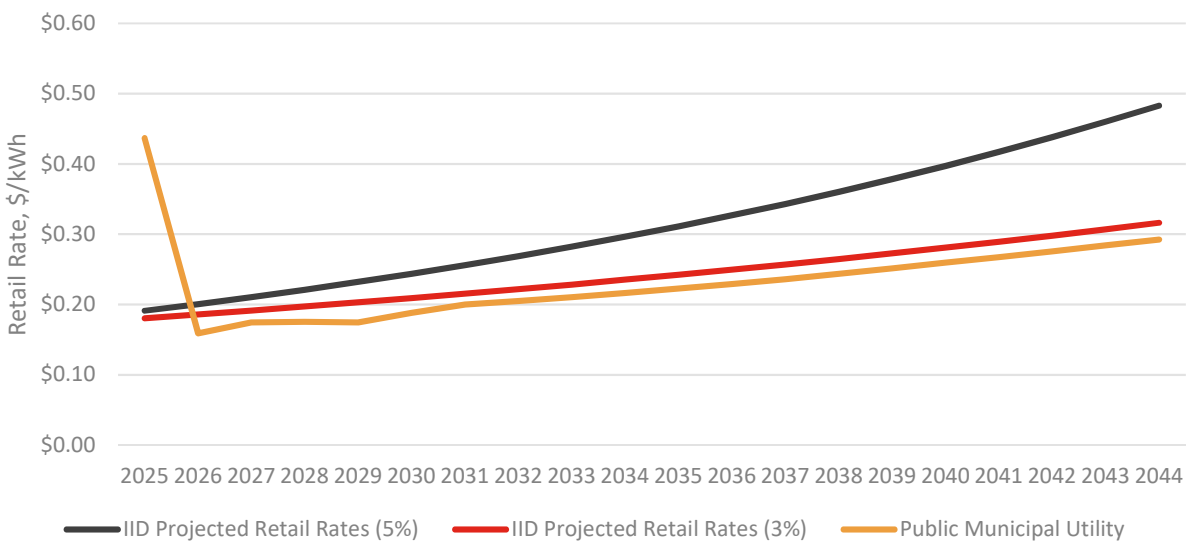
Table 1.1 summarizes the revenue requirement for the third year of operations. The load forecast for the third year has a demand component of 37.5 MW and projected energy sales of 191,158 MWh. The difference in financing is reflected in the debt service in Table 1.1 which is a snapshot of the revenue requirements needed in Year 3.

TABLE 1.1: YEAR 3 REVENUE REQUIREMENT, MILLIONS

	Municipal Utility Revenue Requirement
Power Supply & Transmission	$14.64
Distribution O&M	$1.47
Customer Service	$0.25
A&G	$0.32
Capital Improvement	$0.56
Debt Service	$1.89
Franchise Fee	$1.59
Taxes	$0.11
Public Benefits Charge	$0.66
Revenue Requirement	**$21.49**

IID rates are forecast to increase by 5% which is a conservative assumption given both recent rate history and the investments IID will need to make in infrastructure and renewable energy in support of electrification over the next 20 years. Figure 1.4 shows that once there is sufficient load growth, the municipal utility can offer lower rates compared with forecast IID rates. The figure also shows IID rates with a slower growth rate of 3% per year.

FIGURE 1.4: PROJECTED RETAIL RATES 2025-2044



1.5 CITY SERVICE TO EXISTING AREAS SERVED BY IID

This Study evaluates options for providing electric service to the EDZ and undeveloped and underserved areas of the City (*i.e.*, greenfield), as identified in the City's service territory map adopted by the City Council at the time the City Municipal Utility was formed in 2019. The Municipal Utility would have risks associated with load growth and the ability to obtain financing for start-up and construction costs in conjunction with serving the EDZ and greenfield, or alternatively, the City could serve the developed areas of the City where IID provides existing service. Extending the City Municipal Utility to this area would require the City to negotiate and purchase the existing substation, distribution, and potentially transmission assets within the municipal boundaries from IID and/or pursue an eminent domain action of those assets. With these assets and associated future revenues, the City could finance expansion into the greenfield area of the City. In anticipation of acquisition being contemplated as part of the City's potential options going forward, general estimates are provided herein as a starting point.

TABLE 1.2: ROUGH CONDEMNATION FIGURES

	Cost Estimate	Notes
Distribution System Value	$5,000-$10,000/electric customer $150 Million	Plant actually valued between original cost less depreciation and replacement cost less depreciation. Cost changes if substation and transmission assets are included.
Separation Costs	$30 Million	Assumed 20% of system value.
Stranded Costs	Unknown	Needs further study but can include generation, transmission, and distribution.
Total	$180+ Million	

This path would provide a means for borrowing and could be a long-term solution related to the uncertainty of IID's future in the Coachella Valley.

The timetable for developing a fair market value for the IID assets is 9 months to a year, depending on the cooperation of IID to provide information that is often considered confidential regarding the physical system within the City limits and the energy consumed by homes and business within the City. If both parties negotiate to a reasonable outcome, the acquisition could be completed in 2 to 3 years. However, if there is litigation, the duration can extend for 5 or more years.

1.6 NEXT STEPS

If the City decides to pursue energizing the municipal electric utility, the following next steps could be taken:

1. The City could explore acquisition of IID assets to service the entire City of Coachella.

2. The City could move forward with a limited municipal utility such as described in this study and issue request for proposals for power supply.

All options presented herein require financing, which is a significant hurdle. A next step greenfield municipal utility would be to explore financing options such as those used by the CCAs in California. This

can be accomplished by issuing a request for proposals to determine feasibility of financing start-up and construction costs.

Also, for the greenfield municipal utility, the City needs to initiate a conversation with IID regarding access to the transmission grid for wheeling power. This could be in the form of an application to interconnect. The initiation of this process will help to define the next steps needed if the City wishes to pursue this option.

The above next steps could be completed concurrently to further assess the viability of each path.

2 Study Framework

The City of Coachella (City) seeks to ensure that its residents and businesses receive utility services that meet their current needs and provide electric utility supply for the future needs of the community at fair and reasonable rates. Thus, in 2019, the City established a municipal utility to provide electric service within the City, with an initial focus on new development areas (City Resolution No. 2019-62). The City is currently considering options for providing electric service to new customers locating in primarily undeveloped areas of the City (i.e., "greenfield" areas). This Study evaluates two options for energizing a greenfield utility within part of the City's boundaries:

2.1 PUBLIC MUNICIPAL UTILITY

This option calls for the City to construct new substations and the required distribution facilities, and procure power supply delivered through either wheeling via existing IID infrastructure, if available, or through new facilities that interconnect to Southern California Edison's (SCE) transmission voltage lines located east of the City.

2.2 STUDY FRAMEWORK

The analytical construct includes the following assumptions.

1. Three scenarios for municipalization are evaluated from an economic perspective:
    a. Base load forecast estimated from City's current development queue.
    b. Low load forecast is half of the Base scenario representing an unfavorable economy.
    c. High load forecast which adds additional industrial load development.
2. As a greenfield utility, the municipal electric utility would not pay any generation or distribution asset stranding costs to IID. It is assumed that any other fees or costs imposed by the State of California will be applied. At this time, no such fees or costs have been defined or included in the Study.
3. As a greenfield utility, the City would not purchase existing IID distribution facilities.
4. Cost for the extension of distribution facilities includes transformers, meters, and services are assumed to be 100% assignable to new customers.
5. Operating costs and financing for the City's municipal utility are estimated based on current borrowing markets and other California municipal utility budget information.
6. The City's electric rates are based on expenses and debt service coverage requirements. Any difference between the City's rates and IID forecast rates can be used for customer programs, rate savings, or additional development by increasing the City's rates to match or be slightly lower than IID.
7. The illustrative forecast of IID rates are based on current approved IID rate levels with a 5% annual increase over the study period. Recent historic IID rate increases have averaged approximately 6% per year.

2.2.1 Data Limitations

This Study is conducted with varying degrees of data quality. Forecast loads are provided with a large range of potential build-out scenarios. Growth in the Study area may or may not materialize depending on a wide range of economic factors.

2.3 SYSTEM LOAD FORECAST

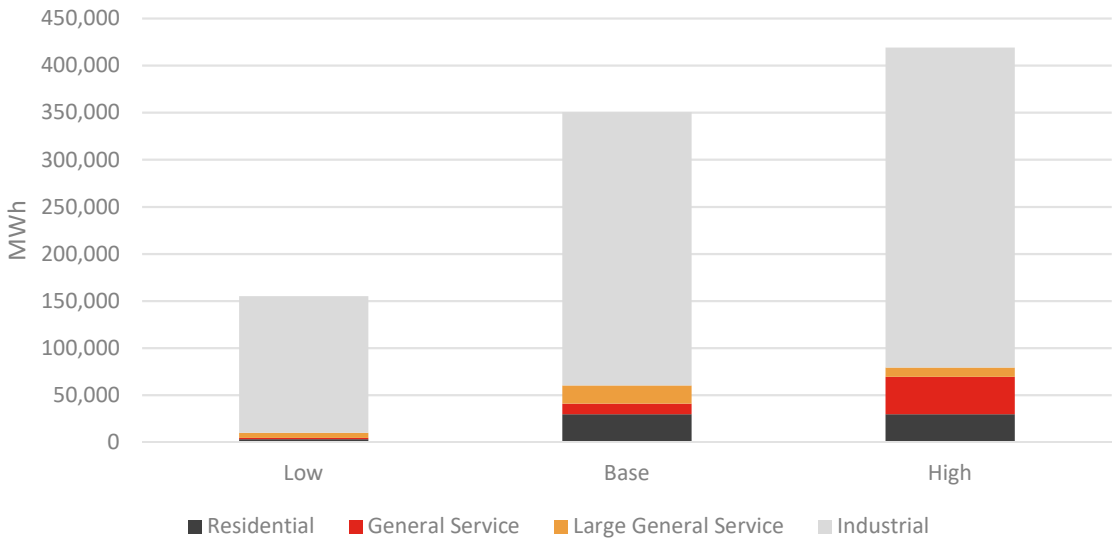
A forecast of electrical load was made for the area within the City's Municipal Utility Service Area as shown in Figure 1.1 To determine future energy usage for this area, multiple sources were referenced including the City's development queue. After year 10, moderate growth is assumed. The peak demand is calculated using a load factor of 65%. This load factor is higher than the load factor IID assumed in its 2018 IRP (50%) since expected load growth is primarily higher load factor loads (cannabis). Based on City's development queue, cannabis loads could reach 300 MW; however, with the changes in planning environment since COVID-19, it is largely believed that cannabis operations will not materialize as indicated in the queue. More likely, the industrial growth will be more diversified. The Study assumes general load factor data for industrial processes which may or may not include some portion attributed to cannabis operations.

There are two Economic Development Zones (EDZ) within the boundaries of the City's municipal utility. One is known as the Auto Wrecker Zone (northern most EDZ) and the second is the Industrial Zone (between Avenue 52 and Avenue 54). The anticipated cannabis growth operation load within the Auto Wrecking Zone is 33 MW. Meanwhile, the Industrial Zone is anticipated to serve approximately 30 MW of new commercial load retailed to the cannabis grow operations. None of the existing IID customers in the Industrial Zone are included in the Study. The Study does project an additional 11 MW of retail load within the proposed municipal boundary.

The ramp-up from not serving customers to serving customers with significant energy requirements is difficult to predict. For this Study, it is assumed to be 3 years. The infrastructure for electric service (substations and/or generating facilities) will need to be under development or possibly completed to assure new customers of the viability of the City Municipal System. It is assumed that three years will be necessary for the construction of commercial buildings plus ramp up to full operation for initial customers.

Figure 2.1 illustrates the forecast energy breakdown for the mid-point of the 20-year study.

FIGURE 2.1: LOAD FORECAST COMPARISON FOR THE MID-POINT OF THE 20-YEAR STUDY



Figures 2.2 and 2.3 compare the energy and peak demand forecasts over the 20-year study period.

FIGURE 2.2: 20-YEAR LOAD FORECAST COMPARISON

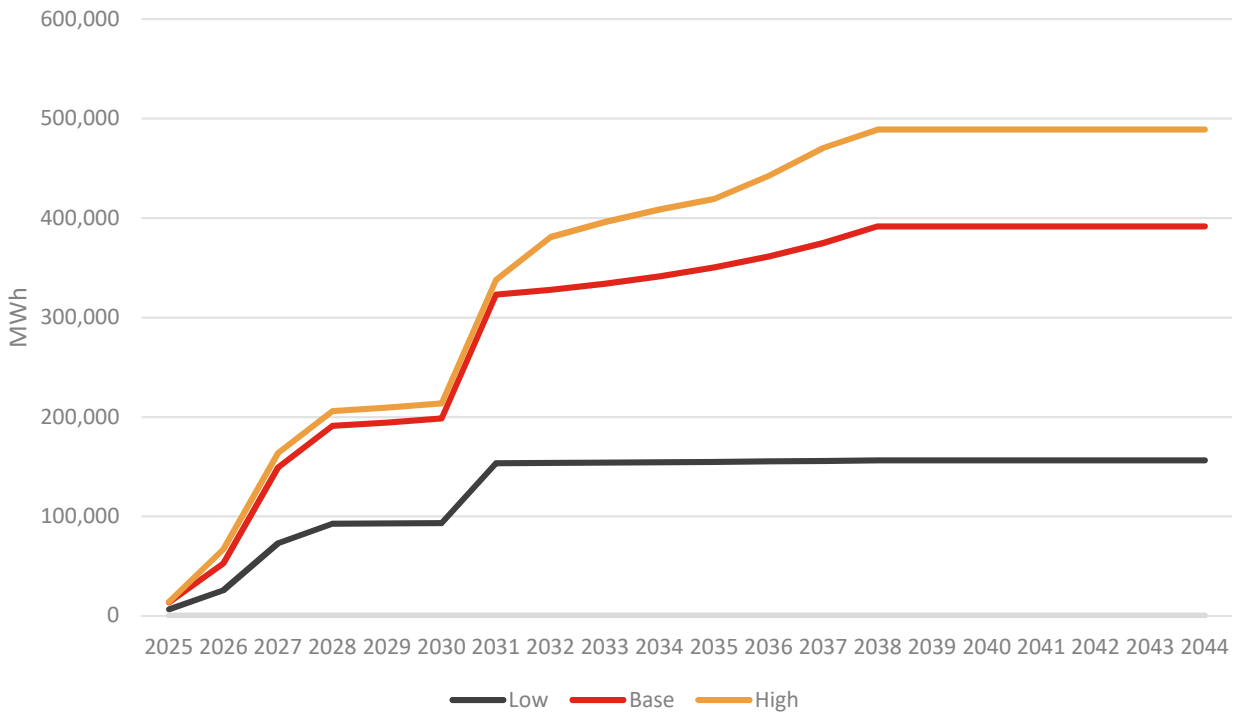
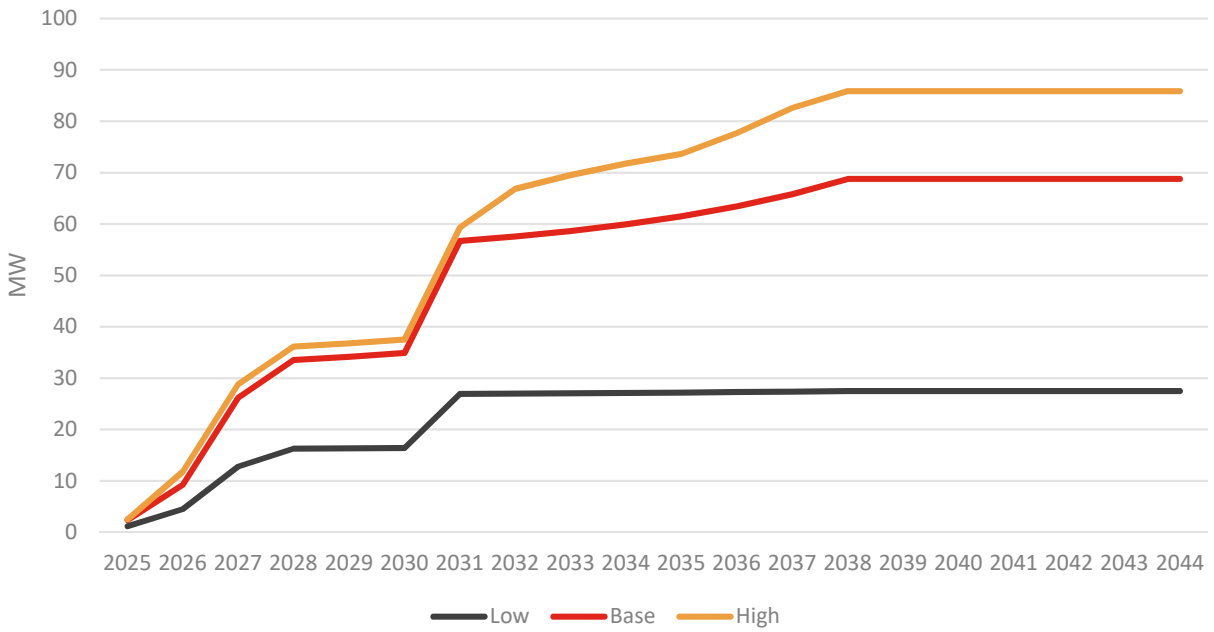


FIGURE 2.3: 20-YEAR PEAK DEMAND FORECASTS



Distribution line losses of 3% were added to retail sales to develop the system load forecast.

3 Public Municipal Utility

3.1 NEW CONSTRUCTION BY THE CITY

The City would need to build new substations and interconnect them to IID's existing 92kV transmissions in the vicinity of these substations. IID sells available transmission capacity to other entities that need IID lines to transport energy. IID offers point-to-point transmission service that uses IID's transmission facilities. This type of service can be used for the transportation of capacity and energy into, out of, through or within IID system.[3] EES has investigated the IID transmission system and believes there is capacity for at least 40 MW in this portion of IID transmission system. However, IID has not confirmed that it has sufficient capacity available. Further, IID determination of the available transmission capacity (ATC) takes into account the firm capacity set aside to serve peak native load forecast commitments.[4] The fact that the City has created a greenfield municipal utility should allow access to ATC which EES believes exists in this portion of their system. The ability of the City to obtain delivery from IID is unknown and presents a risk for energizing the City utility.

A proposed new Harrison Substation would be serving the load in what is known as the Auto Wrecker Zone (northern most EDZ). The anticipated cannabis growth operation load within the Auto Wrecking Zone is 30 MW. In addition, this substation could be used to serve future development of retail electric service outside the Auto Wrecking Zone. The station would be configured for two 40 MVA power transformers and 12 (twelve) 12.5 kV feeders.

A new Polk Substation, to be located in the Industrial Zone EDZ, is anticipated to serve approximately 30 MW of new commercial load retailed to cannabis grow operations and an additional retail load within the proposed municipal boundary. The station would be configured for two 40 MVA power transformers and twelve 12.5 kV feeders.

It is assumed that the design of the substations will meet an N-1 criterion (loss of any one system component and maintain electric service). The distribution feeders should also meet this N-1 criterion to the extent financially feasible.

As the load requirements approach the limit of available transmission capacity from IID, the City would need to obtain additional capacity at the Southern California Edison (SCE) 230kV line at or near the Coachella Valley Substation. The 20-year projected load in the Study is 70 MW and the expected capacity of a 92kV transmission line would be about 150 MW. Thus, a 230/92kV substation would be constructed and 92kV lines extended to the two new distribution substations (Harrison and Polk). The estimated distance of single pole 92kV transmission is 7.2 miles. Approximately 3.5 miles would have a single 92kV circuit with space for two distribution circuits on the structures. The other 3.7 miles would be double circuit 92kV with space for two distribution circuits on the structures. A typical width for a 92kV

[3] https://www.iid.com/energy/transmission-access/transmission-service

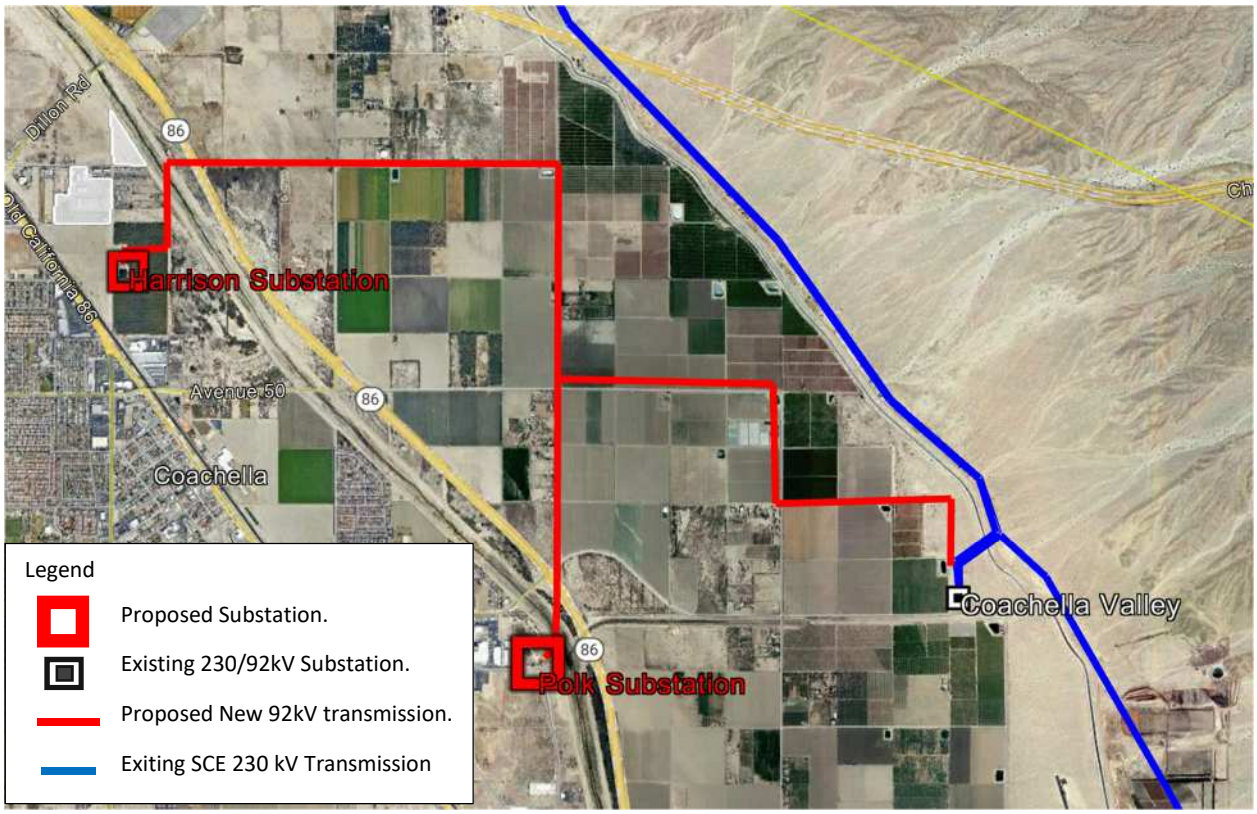
[4] Available Transfer Capability Implementation Document (ATCID) dated 4/15/2022

transmission line is 100 feet. Therefore, the loop would likely require acquisition of roughly a 50-foot strip easement. The other 50 feet will be located within the road right-of-way based on the proposed routing of the line. The cost of land acquisition is included in the transmission line construction estimate.

If at the time of construction, the load within the utility boundary is expected to exceed 150 MW, then 230kV transmission would be warranted.

Figure 3.1 depicts the location of the proposed substations and the route of the 92kV transmission.

FIGURE 3.1: NEW MUNICIPAL UTILITY INFRASTRUCTURE



It is estimated that the construction of the substations needed to wheel energy through IID's 92kV transmission line would cost roughly $16M. After 5 or more years when the capacity requirements of the of the City exceeds the available transmission capacity, a 230 kV interconnection will be made along with transmission to service the Harrison Polk and disconnect service from IID. The actual timing of capital expenditure will be driven by load requirements. However, for the Study, it is assumed that a capital expenditure of another $32.7M dollars would be required in the 5th year of the Study.

3.2 POWER SUPPLY & TRANSMISSION

Power supply and transmission includes all costs for power supply and related services to the municipal utility's distribution system. Costs for power scheduling are also included in the power supply cost estimates. The City could procure its power supply requirements using different strategies including fixed price/delivery contracts, all-inclusive power supply contracts, or a mix of generation and power purchases. The selected strategies would be guided by the City's objectives and ultimately approved by City Council.

Actual power supply contract arrangements are not specified for the purposes of this Study; however, the pricing estimates are described below.

3.2.1 Power Purchases

Costs for energy purchased to meet municipal utility load are estimated at market prices for the SP15 (South Path 15) area. Block energy purchases are valued at $80/MWh in 2025 based on current forward prices. This value decreases in the first 5 years of the Study until it reaches $65/MWh in 2030. This decrease reflects that the current market prices are historically high and are expected to reduce as supply and demand markets settle out. After 2030, prices are escalated at 3% per year. The levelized cost of market purchases is $81/MWh over the 20-year study period.

Capacity services, including resource adequacy, are estimated to cost $8.86/kW-month based on the CPUC Market Price Benchmark for 2023 and escalated at 3% annually. This figure is a weighted average for system, flex, and local resource adequacy all together. This value is included for 117.5% of the municipal utility's capacity requirements to cover the planning margin.

3.2.2 Renewable Energy

Per California's Renewable Portfolio Standards (RPS), electric utilities must purchase a volume of renewable energy equal to at least 60% of retail sales by 2030. The requirement ramps up from 46.7% in 2025. Renewable energy purchases are split between long-term and short-term contracts for Portfolio Content Category 1 (PCC1) and Portfolio Content Category 2 (PCC2). The City may purchase Portfolio Content Category 3 (PCC3) RECs at lower cost; however, this option is not evaluated in the Study. Long-term renewable energy is priced conservatively at $42/MWh. Long-term renewable contract prices have increased since the last study due to supply chain issues and general inflation. Still, this price assumption would allow for solar plus storage or wind resources. The City must meet 60% of its renewable energy requirement from long-term contracts. Because long-term contracts are priced lower than short-term, it is assumed that the City would purchase 75% of its renewable energy requirement through long-term contracts.

The Study assumes the City would wheel long-term bundled energy via IID until the SCE intertie is completed. Once the City has constructed the intertie with SCE, the City would wheel this energy via SCE to the 230 kV line at a cost of $15-$16/MWh (described below). If the City were able to develop local renewable projects for less than $57/MWh, renewable energy costs could be reduced from the base case assumptions.

3.2.3 Resource Adequacy

Capacity services are estimated to cost $8.86/kW-month based on the CPUC Market Price Benchmark for 2023 and escalated at 3% annually. This figure is a weighted average for system, flex, and local resource adequacy all together. This value is included for 117% of the municipal utility's capacity requirements to cover the planning margin.

3.2.4 CAISO Charges and Misc.

The utility would need to pay CAISO charges estimated at $6/MWh in 2025. Power scheduling would be needed to balance energy purchases on an hourly basis. Schedule coordinator costs of $100,000 per year are included for the first year of operation increasing by 10% per year due to projected load growth.

3.2.5 Wheeling and OATT

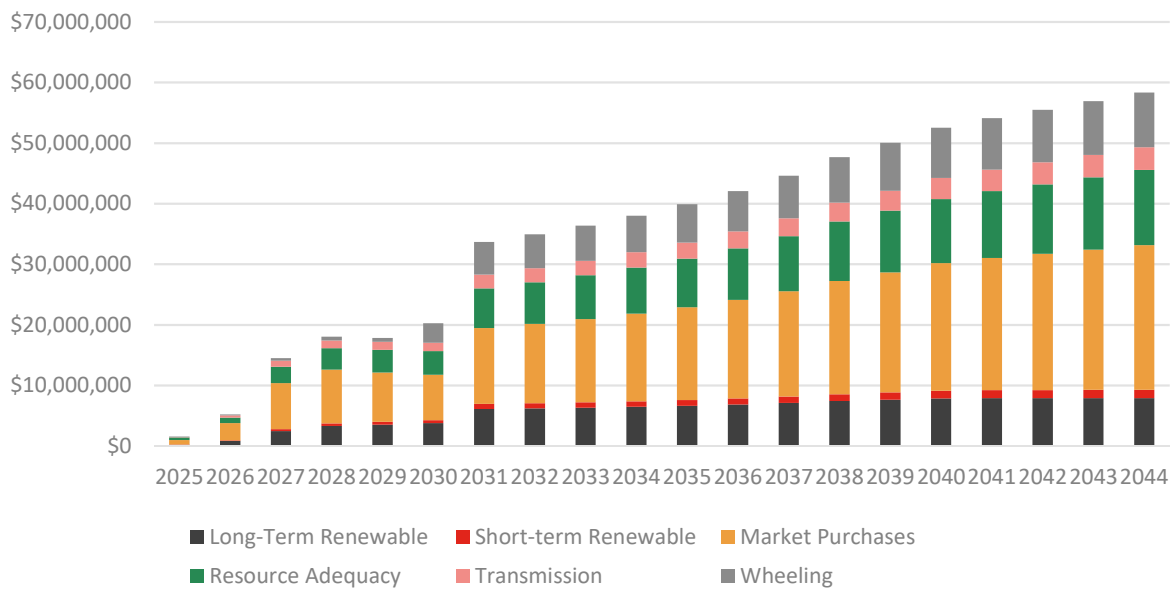
When using IID's 92kV line to deliver power, the City would pay IID's Open Access Transmission Tariff (OATT). IID's current long-term and short-term point-to-point tariff is $1.69/kW-month.[5] This cost is escalated at 2% per year and applied to the City's monthly peak demand. This cost is in addition to the CIASO costs.

Once the 230kV interconnection with the SCE system is complete with accompanying transmission lines, the Municipal Utility would pay SCE's high-voltage wheeling rate. This rate is currently $14.4157/MWh.[6] The high voltage rate is applied to the municipal utility's load in addition to the CAISO costs.

3.2.6 Summary of Power Costs

Figure 3.2 summarizes the power costs estimates.

FIGURE 3.2: CITY UTILITY POWER SUPPLY COSTS



3.3 DISTRIBUTION SYSTEM O&M

Distribution expenses include all costs to operate and maintain the distribution system including substations. Distribution O&M costs were estimated by looking at comparable preference utilities. Distribution O&M per customer and by customer class was taken from cost of service analyses from three comparable municipal utilities. These costs were then applied to the City's utility. The total Distribution

[5] http://www.oasis.oati.com/woa/docs/IID/IIDdocs/IID_OATT_Effective_12.01.2020.pdf

[6] http://www.caiso.com/Documents/WheelingAccessRatesEffectiveJan012023R3.pdf

O&M costs were then broken down into labor and equipment costs. Labor costs include a portion of salaries and benefits for personnel in the operations and engineering departments. Material and equipment costs include the cost of operating and maintaining fleet vehicles and other construction equipment.

3.4 CUSTOMER SERVICE

Customer service expenses include labor and expenses incurred to provide customer service such as billing, meter reading, customer information and advertising, records and collection. Customer service costs may vary by type of account based on usage profile or meter type. For example, a large industrial customer with a special contract for rates would require significantly more resources to bill compared with the average residential customer on a general rate schedule.

3.5 ADMINISTRATIVE & GENERAL EXPENSE

Administrative and General (A&G) expenses include all other labor and expenses necessary to run the electric utility. Labor includes personnel in billing/customer service, accounting, information systems, and management. Office supplies and equipment includes the cost of purchasing (in the case of consumables such as paper and toner) or depreciation (in the case of depreciable assets such as computers, printers, and furniture). Facilities O&M includes the cost of operating and maintaining office space to house new employees. Miscellaneous costs include other administrative and general expenses not included in the categories listed above such as maintenance and depreciation of additional modules for the City's new billing/CIS system necessary for the electric utility.

3.6 PUBLIC BENEFITS CHARGE

In accordance with Assembly Bill 1890, IID collects a 2.85% public benefits charge from its customers. The municipal utility would also collect this charge; therefore, it is included in both the revenue requirement and retail rate revenues.

3.7 PROPERTY TAXES AND FRANCHISE FEES

California law generally allows local governments to own and operate electric utility systems free of property taxes and without the need for local franchises and associated franchise fees. Currently, there is no franchise fee payment from IID to the City; the City is not compensated for IID's use of City assets. However, once the municipal utility is energized, it can collect a franchise fee through retail rates and transfer funds to the City's general fund to compensate the City for use of its facilities. Voters can approve any level of franchise fee; however, this Study assumes the fee is 8% of retail revenue

3.8 CAPITAL IMPROVEMENT PROJECTS

In addition, to the capital projects needed to create the municipal electric system previously discussed in Section 3.1, the City would need to plan for routine capital projects for regular repair and replacements. Capital improvement expenses are assumed to be equal to the annual depreciation value for current distribution assets. Capital improvement expenses begins at $0.4 million in 2025 and increases 3% annually.

3.9 NON-OPERATING EXPENSES

Non-Operating Expenses include debt service and miscellaneous revenues. These are discussed below.

3.9.1 Debt Service

It is understood that the City has challenges in obtaining bonds for this type of endeavor. However, for the sake of the financial feasibility analysis, it is assumed that bond financing can be obtained.

The bond issuance is assumed to include the following:

- Construction Costs
- Debt Service Reserve (1 year's debt service)
- Capitalized Interest (2 months debt service)
- Start-Up Costs
- O&M Reserve (3 months O&M)
- Accrued Interest (1/2 month debt service)
- Underwriters Fees (1% of Par on Bonds)
- Bond Insurance (1.25% of Total Debt Service Payments)
- Cash for Working Capital

Several of these are dependent on the size of the bond issue and the basis is shown. The Operations and Maintenance Fund and Reserve are based on the O&M level. The Fund is for the first month's O&M payments (salaries, supplies, fees) expected to be incurred in advance of receiving revenues. Bond issuers demand an O&M Reserve in case revenues are below expected levels.

The Construction costs are the costs of a new substations as described in this report. The bond would be a combination of the new substations required initially at start-up and the future 230kV interconnection with SCE and accompanying transmissions. For this Study, a single bond was assumed. However, it may be possible to separate the bonds where the initial bond covers the $13M for the new substations and all other costs described. Once load growth occurs, the City would then obtain a bond for the $57 million needed for the SCE interconnection, 230/92kV substation and 92kV transmission lines. Especially since the timing of the interconnection with SCE is dependent on the load growth and not specific time in the future.

Start-up costs are the costs of beginning utility service and may include the cost of purchasing trucks, equipment, supplies, and hiring employees. Start-up costs are estimated at $2 million.

3.9.2 Bond Issuance

Table 3.1 shows the components of the bond issue. Other than the construction cost, one of the largest components of the bond issue is the cash for working capital at $5 million. This cash is needed to pay expenses monthly where utility billing collects revenue on a 2-to-3-month lag.

TABLE 3.1: COMPONENTS OF BOND ISSUE, MILLIONS

Construction Cost	$48.6
Debt Service Reserve	$3.9
Capitalized Interest (2 months)	$0.4
Start-Up Costs	$2.0
O&M Reserve Fund (3 months)	$0.7
Cash for Working Capital	$5.0
Accrued Interest (1/2 month)	$0.1
Underwriter's Discount (1%)	$0.5
Bond Issuance	$0.6
Total Bond Issue	**$61.7**

Acquisition interest rates are assumed to be a taxable rate of 5%. This rate is also used for the assumed return on funds invested in the debt service reserve fund.

In the case where the City utility funds the substations and transmission upgrades, the initial bond financing is $61.7 million. The proforma analysis assumes that the initial bond includes only the portion associated with the substations. Once load growth reaches 40 MW, the bond is refinanced and includes the total amount for the SCE intertie.

3.10 ANNUAL BUDGET

The resulting budget is shown for the first 5 years of the Study in Table 3.2.

TABLE 3.2: CITY MUNICIPAL UTILITY REVENUE REQUIREMENT, MILLIONS

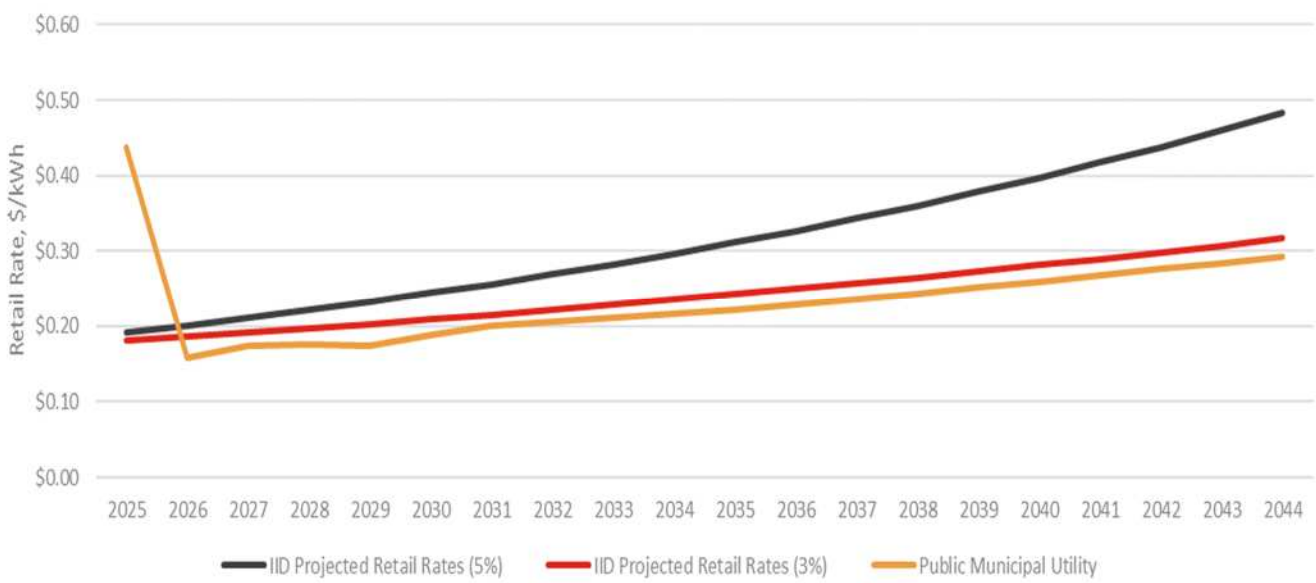
	2025	2026	2027	2028	2029
Power Supply & Transmission	$1.63	$5.29	$14.64	$18.15	$17.95
Distribution O&M	$0.70	$0.74	$1.47	$1.54	$1.62
Customer Service	$0.20	$0.21	$0.25	$0.26	$0.28
A&G	$0.20	$0.21	$0.32	$0.35	$0.38
Capital Improvement	$0.53	$0.55	$0.56	$0.58	$0.60
Debt Service	$1.89	$1.89	$1.89	$4.43	$4.43
Franchise Fee	$0.42	$0.74	$1.59	$2.10	$2.10
Taxes	$0.10	$0.10	$0.11	$0.11	$0.11
Public Benefits Charge	$0.06	$0.24	$0.66	$0.85	$0.86
Revenue Requirement	**$5.74**	**$9.96**	**$21.49**	**$28.37**	**$28.33**

4 Comparison of Results and Sensitivity Analysis

4.1 BASE RESULTS

Figure 4.1 compares the forecast retail rates under two service scenarios: IID and Public Municipal Utility. As the load grows over time, the average rate decreases for the municipal utility scenario. The City would charge rates that recover the cost of service. The cost of service by the City is expected to be much lower than service by IID, even if IID rates were to only increase 3% annually compared with 5%. In order for the City's expenses to be lower than IID retail rates, loads need to reach 55,000 MWh prior to the SCE Intertie.

FIGURE 4.1: PROJECTED RETAIL RATES, BASE LOAD FORECAST

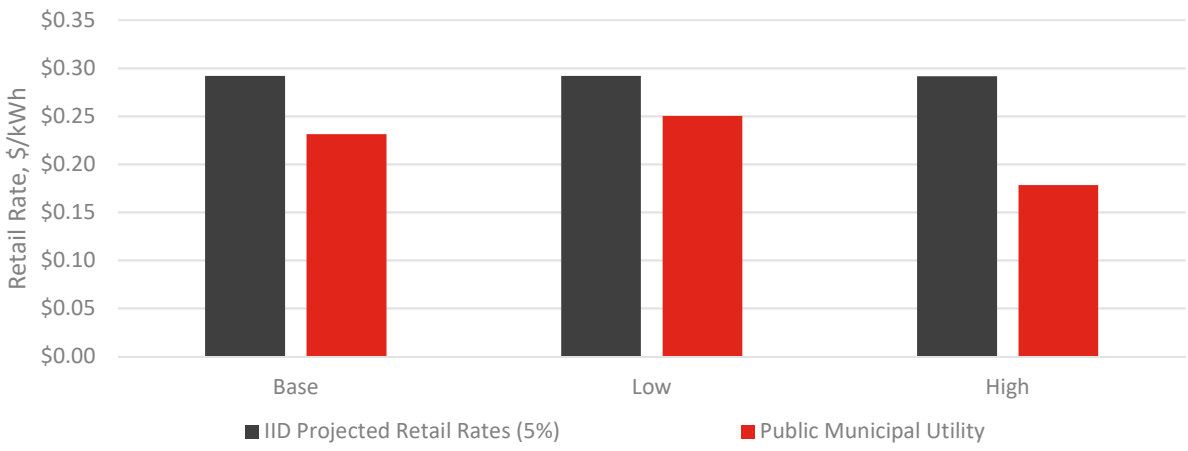


4.1.1 Load Sensitivity

Because the average retail rate for the municipal utility decreases as load increases, a sensitivity analysis is performed using the load scenarios described previously. Load estimates appear to have the largest impact on the viability of the municipal electric utility. The three load scenarios shown in Figure 4.2 are analyzed.

The projected rates assume a margin municipal rate to meet standard debt service coverages but the City could select a higher rate to dedicate revenue for program expansions including operating capital energy efficiency or other programs as determined by the City.

FIGURE 4.2: LOAD SENSITIVITY, LEVELIZED CITY UTILITY EXPENSES 2025-2044



4.1.1.1 Break-Even Analysis

As part of the load sensitivity, it is informative to evaluate very low load forecasts. At a certain load threshold, there will be a break-even point with forecast IID rates. The analysis determines the break-even point equal to the load required to charge retail rates equal to IID and recover minimum operating costs. Some years the City electric rates may exceed forecast IID rates, but on average the rates are similar.

The break-even load requirement for the greenfield utility is 30,000 MWh/year (5 MW). At this load level, the City would not need to construct the intertie with SCE and would continue to wheel through IID. If IID rates increase at 3% per year, the break-even load requirement increases to 55,000 MWh (9 MW). If peak demand exceeds 40 MW, the SCE intertie will need to be constructed.

4.1.2 Power Supply Cost Sensitivity

Power supply costs are estimated to average $81/MWh over the next 20 years (levelized cost). The sensitivity analysis evaluates lower and higher power costs and their impact on the municipal utility's choice of power supply options.

5 Risks and Challenges

5.1 WHEELING OVER IID'S 92KV LINE

EES has investigated the IID transmission system and believes there is capacity for at least 40 MW in this portion of IID transmission system. However, IID has not confirmed that it has sufficient capacity available. Further, IID determination of the available transmission capacity (ATC) takes into account the firm capacity set aside to serve peak native Load forecast commitments.[7] The fact that the City has created a greenfield municipal utility should allow access to ATC that IID may have set aside for themselves to serve the load. If, through appropriate processes, it is determined that capacity on the IID system is not available to the City, the City would need to construct the 230kV line for interconnection with SCE at the initial start-up. This would increase initial capital needs. Ultimately, investigation of IID's capacity as well as access to the capacity could delay the City from providing electric service to new customers.

If the capacity is available as predicted, there is a possibility that there will be challenges in obtaining interconnection with IID. In this case, the City would need to pursue FERC enforcement of IID's OATT. FERC Order 888 requires that any utility with capacity available, and under FERC jurisdiction, make available capacity to requested interconnections under standard tariffs. If the City needs to pursue FERC enforcement, energizing the new utility would be delayed and the costs of litigation would decrease the feasibility. Delays such as this may also have negative impacts on load growth potential.

5.2 LOAD GROWTH

Under municipalization, the City bears the full risk of load development throughout the Study period. If loads do not materialize, it will be difficult for the electric utility to cover the costs of the infrastructure investments without significantly increasing retail rates. If there are fewer customers, there is no base from which to generate income. Feasibility requires at least 30,000 MWh of annual load. The City is also incentivized for marketing to new developers, but the City may have limited resources for the marketing necessary to obtain new large customers.

In addition, historically, much of the projected load was expected to materialize from the cannabis grow industry. If alternative industrial customers replace cannabis grow footprint, the energy intensity of the loads could significantly decrease creating the risk that the minimum load is not reached. Cannabis grow operations typically use 100-200 kWh/square foot of floor space. Data centers or cryptocurrency loads are also high intensity and could create opportunities for base load customer growth. Other typical industrial uses are much lower ranging from 8-50 kWh/square foot depending on process.

5.3 BOND FINANCING

In order to begin serving customers, the City would need to finance substation and the transmission upgrades. The feasibility of obtaining the required debt financing should be evaluated in more detail.

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[7] Available Transfer Capability Implementation Document (ATCID) dated 4/15/2022

The financing process may look similar to the financing process community choice aggregators pursue. Typically, the municipal utility would issue a request for proposals for start-up financing. The RFP would include background on the utility's business plan and projected loads and retail rates. Responses would be evaluated and one or more respondents selected for further analysis. The lenders would begin their due diligence process of reviewing the financials, projections, and risk analysis. In some cases, the banks require the borrower to pay the cost of a third-party review of the financials.

Ultimately, there is the risk that qualifying banks would not respond. Additionally, interest rates could be higher than expected, or banks may require significant collateral and/or lockbox arrangements to secure the borrowed funds. Since the City utility would be borrowing to support future growth, the growth projection will be a key factor in obtaining financing. All of these uncertainties together mean that the cost of financing the needed infrastructure investment could be not only higher than what is assumed in this Study, but also could be infeasible due to the current industry growth projections.

The Study does not consider the bonding capacity of the City or market interest in this type of project.

5.4 RESOURCE ADEQUACY COSTS

The Study assumes that all capacity requirements are procured through bilateral contracts. The price for RA in this Study is based on the market price benchmarks calculated by the CPUC. RA prices have increased dramatically in the past 5-6 years. Recent market transactions for RA have exceeded $50/kW-month, or nearly 4 times the price assumed in this Study.

6 Summary

Based on the results of this Study, the following observations are made:

	Considerations
Access to IID Capacity	Initial plan is to use capacity from IID's 92kV transmission. If access is denied, accelerate SCE interconnection.
Load Growth Risk	Break-even threshold is 55,000 MWh with annual 5% IID rate increases.
Change in Load Mix	Cannabis is High Density Energy Needs 100-200 kWh/sq.ft. Traditional Industrial/Commercial 8-50 kWh/sq.ft. Even with reductions in high density load, the City could likely achieve breakeven sales threshold of 55,000 MWh.
New Municipal Utility	IID can challenge new utility. Limiting to greenspace-only rather than acquisition of IID customers does not eliminate the uncertainty.
Initial Financing	$67.3 M
RPS Requirements	Purchase from interconnection with IID or SCE.
Customer Funded Distribution Lines	Customers will need to contribute 100% for distribution facilities to serve new load.
Reliability	Transmission feed radial is a weak point.
Resource Adequacy	City must rely on bilateral transactions for RA subject to price risk.

For next steps and options, see Section 1.6

7 References

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8 Glossary of Terms

AB: Assembly Bill

Ancillary Services: Those services necessary to support the transmission of electric power from seller to purchaser given the obligations of control areas and transmitting utilities within those control areas to maintain reliable operations of the interconnected transmission system.

Auto Wrecker Zone: Northern most EDZ (Economic Development Zone).

Base Case: The base case is defined as the expected case involving expected power prices and electric loads.

Bundled: Receive all their services (transmission, distribution and supply) from the Investor-Owned Utility.

California Independent System Operator (CAISO): The organization responsible for managing the electricity grid and system reliability within the former service territories of the three California IOUs.

City: City of Coachella

Firming: Firm capacity is the amount of energy available for production or transmission that can be (and in many cases must be) guaranteed to be available at a given time. Firm energy refers to the actual energy guaranteed to be available. Firming refers to the financial instrument to change non-firm power to firm power.

Greenfield: Portions within the municipal utility zone that currently do not have electric service such as vacant land.

Green Power Program: IID customer can elect to purchase up to 100% renewable energy from IID through an Energy Cost Adjustment Renewable Billing Factor.

Harrison and Polk: Two new distribution substations.

Industrial Zone: One of the Economic Development zones located between Avenue 52 and Avenue 53.

Intertie: transmission line that forms part of an interconnection.

kV: kilovolt, 1,000 volts, a unit of electrical potential.

kW: Kilowatt, equal to 1,000 watts, is measure of electric demand.

kWh: Kilowatt Hour.

Load Forecast: A forecast of expected load over some future time horizon. Short-term load forecasts are used to determine what supply sources are needed. Longer-term load forecasts are used for budgeting and long-term resource planning.

Load Factor: Ratio of actual energy consumption to maximum possible consumption based on peak electric load.

MW: Megawatt equal to 1,000 kW.

MWh: Megawatt Hours equal to 1,000 kWh.

N-1: Refers to contingency when there is a loss of any one system component to maintain electric service.

Resource Adequacy (RA): The requirement that a Load-Serving Entity own or procure sufficient generating capacity to meet its peak load plus a contingency amount (15% in California) for each month.

Renewable Portfolio Standard (RPS): The state-based requirement to procure a certain percentage of load from RPS-certified renewable resources.

Retail Rates: Rates charged by electric distribution utility for service provided to end-use customers. Retail rates may include distribution, transmission, and power supply services.

Shaping: Function that facilitate and supports the delivery of energy generation to periods when it is needed most.

Wheeling: the transportation of electricity from within an electrical grid to an electrical load outside the grid boundaries.

Wholesale Power: Large amounts of electricity that are bought and sold by utilities and other electric companies in bulk at specific trading hubs. Quantities are measured in MWs, and a standard wholesale contract is for 25 MW for a month during heavy-load or peak hours (7 am to 10 pm, Mon-Sat), or light-load or off-peak hours (all the other hours).

9 Acronyms

A&G:	Administrative and General
ARB:	Air Resource Board
ATC:	Available Transmission Capacity
ECA:	Energy Cost Adjustment
EDZ:	Economic Development Zone
ESA:	Energy Service Agreement
FERC:	Federal Energy Regulatory Commission
IID:	Imperial Irrigation District
OATT:	Open Access Transmission Tariff
O&M:	Operation and Maintenance
NERC:	North American Electric Reliability Corporation
PCC1:	Portfolio Content Category 1
PCC2:	Portfolio Content Category 2
PCC3:	Portfolio Content Category 3
RA:	Resource Adequacy
REC:	Renewable Energy Credit
RPS:	Renewable Portfolio Standard
SCE:	Southern California Edison
SCF:	Standard Cubic Foot is Defined as One Cubic Foot of Gas at 60 ^{o}F
SCPPA:	Southern California Public Power Authority
SP15:	South Path 15
TRECS:	Tradeable RECs
WREGIS:	Western Renewable Energy Generation Information System

STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Castulo Estrada, Utilities Director

SUBJECT: Construction Contract with Van Dyke Corp in the amount of $ 1,702,584.00 plus 20% contingency for Construction of Shady Lane Septic-To-Sewer Project and Water Project Improvements, City Projects S-15 & W-35.

STAFF RECOMMENDATION:

Contingent upon the review of the bid documents by the State Water Resources Control Board (SWRCB), and subsequent approval. Staff recommends the City Council to:

- Authorize a construction contract with Van Dyke Corp in the amount $1,702,584.00 plus 20% contingency;

BACKGROUND:

The City of Coachella secured a Drinking Water Construction Grant in the amount of $1,799,050.00 to provide services to the Shady Lane Mobile Home Park (MHP) community. They are a severely disadvantaged community of 40 mobile homes that was historically served by an on-site well. The well on site failed and was destroyed. The Shady Lane MHP is currently connected to the adjacent Amezcua Garcia Water System, a small aging community water system with a single well with no redundancy. The Shady Lane MHP Water Consolidation Project will construct approximately 2,880 LF of pipeline to connect the Shady Lane MHP to CWA's municipal water system. The new service will provide fire flow in accordance with Riverside County Ordinance 787 and supports the Riverside County General Plan Housing Element which highlights the importance of potable water to sustain healthy communities.

B.4 BUDGET COSTS

Estimated budget costs are contained in the Summary Project Cost Table below:

LINE ITEM	TOTAL ESTIMATED COST	PROJECT FUNDING AMOUNT
Construction	$ 1,117,668	$1,117,668
Pre-Purchased Material/Equipment	$0	$0
Real Property/Easement Acquisition	$0	$0
Change Order Contingency	$ 111,767	$ 111,767
Force Account	0	0
Allowances (*Soft Costs*)	$481,623	$381,623
Impact Fees	$ 187,992	$ 187,992
TOTAL	$1,899,050	$1,799,050

The City of Coachella secured a Clean Water Construction Grant in the amount of $1,603,468.00 to provide services to the Shady Lane Mobile Home Park (MHP) community which currently relies on septic systems. The Project will install and connect the Shady Lane MHP to a new sewer main from Ave 54 along Shady Lane that will convey wastewater to the City's existing sewer system.

B.4 BUDGET COSTS

Estimated budget costs are contained in the Summary Project Cost Table below:

LINE ITEM	TOTAL ESTIMATED COST	PROJECT FUNDING AMOUNT
Construction	$1,013,043	$1,013,043
Pre-Purchased Material/Equipment	$0	$0
Purchase of Land/Easements	$0	$0
Impact Fees	$181,690	$181,690
Change Order Contingency	$151,604	$151,604
Force Account	$0	$0
Allowances (Soft Costs)	$357,131	$257,131
TOTAL	$1,703,468	$1,603,468

DISCUSSION/ANALYSIS:

The City requested public bids in accordance with City standards and in compliance with the California Public Contract Code. On February 14, 2025, the City issued the Notice Inviting Bods with a non-mandatory per-bid meeting on February 20, 2025. The project bid opening was held on April 2, 2025 at 10:00 a.m., with two companies submitting a bid for this project. The bid opening results are listed below:

Company Name:	**City:**	**Bid Amount:**
Van Dyke Corp	29 Palms	$1,702,584.00
TriStar Contracting	Desert Hot Springs	$2,690,830.40

Staff has reviewed the bid and determined Van Dyke Corp is the lowest, responsible, responsible bidder. The total project cost, including design engineering, construction engineering, materials testing, construction and a 20% contingency as follows.

Project Item: W-35 – Shady Lane Water Cons Project	**Project Cost:**
Construction	$ 741,292.00
Impact Fees	$ 233,136.00
Change Order Contingency	$ 148,258.40
Allowances (Soft Costs)	$ 381,623.00
TOTAL PROJECT COST:	$ 1,504,309.40

Project Item: S-15 – Shady Lane Septic-To-Sewer Project	**Project Cost:**
Construction	$ 961,292.00
Impact Fees	$ 218,984.00
Change Order Contingency	$ 192,225.80
Allowances (Soft Costs)	$ 257,131.00
TOTAL PROJECT COST:	$ 1,629,632.80

FISCAL IMPACT:

Project S-15 & W-35 have both been included in this FY 24/25 CIP Budget. Both projects bids came in below our estimated project construction costs. The total project construction costs for both projects combined was estimated to be $2,343,782.10 including contingency.

Our award recommendation is $1,702,584.00 and a contingency in an amount of $ 340,484.20 for a total of $2,043,068.20 which is less than what was anticipated as the cost in the CIP.

This request is also requesting approval of soft costs in the amounts shown in the analysis above for purposes of construction management, inspections, permits, surveying, and materials testing which have been included in the grants as reimbursable items.

ATTACHMENTS:

1. Big Opening Log
2. S-15 & W-35 Bid Comparison
3. Project Location

CITY OF COACHELLA
BID OPENING LOG

PROJECT NAME: Shady Lane Mobile Home Park Septic-to-Sewer Project and Shady Lane Mobile Home Park Water Consolidation Project
PROJECT NO. : W-35 & S-15

BID OPENING DATE: TUESDAY, APRIL 2, 2025 TIME: 10:00 a.m. Engineer's Estimate $ 1,151,800

BID NO.	BIDDER	RECEIVED TIME	RECEIVED BY	BID BOND	ADDENDUM/S (1)	COMMENTS	TOTAL BID AMOUNT
1	Tri-Star Contracting	9:17	CP	✓	✓		$2,494,372.50
2	The Van Dyke Corp	9:32	CP	✓	✓		$1,702,584.00
3							$
4							$
5							$
6							$
7							$
8							$
9							$
10							$
11							$
12							$
13							$
14							$
15							$

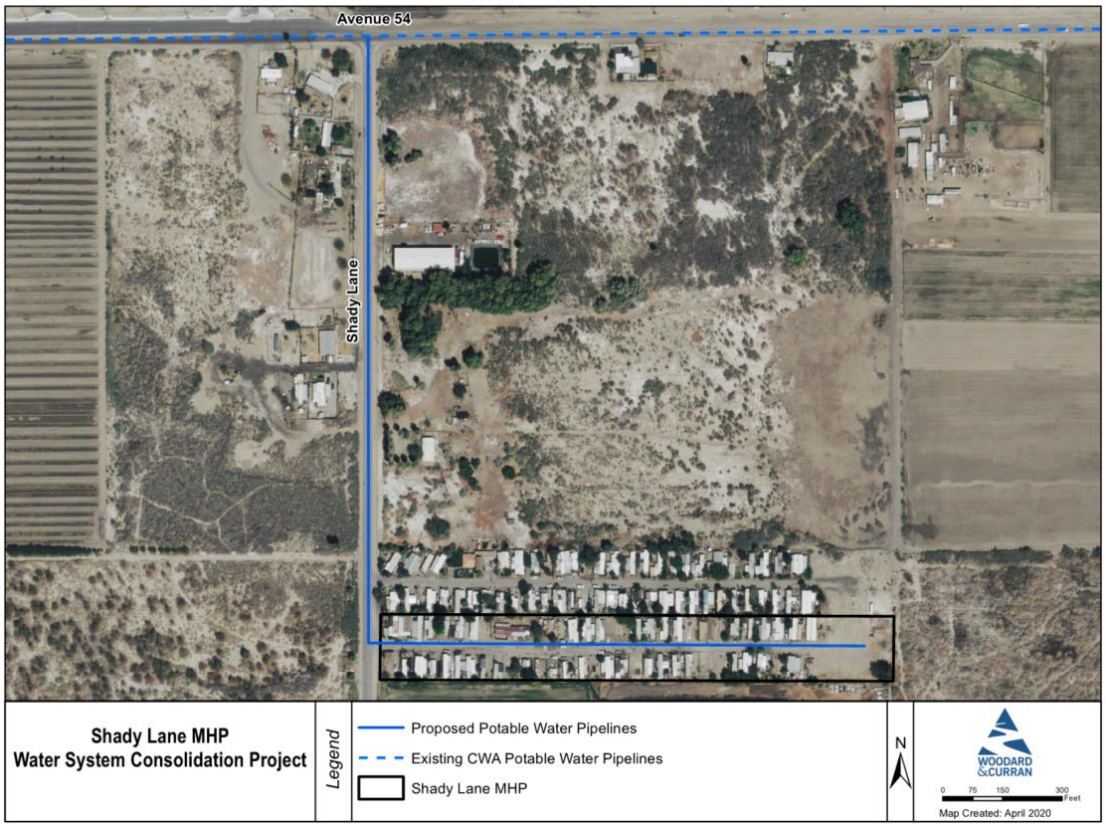
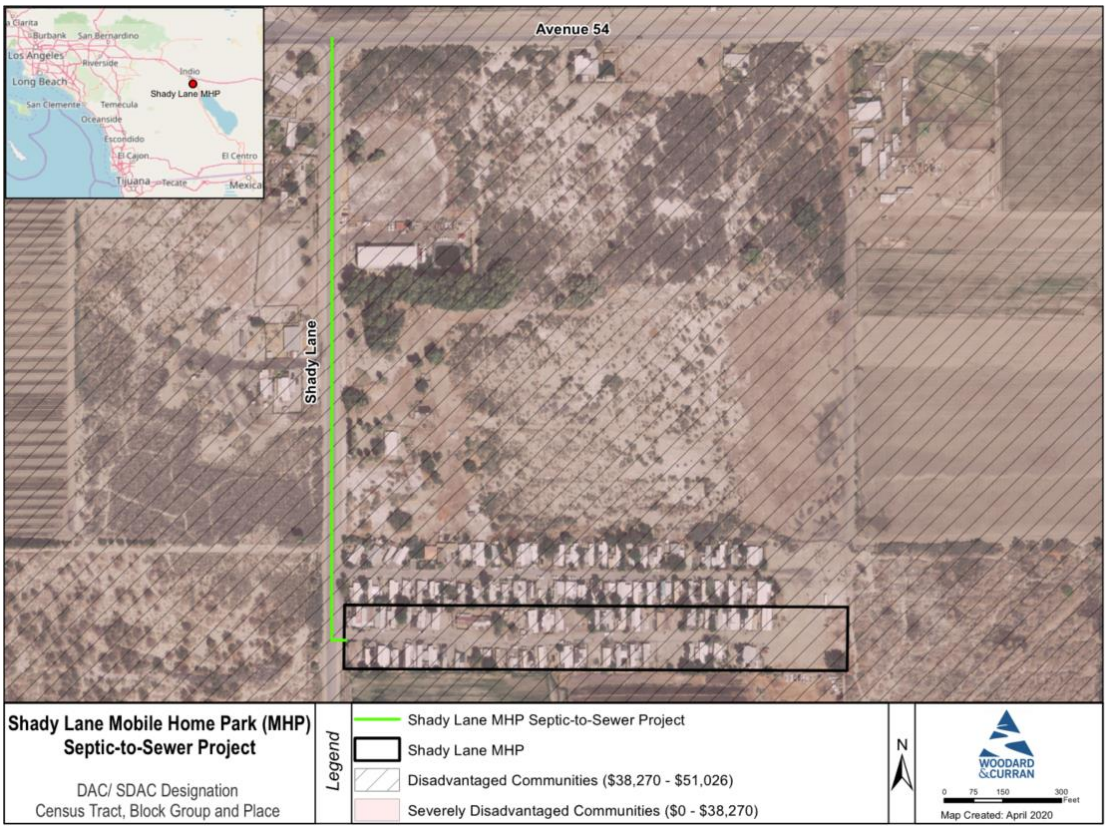
NUMBER OF BIDS FILED BY OPENING TIME: 2 APPARENT LOW BIDDER THE VAN DYKE CORP

SIGNED BY: TITLE: ASSI[illegible] ENGINEER DATE 4-2-2025

CITY OF COACHELLA
SHADY LANE MOBILE HOME PARK SEPTIC-TO-SEWER PROJECT AND SHADY LANE MOBILE HOME PARK WATER CONSOLIDATION PROJECT
Project No. W-35 S-15

Bid Schedule				The Van Dyke Corp		TriStar Contracting		Contractor 3		Contractor 4		Contractor 5	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1-1	Mobilization-Water	1	LS	$30,000.00	$30,000.00	$467,130.00	$467,130.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-2	Dust Control/Stormwater Best Management Practices (BMP's)	1	LS	$5,000.00	$5,000.00	$77,891.00	$77,891.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-3	Traffic Control & Site Protection	1	LS	$7,500.00	$7,500.00	$50,400.00	$50,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-4	Striping Restoration	1	LS	$10,000.00	$10,000.00	$3,780.00	$3,780.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-5	Furnish & Install 18" PVC C-905 CL-165 DR25 Irrigation Lateral	72	LF	$170.00	$12,240.00	$343.00	$24,696.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-6	Abandon, crush, and/or remove Irrigation Line as required	1	LS	$5,000.00	$5,000.00	$14,462.00	$14,462.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-7	Furnish & Install 18" x45 Degree Bend	4	EA	$4,450.00	$17,800.00	$4,998.00	$19,992.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-8	Construct Pipe Connect Per CVWD Std. I-48/Sht 5	2	EA	$4,700.00	$9,400.00	$4,451.00	$8,902.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-9	Pavement Repair with 6" AC /Native Material for Irrigation Lateral trench	870	SF	$10.00	$8,700.00	$14.47	$12,588.90	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-10	Construct Irrigation Lateral, pressure test installed pipe section, connect to existing Lateral, within a maximum 72 hour canal water service interruption	1	LS	$10,000.00	$10,000.00	$26,117.00	$26,117.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-11	Remove Existing Asphalt, Agg Base, & Subgrade for Shady Lane Water Main Trench	5,710	SF	$3.00	$17,130.00	$2.98	$17,015.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-12	Furnish & Install 12" AWWA C-900 PVC Water Main CL-200	1,555	LF	$86.00	$133,730.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-13	Furnish & Install DI 12" x 8" Tee W/ Restrained Joints)	1	EA	$8,725.00	$8,725.00	$5,628.00	$5,628.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-14	Furnish & Install 12" DI Gate Valve	2	EA	$6,456.00	$12,912.00	$9,975.00	$19,950.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-15	Furnish & Install 12" DI Blind Flange	2	EA	$1,210.00	$2,420.00	$2,667.00	$5,334.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-16	Install 12" Test Plate, 2" Temp Blow-Off, Remove Plate & Blow-Off & Install 2" Plug	1	LS	$7,340.00	$7,340.00	$11,547.00	$11,547.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-17	Furnish & Install (1) 12" DI Tee, (3) 12" DI Gate Valve	1	EA	$30,175.00	$30,175.00	$33,388.00	$33,388.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-18	Furnish & Install Restrained Joints on 12 PVC pipe	380	LF	$25.00	$9,500.00	$23.00	$8,740.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-19	Furnish & Install 6" Fire Hydrant Assembly & Valve Operator Well Per CWA Std W-4 & W-12	5	EA	$18,000.00	$90,000.00	$21,335.00	$106,675.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-20	Furnish & Install 2" Blow-Off Assembly Per COC Std -W-2	1	EA	$5,800.00	$5,800.00	$8,168.00	$8,168.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-21	Pavement Repair with 6" AC /Native Material 4' Wide	5,710	SF	$9.00	$51,390.00	$14.44	$82,452.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-21A	2' Wide, .20' Thick Grind & Overlay for Shady Lane Water Main Trench Patch	3,928	SF	$5.00	$19,640.00	$7.60	$29,852.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-22	Furnish & Install 8" CL200 C-900 PVC Water Main	1,325	LF	$52.00	$68,900.00	$114.71	$151,990.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-23	Furnish & Install 8" Restrained Joints on 8" PVC pipe	313	LF	$16.00	$5,008.00	$13.00	$4,069.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-24	Furnish & Install 8" DI Tee w/Restrained Joints	1	EA	$5,370.00	$5,370.00	$3,738.00	$3,738.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-25	Furnish & Install 8" DI Gate Valve	4	EA	$4,470.00	$17,880.00	$6,982.00	$27,928.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-26	Furnish & Install 8" Blind Flange	1	EA	$492.00	$492.00	$2,289.00	$2,289.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-27	Furnish and Install 1" Copper Water Service for 3/4" Meter with H-20 Rated Box & Cover	40	EA	$2,650.00	$106,000.00	$1,833.00	$73,320.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-28	Install City Furnished ¾" Allegro 4G Water Meter	40	EA	$325.00	$13,000.00	$143.00	$5,720.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-29	Install Pipe Bollards per Plan	4	EA	$1,200.00	$4,800.00	$738.00	$2,952.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-30	Furnish and Install 1" Copper Water Service for 3/4" Meter W/ Backflow with H-20 Rated Box & Cover for Irrigation for Community Building	1	EA	$6,990.00	$6,990.00	$6,325.00	$6,325.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1-31	Contractor to Furnish and Install 2" Standard Water Service for 1" Meter W/ Backflow with H-20 Rated Box and Cover for Community Building	1	EA	$8,450.00	$8,450.00	$10,231.00	$10,231.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-1	Mobilization – Sewer	1	LS	$10,000.00	$10,000.00	$40,791.00	$40,791.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-2	Dust Control/Stormwater Best Management Practices (BMP's)	1	LS	$5,000.00	$5,000.00	$48,173.00	$48,173.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-3	Traffic Control & Site Protection	1	LS	$5,000.00	$5,000.00	$50,400.00	$50,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-4	Striping Restoration	1	LS	$15,000.00	$15,000.00	$3,150.00	$3,150.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-5	Remove & Dispose 6"-9" Existing Asphalt for Gravity Sewer and Force Main	3,900	SF	$6.00	$23,400.00	$3.59	$14,001.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-6	Furnish & Install 6" SDR 18 Class 150 Force Main Sewer Line	1,630	LF	$45.00	$73,350.00	$92.74	$151,166.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-7	Furnish & Install 6" x 45 Degree Bend	4	EA	$960.00	$3,840.00	$2,446.00	$9,784.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-8	Furnish & Install 48" Modified Manhole Per Plan/Detail	1	EA	$22,250.00	$22,250.00	$21,338.00	$21,338.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-9	Remove Concrete, Asphalt, & Landscape As Needed	1	LS	$5,000.00	$5,000.00	$14,275.00	$14,275.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-10	Furnish & Install Manhole Insert Odor Media (Wager 30000-VWS)	1	EA	$12,000.00	$12,000.00	$10,269.00	$10,269.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-11	Furnish & Install 48" I.D. Manhole Per Plan/Detail COC Std. D-2	4	EA	$17,890.00	$71,560.00	$10,754.00	$43,016.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-12	Furnish & Install 60" I.D. Manhole Per Plan/Detail COC Std. D-3	3	EA	$23,890.00	$71,670.00	$17,695.00	$53,085.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-13	Furnish & Install 3 Lf of 8" Sewer Plug	4	EA	$425.00	$1,700.00	$1,289.00	$5,156.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-14	Furnish & Install 4" SDR 35 Sewer Lateral with Cleanout - per COC Std. D-11	40	EA	$1,400.00	$56,000.00	$1,735.00	$69,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-15	Furnish & Install 8" SDR 35 ASTM D3034 PVC Sewer Main	1,412	LF	$65.00	$91,780.00	$135.41	$191,198.92	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-16	Furnish & Install 6" SDR 35 Sewer Lateral per COC Std. D-11 – Community Building	1	LS	$1,620.00	$1,620.00	$2,840.00	$2,840.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2-17	Furnish and install 6" Asphalt Over Native for Sewer Force Main	3,900	SF	$9.00	$35,100.00	$14.45	$56,355.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-1	Mobilization – Sewer Lift Station	1	LS	$15,000.00	$15,000.00	$24,822.08	$24,822.08	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-2	Dust Control/Stormwater Best Management Practices (BMP's)	1	LS	$5,000.00	$5,000.00	$32,191.00	$32,191.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-3	Traffic Control & Site Protection	1	LS	$2,500.00	$2,500.00	$9,450.00	$9,450.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-4	Furnish & Install Class 2 Base compacted to 90%	1,275	SF	$3.00	$3,825.00	$4.77	$6,081.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-5	Furnish & Install 6' Chain Link Fence with Privacy Slats	62	LF	$120.00	$7,440.00	$270.90	$16,795.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-6	Furnish & Install 6' Chain Link Gates with Privacy Slats	2	EA	$2,030.00	$4,060.00	$8,896.00	$17,792.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-7	Furnish & Install Shower / Eye Wash Station	1	EA	$4,225.00	$4,225.00	$6,359.00	$6,359.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-8	Furnish & Install Hose Bib with 2" Schedule 80 PVC Piping	1	EA	$1,225.00	$1,225.00	$3,369.00	$3,369.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-9	Furnish & Install LED Area Lighting and Light Pole	1	EA	$6,500.00	$6,500.00	$18,881.00	$18,881.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-10	Construct Sewer Lift Station Wet Well-72" precast concrete, concrete key and coating	1	EA	$85,092.00	$85,092.00	$119,562.00	$119,562.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-11	Furnish and Install dewatering system including pumps, discharge piping and groundwater discharge disposal	1	LS	$156,000.00	$156,000.00	$184,317.00	$184,317.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-12	Furnish and Install Lift Station Pumps	2	EA	$22,695.00	$45,390.00	$19,922.00	$39,844.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-13	Furnish and Install Lift Station discharge piping, fittings, check valves, plug valves, rail, pipe supports	1	LS	$55,115.00	$55,115.00	$54,674.00	$54,674.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-14	Furnish and Install pump electrical, electronic controls, and appurtenances	4	EA	$14,300.00	$57,200.00	$9,918.00	$39,672.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3-15	Furnish and Install 1" Copper Water Service W/ Backflow with H-20 Rated Box & Cover for Lift Station and Install 3/4" City-Furnished Meter	1	EA	$8,450.00	$8,450.00	$9,349.00	$9,349.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL					**$1,702,584.00**		**$2,690,830.40**		**$0.00**		**$0.00**		**$0.00**

Indicates Staff correction of the math.

Indicates Apparent Low Bidder

Project Location